



GUILFORD COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT

McAdoo-Sanders-Tatum House
Motion of Recommendation
April 19, 2015
Guilford County Historic Preservation Commission

The Guilford County Historic Preservation Commission recommends designation to the Greensboro City Council a Guilford County Historic Landmark for the interior and exterior of McAdoo-Sanders-Tatum House, 303 Wentworth Drive, Greensboro, NC 27408

Following the Commissioners' discussion of the application, Commission Member Thoma made a motion to approve historic designation.

Commission Member Spradling seconded the motion, and the Commissioners voted 7-0 to approve the motion.

ORDINANCE ESTABLISHING THE MACADOO-SANDERS-TATUM HOUSE, 303 WENTWORTH DRIVE
AS A GUILFORD COUNTY LANDMARK

WHEREAS, all the prerequisites to the adoption of the ordinance, as prescribed by Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes, have been met;

WHEREAS, the Guilford County Historic Preservation Commission has submitted a report, which is incorporated herein by reference, and recommended in a public hearing that the property described below be designated as a historic landmark;

WHEREAS, appropriate notice has been given of the public hearing as required by law;

WHEREAS, the Guilford County Historic Preservation Commission finds that the property described herein is of historical, architectural, educational, and/or cultural significance, and its preservation should be encouraged so as to safeguard the heritage of the City and County and to promote the use and conservation for the education, pleasure and enrichment of the residents of the City and County.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. The City Council of the City of Greensboro accepts the findings of the Guilford County Historic Preservation Commission and adopts the recommendation of the Commission for the preservation of the subject property by the authority set forth in Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes and local ordinance adopted pursuant thereto. The report notes that the McAdoo-Sanders-Tatum House, 303 Wentworth Drive, is among the oldest houses in Greensboro's historic Irving Park neighborhood. Though its early history is a bit of a mystery, the physical evidence, existing documents, oral histories, and local tradition, indicate that the house was built between 1912 and 1916 likely by Local businessman and real estate developer William D. McAdoo which features an uncommon three-bay, triple-pile plan and its Craftsman- and Prairie-style details that are unique in a neighborhood which is dominated by the Colonial and Tudor revival styles.
2. The designation is for the lot, exterior and interior of the house and interior.
3. The Guilford County Landmark plaque shall be installed on the property and such sign shall indicate that the property has been designated as a Historic Landmark. Details of the display of the plaque are to be approved by the Guilford County Historic Preservation Commission before installation.
4. The procedures provided by law, including waiting period, shall be observed prior to demolition, alteration, remodeling or removal of the designated property. This includes the process of approving a Certificate of Appropriateness before any changes are made to this designated property.
5. A certified copy of this ordinance is to be appropriately recorded with the Register of Deeds, the Guilford County Tax Department and City of Greensboro Engineering and Inspections Department in accordance with provisions of Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes and the local ordinance adopted pursuant thereto.
6. This ordinance shall be effective from and after its adoption.



North Carolina Department of Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Pat McCrory, Governor
Susan Kluttz, Secretary
Kevin Cherry, Deputy Secretary

Office of Archives and History
Division of Historical Resources

April 22, 2015

J. Leslie Bell
Planning & Development Director
Guilford County Historic Preservation Commission
P.O. Box 3427
400 W. Market Street
Greensboro, NC 27402

RE: Landmark Designation Report for the **McAdoo-Sanders-Tatum House, 303 Wentworth Drive, Greensboro, Guilford County**

Dear Mr. Bell:

Thank you for the report for the above-cited property which is being proposed for landmark designation. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160A-400.4.

The McAdoo-Sanders-Tatum House is an important example of a substantial, two-story Craftsman style house in Greensboro. Distinctive aspects of the classical, or colonial revival style are also seen in the expansive wraparound porch with its rotund columns; the side-lighted front door; interior woodworking, including the columned hall screen, wainscoting, fireplace mantels original to the house, and the staircase details. The multiple hip roofs fanning out from the center block may have been influenced by the Prairie style of the Midwest. Although the exact construction date of the house is not known, it is likely that the house was built for William D. McAdoo sometime between 1912 and 1916. Over time the house was the residence of several well-to-do Greensboro businessmen. The current garage, although sympathetic in design to the house, is not a reconstruction of the original garage as noted in the photo captions.

We have made suggestions for a small number of minor revisions and identification of sources and plats, and with these changes the designation report provides the local governing board with sufficient information to determine whether or not the property has the requisite special significance and integrity for landmark designation.

Landmark designation means the community recognizes a property as an important historic resource worthy of preservation. Any substantial exterior design changes to a designated landmark are subject to the design review procedures of the Guilford County Historic Preservation Commission. The owner may apply for an annual deferral of fifty percent of the property taxes for as long as the property is designated and retains significance and integrity. With these comments in mind, we believe the local governing board now

has sufficient information to determine whether or not the McAdoo-Sanders-Tatum House qualifies for local landmark designation.

If the local governing board wishes to extend the Commission's design review authority to significant features of the interior, the owner must give written consent. The designation ordinance must specify the features and describe the nature of the Commission's design review authority over them.

Thank you for giving us the opportunity to comment on the report. Our comments are advisory only and are not binding. Once the governing board has received a recommendation from the Guilford County Historic Preservation Commission and has proceeded in the same manner as would otherwise be required for an amendment to the zoning ordinance, the governing board may proceed with the designation decision. Once the designation decision has been made, please return the completed designation confirmation form, enclosed.

This letter serves as our comments on the proposed landmark designation of the McAdoo-Sanders-Tatum House. Please contact me at 919-807-6575 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Laurie Mitchell', with a stylized, flowing script.

Laurie Mitchell
Local Preservation Commissions / CLG Coordinator

CC: Commission Chair

Enclosure



Historic Preservation Commission

General Information Sheet

Landmark Application

Historic name of Property: McAdoo-Sanders-Tatum House

Street address: 303 Wentworth Drive
Greensboro, NC 27408

Tax Map#: 7865.00

Deed Book & Page #: 7563/79

Plat Book & Page#: 88/104

Zoning: RS-12 Single-Family Residential

Acreage designated .71 acres

Interior designated Yes ☒ No ☐

Legal Owner(s) of Property

Name: Brian and Katherine Bode
Address: 303 Wentworth Drive
City: Greensboro, NC 27408
Phone Number(s): 203.918.2044
E-Mail: katieandtrevor@yahoo.com

Applicant/Contact Person (If other than owner):

Name: Sunny Townes Stewart, hmwPreservation
Address: 209 W. Trinity Drive
City: Durham, NC 27701
Phone Number(s): 828.260.0326
E-Mail: sunny@hmwpreservation.com

LANDMARK NOMINATION: McADOO-SANDERS-TATUM HOUSE



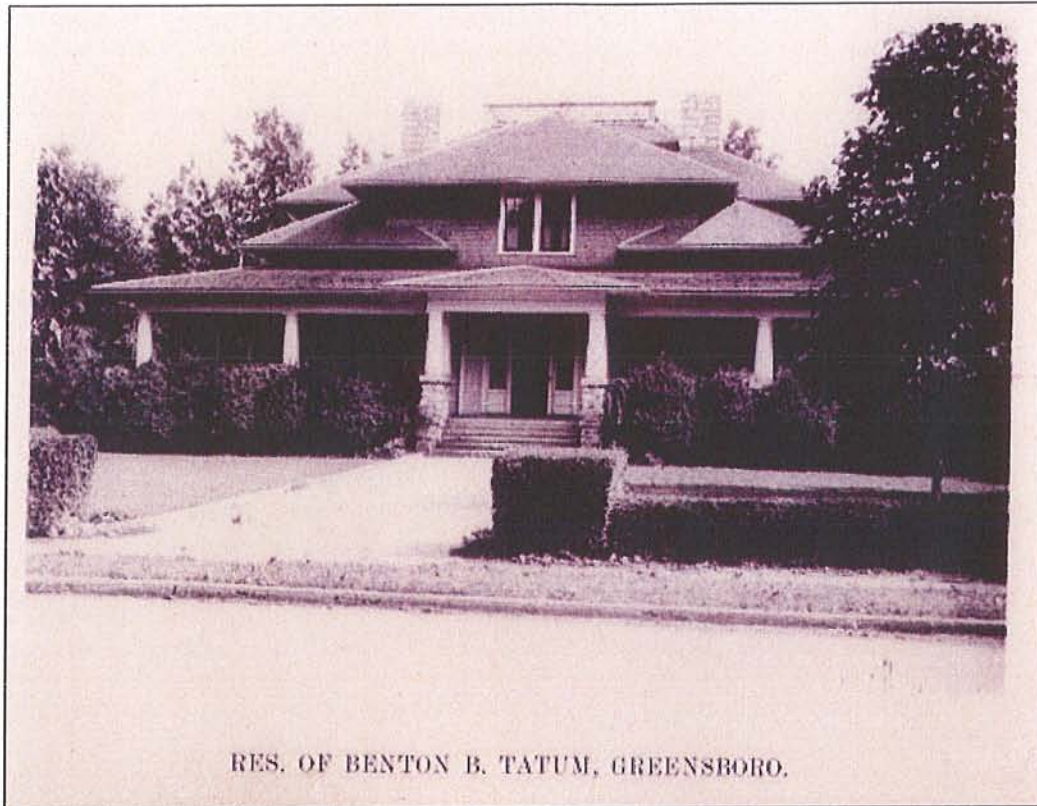
STATEMENT OF SIGNIFICANCE

The stately McAdoo-Sanders-Tatum House, located at 303 Wentworth Drive, is among the oldest houses in Greensboro's historic Irving Park neighborhood. Though its early history is a bit of a mystery, the physical evidence, existing documents, oral histories, and local tradition, indicate that the house was built in the early twentieth century. Local businessman and real estate developer William D. McAdoo likely built the house, and it was later owned by prominent Greensboro residents J. P. Sanders, B. B. Tatum, and Pierce Rucker.

Beyond its association with some of Greensboro's business elite, the McAdoo-Sanders-Tatum House is architecturally significant. Not only was it among the first homes built in Irving Park, it features an uncommon three-bay, triple-pile plan and its Craftsman- and Prairie-style details are unique in the neighborhood, which is dominated by the Colonial and Tudor revival styles. The only comparable house in the neighborhood is the c. 1917 Alfred M. Scales House, 1511 Allendale Road, which shares the Craftsman- and Prairie-style details and features similar tiered hip roofs.¹

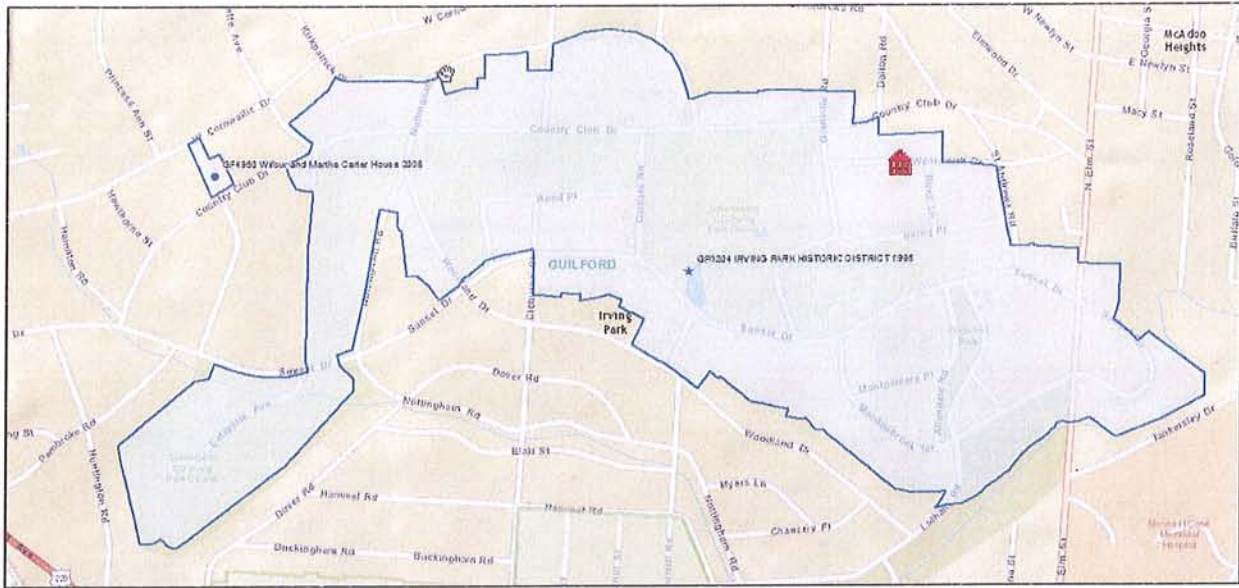
The McAdoo-Sanders-Tatum House retains a high degree of material integrity, as seen in the photos on page 2. Modern additions located at the rear of the house do not detract from its historic character. Original exterior features include the weatherboard and shingle siding; porch floorboards; Mt. Airy granite piers, stairs, and chimneys, which were possibly laid by well-known local mason Andrew Leopold Schlosser; wood Tuscan columns; and leaded-glass doors, windows, and transoms. Inside, the paneled wooden wainscot and boxed ceiling beams, wood floors, and coal-burning fireplaces and mantles have been retained. Two particularly notable features are the grand wooden mantel in the formal dining room and the ornate marble mantel added to the parlor in the 1940s. The house has been meticulously restored twice, once in 1999 and once in 2014, both times receiving approval from the North Carolina State Historic Preservation Office for historic rehabilitation tax credits. In February 2015, Preservation Greensboro, Inc. recognized these restoration efforts and acknowledged the house's importance to the city's architectural heritage with a preservation award.

¹ Laura Phillips, "Irving Park Historic District" National Register Nomination, (Raleigh: North Carolina State Historic Preservation Office, 1994), 7:5.



Photos of the home at 303 Wentworth Drive as it appeared in the 1924 publication Art Work of the Piedmont Section of North Carolina and the home today illustrate its high degree of material integrity.

MAPS



Map 1. The Irving Park National Register Historic District (McAdoo-Sanders-Tatum House marked), as seen on the North Carolina State Historic Preservation Office HPOWEB GIS site.



Map 2. A “bird’s eye view” of 303 Wentworth Drive from Bing Maps.

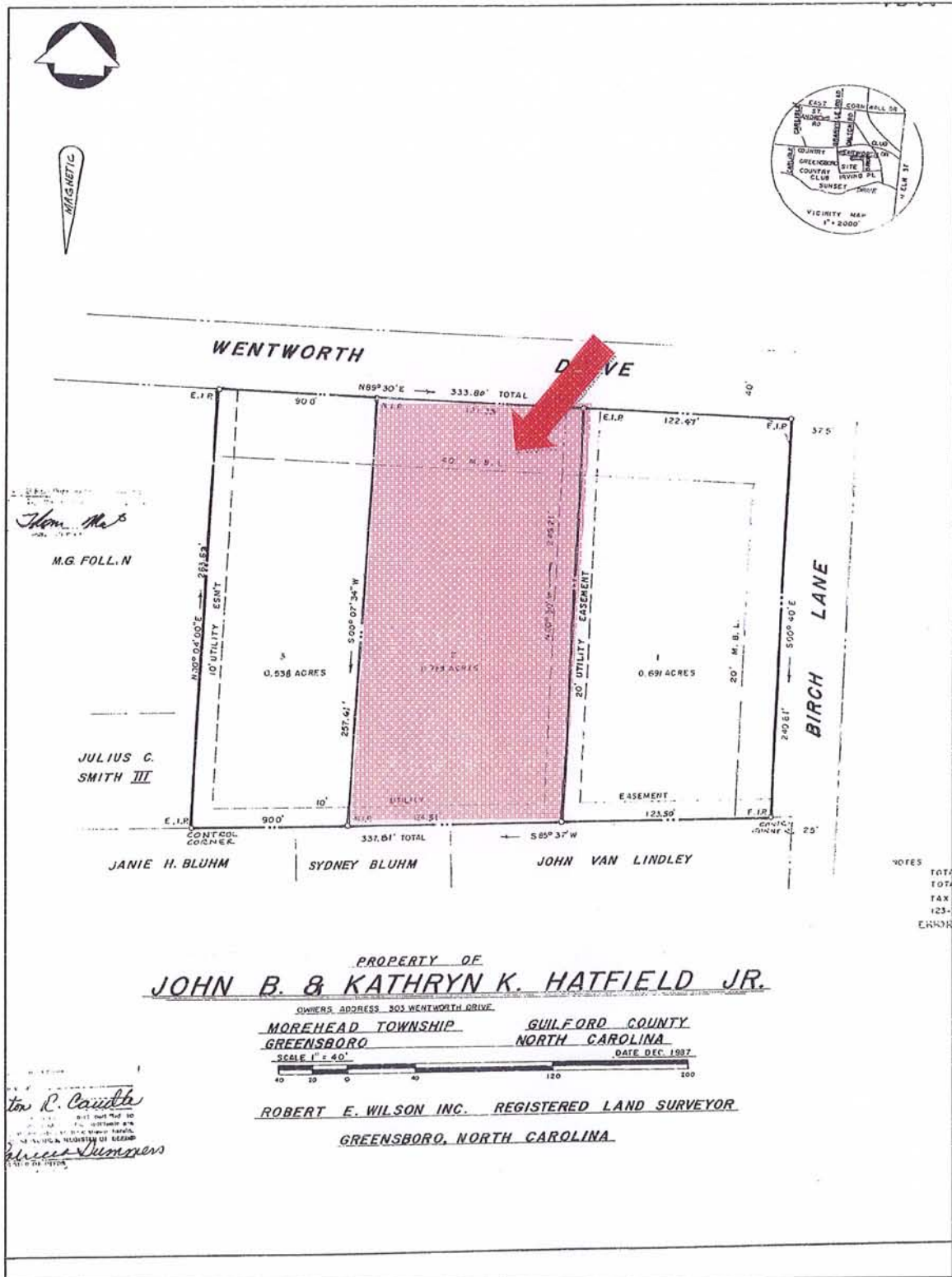
Guilford County, NC



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Map Scale
1 inch = 200 feet
9/17/14

Map 3. Tax parcel retrieved from the Guilford County GIS Data Viewer.



Map 4. Plat map dividing property into current parcels, with 303 Wentworth at center.

DESCRIPTION

Location and Setting

The McAdoo-Sanders-Tatum House is located in Irving Park, Greensboro's premier park suburb, and is widely regarded as one of the "most architecturally interesting" of the neighborhood's early homes.² Originally constructed on a large tract of land located on the southwest corner of Wentworth Drive and Birch Lane, today the lot consists of less than three-quarters of an acre (see Map 4). The subdivided lot retains sufficient historic context, with a site typical of the Irving Park development.³ A wide walkway connects the house to the sidewalk along Wentworth Drive (Photo 1), and the yard is landscaped with mature hedges, trees, and other decorative vegetation (Photos 1-8). Modern wrought-iron fencing runs along the east and west edges of the front yard with granite posts that feature grapevine mortar joints, matching stone features on the house, and gas lamps at the northeastern and northwestern corners of the property (Photos 5, 29).

A paved driveway on the left (east) side of the house extends to the rear of the property, ending at a two-story garage/guest house (Photos 4, 23-25) that was built in 2000 on the original brick foundation of the historic garage (see description of the garage below).⁴ The back yard features both modern landscaping and mature trees (Photos 18-20). A brick patio extends from the rear of the house and features a fountain and built-in stone grill (Photos 14, 15, 17). It is enclosed with a modern, decorative wood fence featuring pickets and square posts (Photo 26) and can be accessed through starburst-patterned gates at the sides and rear (Photos 12, 18, 27, 35). In the southwestern corner of the yard is the remnant of an approximately 3' x 5' decorative concrete border, though its origins and use are unknown (Photos 21-22). A well that once serviced the main house (currently used for irrigation) sits off of the driveway along the eastern edge of the property (Photo 11). Its existence could indicate that the house predated municipal water and sewer services, which arrived in Irving Park c. 1911.⁵

Exterior

The McAdoo-Sanders-Tatum House is an impressive two-story, three-bay, triple-pile frame dwelling that features elements of the Craftsman, Prairie, and Classical Revival styles. The Prairie-style, tiered hipped roof—composed of two stacked tiers with a wide, hip-roofed central bay projecting from the lower tier—feature wide, overhanging eaves with sawn rafters (Photos 1-2, 17, 42-43). The upper roof tier features a truncated hip, further emphasizing the horizontal nature of the form, and is topped by a widow's walk enclosed by a low railing with a geometric starburst pattern (Photo 31). The house sits on a brick foundation and is clad in weatherboard on the first story and shingles on the second (Photo 44). The three interior chimneys (two at the front and one at the back) are made of Mt. Airy granite (Photos 1-4, 7, 9, 12-14). The deep, wraparound porch (Photos 1, 6-8, 30-35) is sheltered by a hipped roof supported by Tuscan columns atop Craftsman-style piers made of Mt. Airy granite (Photo 36) with grapevine mortar joints. Along with the wide eaves and sawn rafters, the porch also features beadboard ceiling, matchstick railing, and a slightly projecting hip-roofed entryway at the center

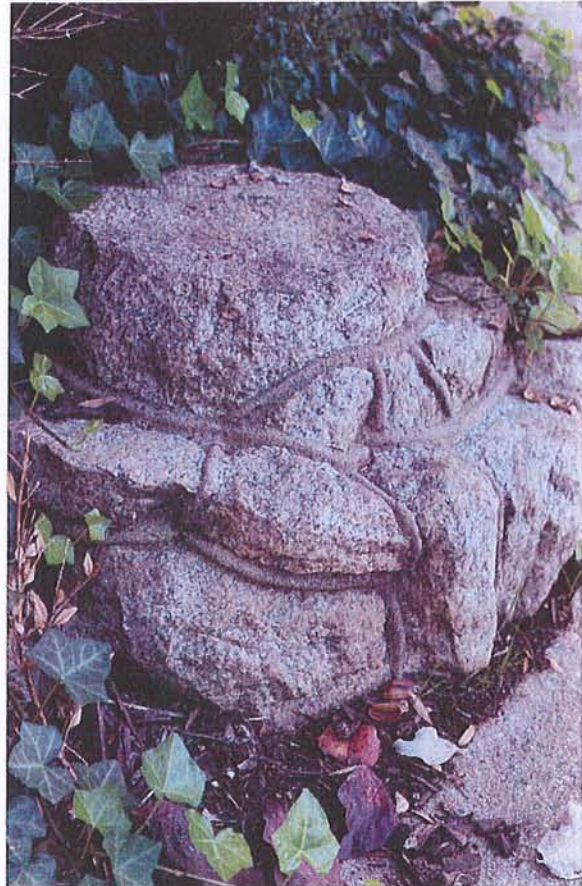
² Phillips, "Irving Park," 7:56.

³ Ibid.

⁴ Ibid.

⁵ In 1911, A. M. Scales, who led the early development of Irving Park, contracted with the city for these services in 1911. Phillips, "Irving Park," 8:74.

with wide granite front steps flanked by granite knee walls (Photos 1, 32-36). The granite used throughout the exterior of the house may be the work of renowned local stonemason Andrew Leopold Schlosser, who immigrated to the United States from Germany around 1898 and served as mason for some of the city's grandest homes. Though the stonework at 303 Wentworth lacks some of the more intricate designs that Schlosser often included, the "grapevine" joints and scrolled ends at the front of the front walkway are typical of his work (see below). The mason's grandson Norman Schlosser feels strongly that the work is his grandfather's.⁶



Left, scrolled ends of a wall at 408 Fisher Park Circle, known to be Schlosser's work. Right, the scrolled ends of the granite border that lines the front walkway at 303 Wentworth.

Façade. The front (north) elevation (Photos 1, 5) includes a centered door featuring a full panel of leaded and beveled glass encased by egg-and-dart molding and an applied dentil molding at the base (Photos 37-39) and one-light-over-one-panel, leaded-glass sidelights (Photos 37, 47). On either side of the door is a wide, single-paned, fixed window with a leaded- and beveled-glass transom (Photo 32). At the center of the second-floor bay is a pair of six-over-one, double-hung, wood-sash windows, a fenestration pattern that is repeated throughout the house. Decorative louvered shutters with scrolled shutter dogs were added to the windows after 1924 (Photo 45; also see c. 1924 photo on page 2).

⁶ Rita Van Duinen, e-mail to the author, 14 November 2014.

Rear elevation. A c. 2000 full-width, one-story, hip-roofed wing projects from the rear (south) elevation with a centered hip-roofed covered entry supported by Tuscan columns on granite piers and a recessed, one-light-over-one-panel leaded-glass door (Photos 13-16; also see below). This addition expanded the smaller, enclosed hip-roofed porch at center and a bay window at left (see photo below from the c. 2000 tax credit application). Windows on the modern addition are four-over-one, differentiating them from the historic features. At the second level, a wide hip-roofed central bay rises from the lower tier of the main roof (mirroring the façade) with a pair of six-over-one, double-hung, wood-sash windows flanked by louvered shutters and horizontal six-light awning windows.



Top, the rear elevation of the house before 2000. Above, the rear elevations as it looks today, after the c. 2000 renovations.

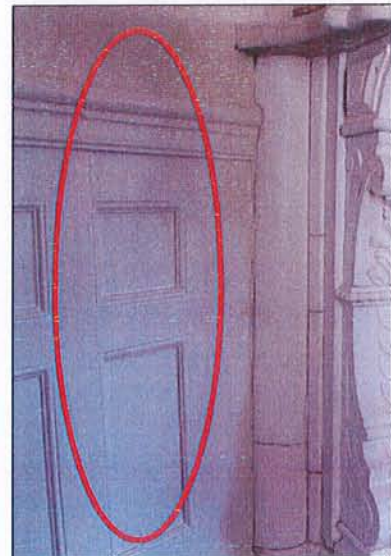
Side elevations. From the left (east) elevation, leaded- and beveled-glass French doors at the front (northeast) corner lead from the wrap-around porch to the formal living room (Photos 7-10). At the center of the first-floor level of the elevation is a pair of six-over-one, wood-sash, double hung windows with louvered shutters. A one-story canted bay projects from the back (south) end of the left elevation (at the dining room). It features a center, single-paned window topped by a leaded-glass transom and flanked by two four-over-one, double-hung windows (Photos 9-10). The fenestration pattern of the second level matches that of the rear elevation, with a pair of six-over-one, double-hung, wood-sash windows at the center flanked by awning windows (a multi-pane stained glass window at left and six-light window at right).

At the right (west) elevation, a one-light-over-one-panel, leaded-glass exterior door leads from the wraparound porch to the study (Photo 34). Near the center of the elevation is a partially enclosed hip-roofed porch supported by Tuscan columns. The inset entry features a one-light-over-one-panel leaded-glass door that leads to a mudroom/office off of the kitchen. The elevation features six-over-one, double-hung, wood-sash windows throughout, though the four windows at the c. 2000 addition at the rear of the elevation are four-over-one (Photo 27). The second level features six-over-one, double-hung, wood-sash windows and six-light awning windows matching the rear elevation (Photo 28).

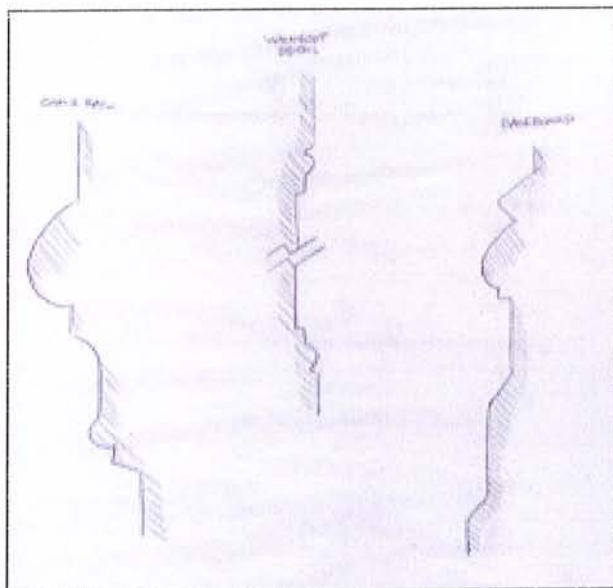
Architectural Description: Interior

The interior of the house remains largely intact (except for the kitchen and baths, which have been updated and retain little historic fabric) and the North Carolina State Historic Preservation Office has approved all recent alterations for historic rehabilitation tax credits. Notable features throughout include original windows; six-panel interior doors (many with functioning transoms and original hardware); wood floors; plaster walls and ceilings; tall baseboards; paneled wainscoting topped with a chair rail; exposed, boxed ceiling beams on the first floor; and coal-burning fireplaces with tile or marble surrounds and wood mantles (Photos 59-60, 114, 123-124). The modified center hall plan divides the house down the middle with a hallway—separated into central, stair, and rear halls—from which the first-floor rooms are accessed (see Floor Plan, p. 21).

First floor. The front door opens to an expansive, formal living room at the northeast corner of the house (Photo 46-49). Details include painted boxed ceiling beams, paneled wainscoting topped by a chair rail (Photo 50), and tall baseboards (Photo 52; see profiles below). The fireplace, located on the south wall of the room, is one of the most ornate features of the house. Its large white marble mantle is not original but was added by Pierce and Mary Rucker in the 1940s (Photo 49-51).⁷ The current mantle is narrower than the original opening, as evidenced by the joints in the paneling and chair rail, seen in the photo at right.



⁷ Their son, Walker Rucker, recalled in a September 4, 2014 interview with Katie Bode that he transported the mantle from Philadelphia in the back of his car. Katie Bode, e-mail to author, 10 September 2014; Kitty Hatfield, e-mail to Katie Bode, 18 September 2014.



The woodwork profiles from the entry/living room. From left, the chair rail/cap of the paneled wainscoting, the molding surround of the individual panels, the baseboard.

To the right of the entryway at the northwest corner of the house is a study (Photos 54-60). The six-panel door with a simple, Colonial Revival-style surround is topped with a functioning, single-light transom (Photos 59-60). The room's details, including its paneled wainscoting with a chair rail and tall baseboard (the profiles of which match those in the entry and living room) indicate that it was likely intended to be a public space, perhaps as a formal parlor or receiving room. Other details include plaster ceilings, crown molding, and a fireplace located on the south wall with a marble surround and wood Colonial Revival-style mantel (Photo 56). Concealed in the paneling to the left of the fireplace is a safe manufactured by the Cary Safe Company, which operated out of Buffalo, New York between 1878 and 1929. The safe is believed to be original to the house and is further evidence that the house was likely constructed in the early twentieth century (Photos 57-58).⁸

The formal living room is separated from the central hall by a cased opening with a dropped boxed beam topped by crown molding (Photos 46, 53). Paired Tuscan columns/pilasters on paneled plinths flank the opening. Like the formal living room, the central hall has wood boxed beams and paneled wainscoting with a chair rail and tall baseboards. Each of the three door openings leading from the hall feature simple, Colonial Revival-style surrounds topped by single-light transoms (Photos 61-62). On the south and east walls are cased openings. The opening on the west wall features a six-panel door common to the house.

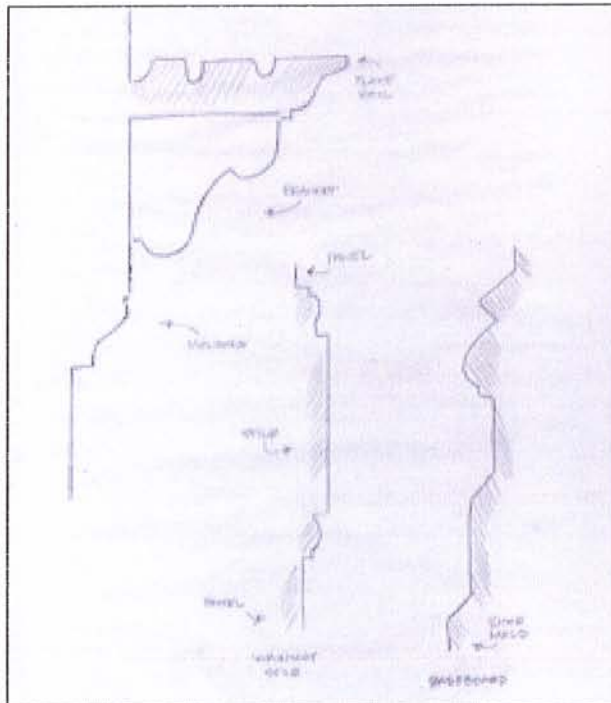
To the left (east) of the central hall is a den with plaster ceilings, crown molding, modern built-in cabinets and closet, and a fireplace with a replacement marble surround, metal summer door, and Colonial Revival-style mantle (Photos 63-68). To the right (west) of the central hall is a family room with boxed beams, modern shelving, and a fireplace featuring a tiled surround and Colonial

⁸ Kitty Hatfield, e-mail to Katie Bode, 18 November 2014; Wikipedia contributors, "Cary Safe Company," *Wikipedia, The Free Encyclopedia*, http://en.wikipedia.org/w/index.php?title=Cary_Safe_Company&oldid=596037834 (accessed September 22, 2014).

Revival-style mantel (Photos 69-71). On the back (south) wall of the family room is a wide cased opening with a three-light transom that leads to the breakfast nook, which has a matching opening that leads to the kitchen at the rear (Photo 90).

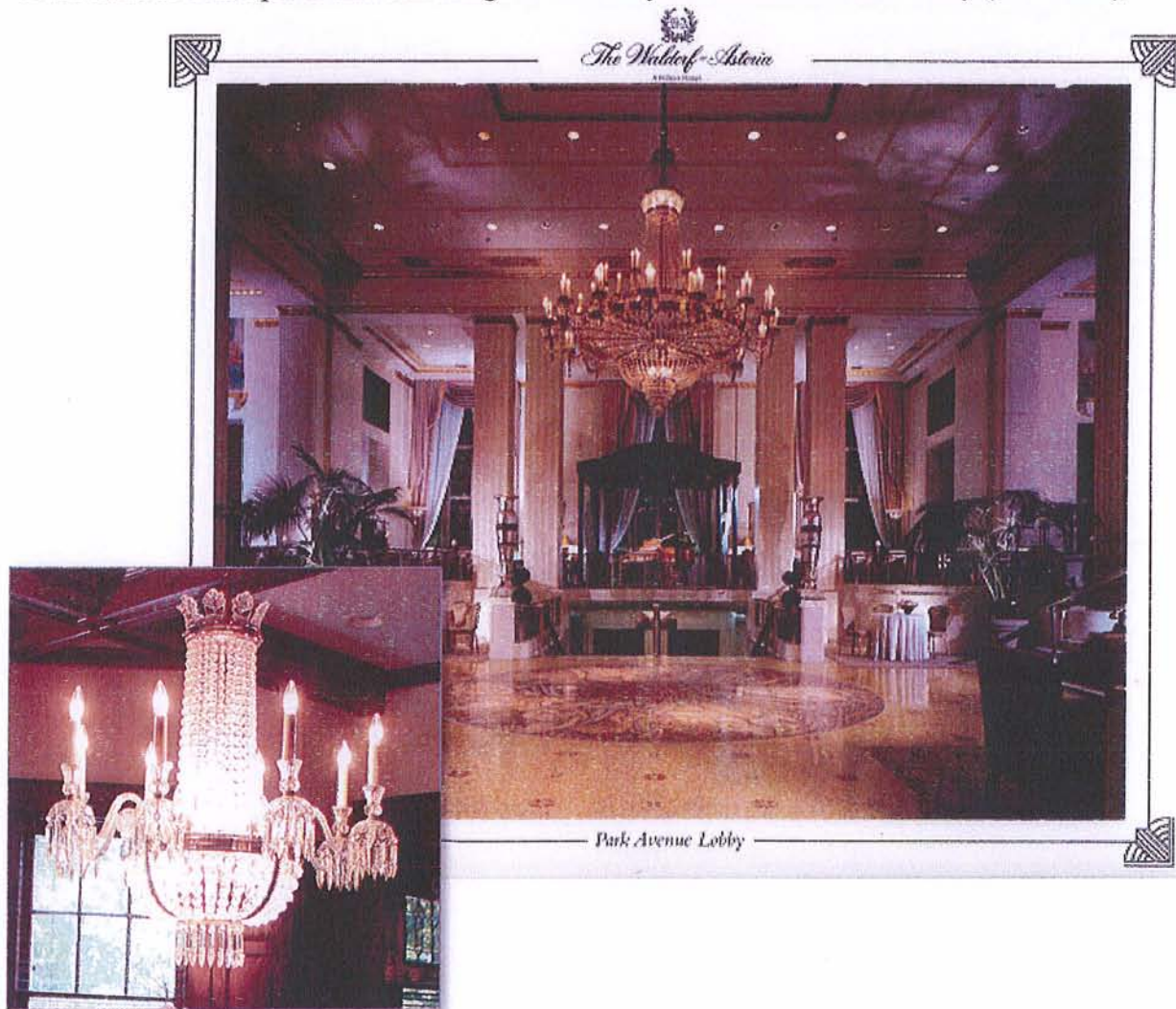
Beyond the central hall is the stair hall, which features a plaster ceiling with crown molding and paneled wainscoting with a chair rail and tall baseboard (Photos 72-73). The open-stringer staircase has a bold, square, Colonial Revival-style newel post with recessed panels and denticulated molding (Photo 73), a carved handrail with matchstick rails, and paneled wainscoting above the wall stringer (Photo 72). Basement stairs are tucked under the main stairway. From the stair hall, doorways on the south, east, and west walls feature simple, Colonial Revival-style surrounds. At the back (south) of the hall is a cased opening, formerly the back entrance to the house, which leads to a modern rear entry hall. A one-over-one, double-hung window sits to the right of the doorway. On the right (west) wall are doorways to a small powder room (Photo 81) and a wide, cased opening with two-light transom that leads to the kitchen (see description below). The doorway on the left (east) side of the hall leads to the formal dining room.

The dining room is perhaps the most impressive room in the house (Photos 75-80). It features unpainted paneled wainscot that covers the lower three-fourths of the walls with a plate rail at the top (Photos 75, 79-80; also see profiles below). Unpainted boxed beams support the plaster ceiling (Photo 75). The fireplace has a green tile surround and an unpainted wood mantle supported by Tuscan columns on square plinths (Photos 77-78). The imposing, unpainted Colonial Revival-style overmantel includes a cabinet with leaded-glass doors (Photo 77). To the



Profiles of dining room woodwork. From left, the plate rail, bracket, cap, and top rail of the wainscoting; the molding surrounds and stile of the paneled wainscoting; and baseboard.

left of the fireplace is a built-in cabinet matching the height of the wainscoting with glass doors enclosing the upper half (Photo 77). A bay window projects out from the east wall, with a central one-light window topped by a leaded-glass transom flanked by six-over-one, double-hung windows, each of which has a simple, Colonial Revival-style surround and is wrapped by the paneled wainscoting (Photo 76). A crystal chandelier hangs from the center of the ceiling (Photo 75). According to a former resident of the home, the fixture was one of twenty salvaged from the main ballroom of the Waldorf Astoria in New York City during a renovation and is a miniature of the famous centerpiece that still hangs in the lobby of the famous hotel today (see below).⁹



The kitchen has been expanded and renovated several times and features modern cabinetry and appliances (Photos 82-86). The ceiling indicates where additions and expansions have occurred. One section (likely original) features boxed beams that mirror other rooms in the house. The southernmost section at the rear of the house was formerly a back porch (see photo on p. 8) and

⁹ Donna Winrich, e-mail to Katie Bodie, 5 November 2014. Photo of the Waldorf Astoria Park Avenue Lobby retrieved from the Waldorf Astoria Digital Archive (<http://www.hosttotheworld.com/omeka/exhibits/show/art-deco/park-avenue-lobby>) on 15 January 2015.

retains the original beadboard ceiling. At the southwest corner, the porch was expanded to accommodate a sunroom, which features both a beadboard and plaster ceiling (Photos 84-85).

On the west side of the kitchen is a pantry/laundry room (Photo 87). At the north wall, a wide cased opening with a four-light transom has been added, leading to a breakfast nook featuring boxed beams and plaster ceilings and walls (Photos 89-90). An identical opening leads from the breakfast nook to the family room (described above). On the west wall of the breakfast nook, a side porch has been enclosed to create a mudroom/office space, which retains a beadboard ceiling and an exterior door with leaded glass panel on its west wall (Photo 88).

The rear entry hall (Photos 91-92), as well as the bedroom and adjoining bath to its east (Photos 93-94), are modern additions featuring plaster ceilings and walls with woodwork and other details that complement the historic portion of the house. It features black-and-white, one-inch-square tile flooring with a nine-inch border of black, one-inch, square tiles. An exterior door with a leaded glass panel leads from the south elevation to the back patio (Photos 91-92).

Second floor. From the stair hall, the staircase rises to the south, turns ninety degrees to the west along the rear wall of the house, and opens to the upstairs central hall, which features the same paneled wainscoting, chair rail, and baseboard profile found throughout the first floor; plaster walls and ceilings; and crown molding (Photos 95-99). Flanking the hallway are two rooms on each side, with a master suite at the north end of the hall (front of the house). The rooms are largely intact, with original wood flooring, six-panel doors with transoms, and door and window hardware. Interestingly, only the middle two rooms are equipped with fireplaces, which retain their original surrounds and mantels.

To the left (west) of the central hall are two bedrooms (marked as Bedroom #2 and Bedroom #3 on the floor plans) connected by a shared bathroom. The front left bedroom, located in the northwest corner) features interesting ceiling angles created by the hipped roofline (Photos 100-101). In Bedroom #3, a fireplace located on the north wall features a tile surround and simple Colonial-Revival style mantle that is likely original to the house (Photos 105-107).¹⁰ A closet at the southeast corner of the room has a six-panel door and transom (Photo 104), and a second closet at the northwest corner (under the eaves of the house) includes a six-panel door (Photo 106). The connecting bath has black and white tile floor and modern fixtures (Photos 102-103).

On the right (east) side of the hall is a playroom (Photo 111) at the southeast corner and Bedroom #4 (Photo 112). Like Bedroom #2, the playroom includes complex ceiling angles created by the hipped roofline. The original hardwood floor has been retained in this room, but is currently covered by rubber tiles. Bedroom #4 features a fireplace on the north wall with a green tile surround (matching that in Bedroom #3), cast iron grate, and an unpainted Colonial Revival-style mantle supported by slender, fluted, paired columns (Photos 113-115). Also on the north wall is a bathroom with modern fixtures and a black and white tile floor arranged in a floral pattern. A closet in the southeast corner features a red, white, and blue stained-glass window, added at an unknown date (Photos 108-110).

¹⁰ A handful of tiles have been replaced due to damage, but the replacements match the originals in size and pattern.

At the back (north end) of the second floor is the master bedroom. A six-panel door with a Colonial Revival-style surround and one-light transom leads to a small entry, created c. 2000, with paneled wainscoting matching the rest of the house and a small closet on its east side.¹¹ The original doorway, a cased opening with transom, separates the entry from the bedroom. On the west wall of the bedroom, a modern master bathroom, renovated c. 2000, is tucked into the eaves of the house, as is the walk-in closet to the east of the bedroom, creating a sloped ceiling in each space. In the closet are the original attic stairs, located behind a five-panel door with transom (one of the few doors in the house that deviates from the six horizontal panel model). A ladder in the attic, located in the original location, leads to the widow's walk.

Garage

The modern, hip-roofed garage was built c. 2000 on the original brick foundation of a structure that had deteriorated beyond repair (Photos 23-25).¹² The original building had a hipped roof, deep overhanging eaves, exposed rafter tails, and shingle siding. It had been modified over the years, including the addition of a large opening for a car on the north elevation (see photo below from tax credit application c. 2000). The new building features details that echo the original building and the main house. It has tiered hipped roofs, siding at the first-floor level with shingles at the second, and Tuscan columns. At the north elevation are two overhead garage doors, paired board-and-batten doors with strap hinges, and a one-light-over-three-panel door with a two-panel screen (Photo 23). At the second-floor level, French doors open to a juliet balcony, flanked by four-over-one, double hung, wood windows. A four-light casement window is located at the second level of the northeast corner of the elevation. The east elevation includes paired four-over-one, double-hung, wood windows at the first- and second-floor levels. The west elevation features a multi-light, Craftsman-style window at the northwest corner of the first level, a hip-roofed projecting bay with recessed entry and four-over-one, double-hung window. A hip-roofed porch sits atop the projecting bay features Tuscan columns at the corners, a glass door, and four-over-one, double-hung window.



The original garage that was replaced by the current garage/guest house.

¹¹ This was part of the c. 2000 renovation. Donna Winrich, email to Katie Bode, 5 November 2014.

¹² Ibid. A number of horseshoes were reportedly unearthed during the demolition, indicating that it had likely been used as a carriage house.

HISTORICAL DESCRIPTION



This 1916 plat map was drawn for the proposed Country Club Development to be established on land owned by William D. McAdoo. It was never developed, and the land would become part of Irving Park. The land to the south of the development is marked with the notation "W. D. McAdoo's House."

Early History

The early history of the McAdoo-Sanders-Tatum House is uncertain, though it is generally assumed that either real estate developer Walter D. McAdoo or his son William built the house—possibly as a country home—around the turn of the twentieth century. In March 1890, the elder McAdoo bought 140 acres to the north of downtown Greensboro from J.R. Hughes (see pp. 60-61), who had acquired the land just three months before from Fannie A. Mitchell, widow of William Mitchell (see pp. 58-59).¹³ Mitchell had sold the land for her son, Joseph, who had inherited it from his father. Vincent Paul, who today lives next door at 305 Wentworth Drive, recalls that a "Ms. McAdoo" told him during a visit around 1990 that her father had built the house in 1895.¹⁴ In a 2008 interview with Walker Rucker (whose parents owned the house from 1933 to 1978), Mr. Rucker told local writer Ed Cone that he believed the house had been built in the late 1880s and "was the farmhouse on the McAdoo farm that once covered what is now Irving Park."¹⁵

The architectural style of the house supports a slightly later construction date, likely in the early twentieth century. There is no indication that the current house was built in an earlier form, and it

¹³ Guilford County Register of Deeds [GCRD], Book 82: Page 93.

¹⁴ This could possibly have been William's daughter Nina McAdoo Burn, who died in 1992. Vincent Paul, e-mail to Katie Bode, 28 August 2014.

¹⁵ Ed Cone, "Much McAdoo," edcone.com, 01 February 2008.

is impossible to tell if there was a structure previously on the site. Multiple historical sources reinforce the theory that the McAdoos built the house during this early twentieth century timeframe. A 1912 deed between Josie McAdoo (widow of Walter D. McAdoo, who had died in 1908), her daughter Mary, and son William indicates that Josie and Mary turned over to William their interest in a property in the Morehead Township, “beginning at a point in center of North Elm Street” that bordered the property of Ceasar Cone, A. M. Scales, and J. A. Haywood (see p. 62).¹⁶ City Directories reinforce the possibility that William McAdoo could have built the current house here at this time. Through 1912, the McAdoo family lived at Asheboro Street, but in 1913, they were listed as living at “N. Elm Extd.,” likely referring to this house. By 1916, a plat map titled “Country Club Development,” which laid out the elite development being planned north of the house, references “W. D. McAdoo’s Home” (see map above) in the vicinity of 303 Wentworth. Though the father and son shared the initials W. D., the other evidence indicates that this reference referred to the younger McAdoo.

Perhaps the first visual evidence of the house appears on the 1919 Sanborn Insurance Map as a house marked “J. P. Sanders.” The footprint of the building marked “J.P. Sanders” on the Sanborn Map corresponds to the location and massing of 303 Wentworth Drive, and deed research and later Sanborn Maps confirm that the Sanders house and Wentworth house are indeed the same (see maps below). Additional evidence supporting this connection is a reference in the 1918 deed between Mrs. Sarah Sanders (wife of J. P. Sanders) and the Irving Park Company (see pp. 66-67). The property line Sanders was purchasing began “on the south side of



¹⁶GCRD 1908: 238.038.

123-5-13				
Sara Sanders etvir	B. B. Tatum	397-21	Deed	9-26-22
B. B. Tatum etux	Tatums Inc.	659-405	Deed	12-29-30
B. B. Tatum Inc.	Jeff. Std. Ins. Co.	686-540	Deed	2-26-32
Jefferson Standard Life Ins. Co.	Pierce C. Rucker	994-17	Deed	1943
Pierce C. Rucker	Mary F. Rucker	1901-586	Deed	1960
Rucker, Mary F. Heirs		heirs		1977
Hatfield, John B. Jr. & Kathryn K.		2861-399		1978
Mann, Richard W. & Donna		4912-1411		2000

Above is the deed card that appears for 303 Wentworth Drive, with the Sara Sanders as the first owner listed in 1922. Individual deeds are included in the appendices.

A street running east and west in front of the property known as the W.D. McAdoo Homeplace ... same being part of the land deed by W.D. McAdoo to J.F. Jordan and by Jordan and his wife to Irving Park Company.”¹⁷

Early Residents

The house has been home to several high-profile developers and businessmen in the early twentieth century. William Dalton McAdoo (1878-1947), likely the builder of the house, was the son of prominent Greensboro real estate developer and businessman Colonel Walter D. McAdoo (1840-1908). William D. McAdoo inherited his father's business ventures, and would follow in his father's footsteps, planning to develop the land to the south of the new country club as an elite garden suburb (see advertisement on p. 71). In 1917, however, McAdoo's hotel on South Elm Street burned down, and he moved from Greensboro shortly thereafter. He sold the property he had intended to develop (platted in 1916, see map above) to the Irving Park Company, which was planning an elite suburb nearby. The deed between Sarah Sanders and the Irving Park Company indicates that this sale had taken place by 1918, and the 1920 Irving Park plat map incorporates the land formerly owned by the McAdoo family.

Like McAdoo, J. P. Sanders—husband of Sarah Sanders—was in the hotel and real estate business. He was the manager of the Huffine Hotel (built in 1901), among the finest hotels in Greensboro, and president of the Huffine Hotel Company.¹⁸ In a 1910 publication highlighting the city's commercial, financial, and manufacturing enterprises, Sanders was described as a “well-known man among the traveling public” who had “established for himself a high reputation as a hotel man and genial host” (see article on p. 72).¹⁹ His ventures included hotels across the state, including properties in Greensboro, Salisbury, Charlotte, Fayetteville, and

¹⁷ GCRD 1918:308.660.

¹⁸ GCD, 1913.

¹⁹ “Huffine Hotel,” “The Gate City” Greensboro Commercial, Financial, Manufacturing, Special Souvenir Number, *The Daily Record*, Greensboro, North Carolina, 1910.

Raleigh, and he also served on the board of directors of a number of banks, including the Home Building and Loan Association of Greensboro.²⁰ Sarah and J.P. Sanders owned the house for just four years before leaving Greensboro for Mecklenburg County. In 1923, they sold the house to B.B. and Robah Tatum (see deed on p. 68).

The business interests of B. B. Tatum were vast and varied (see article on p. 73). He founded an ice and coal company and a moving, crating, and storage operation. Like the McAdoos and Sanders, Tatum was also an active real estate developer. In 1926, he built Cannon Court apartments, today designated as a local landmark, in Fisher Park, where he lived before moving to Irving Park. However, he was forced to declare bankruptcy in the 1930s. In 1932, the house at 303 Wentworth was sold at auction to Jefferson Standard Life Insurance Company for \$16,000 (see p. 69).²¹

The house was not sold again until 1942, when Jefferson Standard Life Insurance Company sold it and an accompanying two acres of land to Pierce C. Rucker, a local cotton broker who served on the company's board of trustees (see article on p. 74). It would stay in the Rucker family for more than thirty years. Rucker had moved to Greensboro in 1905 from Columbia, South Carolina as a journeyman cotton broker. He established Rucker Cotton Company, and experienced great success before the Depression, expanding into warehouse, real estate, banking, and insurance ventures. In 1912, he married Mary Lewis Fry, a great-granddaughter of Gov. John Motley Morehead who had been born in the family home of Blandwood in 1888.²² Though he was not immune to the impact of the Depression, the boom associated with World War II helped him rebuild his distribution and warehousing operations, and by 1942 he had the funds to purchase the house at 303 Wentworth.

Some of the state's political and social elite were guests of the Ruckers at their Irving Park home. Among them was Robert R. Reynolds, who represented North Carolina in the U.S. Senate between 1932 and 1945. The Ruckers' son Walker remembers that his father was good friends with Senator Reynolds, and served as manager for one of his election campaigns. Reynolds often dined with the Ruckers at 303 Wentworth when he was home from Washington, sometimes bringing his fellow senator Harry S. Truman, who sat across the aisle from him in Congress.

In 1978, the descendants of Pierce and Mary Rucker sold the house to Katherine and John Hatfield, who subdivided the two-acre tract into three lots. In 2000, Richard and Donna Mann purchased the home, undertaking a substantial restoration, renovation, and expansion effort. The current owners, Katherine and Brian Bode, bought the house in 2014, and have conducted another expansive restoration, working diligently to preserve the historical integrity of the house.

²⁰ "Local News in Brief Form: Buy Another Hotel," *Greensboro Patriot*, 25 February 1915, p. 1; GCD 1918-1919, Hill Directory Company, Inc., Greensboro, NC.

²¹ GCRD 1932:686.540.

²² Mary Lewis Fry was the daughter of John Walker and Annie Gray Fry, who was the daughter of Julius Alexander and Emma Morehead Gray, who was the daughter of Governor Morehead.

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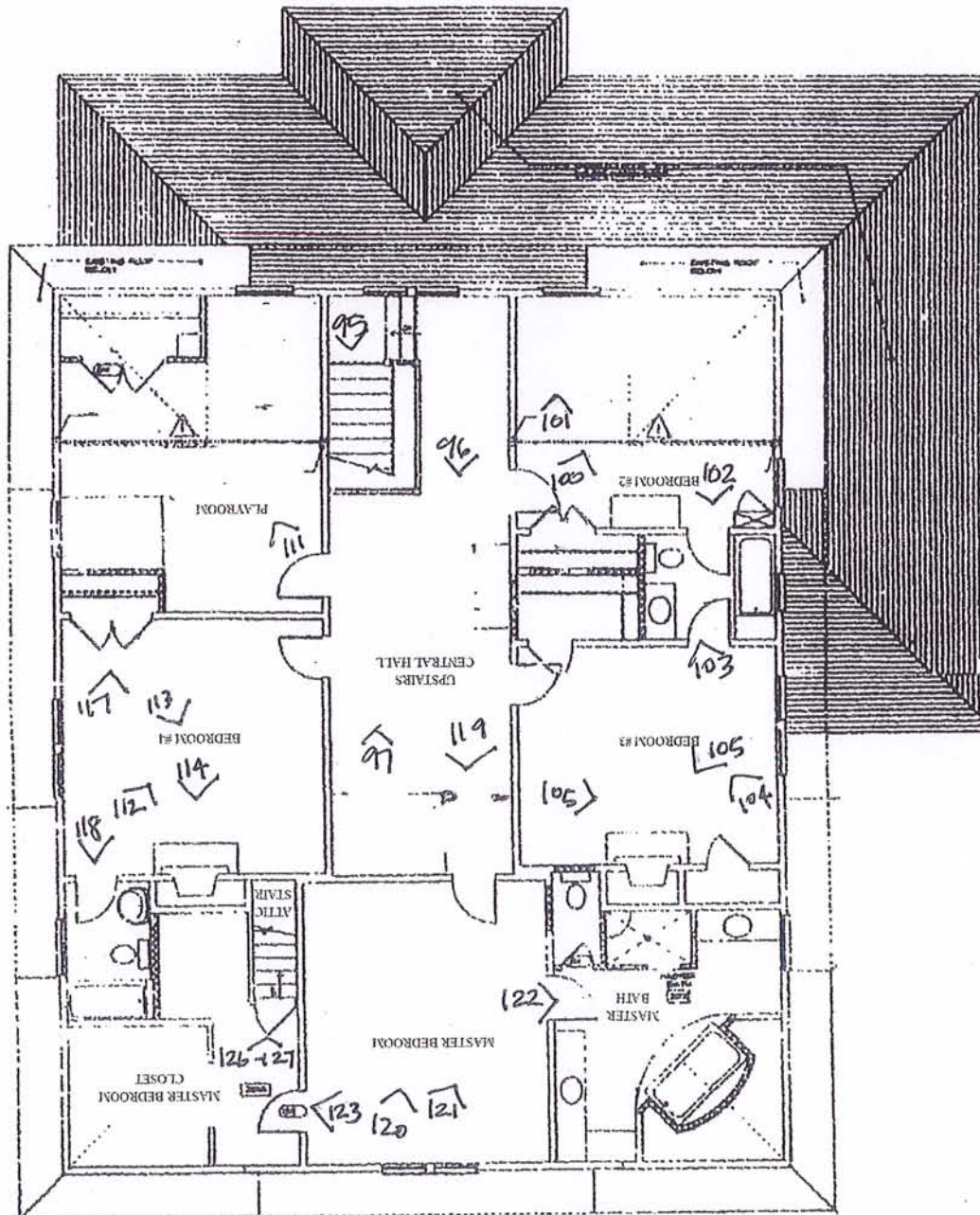
Greensboro Patriot. 25 February 1915.

"Local News in Brief Form: Buy Another Hotel." *Greensboro Patriot*. 25 February 1915.

APPENDIX A
(FLOOR PLANS)

NOT INCLUDED IN KEY:

- #98-99: Window details
- #107: Mantel detail
- #108-110: Closet window detail
- #115-116: Bedroom #4 mantel detail
- #124-125: Door hardware detail
- #128-129: Attic



APPENDIX B
(PHOTOGRAPHS)

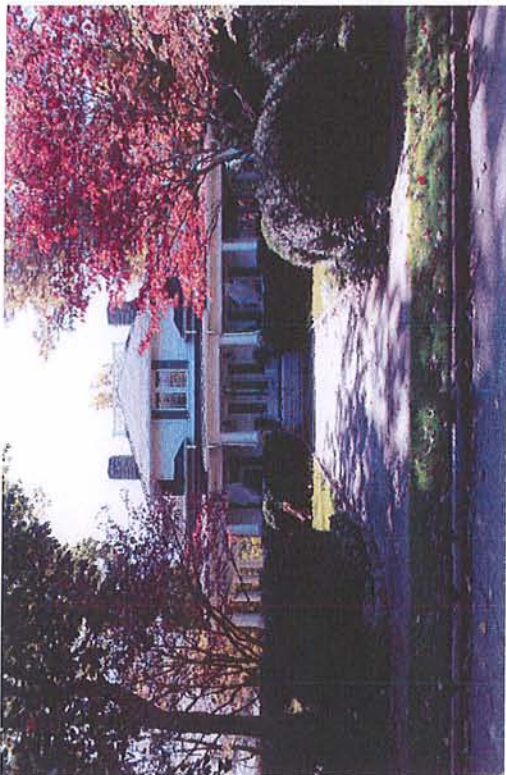


Photo 1: Facade/North Elevation (Facing S)

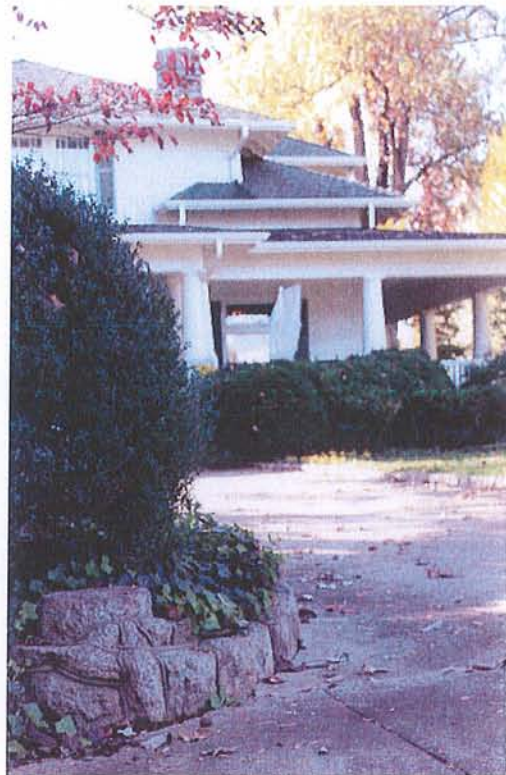


Photo 2: Mt. Airy granite driveway border with decorative detail at northeastern corner



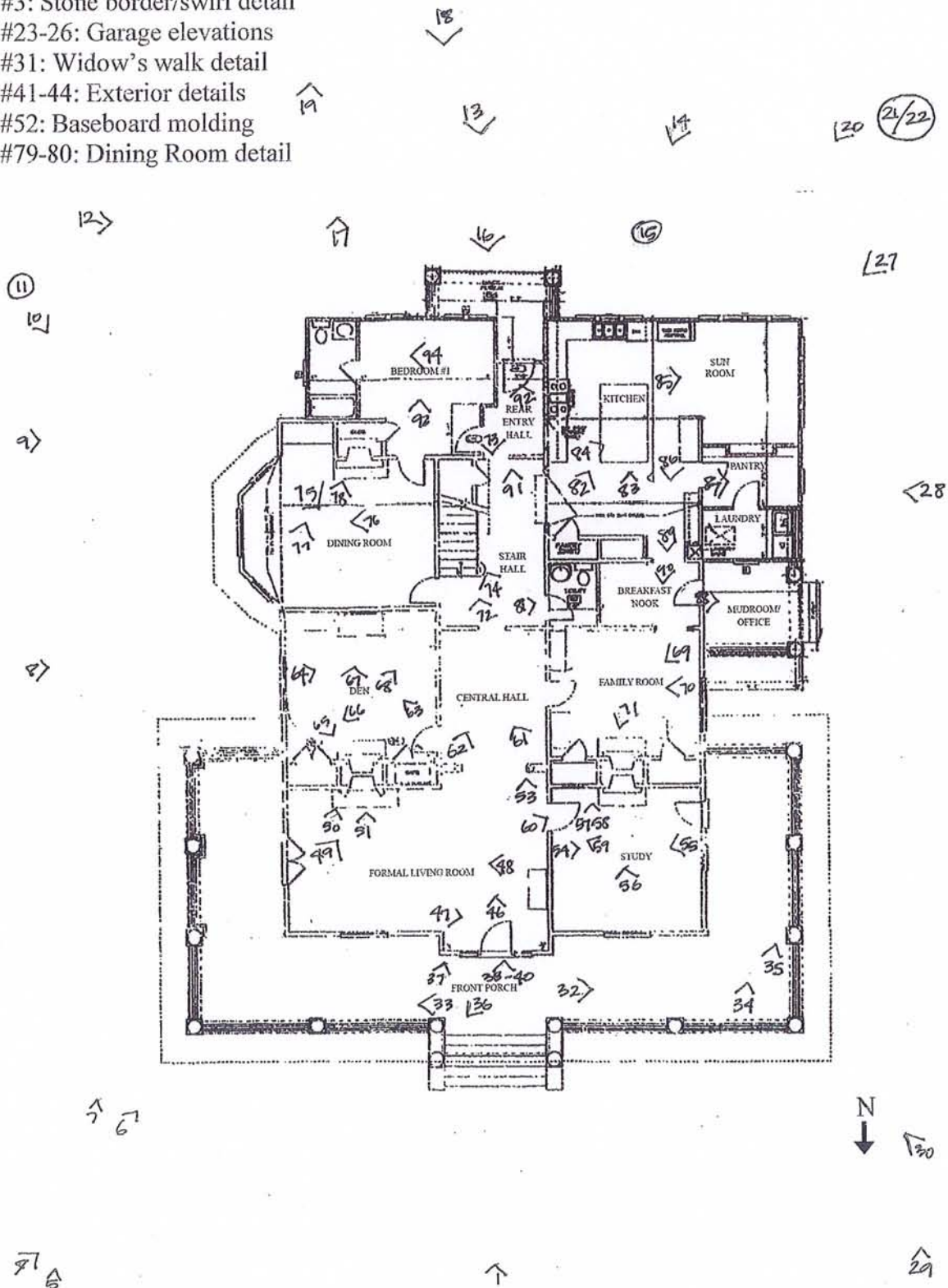
Photo 3: Decorative "swirl" detail at corner of driveway



Photo 4: North and East elevations with driveway (Facing SW)

NOT INCLUDED IN KEY:

- #2: Stone border/wall at driveway
- #3: Stone border/swirl detail
- #23-26: Garage elevations
- #31: Widow's walk detail
- #41-44: Exterior details
- #52: Baseboard molding
- #79-80: Dining Room detail



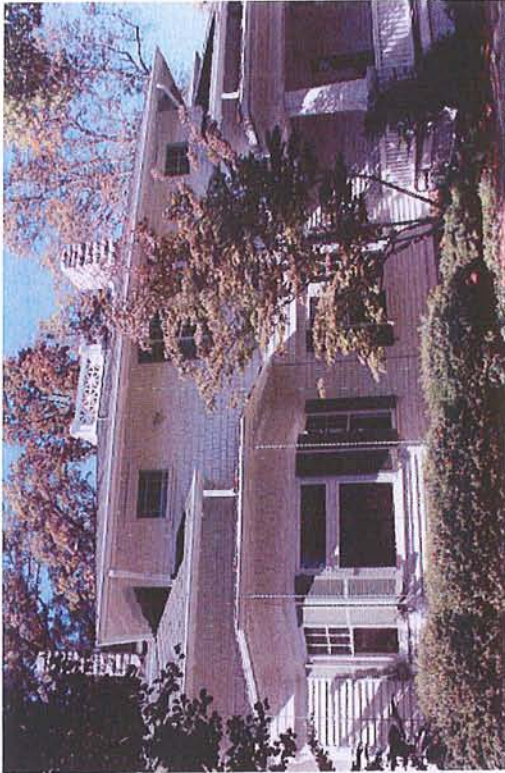


Photo 9: East elevation, southern end of original house

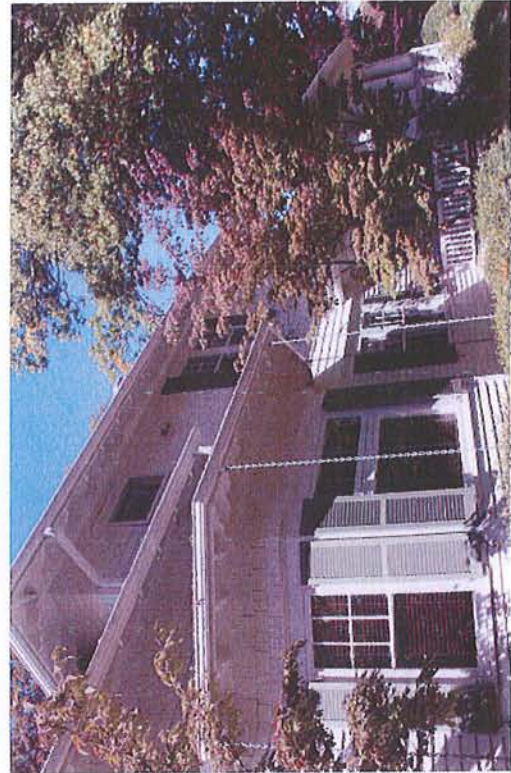


Photo 10: East elevation (Facing NW)



Photo 11: Well at eastern edge of property



Photo 12: Rear Elevation (Facing NW)



Photo 5: Wrought iron fencing/granite columns/gas lamps along eastern boundary

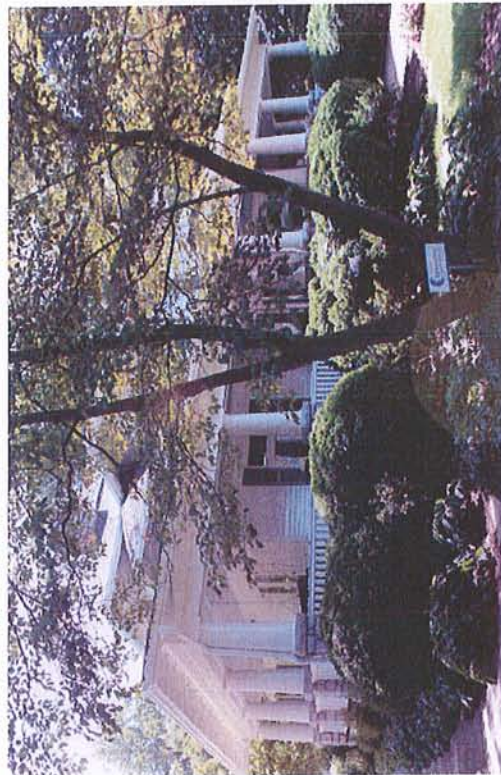


Photo 6: North Elevation (Facing SW)



Photo 7: East Elevation (Facing SW)

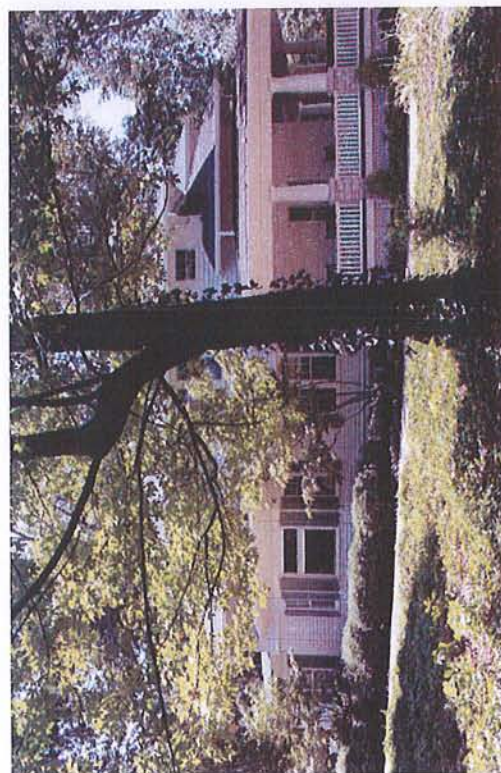


Photo 8: East Elevation (Facing W)



Photo 13: Rear Elevation (Facing N)



Photo 14: Rear Elevation (Facing N)



Photo 15: Back patio with fountain



Photo 16: Rear entry porch



Photo 17: Patio/Grill (Facing S)

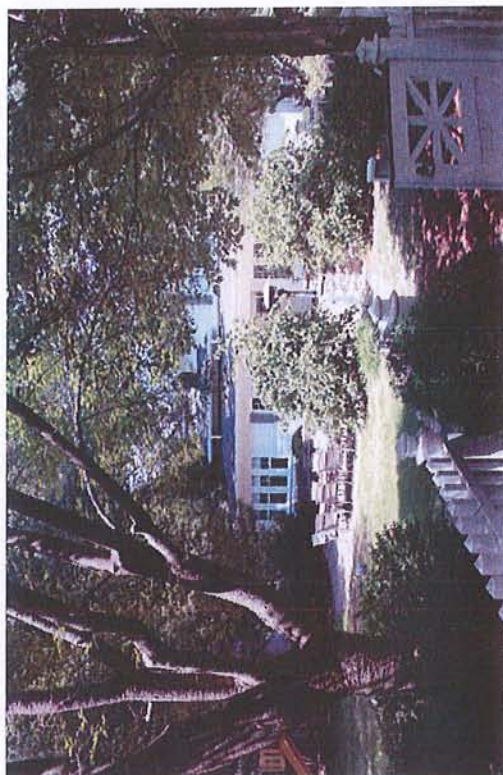


Photo 18: Back yard, taken from carriage house (Facing N)



Photo 19: Back yard (Facing S)

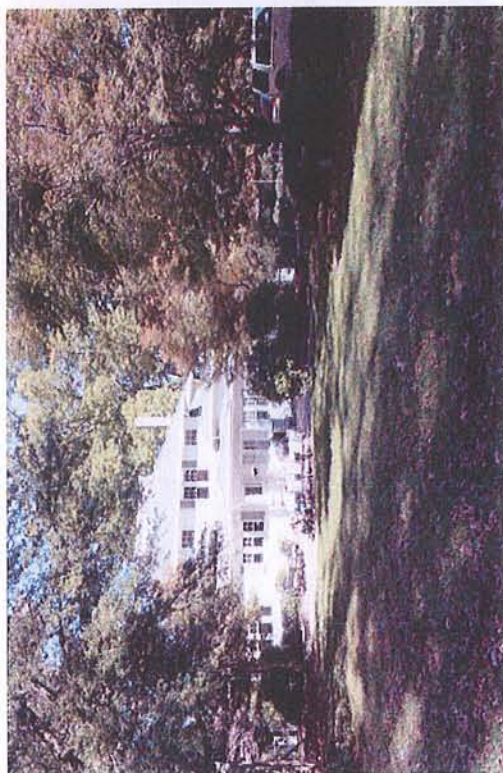


Photo 20: Back yard (Facing NE)



Photo 21: Remnant of decorative border at NW corner of back yard



Photo 22: Remnant of decorative border at NW corner of back yard

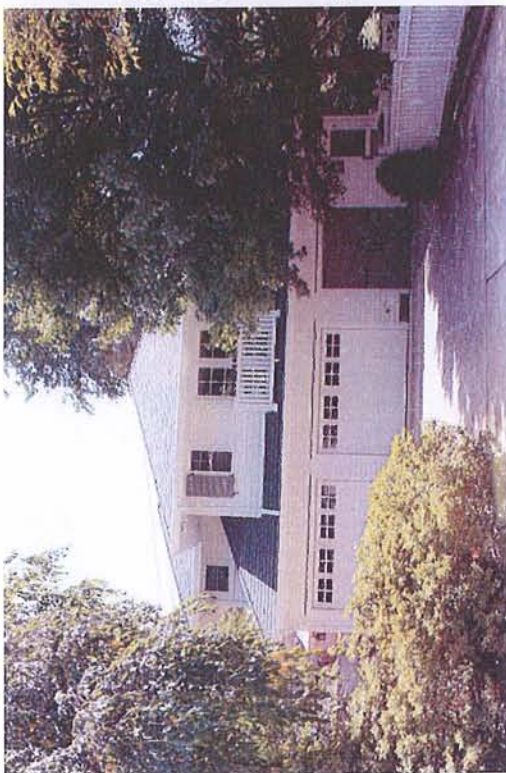


Photo 23: Reconstructed carriage house, north elevation

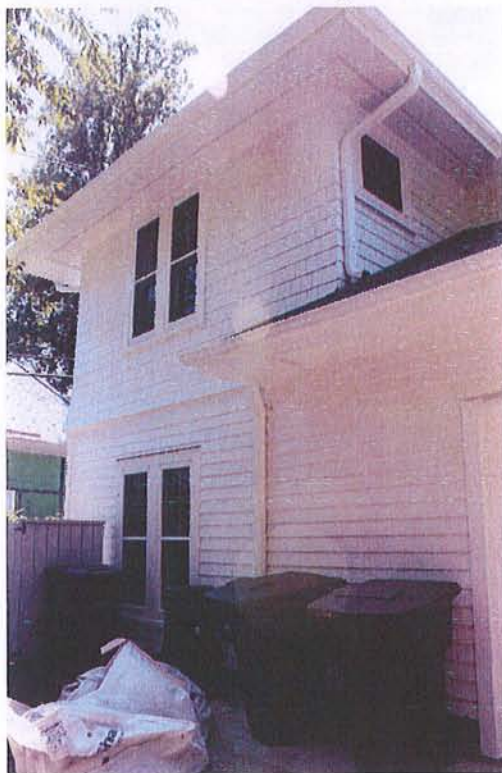


Photo 24: Reconstructed carriage house, east elevation



Photo 25: Reconstructed carriage house, west elevation

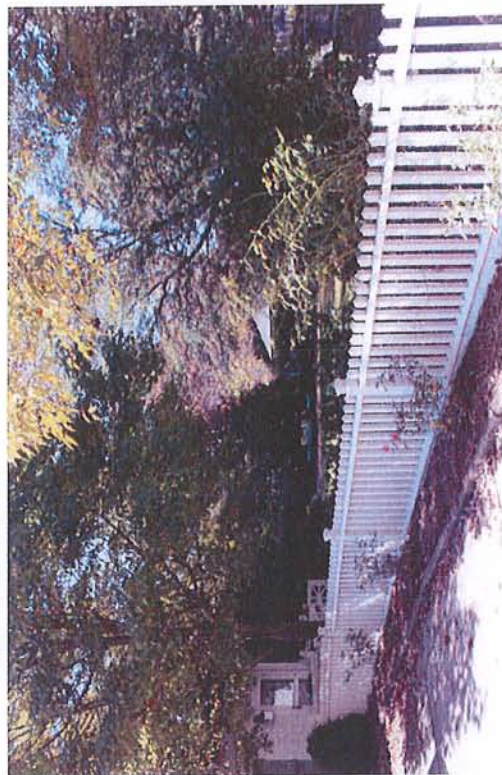


Photo 26: Decorative wood fencing used to enclose back yard



Photo 27: West Elevation (Facing NE)



Photo 28: West Elevation, second-floor detail



Photo 29: Wrought iron fencing/granite columns/gas lamps along western boundary



Photo 30: North Elevation (Facing SE)



Photo 31: East elevation, widow's walk detail



Photo 32: Front Porch (Facing W)

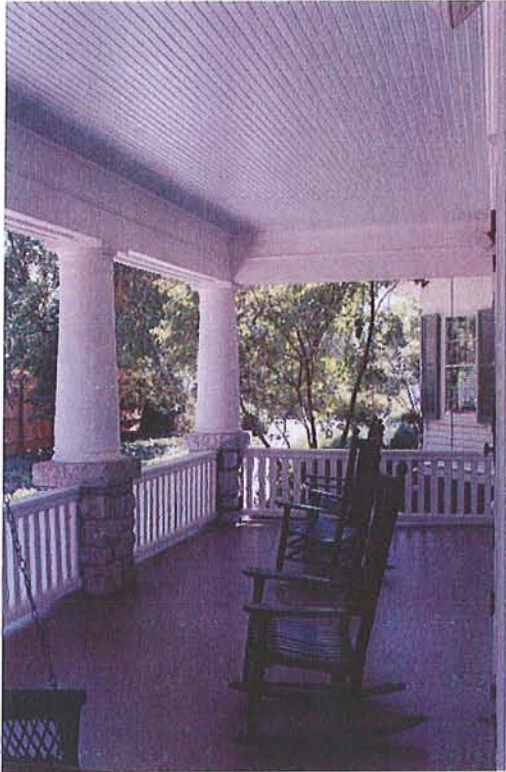


Photo 33: Front Porch (Facing E)

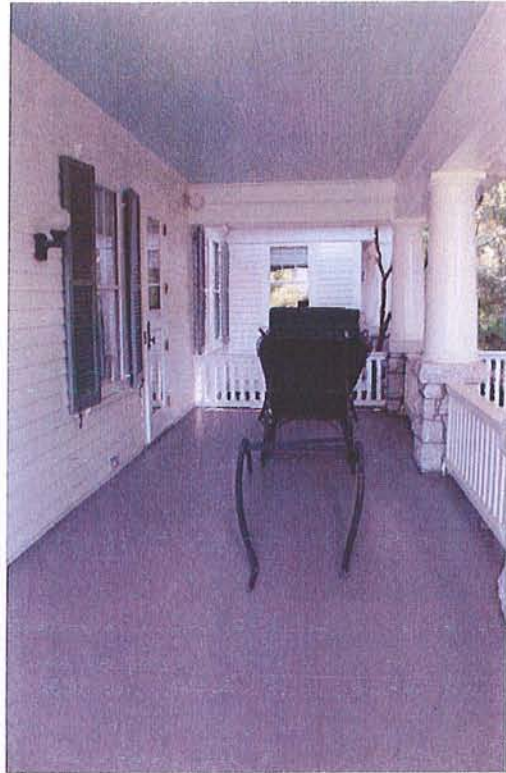


Photo 34: Front Porch (West Wing)



Photo 35: Front Porch (West Wing, pier and column detail)



Photo 36: Front Porch (Facing NE)



Photo 37: Front door



Photo 38: Front door, detail of dentil molding at bottom of leaded-glass panel



Photo 39: Front door. detail of egg and dart molding surround and leading in glass



Photo 40: Porch light, one of pair flanking front door

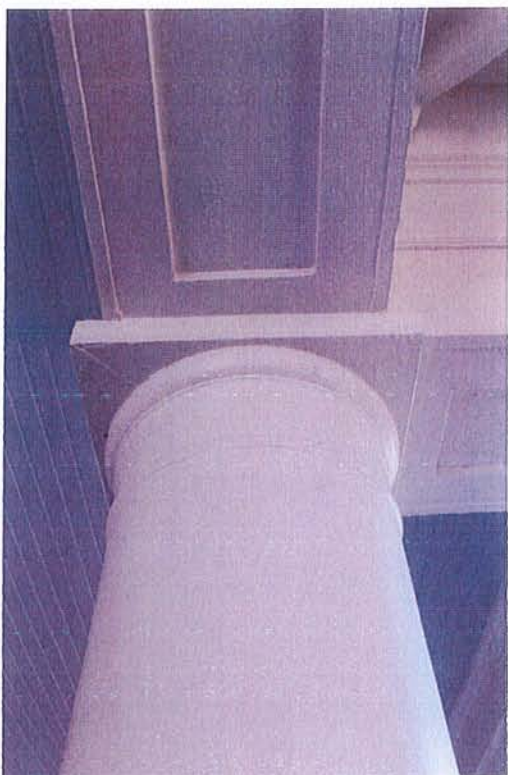


Photo 41: Porch detail, capital of Tuscan column and paneled soffit (NE corner)



Photo 42: Sawn rafter tails beneath overhanging eaves

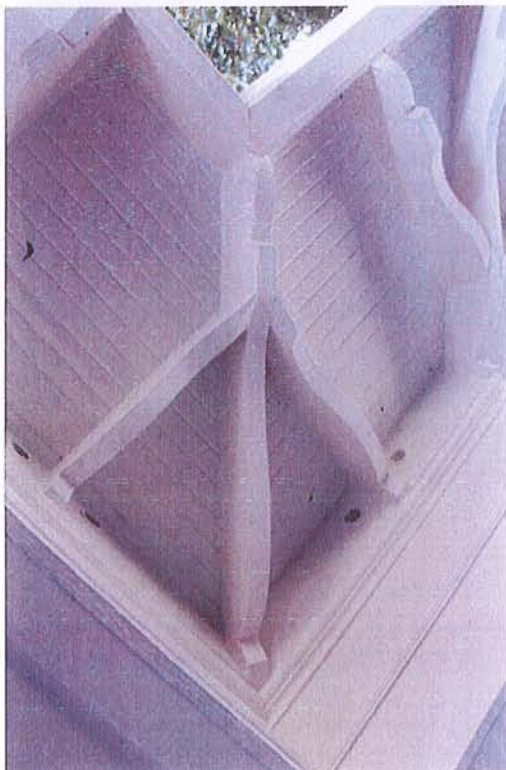


Photo 43: Sawn rafter tails at NE corner of porch



Photo 44: Siding detail



Photo 45: Shutter dog



Photo 46: Entry/Stair Hall/Rear Entry Hall, taken from front door



Photo 47: Detail of leaded glass and hardware on front door

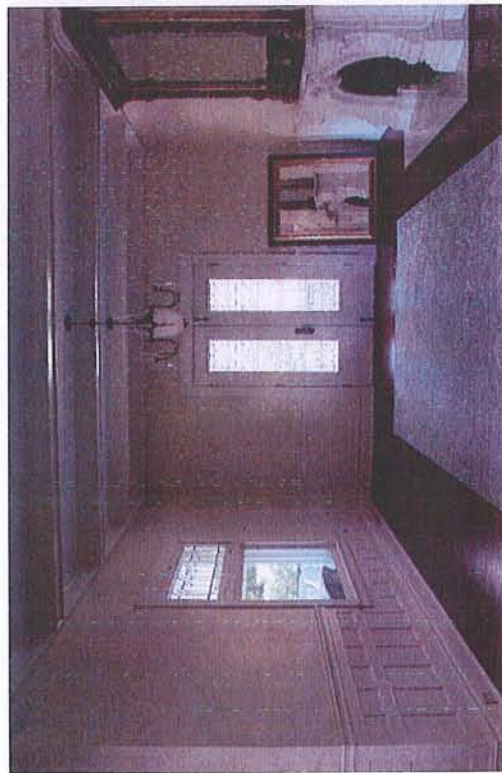


Photo 48: Formal Parlor, taken from entry

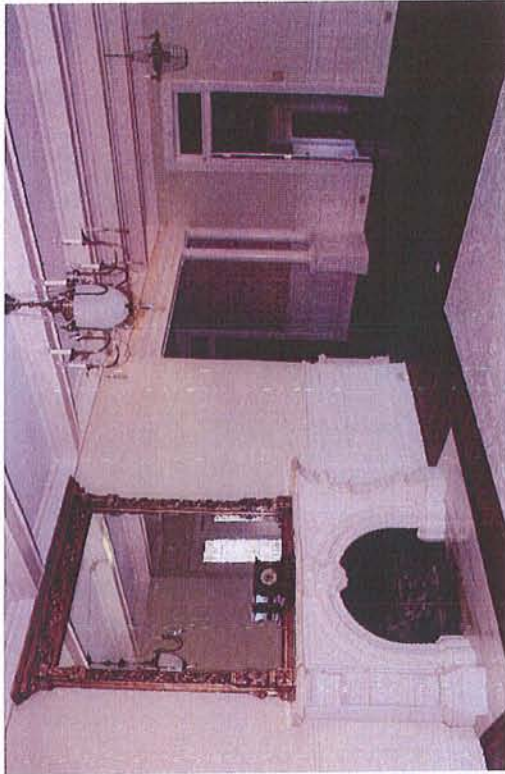


Photo 49: South wall of formal parlor



Photo 50: Detail of fireplace in parlor



Photo 51: Detail of fireplace in parlor

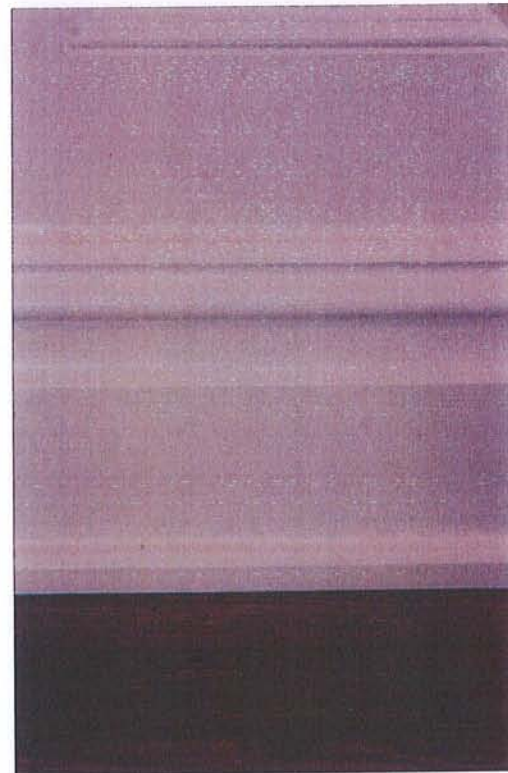


Photo 52: Detail of baseboard molding found throughout the house (taken in parlor)

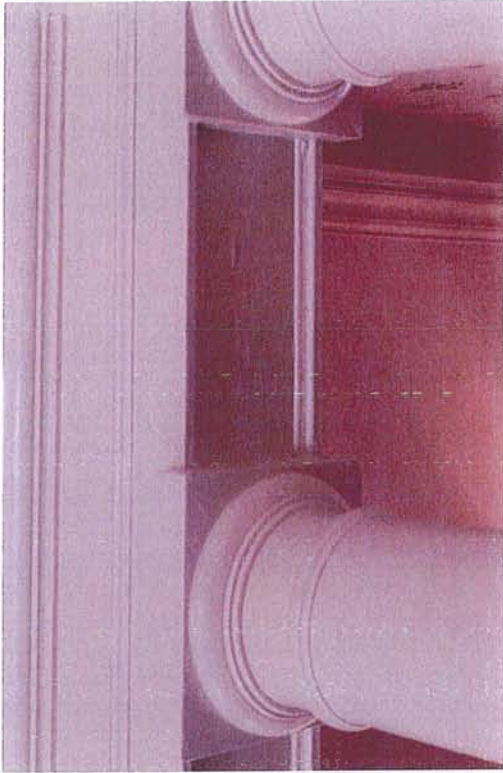


Photo 53: Tuscan screen detail (column capital and paneled beam)



Photo 54: Study (west wall, taken from door)



Photo 55: Study (north and east walls)



Photo 56: Study (south wall)



Photo 57: Built-in safe in study



Photo 58: Built-in safe in study

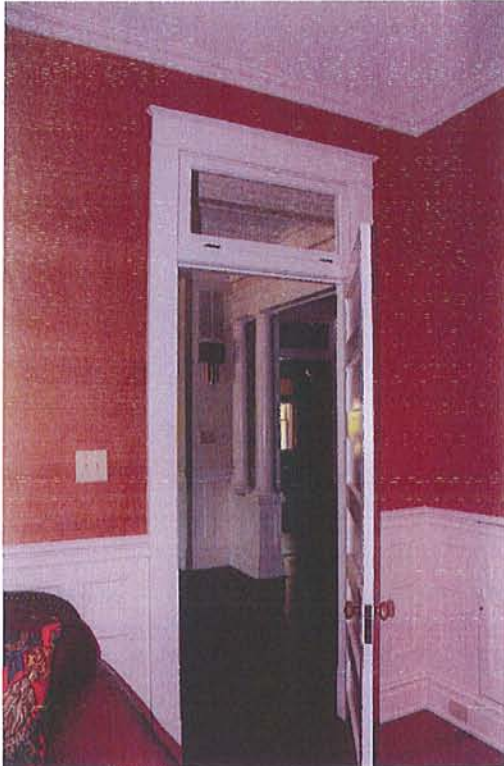


Photo 59: Study door, representative of functioning transoms throughout house



Photo 60: Study door, representative of six-panel doors throughout house



Photo 61: Central hall, east and south walls



Photo 62: Central hall, south and west walls



Photo 63: Den (east and south walls)

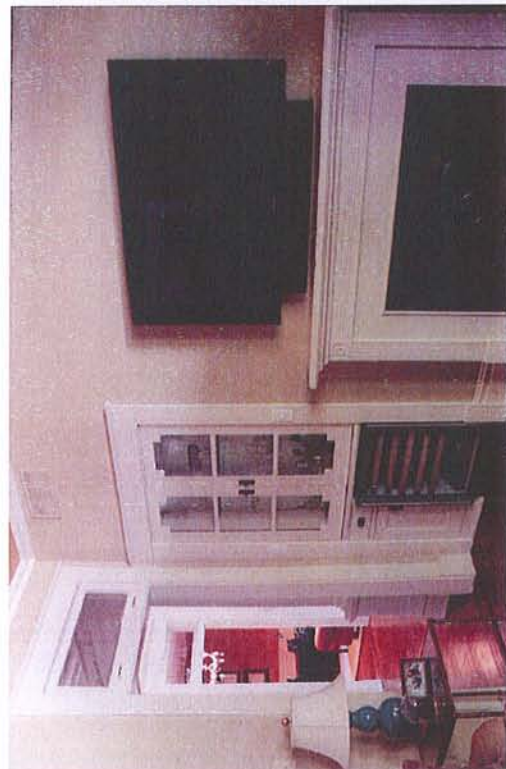


Photo 64: Den (north and west walls)



Photo 65: Den, fireplace & mantle detail

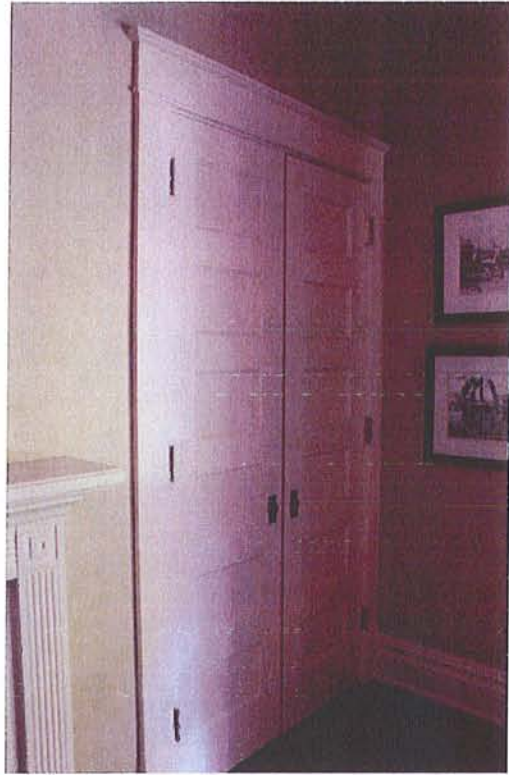


Photo 66: Den, closet detail (new addition)



Photo 67: Den, south wall



Photo 68: Den (south and west walls)



Photo 69: Family room, facing northeast



Photo 70: Family room, facing east toward central hall



Photo 71: Family room fireplace detail

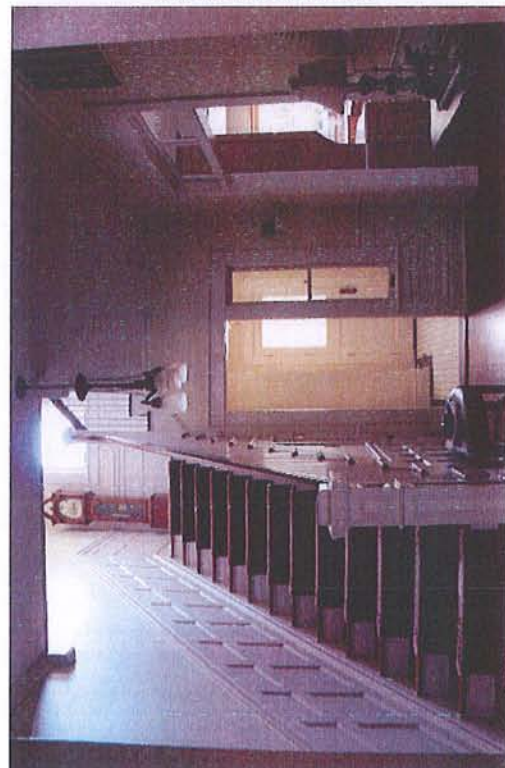


Photo 72: Stair Hall



Photo 73: Stair hall from rear entry hall
(facing north)



Photo 74: Detail of newel post



Photo 75: Dining Room, south and west walls



Photo 76: Dining Room, bay window (east
wall)

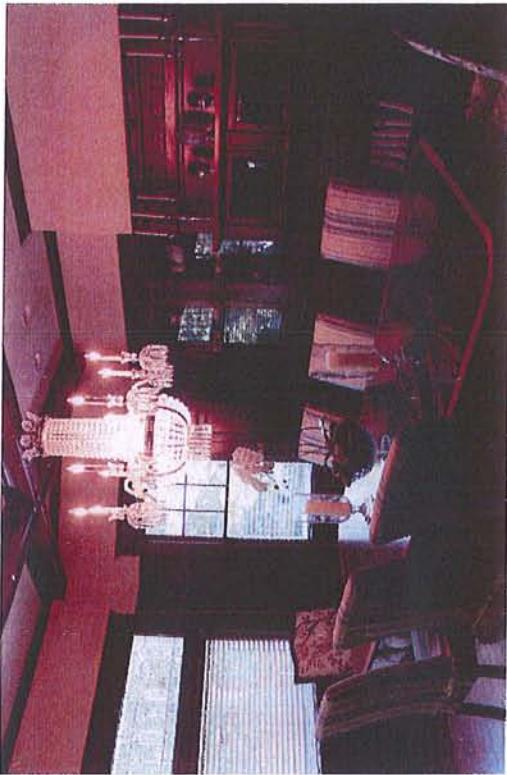


Photo 77: Formal Dining Room, east and south walls



Photo 78: Dining Room, fireplace with leaded glass mantle



Photo 79: Dining Room, detail of paneled wainscot and plate rail

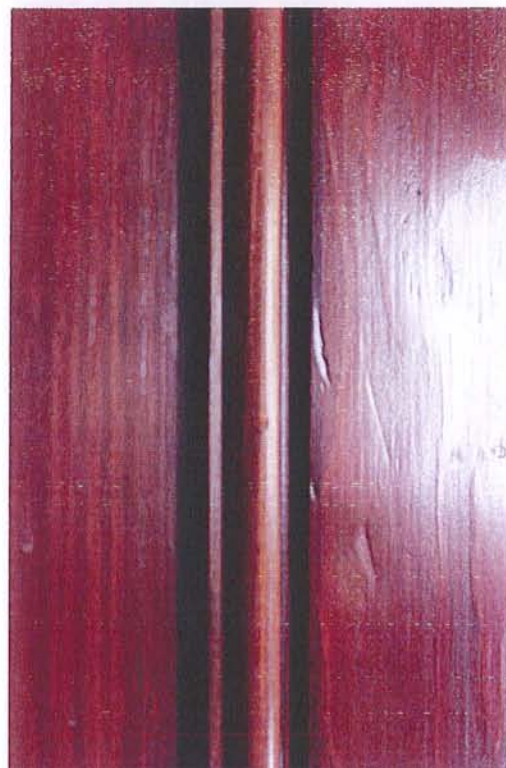


Photo 80: Dining Room, detail of beading on wainscot



Photo 81: Half-bath located off stair hall (northwest corner)



Photo 82: Kitchen, from doorway (facing southwest)



Photo 83: Kitchen, facing southeast



Photo 84: Kitchen, facing west to sunroom



Photo 85: Sunroom, facing west



Photo 86: Kitchen looking toward
breakfast nook, facing north



Photo 87: Pantry, facing west



Photo 88: Mudroom/office, facing west/
northwest

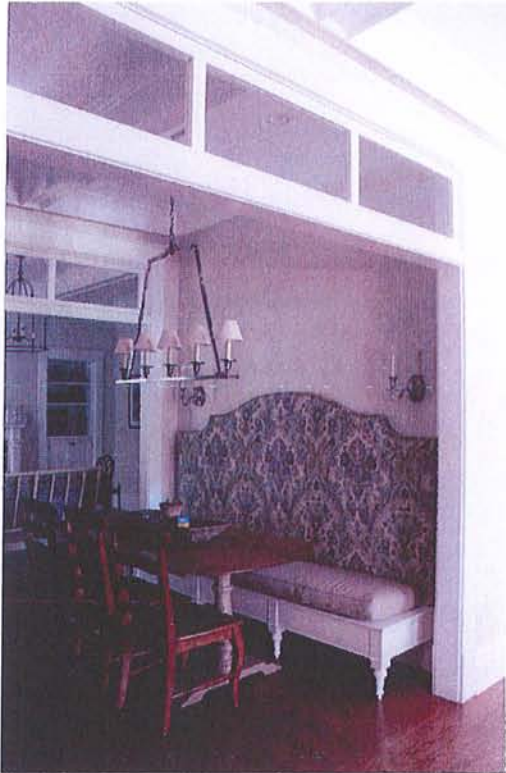


Photo 89: Breakfast nook looking toward family room, facing north



Photo 90: Family room taken from breakfast nook, facing north



Photo 91: Modern rear entry hall, taken from stair hall (facing south)



Photo 92: Detail of door and tile, rear entry hall



Photo 93: Downstairs bedroom, off of rear entry hall (east and south walls)



Photo 94: Downstairs bedroom, with bathroom (north and east walls)



Photo 95: Stair hall from landing



Photo 96: Upstairs central hall, facing south (toward back of house)



Photo 97: Upstairs central hall, facing north (toward front of house)



Photo 98: Window, upstairs central hall



Photo 99: Window detail



Photo 100: Bedroom #2, facing northeast

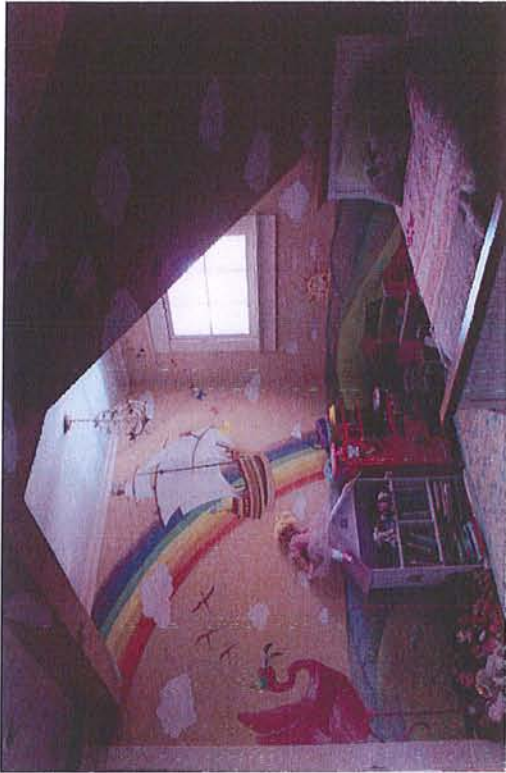


Photo 101: Bedroom #2, facing north



Photo 102: Bathroom between bedrooms #2 and #3



Photo 103: Bathroom between bedrooms #2 and #3

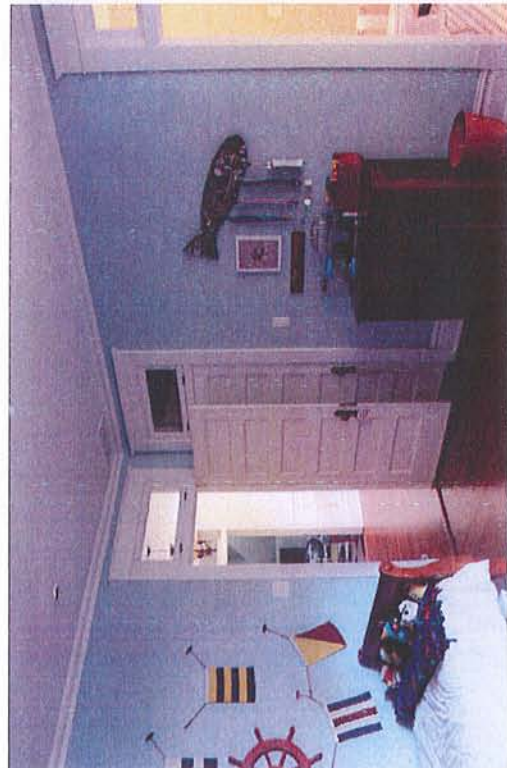


Photo 104: Bedroom #3, facing northwest



Photo 105: Bedroom #3, facing southwest

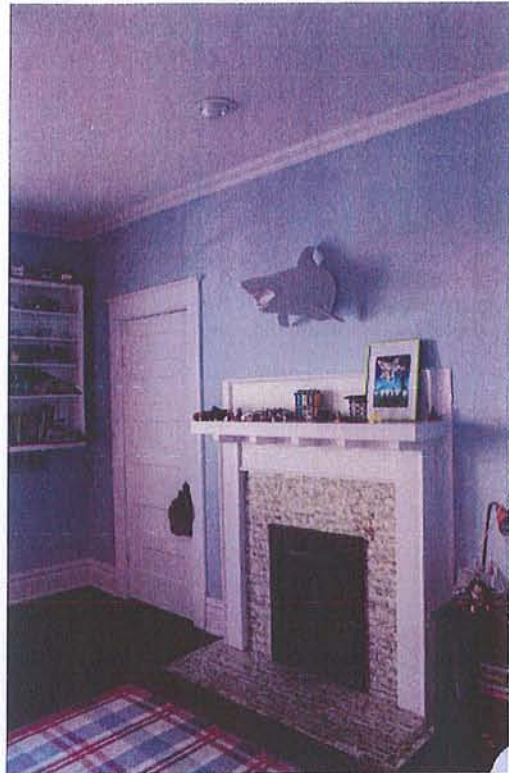


Photo 106: Bedroom #3, facing southeast

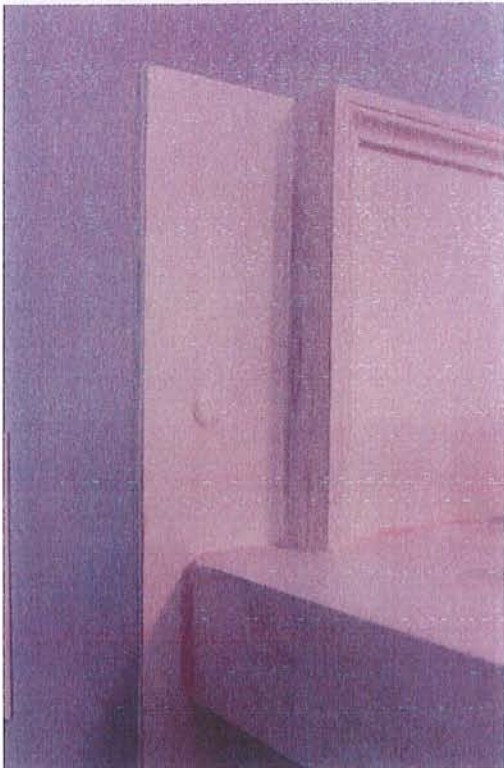


Photo 107: Mantle detail, bedroom #3



Photo 108: Closet window, bedroom #3



Photo 109: Closet window detail,
bedroom #3

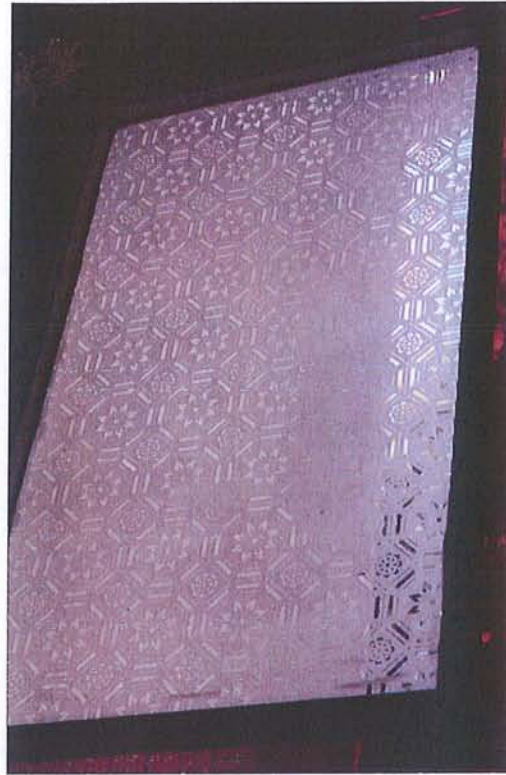


Photo 110: Closet window detail,
bedroom #3

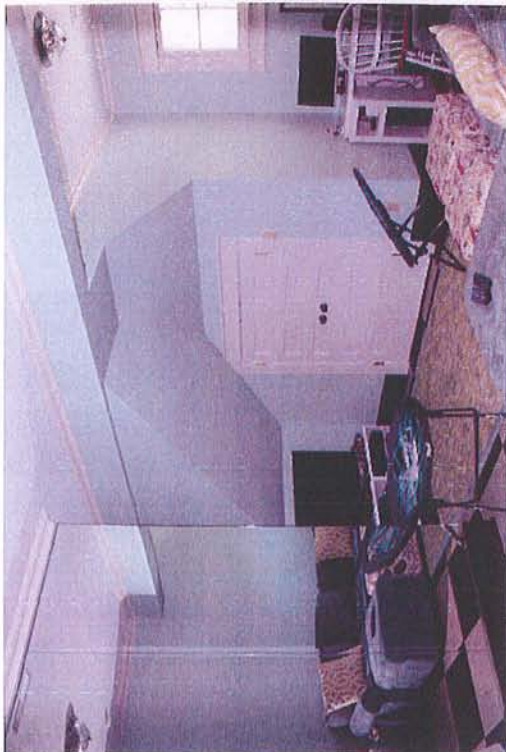


Photo 111: Playroom, facing southeast



Photo 112: Bedroom #4, facing northeast



Photo 113: Bedroom #4, facing southeast



Photo 114: Fireplace, bedroom #4



Photo 115: Fireplace detail, bedroom #4



Photo 116: Mantle detail, bedroom #4

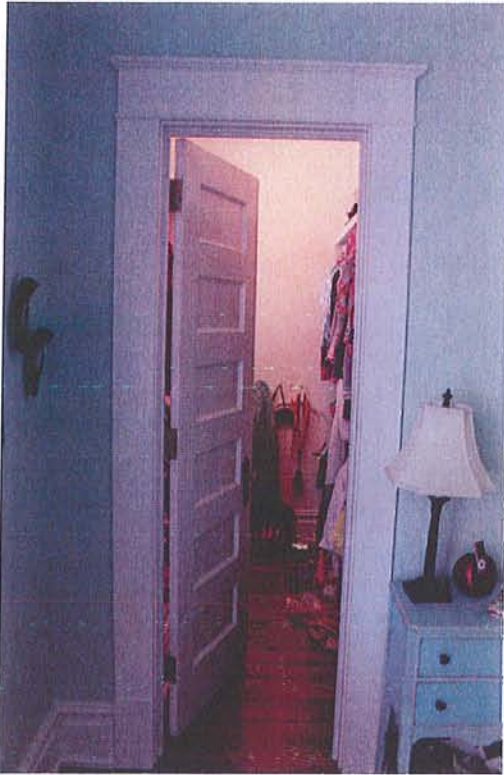


Photo 117: Bedroom #4 closet, facing north



Photo 118: Bathroom, bedroom #4



Photo 119: Entry to master bedroom, facing south

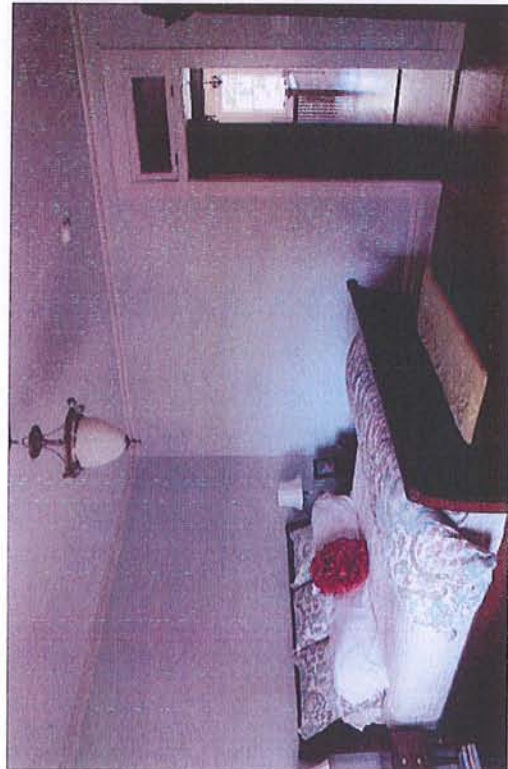


Photo 120: Master bedroom, facing north



Photo 121: Master bedroom, facing northeast

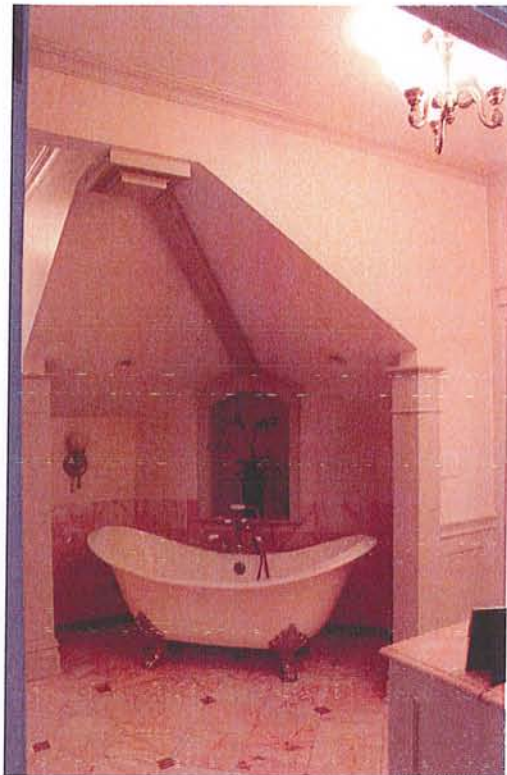


Photo 122: Master bath, facing southeast

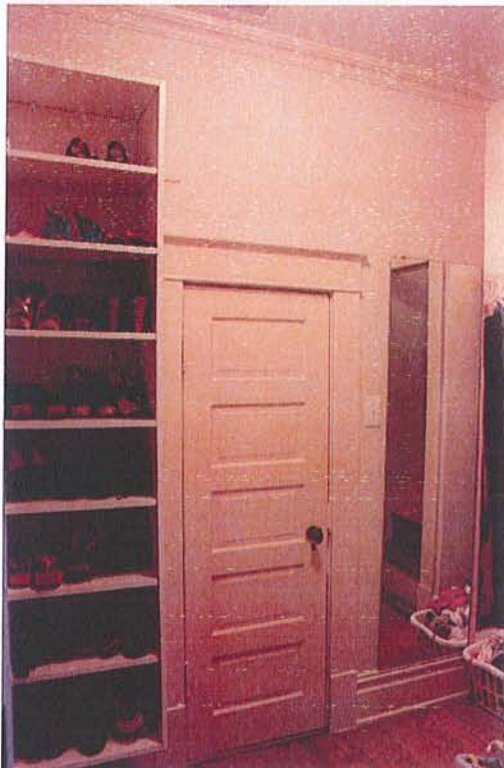


Photo 123: Closet, master bedroom

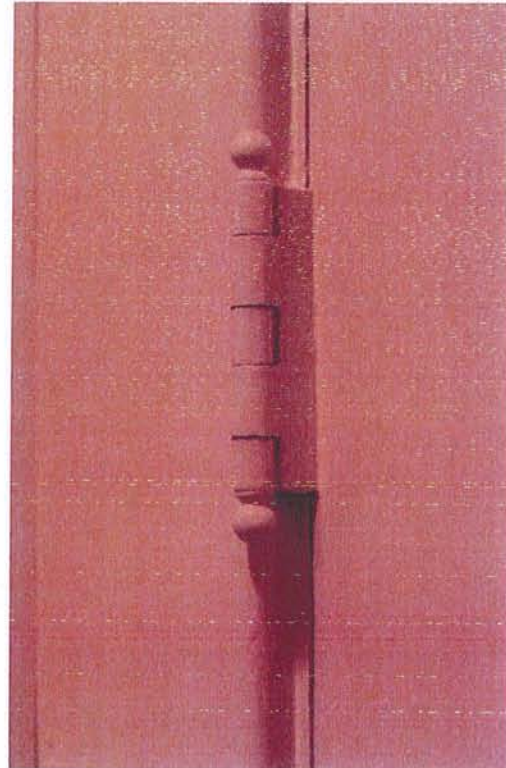


Photo 124: Hinge detail, master bedroom closet



Photo 125: Doorknob detail, master bedroom closet

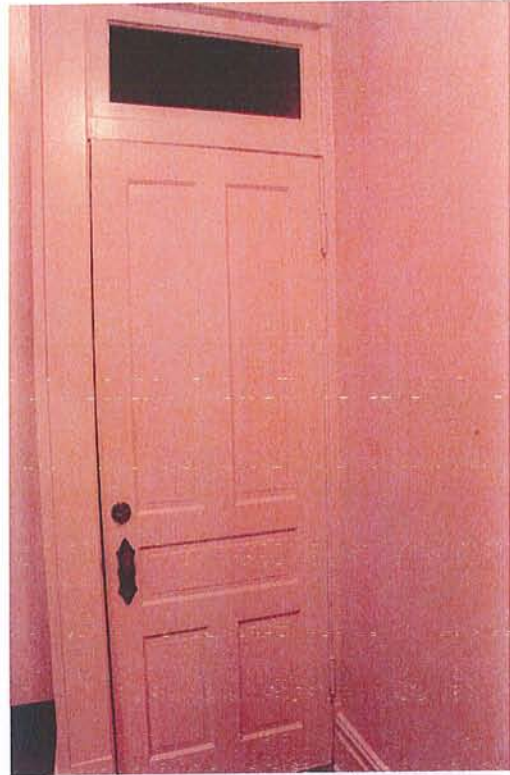


Photo 126: Attic stair in master bedroom closet



Photo 127: Attic stair in master bedroom closet



Photo 128: Attic

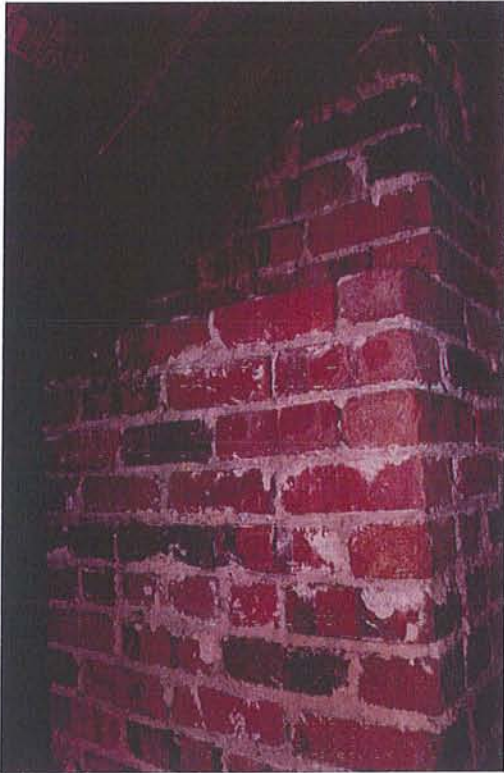


Photo 129: Chimney detail, attic

APPENDIX C
(DEEDS)

X J. R. Hughes Deed from Fannie R. Mitchell & Wm. T. Mitchell

North Carolina

Swain County

This Deed made this the 30th day of Dec 1897 by Fannie R. Mitchell and Wm. T. Mitchell of the one part to J. R. Hughes of the second part all of said State and County aforesaid Witnesseth:

That the parties of the first part for and in consideration of the sum of six hundred dollars in hand paid by the party of the second part the receipt whereof is hereby acknowledged, have bargained and sold and do by these presents bargain sell and convey unto said J. R. Hughes and his heirs forever the following tracts of land situate on the waters of North Buffalo Creek in said County and bounded as follows to-wit:

Beginning at a stone Kirkpatrick's corner, thence west 31 poles to an ash sapling, thence South $4\frac{1}{2}^{\circ}$ west 114 poles to a pine, thence South 76° East 22 poles to a stone Hughes corner, thence North $60\frac{1}{2}^{\circ}$ East $57\frac{1}{2}$ poles to a stump, Hughes & Binsbrow's corner, thence North 66° East 23 poles to a stone Lewis corner, thence North 31 poles to a stone thence North 33° west $13\frac{1}{2}$ poles to a stone, thence North 50° west 57 poles to the beginning containing $5.4\frac{1}{2}$ acres more or less.
Second tract: Beginning at an ash thence west 75 poles to a stone Begwoods corner, thence South 28 poles to a stone Begwoods corner, thence west 29 poles to a stone, thence South 2° west $34\frac{1}{2}$ poles to a stone corner of No 3, thence East $101\frac{3}{4}$ poles to a stone on lower line corner of No 3, thence North $44\frac{1}{2}^{\circ}$ East 60 poles to the beginning containing 32 acres more or less.

Also the following small parcels of land situate on the East side of the Highway leading from Greenbors to Buffalo Church, one parcel containing $4\frac{1}{2}$ acres the second parcel containing $1\frac{3}{8}$ poles and the third $1\frac{7}{100}$ poles for further description to all above tracts of land see allotment of lower and division of land William Mitchell deed in Reg. of Deeds office To have and to hold to him the said J. R. Hughes and his heirs forever the aforesaid tracts or parcels of land with all the privileges and appurtenances thereto belonging to his use and behoof. And the said Fannie Mitchell doth covenant that she is seized of the said first tract of land for the term of her natural life and hath the right to convey the same in such estate. The said William T. Mitchell doth covenant that he is seized of the second tract of land in fee simple and hath a right to convey the same in such estate and

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That he hath a reversionary interest in the first tract of land to be possessed and enjoyed at the death of his mother Fannie Mitchell That the further covenant that the said tracts are free from all incumbrances and that they will warrant and defend the title to such estate as aforesaid against the claims of all persons whatsoever. In testimony whereof the said Fannie Mitchell and Wm. T. Mitchell have hereunto set their hands and seals the 21st day of Decr. aforesaid.

Fannie A. X. Mitchell ^{he} Deal
Wm. T. Mitchell ^{mark} Deal

J. James R. Pearce a Justice of the Peace in and for the County of Guilford do hereby certify that Fannie R. Mitchell and Wm. T. Mitchell personally appeared before me this 21st day of Decr. 1887 and acknowledged the due execution of the foregoing deed of conveyance.

J. R. Pearce, J.P.

State of North Carolina
Guilford County

The foregoing certificate of J. R. Pearce a Justice of the Peace for Guilford County is adjudged to be correct. Therefore let said deed and the certificate be registered. This 2nd day of Jan'y 1890

Albert A. Holton C. C.

Filed for registration at 4 o'clock P.M. Jan. 2nd 1890

J. W. Bailey
Reg. of Deeds.

X
B. J. Fisher Deed from Alonzo A. Binton et al

This Deed Made this 16th day of Dec. A. D. 1887 by Alonzo A. Binton & wife Mary of Guilford County and State of North Carolina party of the first part to B. J. Fisher of Randolph County and State of North Carolina party of the second part. Witnesseth:

That the said party of the first part found in consideration of the sum of \$4,000⁰⁰ Four thousand dollars to them in hand paid by the said party of the second part, the receipt of which is hereby acknowledged have bargained and sold, and by these presents do bargain sell and convey unto the said party of the second part and his heirs a certain tract or parcel of land in the County of Guilford and State of N. C. in Kilmer Township adjoining the lands of L. F. Rose on west & North Depot & Davis Streets on south & East and others, and bounded as follows, viz:

Beginning at the North East corner of of the (formerly) Rose & Vanders (now L. F. Rose)

Beginning at a Spanish oak on ⁹³ ~~the~~ Begram's line running south
with said Begram's line & District school house line to Begram's corner
45 1/2 poles. Thence West of south a degree line with said Begram's line
to a stone 5 poles. Thence with said Begram's line south west to
Begram's corner on Oakes line to a white oak 3 poles. Thence North
with said Oakes line to a hickory tree 5 poles Begram's line, thence
East with Begram's line to a stone 10 poles. Thence North with
Begram's line to Begram's corner 22 1/2 poles to a stone, thence West
with said Begram's line to a stone in Isaac Oakes field 21 poles.
Thence North 16 poles to a stone on Begram's line. Thence East on
said Begram's line 24 poles to the beginning.

To have and to hold and to their successors in office for the use
of said church. I do hereby bind myself my heirs executors and
administrators against all other titles claims and demands what
ever to said land to said trustees & their successors in office
for the use of said church forever hereunto. I set my hand and
seal in the presence of - The day & date as above written.

Isaac Oakes
mark

(Seal)

State of North Carolina
Guilford County

Be it remembered that on this 25th day of April 1890 before me a
Justice of the Peace for said County personally appeared Isaac
Oakes and acknowledged the execution of the foregoing deed.

J. L. Ogburn J.P.

North Carolina
Guilford County

The foregoing Certificate of J. L. Ogburn a Justice of the Peace
for Guilford County is adjudged to be correct. Therefore let said
deed and the certificate be registered. This 28th day of April 1890.

Albert A. Holloyer. C. & C.

Filed for registration 10⁵⁰ o'clock a.m. April 28th 1890

J. W. Caney Reg. of Deeds

X W. D. McAdoo Deed from J. R. Hughes

North Carolina
Guilford County

This Deed made this 4th day of March 1890 by J. R. Hughes & wife
Amelia F. Hughes parties of the first part to W. D. McAdoo party
of the second part all of Guilford County and State of said
North Carolina:

That the said parties of the first part have bargain
ed and sold and do by these presents bargain sell and convey
unto W. D. McAdoo and his heirs forever for and in consideration

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of the sum of seven thousand and ⁹⁴seventy five dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged the following tract of land lying and being on the waters of North Buffalo creek and bounded as follows to wit:

Beginning at a block oak on the west side of the highway leading from Greensboro at Kirkpatrick's corner thence North 50° West 40 poles to a stone Kirkpatrick's corner thence West 106 poles to a stone Hogwoods corner thence South 88 poles to a stone Hogwoods corner thence West 29 poles to a stone Hogwoods corner thence South 80° West 83 poles to Rich's corner thence North 84° East 100 poles to a stone thence South $4\frac{1}{2}^{\circ}$ West 12 poles and 15 links to a pine bark corner thence South 76° East 22 poles to a stone thence South 10° East 20 poles to the creek thence down the meanderings of the creek Eastwardly to Benbow's corner thence North 25° West 28 poles to a white oak stump Benbow's corner thence North 66° East 12 poles to a Hawthorn Benbow's corner thence North 26° East 10 poles and 10 links to a stone Lewis corner thence North 25° poles and 7 links to Lewis corner thence North 38° West $73\frac{1}{2}$ poles to a stone thence East 57 poles to a stone on West side of the R. & D. R. track thence with said Railroad North 12 poles to Kirkpatrick's corner thence West 76 poles to the beginning containing 178 acres, more or less, also two lots on the East side of the said highway containing one and three quarters of an acre each more or less as described in the division of the lands of William P. Mitchell dec'd in the Court house.

To have and to hold the aforesaid tract of land unto him the said W. D. McAdoo and his heirs forever with all the privileges and appurtenances thereto belonging (except the fruit trees and grape vines which are to be paid for separately according to contract heretofore made) to his and their only use and behoof.

And the said J. R. Hughes covenants to and with the said W. D. McAdoo and his heirs forever that he will warrant and defend the title to the said tract of land against the claims of those persons under whom he claims title immediately and against the claims of all persons claiming under or from said Hughes in witness whereof the parties of the first part have hereunto set their hands and seals the day and year above written.

State of North Carolina
Sulford County

James R. Hughes

Amelia F. Hughes

Seal

Seal

I, J. R. Pearce an acting Justice of the Peace in and for said County, do hereby certify that J. R. Hughes and Amelia F. Hughes his wife personally appeared before me this day and acknowledged the due execution of the foregoing deed. And the said

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BK 0238 PG 0038

This Deed, Made this the 1st day of March, 1912
by Jessie A. McAdoo (wid.) and his wife Mary S. McAdoo single

of Guilford County and State of North Carolina, part one of the first part,
to Wm. R. McAdoo of Guilford County and State of
North Carolina, party of the second part,

WITNESSETH: That the said party one of the first part, in consideration of [\$ 6000.00 Six Thousand
Dollars to them paid by the said party of the second part, the receipt
of which is hereby acknowledged, has have bargained and sold, and by these presents do hereby bargain, sell, and convey unto the said
party of the second part, and his heirs, a tract or parcel of land in the County of Guilford and State of North Carolina; in
Morehead Township, adjoining the lands of
Benjamin Boone, A. M. Seale, J. A. Heywood and others, and bounded as follows:

Beginning at a point in center of North Elm Street and running with said Street N. 4°
east fourteen hundred and fifty two (1452) feet to Cone's line; thence with said line
westwardly twelve hundred and two (1202) feet to a stone J. A. Heywood's N. E. corner;
thence with J. A. Heywood's line south 1° 10' west four hundred and fifty six and seven
tenths (456.7) feet to a stone; thence north 87° 24' west four hundred and seventy seven
(477) feet to a stone; thence with Callahan and Seale's line south 4° 10' west thirteen
hundred and seventy seven (1377) feet to a stone; thence north 82° east sixteen hundred
and fifty (1650) feet to the beginning, containing fifty six (56) more or less, excepting
one lot included in this boundary 50 x 150 feet belonging to T. E. Gardner.

being a part conveyed to Walter D. McAdoo by J. R. Hughes & wife Amelia Hughes.
The above land was conveyed to grantor by See Book No. 82, Page 93, etc.

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the said party of
the second part and his heirs and assigns forever.

And the said party one of the first part do covenant that they are seized of said premises in fee and have
the right to convey the same in fee simple; that the same are free from encumbrances, and that they will warrant and defend
the said title to the same against the claims of all persons whatsoever.

IN TESTIMONY WHEREOF, The said party one of the first part have hereunto set their hand and seal, the
day and year first above written.

Witness:

Mary S. McAdoo [SEAL]
Jessie A. McAdoo [SEAL]
[SEAL]
[SEAL]

STATE OF NORTH CAROLINA—Guilford County.

I, _____ of said County, do hereby certify that

and his wife _____
grantors, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance, and the said
being by me privately examined, separate and apart from her said
husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion
of her said husband, or any other person, and that she doth still voluntarily assent thereto. Let the said deed and this certificate be registered.

Witness my hand and seal, this the _____ day of _____, 1912.

My commission expires _____ day of _____, 1912.
_____, J. P. [SEAL]

STATE OF NORTH CAROLINA—Guilford County.

I, S. S. Mitchell a Justice of the Peace of said County, do hereby certify that
Jessie A. McAdoo + Mary S. McAdoo grantor, personally appeared before me this day and acknowledged the
execution of the foregoing deed. Let the said deed and this certificate be registered.

Witness my hand and seal, this the 4th day of March, 1912.

My commission expires _____ day of _____, 1912.
_____, J. P. [SEAL]

STATE OF NORTH CAROLINA—Guilford County.

The foregoing certificate of S. S. Mitchell a Justice of the Peace of said County, is
adjudged to be correct. Let the said deed and the certificates be registered.

Witness my hand, this the 6 day of March, 1912.
M. W. Gault dep't. C. S. C.

Filed for registration on the 6 day of March, 1912, at 10 o'clock A. M., and duly recorded.
W. A. Gault Register of Deeds.

IRVING PARK CO. DEED FROM JAS. F. JORDAN.

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NORTH CAROLINA GUILFORD COUNTY.

THIS DEED, Made this the 25th day of June, 1918, by and between James F. Jordan and wife Mary W. Jordan, of Guilford County, North Carolina, parties of the first part, and the Irving Park Company, a corporation organized under the laws of the State of North Carolina, with its principal office at Greensboro, N.C., party of the second part, WITNESSETH:

That the said parties of the first part, in consideration of the sum of Ten Dollars (\$10.00) to them paid by the party of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey unto the said party of the second part, its successors and assigns, those certain tracts of land in Guilford County, North Carolina, Morehead Township, more particularly described as follows:

First Tract: Adjoining the lands of Caesar Cone, A. H. Scales, J. A. Hegwood and others, and bounded as follows: BEGINNING at a point in the center of N. Elm St., and running with said street N. 4° E. 1452 ft. to Cone's line, thence with said line Wly. 1202 ft. to a stone, J. A. Hegwood's NE. corner, thence with J. A. Hegwood's line S. 1° 10' W. 456.7 ft. to a stone, thence N. 87° 24' W. 477 ft. to a stone; thence with Gallahan and Scales' line S. 4° 10' W. 1377 ft. to a stone, thence N. 82° E. 1650 ft. to the beginning, containing .56 acres, more or less, and being the same land described in a deed from Josie A. McAdoo and Mary I. McAdoo to Wm. D. McAdoo, recorded in book 238, page 38 in the register of deeds office.

Second Tract: Adjoining the lands of Wm. D. McAdoo, Martha E. Hegwood and others, and bounded as follows: Beginning at a rock in Cone's line, McAdoo's corner with Hegwood, running about W. 487 ft. to a stone in Cone's line, thence about S. 434 ft. to a hickory tree, McAdoo's NW. corner, thence along McAdoo's line about E. 513 ft. to a stone, thence about N. 459 ft. to the beginning corner, containing about 5-1/3 acres, more or less, and being the same land conveyed to Wm. D. McAdoo by John A. Hegwood and wife Martha E. Hegwood, by deed recorded in book 238, page 425 in the register of deeds office.

Being all that land bounded on the East by N. Elm St. extended, on the South and West by the lands of the Irving Park Co., and on the North by lands of Caesar Cone, and all our right, title and interest in and to any property bought by our grantor from the Irving Park Co. and all our rights, title and interest in and to any streets connecting with said property hereby conveyed.

Save and Except from said boundaries, the land conveyed in the following conveyances, heretofore made:

1. A deed from W. D. McAdoo and wife Nina McAdoo to Irving Park Co. for a tract containing 13,846.96 square feet, more or less, recorded in book 276, page 707.
2. A deed from W. D. McAdoo and wife Nina McAdoo to J. Goldstein for lots 8 and 9, block 5, of McAdoo Country Club Development as shown in the register of deeds office, plot book 4, page 24, recorded in book 274, page 401.
3. A deed from W. D. McAdoo and wife Nina McAdoo to E. D. Broadhurst and wife for lots 12, 13, 14 and 15 in block 4 and lots 17 and 18, block 5, in McAdoo Country Club Development, shown in the register of deeds office plot book 4, page 24, recorded in book 274, page 404.
4. A deed from W. D. McAdoo and wife Nina McAdoo to E. D. Broadhurst and L. J. Duffy for lots 1 and 97 in block 4, McAdoo Country Club Development shown in register of deeds office in plot book 4, page 24, recorded in book 274, page 403.
5. A deed from W. D. McAdoo and wife Nina McAdoo to A. W. Kaplan for lots 15 and 16 in block 5, McAdoo Country Club Development, as shown in register of deeds office in plot book 4, page 24, and recorded in book 274, page 439.
6. A deed from W. D. McAdoo and wife Nina McAdoo to A. W. Kaplan for lot 14, block 5, McAdoo Country Club Development, as shown in register of deeds office in plot book 4, page 24, recorded in book 274, page 520.
7. A deed from W. D. McAdoo and wife Nina McAdoo to S. S. Mitchell for lots 19 and 20, block 5, McAdoo Country Club Development, shown in register of deeds office in plot book 4, page 24, recorded in book 274, page 544.
8. A deed from W. D. McAdoo and wife Nina McAdoo to R. J. Mebane and E. N. Snow for lots 1, block 5, McAdoo Country Club Development shown in register of deeds office in plot book 4, page 24, and recorded in book 274, page 685.
9. A deed from W. D. McAdoo and wife Nina McAdoo to Chapter #301 United Daughters of the Confederacy for a parcel of land described in a deed recorded in book 291, page 639 of the register of deeds office.

BK 0308 PG 0665

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It is Further understood and agreed that the said party of the second part, as part of the consideration for this conveyance, hereby assumes and agrees to perform, and will at all times hold the parties of the first part harmless from that covenant and stipulations numbered 1 appearing in certain of the deeds above referred to from W. D. McAdoo and wife Nina McAdoo, as follows: "That the grantor will construct, or cause to be constructed, a common sewer line adjoining said property, with the right in the owners or occupants of said property to connect with same at their own expense, and to use same upon the payment of such sewer rent as is charged by the City of Greensboro, and subject to such regulations as the City of Greensboro now makes or may hereafter rightfully make in regard to its sewer system."

By this Deed, for the consideration aforesaid, the said parties of the first part also sell and assigns to the said party of the second part, all the improvements on the said property hereinbefore described of whatever kind and description, including sewer pipe lying upon the land or upon the lands adjacent thereto.

To Have and to Hold the aforesaid tracts or parcels of land and all privileges and appurtenances thereto belonging, unto the said party of the second part, its successors and assigns forever, subject, however, to the conveyances hereinbefore set out.

And the said parties of the first part covenant with the said party of the second part, its successors and assigns, that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from all incumbrances and that they will warrant and defend the title to the same against the claims of all persons whomsoever, subject, however, to the conveyance hereinbefore set out and shown.

In Testimony Whereof, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

J. F. Jordan, (Seal)

Mary W. Jordan, (Seal)

(U. S. Documentary Stamps \$50.00, cancelled)

NORTH CAROLINA GUILFORD COUNTY.

I, F. C. Boyles, a Notary Public in and for said County and State, hereby certify that James F. Jordan and wife Mary W. Jordan personally appeared before me this day and acknowledged the due execution of the foregoing deed; and the said Mary W. Jordan, being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily and without fear or compulsion of her said husband or any other person, and that she doth still voluntarily assent thereto.

Witness my hand and seal, this the 17th day of September, 1918.

F. C. Boyles, Notary Public.

(F. C. Boyles, Notary Public, Guilford County, N.C.)

My Commission expires April 20th, 1919.

STATE OF NORTH CAROLINA GUILFORD COUNTY.

The foregoing certificate of F. C. Boyles, Notary Public of said County, is adjudged to be correct. Let the said instrument and the certificates be registered.

Witness my hand, this the 20 day of Sept. 1918.

H. W. Gant, C. S. C.

Filed for registration on the 20 day of Sept. 1918 at 4:20 O'Clock P.M. and duly recorded.

W. H. Rankin, Register of Deeds.

[illegible]

BK 0308 PG 0666

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MRS. SARAH SANDERS DEED FROM IRVING PARK COMPANY.

NORTH CAROLINA GUILFORD COUNTY.

This Deed, Made this the 18th day of September, 1918 by the Irving Park Company, a corporation duly organized under the laws of the State of North Carolina, with its principal office in Greensboro, N.C. party of the first part, to Mrs. Sarah Sanders of Guilford County, and State of North Carolina, party of the second part, WITNESSETH:

That the said party of the first part, in consideration of (\$10.00) Ten Dollars and other valuable consideration to it paid by the party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell and convey unto the party of the second part, and her heirs, a parcel of land in the County of Guilford, State of North Carolina, in Morehead Township, and bounded as follows:

Beginning at an iron stake on the south side of a street running east and west in front of the property known as the W. D. McAdoo Homeplace, said stake being north 89° 30 minutes east, 152 feet from R. W. Glenn's northeast corner, and running thence south 0° 4 minutes west, 263.6 feet to an iron stake, a new corner; thence north 85° 39 minutes east, a new line, 350.3 feet to an iron stake on the street running north and south along the eastern margin of said McAdoo Homeplace; thence north 0° 40 minutes west with the east margin of said Street, 240 feet to an iron stake at the intersection of the street running east and west on the north of the property described, and the street running north and south on the east of the property described; thence south 89° 30 minutes west with the south margin of the street, 346.35 feet to the point of beginning, containing 2.008 acres, more or less, reserving to the grantor herein the right to round the corner at the intersection of the streets above referred to by making an arc of a circle which shall cut the north and east lines of said property at points not exceeding 16.3 feet west and south respectively of the corner of said lot; same being part of the land deeded by W. D. McAdoo to J. F. Jordan and by Jordan & wife to Irving Park Company.

Being lot No. 17 in the plat made by _____ and recorded in the office of the Register of Deeds of Guilford County in Plat Book No. _____ Page _____.

And it is Covenanted and Stipulated by the party of the second part and her heirs and assigns, as a part of the consideration and as an inducement to the execution of this Deed by the party of the first part, and as a condition thereof, as follows:

1. That no dwelling house shall be constructed or maintained on the premises of less value than (\$2500.00) Twenty Five Hundred Dollars; provided, this shall not apply to servants' houses erected in the rear of said premises.
2. That no buildings other than residences, except barns, stables, garages or outhouses used for domestic purposes solely, shall be built on said premises; provided, that this shall not apply to churches and schools when erected on lots not less than 75 feet front.
3. That no part of any structure built upon the premises shall be nearer the front line thereof than forty feet; and no residence shall be built nearer either of the side lines of said property than fifteen feet and that no outhouse, servants' house, barn, stable or other buildings, shall be built within forty feet of any street or road on the property; provided, this shall not be construed to refer to a lane, and no dwelling house shall be on a lot of less than _____ feet front.
4. That all fences on the property shall be of wire, stone, brick or concrete, and no part of any fence shall be nearer the front edge of said lot than forty feet.
5. That no shop, store, factory, saloon, or business house of any kind; no hospital, asylum or institution of like or kindred nature, and no charitable institution shall be erected or maintained on the premises hereby conveyed.
6. That when any dwelling house is built upon the premises it shall be connected at the expense of the owner with the common sewer, and the owner shall pay such sewer rent as is charged by the City of Greensboro.
7. That no cesspool or receptacle of any kind, for the storage of liquid waste, and no privy, shall be constructed or kept on the land hereby conveyed, and that no swine shall be kept on the premises, and no nuisance of any kind shall be maintained or allowed thereon, nor any use made thereof or permitted which shall be noxious or dangerous to health.
8. That the premises shall not be occupied by negroes or persons with negro blood; provided, that this shall not be construed to prevent the living upon the premises of any negro servant whose time is employed for domestic purposes by the occupants of the dwelling house, together with the family of such servant.
9. That no sign or bill boards of any description shall be displayed on the property, with the exception of signs "For Rent," and "For Sale," which signs shall not exceed 2 x 3 feet in size.

10. That the fact that the plat made of the property, as aforesaid, is referred to herein and is shown to the purchaser, shall not preclude the parties of the first part from closing or making changes in streets, roads, lanes and in other ways, where such closing or change does not close or change such street, road or lane immediately abutting on the property of the party of the second part.

11. That no street shall be laid out or opened on the property without the consent in writing of the said party of the first part.

12. That plans and specifications for any building to be put upon the land herein conveyed shall first be submitted to the party of the first part for its approval.

13. The party of the first part, its successors and assigns, shall have, and hereby retain, a right of way along the rear line of the land hereby conveyed for pole lines or conduits in connection with the supplying water, sewer, light, power and telephone service.

14. All covenants and conditions binding upon the party of the second part shall be covenants running with the land.

To Have and to Hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said party of the second part, her heirs and assigns forever.

And the said Irving Park Company, does covenant that it is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from incumbrances and that it will warrant and defend the said title to the same against the lawful claims of all persons.

In Testimony Whereof, the party of the first part has caused this Deed to be signed in its corporate name, by its President, attested by its Secretary, and has caused its corporate seal to be hereto affixed, all by order of its Board of Directors on the day and year first above written.

IRVING PARK COMPANY,

By, A. M. Soales, V-President.

Attest: H. L. Coble, Secretary.

(Irving Park Company, Seal, Greensboro, N.C.)

(U. S. Documentary Stamps \$20.00, cancelled)

NORTH CAROLINA GUILFORD COUNTY.

I, H. W. Gant, Clerk Supr Court in and for said State and County, hereby certify that personally appeared before me this day H. L. Coble who being by me duly sworn says that he knows the common seal of the Irving Park Company, and is acquainted with A. M. Soales, who is the Vice President of said corporation, and that he, the said H. L. Coble is the Secretary of said corporation, and saw the said Vice President sign the foregoing instrument, and saw the common seal of said corporation, affixed to said instrument by said Vice President, and that he, the said H. L. Coble, signed his name in attestation of said instrument in the presence of said President of said corporation. Let the said Deed and Certificate be registered.

Witness my hand and notarial seal, this the 20 day of September, 1918.

H. W. Gant, C. S. C.

Filed for registration on the 20 day of Sept. 1918 at 4:25 O'Clock P.M. and duly recorded.

W. H. Rankin, Register of Deeds.

THIS DEED, Made this the 26th day of Sept., 1922, by
~~X~~ Sarah Sanders and ~~XXXXX~~ J. P. Sanders her husband

Mecklenburg
of ~~XXXXX~~ County and State of North Carolina, parties of the first part,
to R. B. Tatum and wife Robah Bencini Tatum
of Guilford County and State of North Carolina, party of the second part,

WITNESSETH, That the said part ies of the first part, in consideration of (\$ 10.00)
Ten dollars and other valuable consideration ~~XXXXX~~ to them
paid by the said party of the second part, the receipt of which is hereby acknowledged, ~~has~~ have bargained and sold, and by these presents
do ~~---~~ bargain, sell, and convey unto the said party of the second part, and their heirs, a tract or parcel of land in
the County of Guilford and State of North Carolina, in Morehead
Township, adjoining the lands of Irving Park Company
and others, and bounded as follows:

BEGINNING at an iron stake on the south side of Fairview Drive, said stake
being north 89 degrees 39 minutes east 152 feet from R.W. Glenn's northeast corner,
and running thence south 0 degrees 4 minutes west 263.6 feet to an iron stake, a new
corner; thence north 85 degrees 37 minutes east, a new line, 350.3 feet to an iron
stake on the street running north and south along the eastern margin of said McAdoo
Homeplace; thence north 0 degrees 40 minutes west with the eastern margin of said
Street 240 feet to an iron stake at the intersection of Fairview Drive and said Street
and running thence south 89 degrees 30 minutes west with the southern margin of Fair-
view Drive 346.25 feet to the point of beginning, containing 2.008 acres, more or
less, and being a part of the land conveyed by W. D. McAdoo to J. F. Jordan, and by
J. F. Jordan and wife to the Irving Park Company, and by the Irving Park Company to
Mrs Sarah Sanders by deed recorded in the office of Register of Deeds of Guilford
County in Book 308, Page 660.

THIS CONVEYANCE is made subject to the covenants and stipulations as set out
in deed from the Irving Park Company to Mrs. Sarah Sanders.

THIS CONVEYANCE is also made subject to a Deed of Trust in the sum of Ten Thou-
sand (\$10,000.00) Dollars to Julian Price, Trustee, as recorded in the office of
the Register of Deeds of Guilford County in Book 299, Page 254 which said Deed of
Trust, together with the notes secured by same, the parties of the second part here-
by assume and agree to pay.

The above land was conveyed to grantor by them See Book No. ---, Page ---, etc.
To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said party
of the second part, their heirs and assigns forever.

And the said part ies of the first part do ~~---~~ covenant that they are is are seized of said premises in fee and
have the right to convey the same in fee simple; that the same are free from encumbrances and that they
will warrant and defend the said title to the same against the claims of all persons whatsoever.

IN TESTIMONY WHEREOF, The said part ies of the first part have hereunto set their hand s and
seal s, the day and year first above written.

(U.S. Stamps \$16.00 Cancelled.) Sarah Sanders [SEAL]
J. P. Sanders [SEAL]
Witness: R. L. Sing [SEAL]

Mecklenburg
STATE OF NORTH CAROLINA—~~XXXXX~~ County.

I, R. L. Sing, a Notary Public of said County, do hereby certify that
J. P. Sanders and his wife Sarah Sanders
grantors, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance, and the said
Sarah Sanders being by me privately examined, separate and apart from her said
husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or com-
pulsion of her said husband, or any other person, and that she doth still voluntarily assent thereto. Let the said deed and this cer-
tificate be registered.

Witness my hand and seal, this the 27th day of September, 1922.
R. L. Sing, Notary Public,
Mecklenburg County, N. C. R. L. Sing, N.P. ~~XXXXXX~~ [SEAL]
My commission expires Dec. 2nd, 1923 day of ---, 19---

STATE OF NORTH CAROLINA—GUILFORD COUNTY.

I, ---, of said County, do hereby certify that
---, grantor, personally appeared before me this day and
acknowledged the execution of the foregoing deed. Let the said deed and this certificate be registered.

Witness my hand and seal, this the --- day of ---, 19---.
---, J. P. [SEAL]
My commission expires --- day of ---, 19---.

STATE OF NORTH CAROLINA—GUILFORD COUNTY.

The foregoing certificate of R. L. Sing, Notary Public of Mecklenburg XXXXXX County, is adjudged
to be correct. Let the said deed and the certificates be registered.

Witness my hand, this the 2 day of Oct., 1922.
Colvin T. Leonard, Deputy. C. S. O.
Filed for registration on the 2 day of Oct., 1922, at 10:30 o'clock A. M., and duly recorded.
R. H. WHARTON, Register of Deeds.

Form 1815, 506, 8-11-11.

THIS DEED, Made this the 26th day of February, 1932,
by JULIAN PRICE, Trustee, party of the first part, to
JEFFERSON STANDARD LIFE INSURANCE COMPANY,
party of the second part.

WITNESSETH:

THAT WHEREAS, on the 1st day of November, 1923,
B. B. Tatum and wife, Robah B. Tatum,
executed and delivered to the party of the first part, as Trustee, a certain deed of trust which is recorded in
the office of the Register of Deeds for Guilford County, North Carolina,
in Book 299 at Page 341;

AND WHEREAS there was default in the payment of the indebtedness secured thereby, as therein provided
and under and by virtue of the authority conferred by said deed of trust, and in accordance with the terms and
stipulations of the same, and after due advertisement as in said deed of trust prescribed and by law provided,
the said party of the first part, Trustee as aforesaid, did, on the 5th day of February, 1932,
at the Court House door in Greensboro, Guilford
County, North Carolina, expose to public sale the property hereinafter described when and where
JEFFERSON STANDARD LIFE INSURANCE COMPANY

became the last and highest bidder for same at the price of
\$16,000.00, said property having been sold subject to all unmatured assessments
against same.

AND WHEREAS the party of the first part, Trustee as aforesaid, duly reported said sale to the Clerk of
the Superior Court of the aforesaid County, and more than ten days have elapsed, and no advanced bid has
been made, and the purchase price has been fully paid;

NOW THEREFORE, in consideration of the premises and the sum of \$10.00 paid to the said party of
the first part by the said party of the second part, the receipt of which is hereby acknowledged, the said party
of the first part, Trustee as aforesaid, has bargained and sold and by these presents does bargain, sell and
convey unto the said party of the second part, its heirs, successors and assigns, that certain tract or
parcel of land in Greensboro, Guilford County,
North Carolina, more particularly described as follows:

TRACT I: Beginning at an iron stake on the south side of Fairview
Drive, said stake being N. 89° 39' E. 152 feet from R. W.
Glenn's N.E. corner, and running thence S. 0° 4' W. 263.6 feet to
an iron stake, a new corner; thence N. 85° 37' E., a new line,
350.3 feet to an iron stake on the street running north and south
along the eastern margin of said McAdoo Homestead; thence N. 0° 40'
W. with the eastern margin of said street 240 feet to an iron stake
at the intersection of Fairview Drive and said street, and running
thence South 89° 30' W. with the Southern margin of Fairview Drive
346.35 feet to the point of beginning, containing 2.008 acres, more
or less.

TRACT II: Beginning at an iron stake on the east side of Wainman
Street in the City of Greensboro, L. M. Ham's N.W. corner;
thence N. 4° E. 58 feet to the corner of said street and Fisher
Avenue; thence S. 86° E. with Fisher Avenue 105 feet to the center
of an eight foot alley; thence S. 4° W. with the center of said alley
58 feet to said Ham's N.E. corner; thence N. 86° W. with said Ham's
line 105 feet to the point of beginning; subject to a right of way
forever over, under and through a strip of land four feet wide by
58 feet long off the east end of the above described property, which
strip of land is a part of an alleyway eight feet wide by 108 feet
long extending from Fisher Avenue S. 4° W. parallel with and its
center 105 feet from Wainman Street; and together with a right of way,
over, under and through the above described alley.

TO HAVE AND TO HOLD, said land and premises with all privileges and appurtenances thereunto belong-
ing to the said party of the second part, its heirs, successors and assigns forever, in as full and
ample manner as the said party of the first part, Trustee as aforesaid, is authorized and empowered to convey
the same.

IN WITNESS WHEREOF, the party of the first part, Trustee as aforesaid, has hereunto set his hand
and seal, this the day and year first above written.

Julian Price
Trustee.

(SEAL)

APPENDIX D
(HISTORICAL DOCUMENTS)

years.

HUFFINE HOTEL**J. P. Sanders, Manager.**

Among the hotels of Greensboro, one which has maintained a high reputation, especially among the travelling men, is the Huffine Hotel. A large three story brick building 110 by 50 feet in dimensions, situated directly across from the Southern depot. The building is modern, having been fitted for the comfort and convenience of the guests in every particular, with fifty comfortably furnished guest rooms. The office and lounging rooms are large and attractive, and the dining room has a seating capacity of sixty-five. The table linen, cutlery and glass, as well as the entire service throughout the hotel, is all that can be desired. The menu is complete with all the



delicacies of the day. The house is heated by steam and lighted by electricity and the traveler is assured every possible comfort and convenience. In connection with the hotel is a restaurant and quick lunch room for the accommodation of the travelling public. This hotel was established in 1900 and has been under the management of J. P. Sanders for the past eight years. Mr. Sanders is a well known man among the traveling public and by his conduct of the house has established for himself a high reputation as a hotel man and genial host. He conducts his house on both the American and European plans, rates being from \$2.00 a day up, on the American plan, and from \$1.00 a day up on the European plan.

B. B. Tatum

Mr. B. B. Tatum conceived the idea that he would have a transfer business second to none, and he went after it. He equipped his place with all kinds of horses and trucks and wagons. Not only trucks, but moving vans—anything on wheels that would carry goods he wanted and he bought it—and he is doing business with it. He not only has the transfer business—the hauling of most everything in town, but he runs a baggage office and sees that your trunk is taken to the depot and checked and you are saved the trouble.

NO MATTER ABOUT DISTANCE.

When the camp was located at Charlotte and it was necessary to get laundry there it was Tatum who had the trucks to see that the Dick Laundry delivered the goods. If a man wants to move his household belongings from Greensboro to a neighboring town, Tatum has the equipment to get them there—even a house full of goods all on one truck and at prices that are not extortionate.

FORMERLY IN LIVERY BUSINESS.

Mr. Tatum started out in the livery business, but he soon saw that the automobile had come to stay; that the day of the smart looking team for hire was about gone, so he quickly slipped from the livery business into the transfer business and while he doesn't enjoy a monopoly in the city on freight and baggage he so conducts his business that he does about all that is to be done—and as the city grows that amounts to a great deal.

THE LONG DISTANCE TRUCK.

Mr. Tatum has trucks which he calls the long distance trucks. This means that he is ready for a trip, no matter how far. He will haul your trunk; he will haul a car load or a train load of freight; he will personally see that the service is first-class. While he employs many drivers and helpers Mr. Ben is always on the job and it is for this reason that he is entrusted with all kinds of business. It should not be understood that the general term "livery" has been cut out of his catalogue, because he has livery service—but for the most part the truck and machine is what he employs, understanding that private owners of cars are too plentiful to allow him to specialize in his old line.

PLENTY OF TIME.

Mr. Tatum is yet a very young man and he has plenty of time to build—and he understands that a transfer company, thoroughly established on sound lines in a big city is worth something. That is why he is building carefully as he goes; that is why he undertakes to pay particular attention to every customer. If you want anything hauled—just see Ben Tatum.

SKETCHES

HEDGPETH & RUCKER.

Cotton.

Engaged very extensively in the cotton industry is the prominent firm of Hedgpeth & Rucker. This firm has been established since 1905, comprising in its membership Messrs. J. C. Hedgpeth and P. C. Rucker who owe their special success in this difficult line of industry to the fact that they have spent many years identified with it. They have a comprehensive familiarity with all the details of buying, handling and the classification of cotton, operating their business according to most honorable business principles, making accurate representations of their products which has won for them a name that is highly thought of here. They occupy well arranged quarters, including general offices and sample rooms on the fifth floor of the McAdoo Building. Messrs. Hedgpeth and Rucker are both Carolinians by birth and have resided in Greensboro for a number of years. They are members of the Chamber of Commerce, Merchants & Manufacturers Club, Country Club, Rotary Club and the Elks, and Mr. Rucker is a Mason and Shriner. Mr. Hedgpeth is the Secretary and Treasurer of the Greensboro Cotton Association, Organized for the purpose of furthering the best interests of the trade.

GREENSBORO MANUFACTURING



P. C. RUCKER.