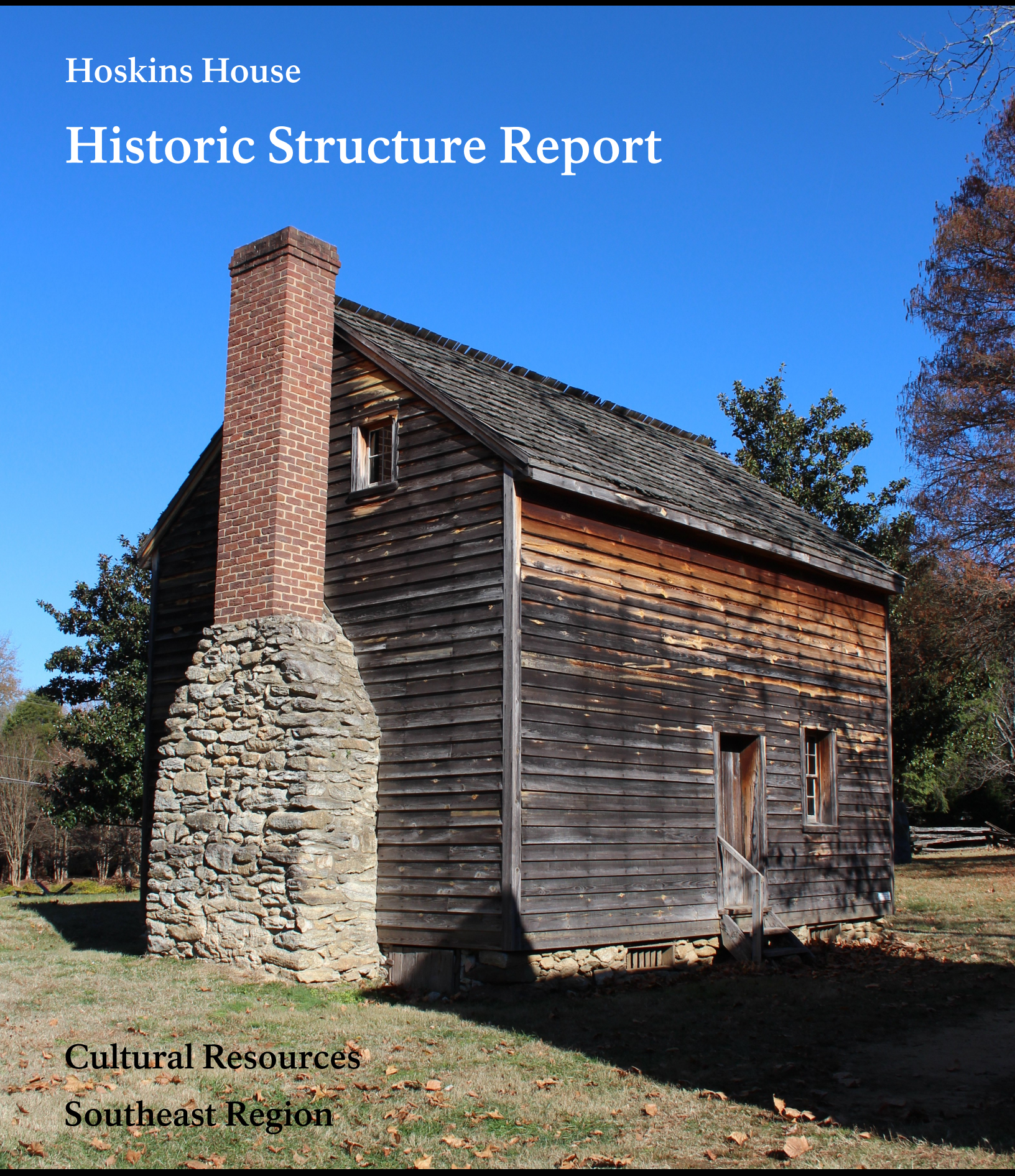
National Park Service
U.S. Department of the Interior

Guilford Courthouse National Military Park
Greensboro, North Carolina

Hoskins House

Historic Structure Report



Cultural Resources
Southeast Region

Guilford Courthouse National Military Park Hoskins House

Greensboro, North Carolina

Historic Structure Report

October 2015

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About the front cover: View of the Hoskins House looking northeast, November 2014.

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Guilford Courthouse National Military Park Hoskins House

Greensboro, North Carolina

Historic Structure Report

Approved: _____ 30 OCT 2015
Superintendent, Guilford Courthouse National Military Park — Date

Recommended: _____ NOV 9, 2015
Chief, Cultural Resources, Partnerships and Science Division, Southeast Region — Date

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Foreword

We are pleased to make available this Historic Structure Report, part of our ongoing effort to provide comprehensive documentation for the historic structures and cultural landscapes of National Park Service units in the Southeast Region. A number of individuals contributed to the successful completion of this work, but we would particularly like to thank the Project Team who authored the report. The authors would like to thank the staff at the Guilford Courthouse National Military Park who assisted with the project, including Superintendents Charles Cranfield (retired) and Doyle Sapp (current), Park Historian John Durham, and the Park staff who assisted with the inspection of the Hoskins House and its environs. We like to also thank our partner Eastern National represented by Nancy Stewart. Additional thanks to Historical Architect Danita Brown, AIA, of the Southeast Regional Office for her assistance. We hope that this study will prove valuable to park management in ongoing efforts to preserve the buildings and to everyone in understanding and interpreting these unique resources.

Dan Scheidt, Chief
Cultural Resources, Partnerships and Science Division
Southeast Regional Office
2015

Management Summary

At the request of the National Park Service (NPS), Wiss, Janney, Elstner Associates, Inc. (WJE) has developed this Historic Structure Report (HSR) for the Hoskins House at Guilford Courthouse National Military Park, Greensboro, North Carolina. Figure 1 is a map of North Carolina showing the location of the park and Greensboro. Figure 2 is a map of the park. Figure 3 is an aerial image showing the location of the Hoskins House within the Hoskins House Farmstead site.

The Hoskins House Historic District, including the house as a contributing structure, was listed in the National Register of Historic Places in 1988.[1] The house was also included as a contributing structure in the National Historic Landmark documentation prepared for the battlefield in 1999.[2]

Although the date of the house was not accurately known at the time the National Register nomination and National Historic Landmark documentation were prepared, the findings of this study indicate that the Hoskins House is significant under National Register Criterion C, as an example of a local vernacular house type dating to the early 1810s, and retains sufficient integrity to convey its historic significance. As such, treatment and use of the Hoskins House should be considered within the context of the legal mandates and policy directives established by National Park Service Cultural Resources Management Guideline (Director's Order 28) for the protection of cultural resources.

Historical Data

Settlement of the Carolinas began in the late seventeenth century in coastal areas; by the mid-1730s small groups of settlers began to move into the Piedmont. As a result of the growth in population, three new counties were formed in the Piedmont between 1750 and 1771, including Guilford County, which was founded in 1771. In 1774, the state legislature authorized construction of a courthouse, prison, and stocks for Guilford County. The courthouse was completed by 1781.

Among the early residents of the county were Joseph Hoskins and Hannah Evans Hoskins. The Hoskinses purchased a 150-acre property on Horsepen Creek near the courthouse in 1778.

On March 14, 1781, Maj. Gen. Nathanael Greene's army of nearly 4,500 American militia and Continentals reached Guilford Courthouse while moving through the region seeking a position of military strength as they were shadowed by British troops under the command of Gen. Charles Cornwallis. An initial skirmish along New Garden Road delayed the British advance toward Guilford Courthouse. The battle unfolded on March 15, 1781, with fighting occurring on nearby farmlands of Joseph Hoskins. After 2-1/2 hours of intense and often brutal fighting, Cornwallis forced his

1. Michael T. Southern, with research by Thomas Taylor, Hoskins House Historic District, National Register of Historic Places Registration Form, prepared January 31, 1988, listed in the National Register, March 15, 1988.

2. John Hiatt, National Historic Landmark Nomination, Guilford Court House Battlefield, prepared January 6, 1999.

opponent to withdraw from the field. Greene's retreat preserved the strength of his army, but Cornwallis's frail victory was won at the cost of more than 25 percent of his army. Reduced to a force of only 1,500 men, Cornwallis had lost too many to retain an effective fighting force in the Carolinas. Afterward, Cornwallis moved his troops to Wilmington and eventually removed his forces to Yorktown, Virginia, where he met ultimate defeat in 1781.

During the late eighteenth century, the number of settlers increased and residents expanded the area under cultivation and cleared the virgin forest that covered most of the battlefield's 1,000 acres. The village of Guilford Courthouse ceased to exist in 1785 when the North Carolina General Assembly chartered a new community nearby to serve as the county seat that was referred to as "Martinville." As the center of county government, however, Martinville failed to thrive, and the Court of Pleas and Quarter Sessions was moved to newly chartered Greensboro in 1809.

As the nineteenth century progressed, Americans began to form groups with the mission of honoring, protecting, and commemorating the events of the 1770s and 1780s that led to the formation of the new nation. The first local effort to commemorate the battle of Guilford Courthouse was initiated in 1857, when a group referred to as the Greene Monument Association was organized and began fund-raising activities to erect a memorial to the American general in his namesake city. The Civil War broke out before the Association could achieve its goal, which would remain unfilled until after Reconstruction. The Centennial of American Independence in 1876 proved to be a watershed for commemoration. At this time, Congress appropriated funds to erect monuments at Yorktown, Bennington, Saratoga, Newburg, Cowpens, Monmouth, Groton, and Oriskany. Locally, the goal of honoring the battle of Guilford Courthouse was taken up by a new organization—the Guilford Battle Ground Company.

Greensboro businessman Judge David Schenck was elected the first president of the Guilford Battle Ground Company in May 1887. Within its first year of operation, the organization acquired nearly 62 acres of battlefield land. The battleground was beautified and sixteen monuments were erected by 1902.

The land associated with the Hoskins house remained in private ownership during this time. In 1890 Naomi Ward sold the house to Theodosia Hoskins. Another descendant, Susie B. Hoskins, received most of this land from Theodosia Hoskins in 1901.

Following years of failed attempts, Guilford Courthouse National Military Park was established in March 2, 1917, on lands acquired by the Guilford Battle Ground Company. Control of Guilford National Military Park was transferred from the War Department to the National Park Service in 1933.

The Hoskins House changed hands in 1925, with Susie B. Hoskins selling the house and 100 acres to S. F. and Mary White. An attached kitchen was present on the house at this time.

During this period, on land near the park, succeeding generations of the Hoskins family continued to occupy the house and sell off portions of the original eighteenth century property.

By the 1930s, the Hoskins House was covered in clapboard siding with multiple rear and side additions.

In 1951, the house and one acre were purchased by historian Burke Davis. In 1952, Davis added two wings to the house, one on the east side, and another on the west side. In 1955, Davis applied a brick veneer around the original board-covered log house in order to better protect the historic structure. He also modified the plan by building a new east wing and by changing the west wing. David Wyrick bought the property from Burke Davis in 1971, and soon further expanded the house.

Alarmed by the development beginning to occur along the western edge of the battlefield, a group of Greensboro citizens formed a non-profit

organization—Guilford Battleground Company—in 1984intending to raise funds to purchase the Hoskins House and surrounding land. In 1985, Wyrick sold his property to the newly formed non-profit.

In 1986–1987 the group undertook efforts to restore the Hoskins House, including the removal of the twentieth century additions and the brick veneer, and the replacement of deteriorated logs.

At this time, a kitchen outbuilding was constructed south of the house, and the Coble Barn was relocated to the site.

All of the tracts associated with the Hoskins farmstead, which totaled 7.69 acres, were deeded to the City of Greensboro in 1988 to form the basis of Tannenbaum Historic Park. In 1992, a visitor center was constructed to support educational programming at the Tannenbaum Historic Park. Additional renovations to the house were undertaken throughout the 1990s and 2000s. In 2010, the National Park Service acquired Tannenbaum Historic Park from the City of Greensboro.

Treatment and Use

The Hoskins House is an example of local vernacular house construction dating to the early 1810s. It is currently used to interpret colonial and early American life for visitors to the park, and it is anticipated that this use will continue. The recommended overarching treatment for the building is therefore *Rehabilitation* to support ongoing use of the house as part of the park's interpretive program, while retaining and protecting historic character-defining features.

The building is generally in fair condition, with repairs required to address weathering-related deterioration. Repair needs are related to deterioration of exterior wood cladding, windows and doors, and wood shingle roofing. These distress conditions largely affect non-historic replica materials and can be addressed with localized replacement using compatible new wood components. The existing configuration of the house includes a number of conjectural or inaccurate elements that date to the 1980s restoration and repairs in the early part of this century. In the long-term, additional restoration to more closely match the nineteenth century appearance of the building, to the extent documentation is available, is desirable.

Administrative Data

Locational Data

Building Name: Hoskins House

Location: Guilford Courthouse National Military Park, Greensboro, North Carolina

UTM Coordinates: 17N N: 3998985 E: 603261

Latitude/Longitude Coordinates: 36.1300 degrees north, 79.8524 degrees west

LCS Number: N/A

NPS Asset Number: 233112

Related Studies

Thomas E. Baker, *Redeemed from Oblivion: An Administrative History of Guilford Courthouse National Military Park.* Washington, D.C.: National Park Service, U.S. Department of the Interior, 1995.

Henri D Grissino-Mayer and Joseph P. Henderson, *The Historical Dendroarchaeology of the Hoskins House, Tannenbaum Historic Park, Greensboro, North Carolina.* Knoxville, Tennessee: University of Tennessee, Department of Geography, Laboratory of Tree-Ring Science, 2006.

John Hiatt, Guilford Courthouse National Military Park *Cultural Landscape Report.* Atlanta, Georgia: National Park Service, Southeast Regional Office, Cultural Resources Division, 2003.

John Hiatt, National Historic Landmark Nomination, Guilford Court House Battlefield, prepared January 6, 1999.

Michael T. Southern, with research by Thomas Taylor, Hoskins House Historic District,

National Register of Historic Places Registration Form, prepared January 31, 1988, listed in the National Register, March 15, 1988.

Cultural Resources Data

The Hoskins House Historic District, including the house as a contributing structure, was listed in the National Register of Historic Places in 1988. The house was also included as a contributing structure in the National Historic Landmark documentation prepared for the battlefield in 1999.

Period of Significance: circa 1810–1939

Proposed Treatment: Rehabilitation

Project Scope and Methodology

The goal of the HSR is to develop planning information for use in the repair, maintenance, and preservation of historically significant buildings. First developed by the National Park Service in the 1930s, HSRs are documents prepared for a building, structure, or group of buildings and structures of recognized significance to record and analyze the property's initial construction and subsequent alterations through historical, physical, and pictorial evidence; document the performance and condition of the structure's materials and overall physical stability; identify an appropriate course of treatment; and, following implementation of the recommended work, document alterations made through that treatment.

This HSR addresses key issues specific to the Hoskins House, including the history and construction chronology of the building (as possible based on available archival documentation); the existing physical condition of the exterior and interior materials; and the historic significance and integrity of the structure.

The following project methodology was used for to prepare this study.

Research and Document Review. Archival research was performed to gather information about the original construction and past modifications and repairs for use in assessing existing conditions and developing treatment recommendations for the building. Documents reviewed included maps, historic photographs, and other written and illustrative documentation about the history, construction, evolution, and repairs to the building. The research for this study built upon prior historical and archival research by the National Park Service and others, as outlined in the bibliography provided with this report. Primary reference material for this study was obtained from Guilford Courthouse National Military Park collections. Project team members also met with Superintendent Charles Cranfield; Historian John Durham; Nancy Stewart of Eastern National; and Jim Kirkpatrick, former Greensboro mayor pro tem and former President and current Honorary Chairman of the Guilford Battleground Company; Vicki Boyce, Maintenance Coordinator; and William Bragg of King's Mountain National Military Park (who was assisting with Facility Management Software System at Guilford National Military Park) during the site visit to discuss the history of the house and barn, previous and anticipated repair projects, and future planning efforts for the Hoskins Farmstead site. Additional research material was also obtained from the National Park Service Technical Information Center (TIC) in Denver.

Condition Assessment and Documentation. Concurrent with the historical research, a condition survey of the building was performed and observations were documented with digital photographs, field notes, and annotations on sketch drawings prepared by the project team while on site. The condition assessment addressed the exterior and primary interior spaces and features of the buildings, as well as visible primary portions of the building structural systems.

Development of History, Chronology of Construction, and Evaluation of Significance. Based on historical documentation and physical evidence gathered during the study, a context history and a chronology of design and construction were developed. An evaluation of the significance was also prepared, taking into consideration guidelines provided by *National Register Bulletin: How to Apply the National Register Criteria for Evaluation.*[3] This evaluation of history and significance provided the basis for the development of treatment recommendations.

Treatment Recommendations. The Secretary of the Interior's Standards for the Treatment of Historic Properties guided the development of treatment recommendations for the significant exterior and interior features of the buildings. Following the overall treatment approach of *rehabilitation*, which ensures preservation of character-defining features while allowing new and continued use of the building, specific recommendations were developed to address observed existing distress conditions as well as long-term preservation objectives.[4]

Preparation of Historic Structure Report. Following completion of research, site work, and analysis, a narrative report was prepared summarizing the results of the research and inspection and presenting recommendations for treatment. The HSR was compiled following the organizational guidelines of NPS *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*, with modifications made to the organizational structure as needed to meet the purposes of this project.[5]

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3. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, National Register of Historic Places, 1997).
4. Kay D. Weeks and Anne E. Grimmer, The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (Washington, D.C.: National Park Service, Historic Preservation Services, 1995).
5. Deborah Slaton, *Preservation Brief 43: The Preparation and Use of Historic Structure Reports* (Washington, D.C.: National Park Service, Technical Preservation Services, 2005).

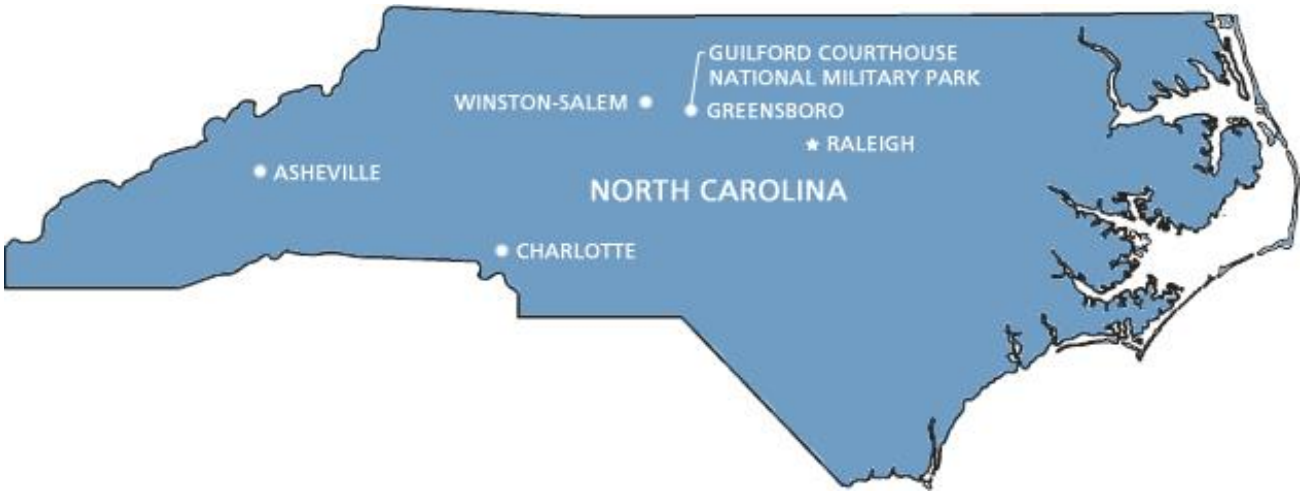


FIGURE 1. A map of North Carolina showing the location of Guilford Courthouse National Military Park and Greensboro.

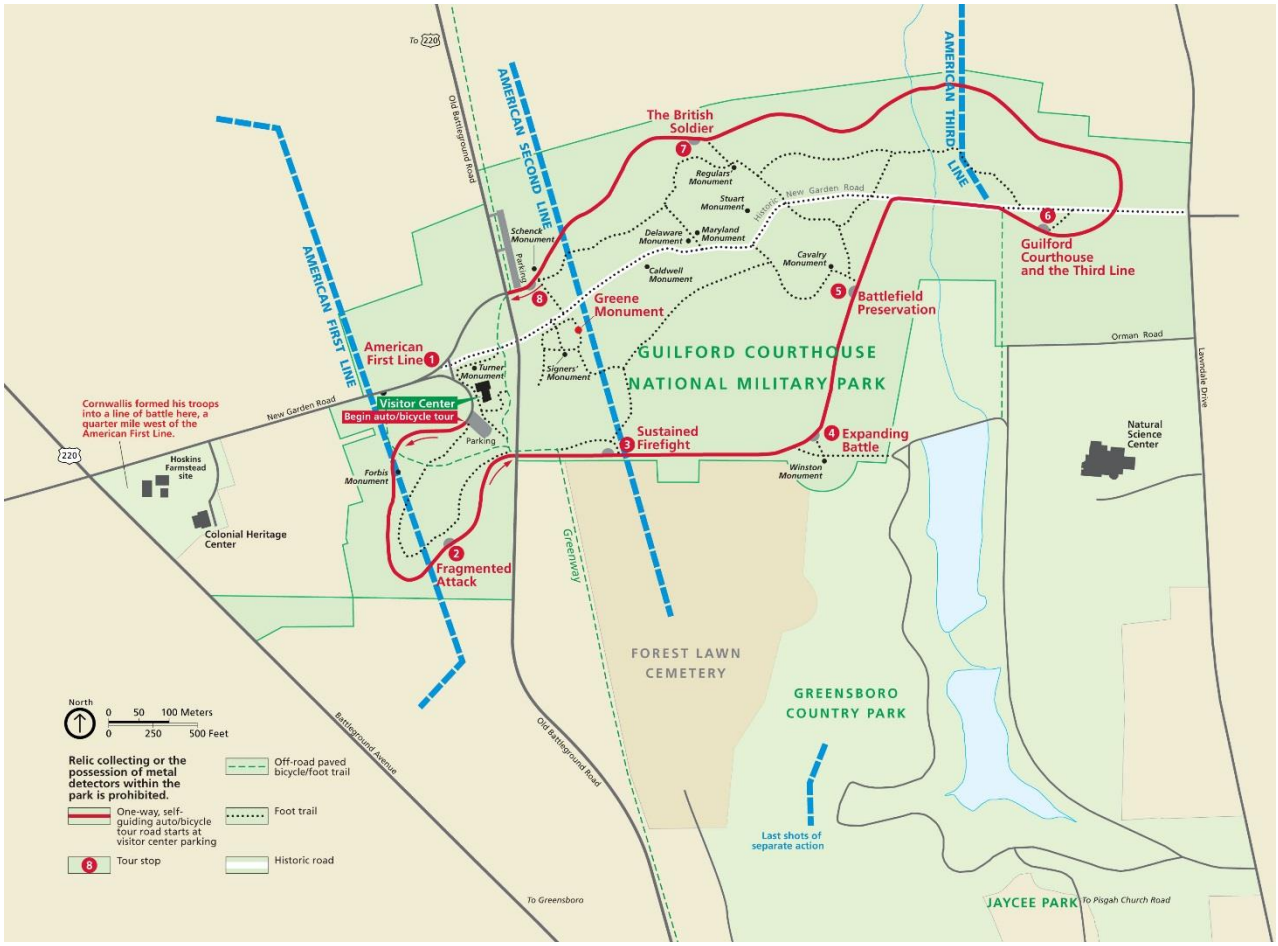


FIGURE 2. A map of Guilford Courthouse National Military Park, with the Hoskins Farmstead site at left. Source: National Park Service.



FIGURE 3. An aerial view of the Hoskins Farmstead site.

Developmental History

Historical Background and Context

Prehistory to Contact

Few Native American sites have been identified within the Guilford Courthouse battlefield landscape to date, although investigations conducted in 1984 by Wake Forest archeologists hired by the Guilford Battleground Company uncovered cultural features, artifacts, and fill episodes. Material evidence of prehistoric activity included six non-diagnostic, lithic artifacts manufactured of local material (metavolcanic) that date to the period.[6]

Archeological evidence for cultural activity within the Piedmont region of North Carolina suggests that early Native American groups were nomadic and visited the area while hunting Pleistocene megafauna and foraging during the Paleo-Indian period (10,500 to 8,500 BCE). The period is characterized by the Clovis points manufactured from high-grade lithic materials such as Coastal chert, Piedmont metavolcanics, Ridge and Valley cherts, and western Piedmont quartz.[7] The Archaic period (8,500 to 1,000 BCE) correlates with the Holocene epoch associated with the environmental transformation from boreal tundra to deciduous plant communities that followed the last glaciation. Tool types increased during the Archaic period. Cultural activity, while still primarily mobile and nomadic, began to include seasonal encampment, with populations becoming adapted to a local or more regional environment. Populations appear to have increased as well. No sites relating to Archaic or Paleo-Indian period dwellers, however, have been located at or in the immediate vicinity of Guilford Courthouse.[8]

The Woodland period (1,000 BCE to 1,000 CE) is characterized by the introduction of earthen pottery and triangular chipped stone projectile points, and the cultivation of plant foods. Many Woodland era sites have been identified along stream corridors and in riverine environments.[9] Before 200 BCE, most cultural groups within the area were mound builders. The so-called Mississippian period (1,000 to 1,600 CE) was characterized by the beginning of village development on a large scale. Although groups continued to build mounds, they also began to establish large and complex villages, sometimes palisaded, while also maintaining expansive trading networks. As the period progressed, inhabitants also appear to have begun to disperse into smaller, isolated farmsteads.[10]

The first European visitors to the region were Spanish explorers. They were later joined by

6. Linda France Stine, Roy S. Stine, and Kristen S. Selikoff, "Multidisciplinary Landscape Research at Tannenbaum Historic Park, Guilford County, North Carolina" in *North Carolina Archaeology* Vol. 52 (October 2003), 38–39.
7. Linda France Stine and Kristen Selikoff, "Landscape Archaeology at Tannenbaum Park, Greensboro, North Carolina (31Gf413)" (Prepared for the Guilford Battleground Company, Tannenbaum-Sternberger Foundation and Tannenbaum Historic Park, Greensboro, North Carolina, 1984), 6.
8. John Hiatt, *Guilford Courthouse National Military Park Cultural Landscape Report* (Atlanta, Georgia: National Park Service, 2003), 8.
9. Stine and Selikoff, 9.
10. Ibid., 10.

British and French explorers, traders, and fur trappers, who introduced trade and commerce to the local peoples. During the seventeenth and early eighteenth centuries, two Siouan cultural groups—the Keyauwee and the Saura (Cheraw)—are known to have occupied villages located within a 40 mile radius of the battlefield.[11] Historic accounts of the local peoples were provided by those traveling through the area. The first to describe the central Piedmont was John Lederer in 1670, who had been sent by the Virginia Colony's Governor Berkeley to explore the region. One of the routes used by the Siouan culture groups as well as the European-American explorers was the Great Path, which passed within 15 miles of present-day Greensboro.[12] The arrival of European-Americans introduced diseases, such as yellow fever, that contributed to the decline of some native cultural groups. Others left in response to raids by warring tribes.

In the early 1730s, planter William Byrd II of Charles City, Virginia, visited one of the Saura's former towns on the Dan River near the North Carolina-Virginia border, and wrote about his visit. Byrd noted that the Saura "had been a considerable nation" until incursions by Iroquoian peoples from the north compelled them to abandon their homeland in the first decade of the eighteenth century. In response, they are said to have moved southward, where they joined the Keyauwee, who resided in a palisaded village near present-day Asheboro. The merged group later resettled on the Pee Dee River in South Carolina, and assimilated into the Catawba nation by 1739.[13]

Early European-American Settlement, circa 1730s–1776

King Charles of England officially created the province of Carolina in 1663; the new proprietary colony, as constituted, extended between colonial Virginia and Spanish Florida, and from the Atlantic to the Pacific Ocean. King Charles used the new province to reward families of his supporters by providing them with large land grants. Within Carolina, he granted charters to eight of his staunchest aristocratic allies, who became known as the Lord Proprietors.[14] By the 1690s, two distinct population centers had developed within Carolina—one to the north and the other to the south—prompting the Lord Proprietors to divide the large province into two administrative units. In 1712, North Carolina and South Carolina officially became separate political entities.[15]

Over the first two decades of the eighteenth century, proprietary mismanagement suggested that the Crown reacquire the grants. Although seven of the grant holders agreed to sell their grants back to the Crown in 1728, Lord Proprietor Carteret, and later his son, Lord Granville, did not. With the exception of what became known as the Granville district, North Carolina was officially converted into a royal colony in 1729. In the 1740s, the King ordered that his lands be surveyed to ensure the legal validity of colonists' land holdings in the district. Various attempts were made to complete this survey between the order and the 1770s. Carteret's claim encompassed a 60-mile-wide area in the northern half of North Carolina, extending from the Outer Banks to the Blue Ridge. Carteret, who never visited his landholdings, appointed agents to manage the affairs of his land office in the colony. It remained in operation and continued to issue its own land grants, including many reports of unscrupulous dealings, until the American Revolution.[16]

Most immigrants chose to settle near the ocean and within the inner coastal plain until the 1730s. Small groups of settlers began to move inland into the Piedmont beginning in the mid-1730s. Immigration accelerated during the 1750s, and continued to grow until the outbreak of the Revolution. Settlers came principally from Pennsylvania, Maryland, and Virginia, and were of British, Scots-Irish, and German descent. They often followed the Great Wagon Road, which arose from the port in Philadelphia and traveled through central Pennsylvania's Great Valley, and

11. Hiatt, CLR, 8-9.
12. Stine and Selikoff, 11.
13. Hiatt, CLR, 9.
14. Stine and Selikoff, 12, and Hiatt, CLR, 10.
15. Hiatt, CLR, 10.
16. Stine and Selikoff, 12, and Hiatt, CLR, 10.

continued south through the Shenandoah Valley of Virginia to Roanoke, where it split. One branch headed in a more westerly direction, while the other led east of the Blue Ridge Mountains into the Piedmont of North Carolina. Many of the settlers were Quakers; a group of Pennsylvania Quakers established the settlement of New Garden near present-day Guilford College in the mid-eighteenth century. While surveying the surrounding countryside, the newly arrived Quakers reportedly found tracts of open grassland, possibly the result of Saura use of fire for agricultural and hunting management.[17]

Settlers were lured by the prospect of the cheap, arable land offered by the agents of the Granville district.[18] By the early 1760s, African slaves would make up a portion of about 10 percent of the households.

In response to the growth of the population, several new counties were formed in the Piedmont between 1750 and 1771. By this time, local residents had formed a group known as the Regulators to protest a bias in state taxation and representation policies toward Tidewater landowners and against Piedmont farmers.[19] The Regulators accused county officials of widespread corruption involving embezzled tax revenues, exorbitant fees for required public services, arbitrary seizure of private property, and the imposition of high, regressive taxes on the county citizenry. In May 1771, Governor Tryon decided to send troops to the area in response to the threat of rebellion. The Battle of Alamance ensued, with the Governor's forces prevailing.[20] Guilford County was formed from Rowen County following the battle in an effort to address underlying problems of social and economic inequity between Tidewater and the Piedmont.[21]

One of the initial needs of the new county was to establish a center of government and authority. In 1774, the state legislature acted to authorize construction of a courthouse, prison, and stocks for Guilford County. Although records detailing the process that followed do not survive, the courthouse was constructed at some point before 1781, as it was known to have been present during the Revolutionary War battle fought in the area. The structure was at least partially complete by October 1776, as it is described in the diary of a Moravian resident who noted that a General Muster was held at the time at Guilford Courthouse. In addition, in 1777, the General Assembly is known to have passed "An Act for appointing Commissioners to finish the building of a Court-House, Prison and Stocks in the County of Guilford."[22]

Among the residents of the county at the time of the battle were Joseph and Hannah Evans Hoskins. They purchased a 150-acre property "on Horsepen Creek and both sides of the main road" (present-day New Garden Road) near the courthouse in 1778 from James and Mary Ross.[23] The Rosses had acquired the property from Robert Mitchell, who owned it between 1762 and 1774.[24] Although little is known about the configuration and use of the property prior to the Battle of Guilford Courthouse, the Tarleton map of the battle prepared in 1787 shows cleared fields and two buildings associated with the Hoskins property; British General Lord Charles Cornwallis would also describe the farm as a "considerable plantation," suggesting that the property had been settled and farmed well before the battle in 1781.[25] While it is likely that a house stood on the

17. Hiatt, CLR, 10, from Ethel S. Arnett, *Greensboro, North Carolina: The County Seat of Guilford* (Chapel Hill: University of North Carolina Press, 1955), 7; Hiram H. Hilty, *New Garden Friends Meeting* (Davidson, North Carolina: Briarpatch Press, 1983), 3.
18. Hiatt, CLR, 11, and Stine and Selikoff, 12.
19. Stine and Selikoff, 12.
20. Hiatt, CLR, 12.
21. Stine and Selikoff, 12.
22. Hiatt, CLR, 12.
23. Guilford County Deed Book 1:439; and Stine, Stine, and Selikoff, 25.
24. Guilford County Deed Book 1:285.
25. Michael T. Southern, "Hoskins House Historic District" National Register nomination (Raleigh, North Carolina: N.C. State Historic Preservation Office, 1988), 8-4.

property at the time of the battle, the date of origin of the dwelling located there today cannot be confirmed through available archival documentation; recent dendrochronological testing of wood members suggest it was constructed circa 1810s.[26] The first direct written claim that the present house was standing in 1781 was made in 1889 by Judge David Schenk, founder of the Guilford Battle Ground Company that sought to protect the nearby historic battlefield.[27]

Joseph Hoskins (1751–1799) and Hannah Evans Hoskins (born circa 1765) were from Chester County, Pennsylvania. Little is known about their circumstances, although they were relatively prosperous farmers.[28] Archeological investigations conducted in 1984 to search for one or two purported mass British graves stemming from the March 15, 1781, Battle of Guilford Courthouse uncovered eighteenth- and early nineteenth-century ceramics such as creamware and pearlware, wrought nails, and olive glass, and greater amounts of nineteenth- and twentieth-century ceramics, glass, and marbles on the property. These artifacts support interpretation of the property as a historic farmstead or plantation site. Although a total of 773 historic artifacts were recovered during this work, no graves were identified.[29]

The Revolutionary War, 1776–1783

On April 19, 1775, the Battles of Lexington and Concord signaled the beginning of military hostilities between England and American patriots. The events at Lexington and Concord fueled a rebellious spirit within the colonies that contributed to the ensuing political and military war. The two forces engaged one another throughout the Northeast as well as the South for several years, with neither side taking command or control of the war. The entry of France into the fray in February 1778 on the side of the patriots led to an effective stalemate in the Northern theatre by 1780. In control of New York City, the British set as a goal consolidation of their influence in the economically important South. Already engaged in a Southern Campaign in which they had captured Savannah, Georgia, in December 1778, and hoping to capitalize on the presence of many residents who considered themselves Loyalists to the British Crown and might be convinced to join the ranks, the British decided to focus more attention on the region in 1780.

On May 12, 1780, British forces under the command of Gen. Sir Henry Clinton gained control of Charleston, South Carolina. On August 16, 1780, General Cornwallis defeated patriot forces under the command of Horatio Gates in the Battle of Camden, South Carolina. At this point Americans began to fear loss of the South to England. On October 7, 1780, however, patriot militia from North Carolina and Virginia defeated British troops at Kings Mountain, while on January 17, 1781, they were victorious in the Battle of Cowpens, South Carolina.

The Battle of Guilford Court House, North Carolina, on March 15, 1781, built on the earlier successes and would prove to be an important turning point in the American Revolution.[30] Although a tactical victory for the British, Cornwallis lost 25 percent of his troops after the battle and thus suffered a strategic loss. While regrouping, Cornwallis determined that conquest

26. Southern, 8-4; Joseph P. Henderson, Henri D. Grissino-Mayer, Saskia L. Van De Gevel, and Justin L. Hart, "The Historical Dendroarchaeology of the Hoskins House, Tannenbaum Historic Park, Greensboro, North Carolina, U.S.A." in *Tree-Ring Research* Vol. 65 (1, 2009): 37.
27. Southern, 8-5.
28. Southern, 8-4, incorrectly notes that the Hoskins were Quakers, based upon confusion with a different, unrelated Joseph Hoskins born in 1814 and buried in the Quaker cemetery at New Garden.
29. Stine, Stine, and Selikoff, 38–39; from Lawrence E. Abbott, Jr., *Archaeological Investigations at the Hoskins House, Guilford County, North Carolina* (Winston Salem, North Carolina: Wake Forest University Archaeology Laboratories of the Museum of Man, 1984).
30. Stine, Stine, and Selikoff, 20.

of Virginia held the key to recovering the Carolinas, which might force the collapse of the patriot war effort. With weakened forces, Cornwallis abandoned the Carolinas, hoping for success in Virginia. At Yorktown, seven months later, Lord Cornwallis would surrender to the combined American and French forces under Gen. George Washington, effectively ending the war.[31]

In September 1780, General Washington was asked to appoint a new commander for the American forces in the South after General Gates was relieved of his command following defeat at Camden.[32] The patriot forces in the region were under the command of Maj. Gen. Nathanael Greene. Washington chose Greene, his most trusted lieutenant to follow Gates. Greene referred to his troops, encamped near Charlotte, North Carolina at the time, as "the Shadow of an Army in the midst of Distress."[33] He quickly determined to move the men elsewhere in search of food and to procure other necessities. After dividing the army into two, he led one wing to Cheraw, South Carolina, where food was available, while the second, under the command of Brig. Gen. Daniel Morgan, headed west to challenge British outposts in western South Carolina. Morgan and his troops defeated Lt. Col. Banastre Tarleton at Cowpens.[34]

Following the engagement at Cowpens, Greene determined to reunite his army, and personally joined Morgan to guide him to a rendezvous point in Guilford Courthouse. The two wings of Greene's army met there on February 8, 1781. Greene determined the need to move north to avoid another encounter with Cornwallis, who was in pursuit of the Americans. Greene managed to cross the Dan River unchallenged before Cornwallis changed tactics and decided to remove his forces to Hillsboro, North Carolina.[35]

Joining forces with other patriots in Virginia, Greene decided to move south again on February 24, 1781. In response, Cornwallis moved his troops north. For the next few weeks, the two armies shadowed one another, generally moving in a westward direction toward Guilford Courthouse. The courthouse, a well-known regional landmark, was located on high ground overlooking the intersection of two important transportation routes: Salisbury [New Garden] Road and Retreat [Reedy Fork] Road and thus offered several military advantages if controlled.[36]

Greene and his men reached the hamlet on March 14 and set up camp. Cornwallis, only 12 miles away at the time, decided to advance along New Garden Road in order to engage the Americans. In a letter to Thomas Jefferson, Greene noted, "On the 14th we marched to Guilford Court House and took a position within 8 miles of the enemy's encampment, with a view to attack them the next morning, but they anticipated our designs and moved down upon us."[37] Greene had sent a detachment under the command of Gen. Henry "Light Horse Harry" Lee ahead along the road. His troops engaged the British in a skirmish near a meeting house along the road that resulted in thirty British casualties, and allowed the Americans to retreat to the main force, an army of nearly 4,500 American militia and Continentals, at Guilford Courthouse; the larger American force also benefitted from the delay of British advance The British forces consisted of about 1,900 veteran regulars and German allies.[38]

In the fighting that unfolded on March 15, 1781, the farmlands of Joseph Hoskins were part of the

31. Guilford Courthouse National Military Park website (accessed March 5, 2015).
32. Letter from George Washington to Samuel Huntington (President of Congress), October 22, 1780. George Washington Papers 1741–1799, Series 4.
33. John Hiatt, "Guilford Court House Battlefield" National Historic Landmark nomination (Greensboro, North Carolina: Guilford Courthouse National Military Park, 1999), 18.
34. Hiatt, NHL, 18–19.
35. Hiatt, NHL, 19.
36. Stine, Stine, and Selikoff, 21.
37. Letter from Greene to Thomas Jefferson, March 16, 1781.
38. Hiatt, NHL, 21–22.

battle area. The landscape over which the Battle of Guilford Courthouse would be fought was generally rural and agricultural, with a patchwork of open fields and a predominance of forest, despite its proximity to the county seat. American General Nathanael Greene described the area as, "Wilderness, with few cleared fields interspersed here and there."[39] Greene's tactics upon establishing a defensive position on the field focused on dividing his forces into three successive lines, with the first two containing the militia, and the third the more seasoned American regular or Continental troops. Both the first and third lines edged open fields to their front, which would force the British to attack across unprotected ground. In between, the British would also have to navigate through a forest stand. The third line also occupied high ground, affording a distinctive advantage against an attacking army.

British General Lord Charles Cornwallis would later describe the battlefield encountered as follows:

> We found the rebel army posted on rising grounds about a mile and a half from the court house . . . . Immediately between the head of the column and the enemy's line was a considerable plantation, one large field of which was on our left of the road [sic], and two others, with a wood of about two hundred yards broad, between them on our right of it; beyond these fields the wood continued for several miles to our right. The wood beyond the plantation in our front, in the skirt of which the enemy's first line was formed[,] was about a mile in depth, the road then leading into an extensive space of cleared ground about Guilford court house.[40]

The plantation described by Cornwallis was the land associated with the Joseph Hoskins farmstead, located in association with fields along New Garden Road, which bisected the battlefield on an east-west axis. According to the Tarleton map of the battlefield, the first American line was located approximately 450 yards east of the Hoskins house. A dense deciduous woodland, approximately one-half mile in width, separated the Hoskins farm from the courthouse. The American second line was positioned in this woods, approximately 500 yards behind the first line. Both of these straddled New Garden Road. The third line was placed in a double front formation on a ridge north of the New Garden Road and northwest of the courthouse. It was located approximately 600 yards behind the second line, and commanded the cleared ground south and west of the courthouse.[41]

The British attacked by marching up the New Garden Road. When they began to cross Little Horsepen Creek near the Hoskins Farm, artillery fire from the American lines led them to halt to return fire using their own artillery. To deploy his troops for the ensuing battle, Cornwallis arrayed the men in two wings, using the woods west of the Hoskins House for cover.

Over the course of the next two hours, the British would advance and break both the first and second American lines, before reaching the open ground in front of the third line. Despite the numerically superior American army deployed in a prepared position, the British were able to push the men of the third line, forcing Greene to retreat.[42] Despite the tactical victory, Cornwallis lost a far higher percentage of men (including officers) and arms than the Americans, which

39. Nathanael Greene to Samuel Huntington, 16 March 1781, in ed. Richard K. Showman, et al., *The Papers of General Nathanael Greene, vol. 7* (Chapel Hill, North Carolina: University of North Carolina Press, 1994), 434.
40. Cornwallis to Lord George Germain, March 17, 1781, in *Banastre Tarleton, A History of the Campaigns of 1780 and 1781 in the Southern Provinces of North America* (London: T. Cadell, 1787, reprint, Arno Press, 1968), 304.
41. Hiatt, NHL, 22–23.
42. The term "push" was used in its military context in the eighteenth century to mean "to exert force on," specifically, to "push bayonets" to force the enemy to retreat.

would ultimately jeopardize his plans for controlling the region.

Greene's retreat preserved the strength of his army, but Cornwallis's frail victory was won at the cost of more than 25 percent of his troops.[43]

Reduced to a force of only 1,500, Cornwallis no longer commanded an effective fighting force in the Carolinas. To regroup, Cornwallis returned to Wilmington before removing his forces to Yorktown, Virginia, where he met ultimate defeat in 1781.[44]

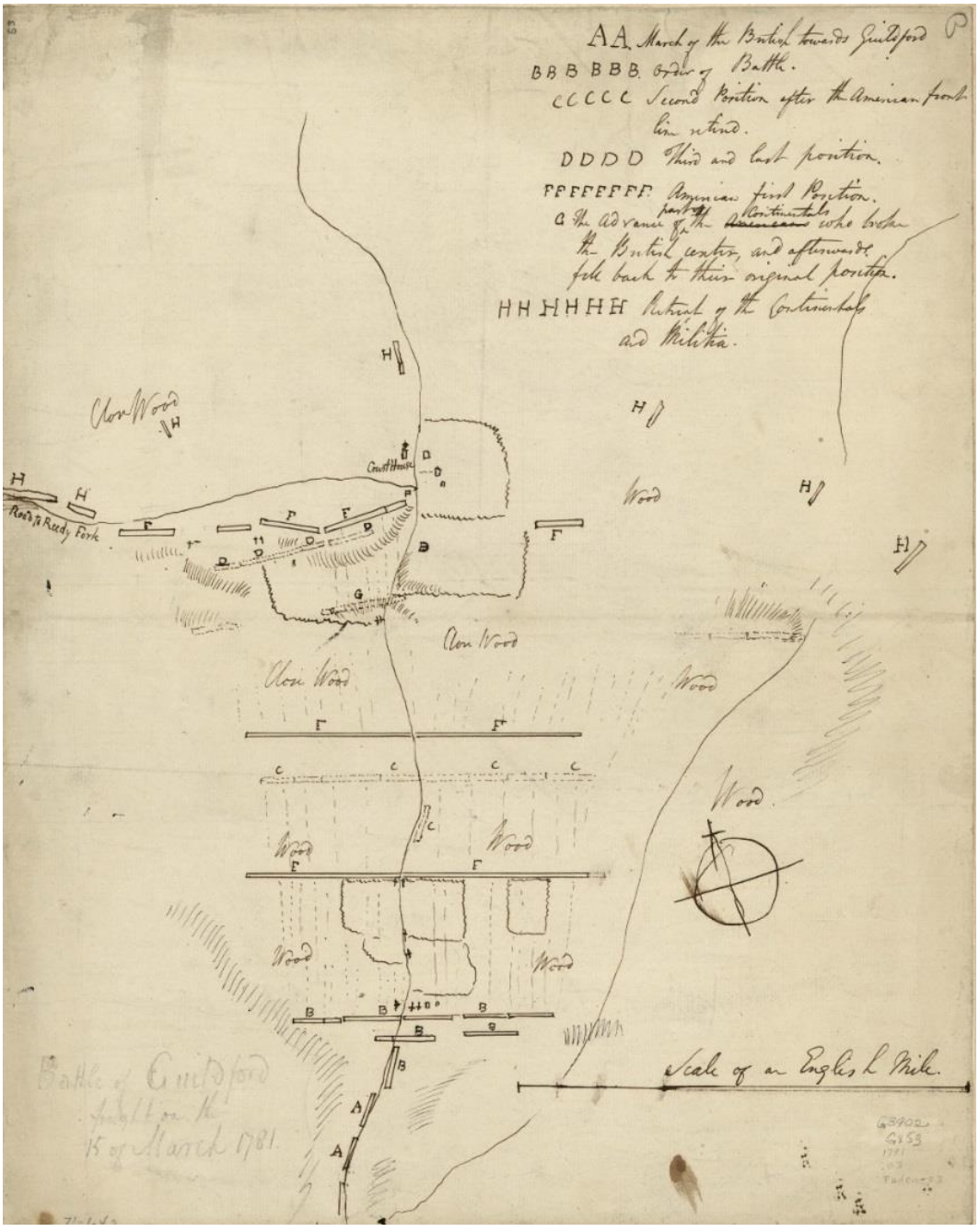


FIGURE 4. Haldane map of the Battle of Guilford Courthouse. Source: Guilford Courthouse National Military Park.

43. Guilford Courthouse National Military Park website (accessed March 5, 2015).

44. Stine, Stine, and Selikoff, 21–23.

Post-War Village Life, 1783–1857

Although residents of the Guilford Courthouse area initially left their homes to escape the fighting, some complaining of foul odors and the presence of spirits moving about the battlefield, life soon returned to normal and the work of farming.[45] As the number of settlers increased during the late eighteenth century, residents slowly expanded the area under cultivation and cleared the virgin forest that had covered three-quarters of the battlefield's 1,000 acres.[46] The village of Guilford Courthouse ceased to exist in 1785 when the North Carolina General Assembly chartered a new county seat referred to as "Martinville." As the center of county government, however, Martinville failed to thrive, and the Court of Pleas and Quarter Sessions was moved to newly chartered Greensboro in 1809. Without the business of the court, Martinville fell into a severe economic decline.[47]

During the late eighteenth century, the Hoskins property changed hands when Joseph Hoskins died and his land was divided between his sons according to his will. Two of his sons, Joseph and Ellis, divided the parcel of land where their father had lived. Although it is not known how much land each son received, his will suggested that Joseph received the section containing the house.[48] There are no additional records relating to disbursement of the property for a ninety-one year period. During the late nineteenth century, records indicate that Joseph Hoskins's son, Ellis, transferred three tracts to his son J. E. Hoskins of Woodford County, Kentucky, which included all of Joseph Hoskins's original property. It remains unclear how Ellis acquired the original farm. It is known that Ellis Hoskins's brother Joseph purchased adjoining lands in 1828.[49]

Initial Battle Commemoration, 1857–1900

As the nineteenth century progressed, reverence for events leading to American independence and the achievements of the Founding Fathers grew, and Americans began to form groups with the mission of honoring, protecting, and commemorating the revolutionary events of the 1770s and 1780s. By mid-century, several monuments had been erected on battlefields, while the home of George Washington was preserved by the Mount Vernon Ladies' Association. The first local effort to commemorate the battle of Guilford Courthouse was initiated in 1857, when a group referred to as the Greene Monument Association was organized and began fund-raising activities to erect a memorial to the American general in his namesake city. The Civil War broke out before the Association could achieve its goal, which would remain unfilled until after Reconstruction.[50]

The Centennial of American Independence in 1876 proved to be a watershed for commemoration. As the last Federal occupation troops withdrew from the South, an era of national reconciliation began. Patriotism and nationalism were popular and there was widespread public support for the establishment of memorials to George Washington and other key figures of the Revolutionary War era and the principles for which they fought. In 1876 alone, Congress appropriated funds to erect monuments at Yorktown, Bennington, Saratoga, Newburg, Cowpens, Monmouth, Groton, and Oriskany. Similar bills were introduced but not acted upon for Brandywine, Bemis Heights, Kings Mountain, and Guilford Courthouse.[51]

One of the key figures in raising awareness of the importance of American historic sites was historian Benson J. Lossing. Lossing was commissioned by the House of Representatives'

45. National Park Service, *Guilford Courthouse National Military Park Administrative History* (1995), Chapter 1.
46. Ibid.
47. Ibid.
48. Stine, Stine, and Selikoff, 25–26, from Guilford County Records, File #.0166
49. Stine, Stine, and Selikoff, 25–26.
50. Administrative History, Chapter 1.
51. Ibid.

Committee on the Library to make recommendations regarding Revolutionary War sites deserving of monumentation. In a report filed on February 2, 1884, Lossing identified fifteen battlefields "of considerable note" that he thought should receive funding for "substantial monuments." Guilford Courthouse was among them. Despite his recommendation, the bill, H.R. 2475, was never acted upon.[52]

The imperative to mark the Guilford Courthouse Battlefield would soon be championed by businessman David Schenck, who settled in Greensboro in 1882 after accepting the post of General Counsel of the Richmond and Danville Railroad. Around 1887, Schenck became interested in the Battle of Guilford Courthouse, and concerned that it was not marked in any way. He described it at the time as consisting of "a few wooded areas surrounded by abandoned and eroded fields covered with broom sedge and field pines."[53] Schenck spent many weekends walking across the land with a book detailing the battle, *Reverend Eli Caruther's Interesting Revolutionary Incidents: And Sketches Of Character, Chiefly In The "Old North State."*[54]

In October 1886, Judge Schenck described his vision for marking the battlefield, which he later noted in his journal:

> Last fall, I visited Mr. Hoskins, who lives on part of the Battle Ground, and as I drove over the sacred spot on my return home, I suddenly conceived the idea of purchasing it and endeavoring to persuade the United States or the state, or wealthy individuals to erect suitable monuments thereon to preserve the memory of the men who here crippled Cornwallis, so that he began the race of escape which ended in his capture at Yorktown.[55]

Schenck soon bought 30 acres of battlefield property at $10 per acre from farmer Emsley Sikes who, he believed "owned all that part of the battle field south of the Salisbury or New Garden Road." He added 20 acres north of the road soon thereafter from the "Dennis heirs." With these purchases Schenck believed he had acquired the location of the American third line of battle, considered to have been the site of the heaviest fighting at Guilford Courthouse.[56]

Because he was unable to fund additional land purchases with his railroad salary of $5,000 per year, Schenck approached several Greensboro businessmen about establishing a nonprofit corporation to preserve the battleground. With several supporters, Schenck drew up a charter and with its approval by the North Carolina General Assembly in March 1887, founded the Guilford Battle Ground Company. The company charter defined the organization's purpose as "preserving and adorning the grounds on and over which the battle of Guilford Court House was fought . . . ."[57] At the company's organizational meeting held on May 6, 1887, Schenck was elected president. The company's charter authorized the issuance of 1,000 shares of capital stock at $25 per share to finance the purchase of as much as 200 acres of the battlefield property. The organization conservatively estimated they would need $2,000 to purchase and restore the battlefield.[58] Within its first year of operation, the Guilford Battle Ground Company spent nearly $3,000 to acquire 62 acres of land, including Schenck's 50 acres, and to erect a caretaker's cottage that included a reception room and museum. They also worked to beautify the grounds, and erected a monument on the battlefield to memorialize Capt. Arthur Forbis, the most prominent local casualty of the Battle of Guilford Courthouse. The granite marker was donated by a local stoneworks.[59] By the time of Judge Schenck's death in 1902, sixteen monuments, most funded by private donations,

52. Ibid.
53. Ibid.
54. Ibid.
55. David Schenck Journal, 7 May 1887, David Schenck Papers, SHC.
56. Administrative History, Chapter 1.
57. Ibid., citing Schenck, *Memorial Volume*, 138–140.
58. Ibid.
59. Ibid.

had been placed on the company's battlefield land.[60]

Work to improve the appearance of the battlefield involved clearing of the "tangled wilderness of briars, old field pines, broom sedge and every species of wild growth which comes up on old worn out fields," and planting a "luxuriant crop of oats."[61] As was popular at the time, the goal was to beautify the landscape as a commemorative gesture, rather than return it to the historically accurate condition of the battle, which had been predominantly wooded. Most notable of these battlefield beautification projects was the 1892 damming of a Hunting Creek tributary to form artificial Lake Wilfong between the American second and third lines in order "to improve the attractiveness of the grounds." Also constructed were two spring houses and a restaurant to accommodate the many visitors to the site who arrived by train from nearby Greensboro.[62]

Because the organization had limited its land acquisition to 200 acres, interpretation of the battle was made to fit the company's land holdings. For example, the location of the American third line was shifted almost a quarter-mile west from its true location to fall within Schenck's original 50-acre land purchase, affecting interpretation of the final stage of the battle of Guilford Courthouse.[63]

It was also during the late nineteenth century that Schenck proposed that the Guilford Battle Ground include a Revolutionary War cemetery. Schenck was able to convince the descendants of several of North Carolina's notable revolutionaries to remove their ancestors' remains to the new burial ground, including North Carolina signers of the Declaration of Independence William Hooper and John Penn, and Continental Brig. Gen. Jethro Sumner. None of these men had served at Guilford Courthouse.[64]

By the early 1890s, the company had expended most of its capital, and began to lobby the North Carolina General Assembly for funds. It was successful in its appeal and began to receive annual appropriations for the "improvement and preservation of the grounds." Nonetheless, it soon became clear that the Guilford Battle Ground Company could not perpetually preserve the battlefield without governmental assistance.[65] It would take thirty years for the company to convince the federal government of the value of such a plan.

During this period, the land associated with the Hoskins House was sold to Theodosia Hoskins in 1890 by Naomi Ward. The relationship between Ward and Hoskins is unclear. Another descendant, Susie B. Hoskins, received most of this land from Theodosia Hoskins in 1901.[66]

Guilford Courthouse National Military Park Establishment, 1903–1917

In 1903, Guilford battlefield became the beneficiary of federal funds when Congress appropriated $10,000 to erect a pair of Romanesque arches in memory of slain North Carolina generals Francis Nash and William Lee Davidson. Congress, however, left the task of site selection to Governor Charles B. Aycock, who, following a period of intense lobbying from several communities interested in housing the monument, designated Guilford Battle Ground as the site for these structures in spite of the fact that both Nash and Davidson were killed prior to the Battle of Guilford Courthouse. Aycock's decision may have been swayed by the company's efforts to claim the park as the state's primary Revolutionary War shrine. Following the award, the company launched an effort to make Guilford Battle Ground a National Military Park in 1904, not realizing that Congress had been inundated with thirty-four bills of a similar nature since 1901.[67] Concerned about the cost of these proposals, the

60. Ibid.
61. Ibid.
62. Ibid.
63. Ibid.
64. Ibid.
65. Ibid,
66. Stine, Stine, and Selikoff, 26.
67. Administrative History, Chapter 1.

House Committee on Military Affairs held a hearing in April 1902, which resulted in two outcomes. These included the promulgation of the "Antietam Plan," which suggested acquisition of fragments of historic sites could suffice to successfully interpret battles and other memorable places and events as a way to defray costs, and the introduction of H.R. 14351 to create a "national military park commission . . . to restore, preserve, mark and maintain . . . such battlefields, forts, cemeteries, or parts thereof . . . ." from all of America's wars, "and to establish military parks thereon." The 1902 act resulted in a suspension of Congressional consideration of bills to establish additional national military parks while the commission studied the issue.

The bill to establish Guilford Courthouse National Military Park, however, continued to be introduced three times over the next few years—in 1904, 1905, and 1907—without passage.[68]

Throughout this period, the Guilford Battle Ground Company lobbied to introduce federal legislation to erect a monument to General Greene. In 1910 Joseph Morehead prevailed upon Senator Lee S. Overman to introduce the bill, which passed and was signed into law on February 13, 1911. The monument was dedicated on July 3, 1915, at the Guilford Court House Battle Ground.[69] National Park Service Historian Ronald F. Lee, in *The Origin and Evolution of the National Military Park Idea*, identifies the passage of the Greene Monument bill as the first step in the creation of Guilford Courthouse National Military Park.[70]

Following the erection of the monument, Representative Charles M. Stedman introduced another bill to establish Guilford Courthouse National Military Park. This one prevailed and was signed into law March 2, 1917, providing:

> That in order to preserve for historical and professional military study one of the most memorable battles of the Revolutionary War, the battlefield of Guilford Courthouse, in the State of North Carolina, is hereby declared to be a national military park . . . .[71]

Guilford Courthouse, which had grown to 125 acres in size and was marked with twenty-eight monuments and graves, became the first Revolutionary War battlefield preserved as a national park and the only national military park created in the period 1900–1925.[72]

Guilford Courthouse National Military Park, War Department Administration, 1917–1933

An early visitor to the new park offered an uninspired response to the site:

> My first impression of this historic spot was one of extreme annoyance. A group of patriotic citizens, animated by the very best intentions, acquired the battleground some years ago. They have since decorated it lavishly with granite tents, boulders, pyramids, and triumphal arches until it now resembles a suburban cemetery. The patriotism that inspired the great effort involved is not questioned; the good taste is. Bronze figures of Clio and statues of former presidents of the Battle Ground Company—no matter how public spirited these citizens may have been—seem sadly out of place upon this historic field. I wish to except from this criticism the great equestrian statue of Nathanael Greene that has recently been unveiled. Had it stood alone dominating the landscape, the impression would have been noble and effective.[73]

Whether this assessment was shared by all visitors is unclear. However, Guilford Courthouse was certainly unlike the other national military parks, all of which were much larger in size and related primarily to the Civil War. The presence of many monuments that had nothing to do with the battle

68. Ibid.
69. Ibid.
70. Ronald F. Lee, *The Origin and Evolution of the National Military Park Idea* (National Park Service, 1973), 45.
71. Administrative History, Chapter 1.
72. Ibid.
73. Administrative History, Chapter 2, from Ernest Peixotto, *A Revolutionary Pilgrimage* (New York: Charles Scribners Sons, 1917), 309.

was of concern. Also at issue was the fact that its founders had no sense of restoring the site to its historic appearance. This point was important, as the 1917 act that created Guilford Courthouse National Military Park gave the Secretary of War responsibility for preserving the site "for historical and professional military study."[74]

Like the Civil War battlefields already under the direction of the War Department, administration of Guilford Courthouse was entrusted to three commissioners. As assigned, the commission would include a chairman, who was a resident of Guilford County, and representatives from the states of Maryland and Delaware, whose Continental regiments had figured prominently in the fighting at Guilford. The commission's charge involved ascertaining and marking, "with historical tablets or otherwise," all lines of battle and points of historical interest "within the park or its vicinity," engaging the states whose troops fought at Guilford Courthouse to permanently mark the positions of its troops "with monuments, tablets, or otherwise," and making these sites accessible by opening or repairing roads.[75]

The first resident commissioner was Paul Schenck, youngest son of Guilford Battle Ground Company founder David Schenck. Five years would elapse before a Maryland commissioner, Professor John C. Daves, was appointed. A commissioner from Delaware was never appointed. It appears that the commission never met, and Schenck managed the property in much the same way that it had been under the Battle Ground Company's proprietorship, with the exception that he wished the property to be considered a battlefield rather than a park.[76]

Despite Schenck's approach to considering the property a battlefield rather than a park, four new monuments were completed during this period. There was no effort to mark the battle lines. The requests that Schenck made for funding in 1922 to repair two rapidly deteriorating spring houses and a speaker's pavilion, artifacts of the Guilford Battle Ground Company, were denied as these structures were considered incongruous to the mission of the national military park.[77]

In March 1922, Schenck was replaced by Edward E. Mendenhall, a political crony of President Warren G. Harding. When Schenck left office as Resident Commissioner, he removed most of the artifacts from the park museum, claiming them as the property of his late father and on loan from the Guilford Battle Ground Company.[78]

Mendenhall perpetuated many of the resource management practices established by the Guilford Court House Battle Ground Company, such as removing undergrowth from the floor of the remaining forested areas. He also ordered the extirpation of all wild plants and shrubs from the park, gilded the park's five bronze statues, and painted several stone monuments, including some with alternating white and black stripes.[79] Despite complaints regarding these practices, including a 1930 Army inspector's report that criticized Mendenhall's inclination to turn the park into a "beautiful site" and "picnic ground," Mendenhall remained in the position of Resident Commissioner until Franklin Delano Roosevelt was elected president in 1932. On October 14, 1933, he was replaced by James H. Roane, a Greensboro stockbroker with strong ties to Sixth District Democratic Congressman William B. Umstead.[80]

It was also during this period that the Hoskins House changed hands once again. Records indicate that in 1925, Susie B. Hoskins sold 54 acres to S. F. and Mary White. However, an interview conducted later with S. F. and Mary White's daughter, Mrs. White Woods, suggests that White bought 100 acres from Susie Hoskins before 1925, and that Susie Hoskins kept 40 to 45 acres of the land, which was eventually added to

74. Administrative History, Chapter 2.
75. Ibid.
76. Ibid.
77. Ibid.
78. Ibid.
79. Ibid.
80. Ibid.

the Guilford Courthouse National Military Park.[81] The land acquired by the Whites included the Hoskins House and the springs later acquired as part of Tannenbaum Historic Park. S. F. White later decided to subdivide the farmland, developing plans for a residential community he called Green Acres. Mr. White arranged new financing for the development with Susie Hoskins, using 54 of these acres as collateral.[82] Before initiating the Green Acres development he sold a parcel of land west of the Hoskins House to a Mr. Tilley, who constructed a frame bungalow there in the 1920s. Mrs. White held photographs of the Tilley house taken from the Hoskins House that show that the area was mostly open field.[83] Tilley also expanded and lengthened the Hoskins House driveway west of the cabin; this roadway became Hoskins Drive.

The Woods interview also revealed information about the dwelling that currently stands on the property. Mrs. Woods recalled that the Hoskins House had an attached kitchen. A photograph that was in her possession shows this addition (Figure 5 and Figure 6). It depicts a single story, vertical-boarded structure resting on brick piers. The south side of the addition has what appears to be a shed attachment. Although difficult to discern from the photograph, it appears that the kitchen addition either incorporated the chimney of the house or was built directly in front of the chimney's western side.[84]

The farm as described by Mrs. Woods included a garden and orchard in an elevated area near Horsepen Creek, just west of Tannenbaum Historic Park. Mrs. Woods recalled that there was a spring located south of the house, and that it was "rocked" neatly. She also remembered seven associated springs located nearby; these are under and west of modern U.S. Highway 220 (Battleground Avenue) today. Mrs. Woods did not recall the presence of a barn on the Hoskins farm, although she did remember an old log house in the southwest portion of the Hoskins property that was later used as a barn.[85]

It appears that the Whites rented out the house until selling the land to their son, Wilmer, in 1937.[86] The attached kitchen was removed sometime after Wilmer White sold the Hoskins property in 1942.[87]

81. Stine, Stine, and Selikoff, 26; from Mrs. White Woods, personal communication 1999.
82. Guilford County Deed Book 484:501.
83. Ibid., 34–36.
84. Ibid., 31.
85. Ibid., 31–34. As noted in Stine, Stine, and Selikoff, it is not clear whether the Hoskins moved the previous owners out of this house and later used it for a barn, or if Mrs. Woods' parents were the ones who did so. Baker [1995:59] discusses the Guilford Courthouse National Military Park's December 18, 1956, purchase of a house on a 0.69 acre lot on Liberty Lane/Green Acres Drive for the Park historian, a position that was not filled until some years later. They surmise that this may be the same place.
86. Guilford County Deed Book 995:68.
87. Stine, Stine, and Selikoff, 36.



FIGURE 5. The Hoskins House, 1939. Note the clapboard siding, composition shingle roof with cornice return detail, front porch, large first floor windows, and single window at east gable. Source: Guilford Courthouse National Military Park.



FIGURE 6. The Hoskins House, 1939. Note the shed-roof addition at the south side. Source: Guilford Courthouse National Military Park.

Guilford Courthouse National Military Park, National Park Service Administration 1933–present

On June 10, 1933, President Franklin D. Roosevelt signed Executive Order 6166, which effectively consolidated all national parks and national monuments, national military parks, and other parks into a single national park system. The National Park Service was directed to administer the system. Guilford Courthouse National Military Park was among the historic sites transferred to the agency as part of the executive order. A few days after new Resident Commissioner James H. Roane took over at the park, Secretary of the Interior Harold L. Ickes announced a $97,000 allocation of funding for improvements to Guilford Courthouse. The improvements were based on the findings of inspectors from the Office of National Parks, Buildings and Reservations, a temporary re-designation of the National Park Service, who had recently visited Guilford.

In January 1934, a second delegation of National Park Service officials, headed by Associate Director A. E. Demaray, visited Greensboro to inspect the park and decide how best to spend the $97,000 allocation. The *Greensboro Record* reported on January 15 that $30,000 would be expended to improve park roads and trails with the remainder going to other physical improvements, such as a new fireproof museum and administration building, a superintendent's residence, and a utility building. Demaray also noted that the Davidson and Nash arches would likely be relocated to allow for the widening of New Garden Road so that it might accommodate two-way automobile traffic, provided the State of North Carolina would deed the roadway to the United States. He also indicated his hope that the National Park Service would accept an offer made by the Guilford County Board of Commissioners to donate the 8-1/2 acre site of the 1781 courthouse to the park. The National Park Service indicated that it would be willing to construct a

replica of the courthouse on the land as part of battlefield interpretation.[88]

Although the new museum and administration building and superintendent's residence—both two-story brick structures designed to recall eighteenth century Moravian architecture of nearby Salem, North Carolina—were completed in 1935, the courthouse reconstruction was deferred in hopes of finding historical documentation for the original structure.[89]

During the 1930s, a Civil Works Administration Historical Program was established in Greensboro that conducted research into the physical history of Guilford Courthouse at the time of the battle, and a master plan was prepared for the park by the National Park Service. The goal of the master plan was an attempt "to remedy conditions and to restore the area as much to its original condition at the time of the battle as possible." To this end, plans were made to remove Lake Wilfong, its dam, and an associated loop road, conduct reforestation efforts, restore the understory of existing forest areas, remove non-native plant species, and establish screen plantings to limit views of the new museum and administration building and the superintendent's residence. The plan also indicated changes to the two public roads that traversed the park, U.S. Highway 220 and New Garden Road, including paving with bituminous macadam and smoothing of their grades and alignments to meet evolving engineering standards. New Garden Road traversed the park on an east-west line along the route of an eighteenth century wagon road that ran from Hillsboro to Salisbury. During the battle, the British had advanced along this roadway and the American defenders deployed across it. As such, New Garden Road served as a critical terrain feature of the battle. Although the road had fallen into disuse during the nineteenth century, the Guilford Battle Ground Company had reopened it. During the twentieth century, it would become an important east-west connector for the community of Greensboro. U.S. Highway 220 bisected the park in a north-south direction, running parallel to the tracks of the Atlantic and Yadkin Railroad. It followed a road bed established in the 1890s through the park and became known as Battle Field Road and Battle Ground Road. It was paved and designated as part of the Federal Highway System in 1925. The master plan also proposed paving the Southeast Boundary Road (Holt Avenue) and the West Loop Road (First Line Road).[90]

The park received its first superintendent in 1936, when Guilford Courthouse was placed in the Revolutionary Areas Group under the direction of Coordinating Superintendent B. Floyd Flickinger of Colonial National Historical Park. Flickinger dispatched Rogers W. Young to Greensboro as Acting Historian to supervise historical and educational programs at Guilford Courthouse, King's Mountain National Military Park, and Cowpens National Battlefield Site. By 1939, when the first master plan was revised, all of the major elements of the 1936 master plan had been completed, with the exception of the screen planting around the superintendent's residence and the museum administration building.[91] During the period between April 1934 and December 1939, the park acquired 23.49 acres of land through seven separate donations. The majority of the land was used to facilitate road development projects along the park's southern and eastern boundaries. Although the state was willing to convey 11-1/2 acres of the land associated with New Garden Road to the United States in April 1937, it was not willing to do the same regarding U.S. Highway 220. Permission was readily granted to raise the grade and make other improvements to this road, but State officials were unwilling to deed the right-of-way to the National Park Service since it is part of a State and Federal Highway. Renovation of U.S. Highway 220, along with the improvement of New Garden Road and the paving of approximately two miles of other park roads, was accomplished by contract with the Bureau of

88. Administrative History, Chapter 3.
89. Ibid.
90. Ibid.
91. Ibid.

Public Roads of the Department of Agriculture in February 1938.[92]

The most important parcel acquired in the 1930s was the 8-1/2 acre site that reportedly included the site of the eighteenth-century courthouse. This tract was presented to the park by Guilford County and the surviving members of the Guilford Battle Ground Company. With these acquisitions the park reached a size of approximately 148.49 acres in 1939. The park, already a haphazard assemblage of parcels, became even more complicated with the addition of the courthouse parcel, located 3/8 mile from the rest of the site; the two pieces were connected by the 100-foot right-of-way of New Garden Road.

Located adjacent to the park to the south was Forest Lawn Cemetery, established in 1930. Greensboro Country Park, which also abutted the national military park to the east, was established in 1932 and completed using Public Works Administration funds in 1934. Although the fact that Greensboro Country Park offered recreational opportunities helped to reduce the traditional view of the Guilford Courthouse National Military Park as a picnic ground, it grew to include construction of lakes in ravines that had been part of the British avenue of approach when attacking the America third line. The city zoo, established in 1934, occupied the hill where British artillery had fired on the American counter attack. Residents and visitors inevitably began to think of the two parks and the zoo as a single cultural site with recreational benefits.[93]

Lands to the north and west of Guilford Courthouse National Military Park remained vulnerable to development, and were continually threatened. In response to a proposed residential development on a tract north of the park where some of the battle's heaviest fighting had occurred, Acting Superintendent William P. Brandon issued a proposed "Land Acquisition Program for Guilford Courthouse National Military Park" that suggested the park secure five tracts in the area totaling approximately 40 acres. These parcels included the property targeted for residential development, parcels that would better connect the courthouse site with the park's other holdings, a buffer strip along the south side of New Garden Road, land associated with the left wing of the second American battle line, and a residential property near the Holt Avenue entrance that contained an incongruent dwelling.[94] Brandon's proposal remained the core of the park's land acquisition plan for the next twenty-five years; most of the recommended parcels were eventually acquired.

One development that occurred within the park was a new amphitheater. In 1938, the park was visited by a Region One landscape architect who announced that he was charged with laying out the proposed feature in the area immediately west of the Nathanael Greene Monument, even though it had not been included in the 1936 master plan. Acting Superintendent Brandon questioned the decision to build the amphitheater, which was to be located near the center of the second American battle line, a critical combat area. Despite Brandon's objections, the amphitheater was built, and the lawn west of the Greene Monument was heavily landscaped to create an artificial riser effect, with a brick stage and wooden portico located at its apex.[95]

In April 1941 the route of U.S. Highway 220 was relocated to a new corridor approximately one-half mile beyond the park's western boundary, helping to remove much of the through traffic from the park. The alignment of the road was guided in part by local resident James MacClamroch, a member of the Greensboro Chamber of Commerce's Good Roads Committee, and a history enthusiast. The initial plan for the

92. Ibid.
93 Ibid., Chapter 4.
94 Ibid., Chapter 5, citing William P. Brandon, "A Land Acquisition Program For Guilford Courthouse National Military Park," May 9, 1940, 602-01, GUCO, Record Group 79, National Archives, microfilm.
95. Ibid.

rerouting of the road prepared in 1940 suggested that it would cross a site associated with the battle—the eighteenth century farmstead of Joseph Hoskins. MacClamroch used his influence to have the highway moved approximately 300 feet west of the Hoskins House.[96] After the route was relocated, the older roadbed was renamed State Road 2340, or Old Battleground Road, and incorporated into the State-maintained county road system. It remained lightly traveled until the early 1980s, when the City of Greensboro began to expand around the park.[97]

MacClamroch followed his success in influencing the route of U.S. Highway 220 with a recommendation that Guilford Courthouse National Military Park be substantially expanded to include an area 500-acres in size, bounded to the north by Lake Brandt Road, to the east by Hillsdale Drive, and by the new alignment of Highway 220 to the south and west. The National Park Service responded by indicating that it would be pleased to accept land by donation within the current proposed boundary, but that purchase was likely outside the realm of possibility given the lack of funds available, and the cost of maintenance should the land be acquired. MacClamroch spent several years lobbying unsuccessfully for expansion, eventually becoming a vocal critic of the National Park Service.[98]

Little was accomplished at the park during World War II, and federal funds were limited for the decade that followed the end of the war. One area of focus for the park in the years following the war was the rebuilding of the museum collection following the removal of the Guilford Battle Ground Company's artifacts twenty-five years earlier. The park was assisted in the endeavor by local collectors and two chapters of the Daughters of the American Revolution, who helped to purchase a Revolutionary War drum.

Park administrators, however, spent much of this period addressing a local land management controversy involving an adjacent parcel owned by Charles O. Martin that came to be known as the Martin Trespass Case. In January 1941, Martin approached Acting Superintendent Brandon about plans to construct a residential subdivision of twelve to fifteen homes on his 36-acre tract that fronted the south side of the New Garden Road right-of way. The property was located near the courthouse site and very likely included archeological remains of the post-Revolutionary War village, Martinville. About 200 feet of the property was submerged beneath Lake Caldwell, the northernmost lake in the Greensboro Country Park; as such it was under easement to the City of Greensboro. Martin did not pursue the project officially until after the war. Anticipating a problem working with the National Park Service to secure the necessary road access to the development, Martin engaged MacClamroch as his attorney to negotiate access along New Garden Road, which fell within park boundaries.[99]

Although permission was not forthcoming, Martin initiated construction of a new road between Nathanael Greene Road in the Country Park and New Garden Road. His actions were followed by legal proceedings and meetings between the park and Martin in 1950 and 1951. Despite a lack of resolution, Martin proceeded to develop his parcel with a movie theater, recreation facilities, and a restaurant.

The issue was subsequently taken up in court in 1953. In March 1956, the Federal District Court for the Middle District of North Carolina ruled entirely in the favor of the National Park Service. However, the Fourth Circuit Court of Appeals later reversed the decision, setting up another three years of court proceedings. Despite several rulings, the official status of the road and its private use by the development remained unchanged.[100]

Meanwhile, acquisition of the parcels identified in Brandon's 1940 plan continued. In 1957, the one-acre parcel near the Holt Avenue entrance was acquired, and the buildings on it demolished.

96. Ibid., Chapter 6.
97. Ibid, Chapter 3.
98 Ibid., Chapter 6.
99 Ibid., Chapter 8.
100 Ibid.

A second priority parcel also came up for sale in the late 1950s that the park was not able to acquire. This 10-acre property was acquired by three local businessmen who offered to sell it to the park. After the National Park Service failed to dedicate the funds, the businessmen developed part of the property in 1960–1961 as a warehouse-office complex. In 1979, the park acquired a small portion of the property totaling one-third acre to establish plantings.

In 1956, the National Park Service embarked on a large-scale park planning and enhancement program known as Mission 66. Planning documents from the period that relate to Guilford Courthouse National Military Park indicate that encroaching development and public use of New Garden Road were the greatest threats to the park. In response, planners recommended the addition of screen plantings along park margins, and further consideration of closing New Garden Road. Neither of these objectives was met during the ten-year planning horizon of Mission 66. However, the park did acquire one parcel along Liberty Lane.[101]

However, it was during Mission 66 that plans to expand the park began to take hold, based on the challenges presented by the encroachment of development by the Martin family and the need to establish a northern bypass road. A committee that included representatives of the National Park Service, the Greensboro Mayor, City Manager George Aull, City Planner Ronald Scott, and Recreation Director Oka T. Hester, as well as Sixth District Congressman Horace R. Kornegay, prepared a plan that would allow the National Park Service to acquire at-risk parcels while developing the proposed bypass road. By the end of 1963, 100 acres had been identified as desirable for purchase.[102] The first land purchase, a tract totaling 29.69 acres, occurred along the park's northern boundary in 1966. In 1967, several additional parcels totaling 40.92 acres were acquired, including 36.40 acres of the Martin property that included the recreational improvements. The park later exchanged 16.84 acres of this land with the city to secure the 11.76-acre zoo site. The park also secured the last 0.87-acre piece of the Webb tact near the courthouse, although it was acquired through condemnation. Three additional tracts totaling 3.59 acres, 0.36 acres, and 0.25 acres respectively, located north of the courthouse and near the Holt Avenue entrance, were acquired in the 1970s. By the end of the decade the park had reached a size of 220 acres, and several visual intrusions had been removed.[103]

Losses, too, had occurred. By the early 1970s, forests that had once edged the park to the north had been cleared, and a housing development referred to as Battle Forest constructed where the right wings of the American second and third battle lines had once stood. Development of the western approaches continued and several smaller houses were built in the area between the park boundary and the Hoskins House.[104]

In 1968, the National Park Service prepared a new master plan for Guilford Courthouse National Military Park in order to update the planning guidance afforded in the former plan that dated to 1936. Among the initiatives called for in the plan, one of the most challenging and controversial involved amendment of the park tour road. The plan called for the closure of all vehicular access points from the Country Park, closure of New Garden Road, and the construction of a bypass road 300 feet north of the existing road. New Garden Road would be replaced with a walking trail, while a new tour road would be built with stops at six key points of the battle, each complete with small parking areas and interpretive exhibits.[105] The plan also suggested improvement of the visitor services and interpretation offered in the 1937 contact station. To enhance interpretation throughout the park, the plan recommended restoration of the battlefield based on additional historical and archeological

101 Ibid., Chapter 9.
102 Ibid., Chapter 11.
103 Ibid.
104 Ibid.
105 Ibid., Chapter 12.

research. Not advocated was additional land acquisition.

A groundbreaking ceremony for the visitor center occurred on August 4, 1974, in anticipation of the National Bicentennial. Work also began on the tour road and associated interpretive wayside exhibits, as well as a comfort station. Archeological investigations conducted in 1974–1975 to locate the historic courthouse and retreat road yielded several results, including evidence of the courthouse and a nearby well, the site's use as a field hospital, and the possible retreat road.[106]

The National Park Service also succeeded in closing part of New Garden Road as it ran east through the park from its intersection with Old Battleground Road, and restored it to its eighteenth century appearance.[107] In 1982, the tracks of the Cape Fear and Yadkin Valley Railroad were abandoned. The park converted these into a recreational greenway trail corridor in 1990.[108]

During this period, on land near the park, succeeding generations of the Hoskins family continued to occupy the house and sell off portions of the original eighteenth century property. Photographs of the house dating from the 1930s and provided by the Tilleys show the structure covered in weatherboards, with extensive rear and side additions. By World War II, the house and remaining acreage were sold out of the Hoskins family. In 1951, the house and one acre were purchased by historian Burke Davis.[109] When Davis purchased the house, the only outbuilding on the property was a three-sided shed near the property line by the spring, approximately 30 feet from the house. This shed was open to the east. The south or back of the Hoskins House had a shed attachment that Davis believed to date from circa 1800 because of the large locust timbers and mortise-and-tenon joints used in its construction.

In 1952, Davis added two wings to the house.[110] On the east side he added a one-story bedroom addition. The west side addition was located to the right of the chimney but did not cover it. On the rear or southern elevation was a porch with a sloped concrete floor. In 1955, Davis applied a brick veneer around the original board-covered log house in order to better protect the historic structure. He also added a Neo-Colonial pedimented front entry.[111]

Photographs that survive from this period include two 1954 images (Figure 7 and Figure 8).[112] The first depicts the frame house and addition with matching stone chimney foundations and brick stacks from the west or chimney facade. The addition or west wing is shown as having a contiguous brick foundation, while the foundation of the original building looks contiguous as well. A screen porch is visible south of the west addition. The second photograph shows the house from the opposite angle, with a view to the northeast. The front porch looks similar to that depicted in the Tilley photographs from 1939. The house foundation is difficult to make out but appears to be brick or stone. The northeast corner of both the house and the east addition are very close to the ground, illustrating the sloped character of the yard.[113]

106 Ibid.
107. Hiatt, NHL, 12.
108. Ibid.
109. Guilford County Deed Book 1402:625
110. Stine, Stine, and Selikoff, 36.
111. Southern, 8-5.
112. North Carolina Department of Cultural Resources, Archives and History, accession #N.84.2.939.940.
113. Stine, Stine, and Selikoff, 36.



FIGURE 7. The Hoskins House, 1954, showing the southwest addition. Note the windows at the west wall of the main house. Source: Guilford Courthouse National Military Park.

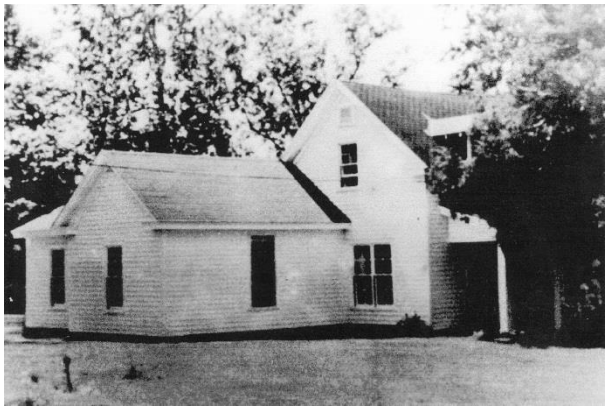


FIGURE 8. The Hoskins House, 1954, showing the southeast addition. Also note the large paired window and larger gable window on the east wall of the main house. Source: Guilford Courthouse National Military Park.

In a telephone interview conducted with Davis in 1999 he indicated having later added 2 acres to the property. He also was able to purchase a narrow strip of land south of the house and parallel to U.S. Highway 220 (Battleground Avenue). Eventually Mr. Davis and his wife amassed a total of 5 acres. Davis dug a well to replace the 3/4-inch pipe connected to a neighbor's house that had provided water until his ownership. The new well was placed close to the west side of the house, approximately 12 to 16 feet west of the chimney. To the west of the house were a retaining wall and a large tennis court.[114]

David Wyrick bought the property from Burke Davis in 1971, greatly expanding the developed area during his tenure between 1971 and 1984 (Figure 9 through Figure 14). Wyrick added an office complex to the south in the east wing and a large master bedroom complex to the southwest of the west wing. He also built a new entry to access the utility area in the basement in the southwest corner of the back (south) shed porch. He later built a large carport with a storage area on the eastern side, detached from the new office addition.[115]

The family had a few horses and kept much of the back acreage in pasture. Wyrick maintained a shed or other impermanent structure for the horses west of the tennis court in a stand of pines and cedars. He also removed the asphalt tennis court and re-seeded and fenced the area. A wooden fence demarcated the front yard. Wyrick and his neighbor to the east shared a driveway, the remains of Hoskins Drive, but also had their own short drives off the main drive. Mr. Wyrick placed a small metal shed near the entry into the property. The drive formed a turn-around area, which he graveled. The parking area was demarcated by a curved brick retaining wall. The adjacent Moore house was located in close proximity to this parking area.[116]



FIGURE 9. The Hoskins House, 1983, showing the brick cladding of the original log structure. Source: Guilford Courthouse National Military Park.

114. Ibid., 37.
115. Ibid.
116. Ibid.



FIGURE 10. The Hoskins House, 1983, showing the southeast addition. Source: Guilford Courthouse National Military Park.



FIGURE 11. The Hoskins House, 1983. Note the tennis court and retaining wall in the foreground. Source: Guilford Courthouse National Military Park.

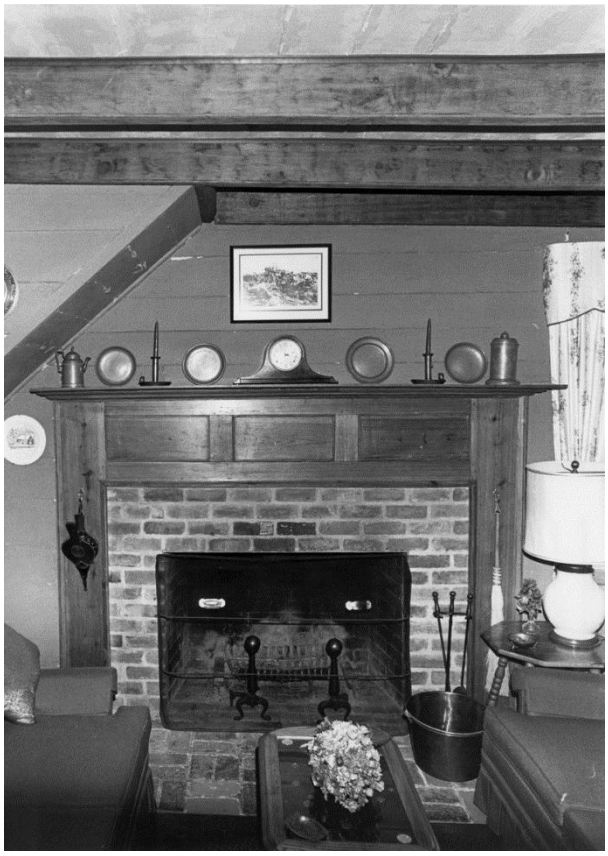


FIGURE 12. The Hoskins House, 1983, showing the fireplace with mantelpiece and brick hearth. Source: Guilford Courthouse National Military Park.



FIGURE 13. The Hoskins House, 1983, showing the second floor joists. Source: Guilford Courthouse National Military Park.

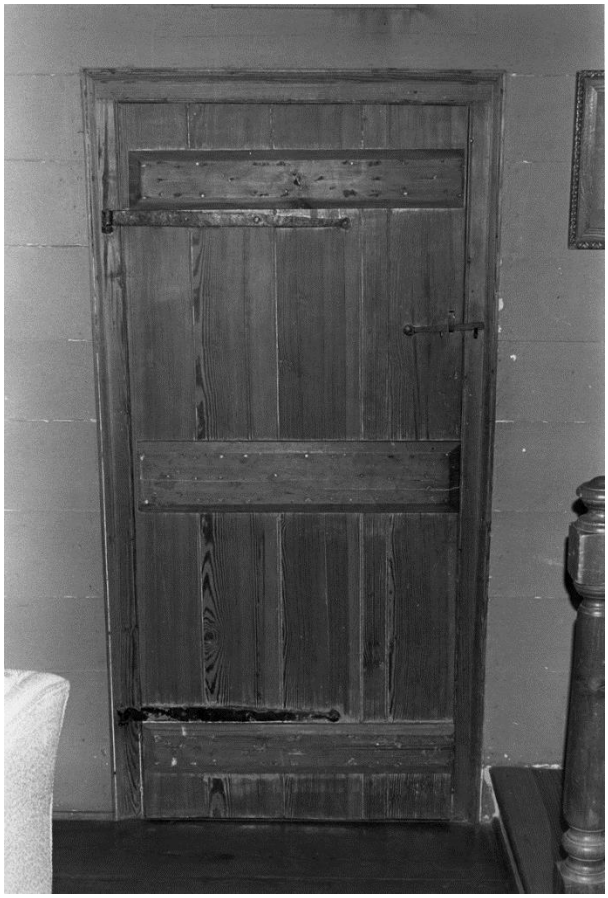


FIGURE 14. The Hoskins House, 1983, showing the original south door. Also note the staircase and newel post at right. Source: Guilford Courthouse National Military Park.

Tannenbaum Historic Park, 1984–2006

Alarmed by the development beginning to occur along the western edge of the battlefield, a group of Greensboro citizens formed a nonprofit organization—Guilford Battleground Company—in 1984 intending to raise funds to purchase the Hoskins House and surrounding land. The group believed the house to be the only structure to survive from the period of the battle. It had been extensively remodeled during the twentieth century, and the group also intended to restore it to its historic appearance.

In 1985, Wyrick sold his property to the newly formed nonprofit, which also purchased the adjacent George Moore and Jess Ferrill properties at the same time.[117] The group received financial help from the Tannenbaum-Sternberger Foundation and local government funding. In 1986 the group undertook efforts to restore the Hoskins House, including removal of the twentieth century additions, the brick veneer, and the replacement of deteriorated logs (Figure 15 and Figure 16). Si Rothrock, who served as the restoration lead for the project, was interviewed at Tannenbaum Historic Park on October 19, 1999. Mr. Rothrock stated that two men had taken down most of the twentieth-century additions to the house before he became involved with the project; the brick patio rubble was still visible. Mr. Rothrock also stated that the original stone and brick chimney was not disturbed during renovations.[118]



FIGURE 15. The Hoskins House, 1986, after removal of the brick cladding. Source: Guilford Courthouse National Military Park.



FIGURE 16. The Hoskins House, 1986, after demolition of the south additions. Source: Guilford Courthouse National Military Park.

117. Ibid., 37.

118. Ibid., 38.

New windows were installed at this time, with the North Carolina Department of Cultural Resources suggesting that four-light casement windows be installed on the second level, as they "will look best."[119] The openings for the new double-hung windows installed on the first floor were made smaller, with the large openings present prior to the restoration partially filled in with sections of old logs. A new cedar shingle roof was installed.

On the interior of the house, the existing stair was removed and a new stair was built to match the ghost marks of a previous stair. Other renovations included the removal of the existing fireplace mantel.[120] Track and recessed can lighting were installed on the interior of the house at this time.

Also completed during the project was reconstruction of the kitchen dependency and the installation of the Coble Barn on the site. All of the tracts associated with the Hoskins farmstead, which totaled 7.69 acres, were then deeded to the City of Greensboro in 1988 to form the basis of Tannenbaum Historic Park. The park was named for a local doctor whose family donated a large sum to the project. A twentieth-century brick home initially served as the park visitor center. It was replaced by a new building (now known as the Colonial Heritage Center) in 1992.

In 1988, the Hoskins House Historic District was listed in the National Register of Historic Places as an example of an early American backcountry home. The district included the Hoskins House and Coble Barn.[121]

Additional renovations were undertaken in the late 1990s and early 2000s to correct sagging in the roof. Temporary beams were installed in 2002 to brace the roof. Circa 2004, the roof structure was entirely reconstructed, with new horizontal ties connecting new rafters (Figure 17). A new roof deck and cedar shingle roof were also installed. Several logs at the top of the wall on the north side were replaced as part of this work. The gable end walls were also reconstructed, and plywood wall and ceiling cladding was added to the interior of the second floor. Siding was installed on the exterior of the house over the previously exposed logs. At about this same time, a new mechanical system was installed, with a new air handler and new ductwork located in the second floor.

In 2002, the yard immediately surrounding the house was regraded to create better drainage away from the foundation (Figure 18).

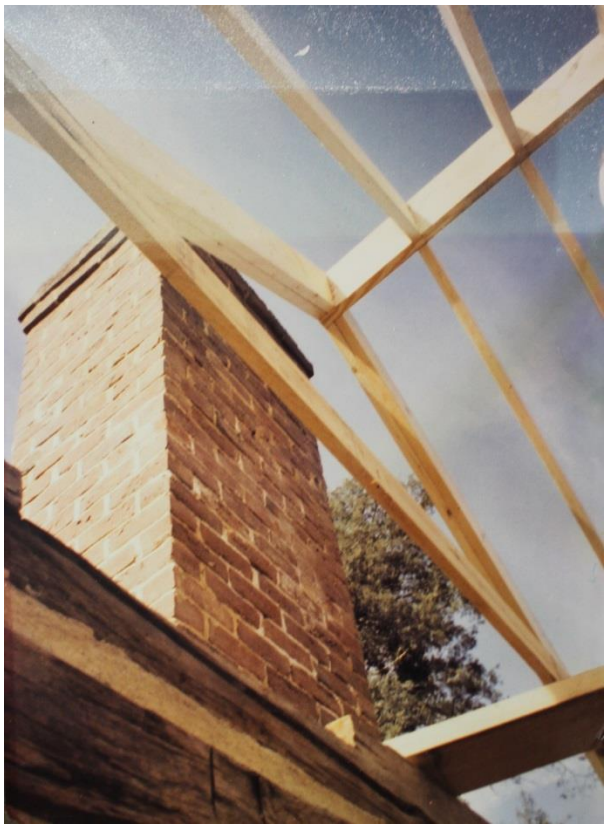


FIGURE 17. Reconstruction of the roof, circa 2004. Source: Guilford Courthouse National Military Park.

119. North Carolina Department of Cultural Resources, Letter to Carl Myatt, the Design Company, July 18, 1986.
120. Ibid.
121. National Register ID number 88000175.



FIGURE 18. Re-grading the yard, 2002. Source: Guilford Courthouse National Military Park.

National Historic Landmark documentation for Guilford Battlefield was completed in 1999. The work completed to document the significance of the battlefield was funded in part through a grant provided in 1999 by the Tannenbaum-Sternberger Foundation to the Guilford Battleground Company. The grant also funded enhancement of the park interpretive exhibits and interpretive programs using the data collected through historic, archeological, and architectural research.[122]

Over the years, Tannenbaum Historic Park personnel attempted to improve the grounds by adding topsoil, grading, and seeding, and adding sidewalks, picnic tables, and other public amenities.[123]

In 2008, the Guilford Battleground Company approached National Park Service to gauge its interest in taking ownership of Tannenbaum Historic Park and incorporating the site into the Guilford Courthouse National Military Park. In February 2010, the National Park Service acquired Tannenbaum Historic Park from the City of Greensboro.

Since the National Park Service assumed ownership of the Tannenbaum Historic Park, no major changes to the house have occurred. Specific repairs and maintenance work has included repair of the stairs at the north entrance to the house in 2013, and ongoing park efforts to live-trap and remove groundhogs burrowing under the house. A Project Management Information System statement has been prepared roof replacement and window repairs for the Hoskins House and summer kitchen.[124] The park is also in the process of furnishing the house with period items, including an eighteenth century bed frame and two reproduction chairs.

122. Ibid., 37–38.
123. Ibid., 38.
124. National Park Service PMIS 196302, "Repair and Rehab Historic Hoskins House and Kitchen Roof and Windows," updated 12/31/13.

Chronology of Development and Use

1778	Joseph and Hannah Evans purchased a 150-acre property.
March 15, 1781	Battle of Guilford Courthouse.
Early 1810s	Existing Hoskins House built.
1857	Greene Monument Association organized to memorialize the Revolutionary War general in his namesake town.
1887	Guilford Battle Ground Company chartered. Beautification and memorialization of the battlefield begun.
1890	Hoskins House sold to Naomi Ward.
1901	Hoskins House acquired by Susie B. Hoskins.
1911	Federal legislation passed to construct a monument to General Greene on the battlefield.
1917	Guilford Courthouse National Military Park established, under the management of the War Department.
1925	Hoskins House sold to S. F. and Mary White. The house was apparently used as a rental property at this time.
1933	Guilford Courthouse National Military Park transferred to National Park Service administration.
1934–1939	The park acquired 23.49 additional acres in seven separate donations.
1937	Hoskins House sold by S. F. and Mary White to their son, Wilmer White.
1941	U.S. Highway 220 was re-routed to the west of the park. The new alignment was 300 feet west of the Hoskins House.
1942	Hoskins House sold.
1951	Burke Davis purchased the Hoskins House.
1952	Two wings were added to the original house.
1955	Brick veneer was added to clad the original log structure.
1971	Hoskins House purchased by David Wyrick. Further additions were built onto the house.
1985	Hoskins House purchased by the Guilford Battleground Company.
1986–1987	Hoskins House restored, including removal of all twentieth century additions.

1988	Hoskins House Historic District listed in the National Register of Historic Places, including the Hoskins House as a contributing structure.
1988	Hoskins House property deeded to the City of Greensboro as Tannenbaum Historic Park.
1999	National Historic Landmark documentation prepared for the battlefield, including the Hoskins House.
2002	Site re-graded to address ponding water issues against the north and east sides of the house.
Circa 2004	Roof and gable walls completely reconstructed, new mechanical system installed, clapboard siding added to conceal and protect log walls.
2010	Tannenbaum Historic Park acquired by National Park Service and added to Guilford Courthouse National Military Park.
2013	Stairs at the north entrance to the house were repaired.

Physical Description and Condition Assessment

Site

Hoskins House is located in the western portion of Guilford Courthouse National Military Park and is one of three structures that make up the Hoskins Farmstead site (Figure 19). The other two structures include a small kitchen located south of Hoskins House and Coble Barn, which is situated southwest of the house (Figure 20). A small fenced garden is located directly adjacent to the barn (Figure 21 and Figure 22). A blacksmith shed sits between Hoskins House and Coble Barn (Figure 23). North of the blacksmith shed is a utility area enclosed by wood fencing, which includes heating, ventilating, and air conditioning equipment that services the house (Figure 24).



FIGURE 19. View of the Hoskins Farmstead site from the south.



FIGURE 20. The Coble Barn (left) and summer kitchen (right).



FIGURE 21. The garden west of the house.



FIGURE 22. Garden shed, with the corner of the Coble Barn at left.



FIGURE 23. The blacksmith shed.



FIGURE 24. At center, the fenced utility enclosure.

The site is characterized by a manicured turf lawn with scattered trees throughout (Figure 25). In addition, a grove of trees is situated northwest of the house near the intersection of New Garden Road, which runs north of the farmstead, and Battleground Avenue, which runs to the west. Split-rail fencing surrounds most of the farmstead's north, east, and south boundaries (Figure 26 and Figure 27). A concrete-paved path leads to the Hoskins Farmstead site from the nearby Colonial Heritage Center (Figure 28 and Figure 29). A paved parking lot sits to the east of the Colonial Heritage Center with direct access to Green Acres Lane to the south, with a curved driveway connecting the lot to New Garden Road to the north.



FIGURE 25. Grass lawn and trees surround the buildings.



FIGURE 26. Split-rail fencing edges the property along New Garden Road.



FIGURE 27. Split-rail fencing and interpretive signage is also present on the site.



FIGURE 28. Paved path to the house.



FIGURE 29. The Colonial Heritage Center.

Exterior Evaluation

Hoskins House is a one-and-one-half story log structure clad in wood clapboard siding with a stone foundation, and a wood-framed gable roof clad in wood shingles (Figure 30). The building has a rectangular plan measuring 24 feet 5 inches long by 18 feet 3 inches wide and is approximately 21 feet 6 inches tall at the gable peak from the bottom of the wood clapboard siding. The structure is oriented with its end gables on an east-west axis. The house is accessed through doors situated near the centers of the north and south elevations. Simple wood steps lead from grade to the floor level of the house at each of the doors (Figure 31). A single window is present east of the door on the south elevation, while two windows, one on each side of the door, are present on the north elevation. A brick and stone chimney is present on the west elevation, with two windows, one on each side, situated at the gable end. Two windows are present in the same location at the east gable.



FIGURE 30. The Hoskins House.



FIGURE 31. Steps to the north door of the house.

Foundation

Hoskins House has a foundation comprised of dry laid stone. The foundation is visible around the entire perimeter of the house (Figure 32). Wood-framed openings are present on the east, south, and west elevations, providing ventilation and access to the crawlspace below the house. A removable wood cover is present on the crawlspace access opening on the west side of the house, while the two openings on the south side and the single opening on the east side contain wood lumber placed vertically in the openings (Figure 33 and Figure 34).



FIGURE 32. Hoskins House sits on a dry laid stone foundation.



FIGURE 33. Access opening in the foundation along the west side of the house.



FIGURE 34. Crawlspace vent along the south side of the house.

Walls

The stone foundation supports a log structure that is clad with wood clapboard siding. The boards are typically 3/4 inches thick and 7 inches tall with a 6 inch exposure (Figure 35). Vertical wood trim is present at the corners of the house. The siding is attached to 1x6 wood sleepers attached to the log structure.



FIGURE 35. Hoskins House is clad with wood clapboard siding.

The south elevation consists of a single door located near the center of the elevation (Figure 36). The wood door sits in a wood frame with wood trim surrounding the opening. A wood double-hung window is present approximately 3 feet east of the door. The window is surrounded by wood trim.



FIGURE 36. The south elevation.

Two window openings are present near the top of the east elevation in the gable end just below the peak of the roof (Figure 37). The small casement windows are centered on the elevation, which, like the rest of the house, is clad in wood clapboard siding.



FIGURE 37. The east elevation.

A wood door is present near the center of the north elevation of Hoskins House (Figure 38). The doorway is surrounded by wood trim. Two double-hung wood windows, one on each side of the door, are present on the north elevation.



FIGURE 38. The north elevation.

The west elevation consists of a stone and brick fireplace and chimney near the center (Figure 39). The fireplace is constructed of stone set in mortar. The stone base rises approximately 10 feet from grade, tapering inward at the top. The brick chimney then rises just past the peak of the gable roof. While the stone fireplace fully abuts the house, there is a gap between the brick chimney and the house (Figure 40). A set of two wood casement windows are present near the peak of the gable end.



FIGURE 39. The west elevation.



FIGURE 40. The upper portion of the chimney sits away from the house.

Roof

Hoskins House has a wood-framed gable roof structure with a slope of approximately 9 in 12 (Figure 41). Rebuilt circa 2004, the roof structure is comprised of wood rafters. The roof is clad with cedar shake shingles, which are attached to the plywood deck (Figure 42). The shingles, which are typically 24 inches long, have a 10 inch exposure. The top row of cedar shakes on the north side of the roof extend over the peak of the roof. Wood trim, consisting of a 1x3 board directly below the shingles, overlapping a parallel 1x6 board, is present at the edge of the roof, along the gable end (Figure 43). The fascia and soffit, which overhangs the north and south elevations 8 inches, and are closed, are also wood (Figure 44).



FIGURE 41. The roof of Hoskins House.



FIGURE 42. A view of the cedar shake shingles.



FIGURE 43. Wood trim along the gable end of the roof.



FIGURE 44. A view of the fascia and soffit.

Windows

Two types of wood windows can be found at Hoskins House. The windows on the first level of the north and south elevations are wood-framed single glazed six-over-six double-hung sash (Figure 45). Four-light casement windows are present on the second level of the east and west elevations (Figure 46).



FIGURE 45. A typical double-hung window.



FIGURE 46. Casement windows at the west gable end.

The double-hung windows on the north elevation are 3 feet 11 inches tall and 2 feet 7 inches wide. The double-hung window on the south elevation is 3 feet 8 inches tall and 2 feet 3-1/2 inches wide. Wood trim, 3 inches wide at the jambs, 4 inches wide at the head, and 2-1/2 inches wide at the sill, is present at the exterior of all of the windows.

The four casement windows all measure 2 feet 3 inches tall and 1 foot 8 inches wide. The windows swing inward when opened. The four-lite windows are each surrounded by wood trim measuring 3-1/2 inches at the heads and jambs and 3 inches at the sill.

Shutters once present adjacent to the windows on the exterior of the house are currently stored in the second level of the house (Figure 47).



FIGURE 47. Shutters removed from the house that are now in storage.

Doors

There are two doors present on the exterior of the Hoskins House, with one door nearly centered on both the north and south elevations (Figure 48 and Figure 49). Each door is comprised of five wood planks ranging in width from 2-3/4 inches to 8 inches running vertically in the opening. On the interior side of the doors, three wood planks, one at the top and bottom and another near the center of the door, extend horizontally across the width of the door. Nails connect the vertical and horizontal planks. Two steel strap hinges are present on the interior side of each door, while a small steel handle is present on the exterior side of each door. The exterior trim around each door is 4-1/2 inches wide at the head and jambs, with a 1-1/2 inch thick sill.



FIGURE 48. The door on the south elevation.



FIGURE 49. The door on the north elevation.

Interior Evaluation

The interior of Hoskins House consists of one space on the first level, with a second space on the second level.

First Floor

The interior walls on the first level are comprised of exposed logs with chinking present in the horizontal joints between the logs (Figure 50 through Figure 55). Newer logs have been installed at locations where windows were previously present (Figure 56 and Figure 57). The new logs are spliced in and are located at the north end of the east elevation, the north end of the west elevation, as well as below the window on the south elevation and above the doorway on the south elevation.



FIGURE 50. The west end of the north wall of the first floor.



FIGURE 51. The east end of the north wall of the first floor.



FIGURE 52. The east end of the south wall of the first floor.



FIGURE 53. The east end of the north wall of the first floor. Note the stair enclosure on the right.



FIGURE 54. The east wall of the first floor.



FIGURE 55. The west wall of the first floor.



FIGURE 56. Newer logs spliced into the existing wall.



FIGURE 57. Newer logs spliced into the existing wall.

The floor in the first level of the Hoskins House is comprised of wood planks. The planks are 5 inches wide and are present throughout the first floor of the house (Figure 58). The transverse joints of the planks are generally staggered at approximately 28 inches, following the spacing of the framing below. Patches in the floor are located in several locations (Figure 59). HVAC vents were formerly present in these locations.



FIGURE 58. The wood plank floors on the first level.



FIGURE 59. Patches in the floor where HVAC vents were formerly present.

The ceiling on the first level consists of eleven wood joists that span the first floor space and run north to south (Figure 60). The joists are 3 inches wide by 7-1/2 inches tall and support the wood plank floor of the second level. The joists sit in pockets carved out of the log structure. Track lighting attached to the joists are present throughout the space (Figure 61). Recessed lighting is present in the ceiling along the east wall of the first level (Figure 62). Metal vents, part of the HVAC system, are also present in the first floor ceiling (Figure 63).



FIGURE 60. A view of the first floor ceiling.



FIGURE 61. Track lighting installed along a floor joist.



FIGURE 62. Recessed lighting along the east wall of the room.



FIGURE 63. Metal louvered vents in the ceiling.

A wood, L-shaped, staircase leading to the second level of the house is present in the southwest corner of the building (Figure 64 and Figure 65). A wall composed of horizontal wood planks encloses the staircase. The underside of the stair is clad in a similar material. A small storage closet, concealed by a door made of vertical wood planks, is present under the stair (Figure 66 and Figure 67).



FIGURE 64. A view of the staircase and enclosure.



FIGURE 65. The staircase to the second level.



FIGURE 66. Doorway to the storage space below the stair.



FIGURE 67. The storage closet below the stair.

Remnants of wood joists are present in the south wall of the house directly over the stair (Figure 68). Chinking has been used to fill in the joist pockets (Figure 69).



FIGURE 68. Remnants of wood floor joists above the stair.
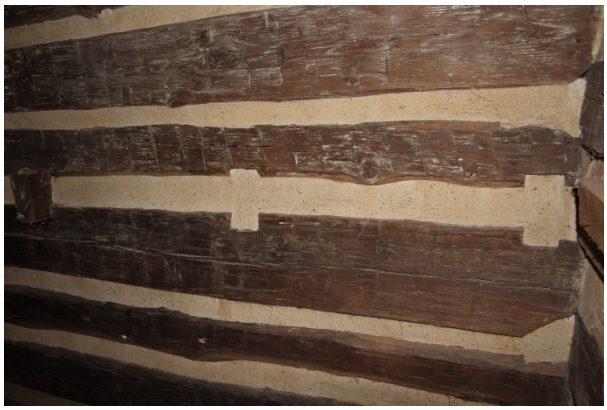


FIGURE 69. Filled in joist pockets above the stair.

Centered on the west wall of the first floor is the stone and brick fireplace (refer to Figure 55). The fireplace surround is constructed of stone, while the arch above the firebox opening is constructed of a red-colored brick. The hearth of the fireplace, which extends slightly into the room, is also brick (Figure 70).



FIGURE 70. The hearth of the fireplace.

Simple wood trim surrounds the exterior doors and windows on the first floor (Figure 71 and Figure 72). Shimmed, treated wood 2x4 trim surrounds the doors, while 3-1/2-inch-wide wood trim surrounds the windows (Figure 73).



FIGURE 71. A window on the first floor. Note the wood trim.



FIGURE 72. An interior view of a wood door.



FIGURE 73. The trim pieces around the windows and doors are typically shimmed out from the logs.

Second Floor

The second floor of the Hoskins House is accessed by the stair case located in the southwest corner of the building. The staircase opening is surrounded by a wood balustrade consisting of wood spindles that extend from the handrail to the floor (Figure 74). Wood newel posts are present at the ends of the balustrade as well as the point where the railing turns.



FIGURE 74. The staircase and wood balustrade.

The interior walls of the second floor space are composed of exposed logs with chinking present in the horizontal joints (Figure 75). The log walls extend approximately 55 inches from the floor to the underside of the roof on the north and south walls and maintains this height at the east and west walls. Two newer logs have been installed at the top of the north wall directly below the roof structure (Figure 76). The upper portion of the east and west walls is clad with plywood. The plywood clad portions of the east and west walls extend from the top of the log wall to the flat portion of the ceiling, approximately 39 inches (refer to Figure 75). These portions of the walls are stud-framed and were constructed circa 2004 when the roof structure on the house was completely rebuilt. Remnant roof rafter pockets are present along the top of the logs at the south wall (Figure 77). The notches, 3 inches tall and 5 inches wide, are spaced approximately 29 inches on center.



FIGURE 75. The east wall of the second floor.



FIGURE 76. The north wall. Note the two new logs.



FIGURE 77. Remnant beam pockets are present along the south wall.

Below the windows on the east and west walls, signs of newer logs are evident where there are splice joints are present in these locations. Newer logs are present in the top three rows of logs on the west wall and extend from window to window (Figure 78). On the east wall, newer logs are present in the top three rows of logs, but only in the area between the two windows (Figure 79).



FIGURE 78. The west wall of the second floor.



FIGURE 79. Newer logs have been spliced in on the east wall.

The underside of the roof is clad with plywood, as is the flat portion of the ceiling that is present in the center portion of the room (Figure 80). The highest point of the ceiling is approximately 7 feet 10 inches above the finished floor. Two florescent lighting fixtures are present at the ceiling (Figure 81).



FIGURE 80. The underside of the roof.



FIGURE 81. Fluorescent light fixtures on the second floor ceiling.

The floor on the second level of the Hoskins House is comprised of wood planks of varying widths (refer to Figure 78).

HVAC equipment is present in the northeast corner of the room, with duct work sitting just above the floor and extending along the east and north walls (Figure 82 and Figure 83).



FIGURE 82. HVAC equipment in the northeast corner of the second floor.



FIGURE 83. Duct work along the north wall.

Condition Assessment

The following notable conditions were observed at the exterior of Hoskins House:

- Deterioration of the wood clapboard siding was observed along the clapboards just above the foundation (Figure 84). This damage appears to be related to termites or other insects.
- Clapboards were found to be loose in isolated locations (Figure 85).
- Deterioration of several wood elements including door and window sills was observed (Figure 86 and Figure 87).
- A piece of glass is missing in the north casement window on the west elevation (Figure 88).



FIGURE 84. Likely insect damage to wood clapboard just above the foundation.

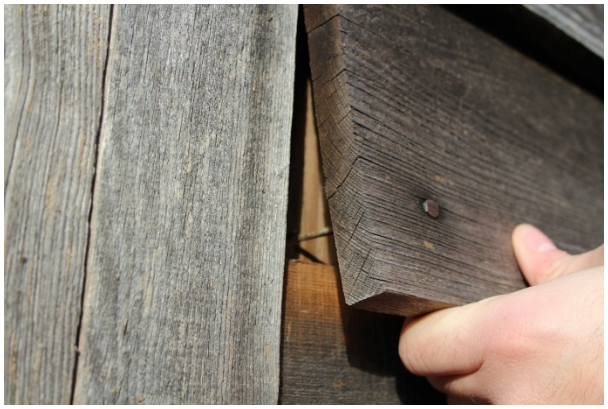


FIGURE 85. Loose attachment of clapboards.



FIGURE 86. Severe wood decay at north door sill.



FIGURE 87. Significant splitting of wood window sills.



FIGURE 88. Missing glass pane at west elevation.

- Broken joinery at the sash of the southern second floor casement window on the east elevation was observed (Figure 89).
- Minor cupping of cedar shake roof shingles was observed (Figure 90)
- Deterioration of the glazing on double hung windows was present on the first floor (Figure 91).
- Loose stone is present in several locations along the foundation (Figure 92).
- Minor, isolated separation between mortar and brick masonry units was observed in the upper portion of the chimney (Figure 93).
- Biological growth was observed on the lower stone portion of the chimney (Figure 94).
- Loose and damaged wiring was found in the crawlspace below the house (Figure 95).



FIGURE 89. Broken wood window sash at the second floor.



FIGURE 90. Cupping of wood roof shingles.



FIGURE 91. Deteriorated glazing putty at the windows.



FIGURE 92. Loose foundation stones not secured by mortar.



FIGURE 93. Minor, isolated separation between mortar and brick masonry units was observed in the upper portion of the chimney.



FIGURE 94. Plant growth at the chimney.



FIGURE 95. Unsupported wiring under the house.

The following notable conditions were observed at the interior of Hoskins House:

- Isolated deterioration was observed in the exposed wood logs (Figure 96)
- Loose and cracked chinking was observed on the first level of the house (Figure 97 and Figure 98).
- Areas of missing chinking were observed on the second level of the house (Figure 99 and Figure 100).
- Minor cracking was observed along the stone joints on the interior of the fireplace (Figure 101).
- Deterioration of wood and open gaps were observed at the base of the two wood doors (Figure 102).



FIGURE 96. Splitting and decay at wood logs.



FIGURE 97. Cracking of chinking.



FIGURE 98. Detached and loose chinking.



FIGURE 99. Missing chinking at the top of the second floor walls.



FIGURE 100. Missing chinking at the second floor.



FIGURE 101. Minor cracking was observed along the stone joints on the interior of the fireplace.



FIGURE 102. Wood deterioration and open gaps covered by heavy cloth.

Significance and Integrity

Significance Criteria

The Criteria for Evaluation for listing in the National Register of Historic Places state:

> The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
>
> A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> B. That are associated with the lives of persons significant in our past; or
>
> C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> D. That has yielded, or may be likely to yield, information important in prehistory or history.
>
> **Criteria Considerations**
>
> Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:
>
> a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
>
> b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
>
> c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
>
> d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
>
> e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
>
> f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
>
> g. A property achieving significance within the past 50 years if it is of exceptional importance.[125]

125. *Code of Federal Regulations, Title 36, Part 60,* "The National Register Criteria for Evaluation."

The Hoskins House Historic District, including the Hoskins House as a contributing resource, was listed in the National Register in 1988. The National Register nomination states that the site is significant for its association with the Battle of Guilford Courthouse on March 15, 1781, during which 2,000 British troops under the command of Lord Cornwallis formed their lines around the house in anticipation of the battle. The nomination further states that the site retains integrity of feeling and association with the battle and is therefore nationally significant under Criterion A.[126] The historic district nomination cites the Hoskins House as a contributing building, while noting that it is unclear whether the existing house was present at the time of the battle. Hoskins House is described as locally significant under Criterion C as an example of a single-pen log house with loft, a regionally important settlement period dwelling type.[127]

The nomination also notes Criterion Consideration B, "a building or structure removed from its original location but which is primarily significant for architectural value . . ," with reference to the Coble Barn.[128] The significance of the barn is further discussed in the Coble Barn Historic Structure Report, provided under separate cover.

The National Historic Landmark nomination documentation prepared in 1999 for Guilford Courthouse Battlefield indicates that the property is significant under Criterion A and under National Historic Landmark Criterion 1:

> . . . [properties] that are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained . . . .[129]

The National Historic Landmark documentation lists the Hoskins House as a contributing resource, and (based on information available at the time of authorship) states that the house was constructed circa 1778 and is contemporary with the battle.[130]

Archeological and dendrochronological studies that postdate the National Register nomination and National Historic Landmark documentation indicate that the Hoskins House was likely constructed in the early 1810s, rather than circa 1778. Thus, although the site of the house is associated with the Battle of Guilford Courthouse, the existing Hoskins House does not appear to be associated with the battle. The house itself is therefore not a contributing building to the National Historic Landmark battlefield.

Neither the National Register nomination for the Historic District nor the National Historic Landmark documentation indicates that the property is significant under Criterion D. The National Register nomination does note, however, that although archeological investigations conducted in 1984 did not locate a British mass burial traditionally said to be located near the Hoskins House, significant archeological features may be located elsewhere on the site. Additional archeological investigation has been conducted since the National Register nomination and National Historic Landmark documentation were prepared, and it is anticipated that further studies will be conducted in the future. Thus, further assessment of the significance of the site under Criterion D could be considered as suggested by new findings.

Based on research and review of documentation conducted for this study, updating the National

126. Southern.
127. Ibid.
128. Ibid.
129. Hiatt, NHL. Note that the battlefield, as a previously established historical national park, was administratively listed in the National Register upon its establishment, October 15, 1966. The documentation gives the name of the site as Guilford Court House Battlefield, rather than Guilford Courthouse National Military Park, the official name of the NPS unit.
130. Ibid.

Register nomination for the Hoskins House Historic District is warranted to provide a more accurate assessment of the history, significance, and integrity of the Hoskins House. The period of significance would thus be updated, and the nomination would indicate that the house is significant under Criterion C as a preserved example of a regional vernacular house type.

In addition, updating the National Historic Landmark documentation would provide an opportunity to provide more accurate information about the date of construction of the house, and its relationship to the Guilford Courthouse Battlefield. Since the construction of the existing house postdates the battle, the site of the house could be considered contributing to the battle, while the structure itself would not. The house would be managed as a cultural resource due to its individual National Register status as a contributing resource in the Hoskins House Historic District.

Period of Significance

The National Historic Landmark documentation for Guilford Courthouse Battlefield indicates a period of significance of March 15, 1781. The National Register nomination for the Hoskins House Historic District cites a period of significance and significant dates of 1781 as associated with the Battle of Guilford Courthouse; the late eighteenth through early nineteenth centuries as related to the Hoskins House; and circa 1830 as related to the Coble Barn. The date of construction of the house is indicated as 1778, apparently based on the date at which Joseph Hoskins acquired his property in Guilford County.[131]

As noted above, recent archeological and dendrochronological studies have identified a likely construction date of the early 1810s for the Hoskins House. Based on limited available archival documentation, the house appears to have retained its essential form and character through ownerships at least until 1939, with major additions (now removed) and other alterations made after that time. Research conducted since completion of the National Register nomination and National Historic Landmark documentation, and review of available documentation for this study, suggest that a period of significance of circa 1810 to 1939 is appropriate for the Hoskins House.

Character-Defining Features

The historic nature of significant buildings and structures is defined by their character, which is embodied in their identifying physical features. Character-defining features can include the shape of a building; its materials, craftsmanship, interior spaces, and features; and the different components of its surroundings.[132]

The following list identifies the existing character-defining features of the exterior and interior of the Hoskins House:

- General form of the structure including the gable roof (original profile no longer extant).
- Log structure.
- Stone fireplace and the presence of a chimney on the west side of the structure.
- Loose laid stone foundation.
- South exterior door.

Summary Table of Features

Feature	Date of Extant Material	Comments
Stone foundation	1810s	Substantially "re-worked," 1986–1987
Wood vents in foundation	1986–1987	

131. Ibid.

132. Lee H. Nelson, FAIA, *Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (Washington, D.C.: National Park Service, Technical Preservation Services, 1988).

Feature	Date of Extant Material	Comments
Stone chimney/fireplace	1810s	
Brick hearth	1986–1987	
Brick chimney	1986–1987	
Wood clapboard siding	circa 2004*	
Wood stairs from grade to exterior doors	2013	
Wood window frames and double-hung sash	1986–1987	
Wood window shutters	1986–1987	Currently stored at second floor
Wood door frame and threshold	1986–1987	
Exterior wood doors	1810s, 1986–1987	South is original; used as model for replica door at north during 1980s restoration.
Exterior logs	1810s	Oak. Many spliced-in repairs, 1986–1987; replacement logs at top of wall, circa 2004*
Chinking	1986–1987	
First floor framing	1986–1987	Reportedly, all joists were replaced during the restoration.
First floor planks	1986–1987	Portions later patched.
Second floor framing	1810s	
Second floor planks	1986–1987	
Roof framing and decking and plywood cladding	circa 2004*	
Wood shingle roof	circa 2004*	
Staircase to second floor	Before 1980; 1986–1987	Based upon apparent modifications to second floor framing, the staircase was likely altered multiple times after original construction. The lower run from the first floor up to the landing was rebuilt in 1986–1987, following the outline of ghosted marks on the adjacent logs.
Electrical system and lighting	1986–1987	
Mechanical system	circa 2004*	

* Although the exact date is not known at this time, correspondence from 2003 indicates that the roof and cladding project had not yet been completed but was being planned at that time.

Assessment of Integrity

Assessment of integrity is based on an evaluation of the existence and condition of the physical features which date to a property's period of significance, taking into consideration the degree to which the individual qualities of integrity are present. The seven aspects of integrity as defined in the National Register Criteria for Evaluation are location, design, setting, materials, workmanship, feeling, and association. As noted in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*:

> Location is the place where the historic property was constructed or the place where the historic event occurred. . . . Design is the combination of elements that create the form, plan, space, structure, and style of a property. . . . Setting is the physical environment of a historic property. . . . Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. . . . Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. . . . Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. . . . Association is the direct link

> between an important historic event or person and a historic property.[133]

The property must retain the essential physical features that enable it to convey its historical significance. The essential physical features are those that define both why a property is significant (National Register criteria) and when it was significant (period of significance). The bulletin further defines integrity as "the ability of a property to convey its significance."[134]

The historic integrity of Hoskins House has been assessed within the context of its contribution to the Hoskins House Historic District addressed in the National Register nomination (1988).

Integrity of Location. Hoskins House retains a high degree of integrity of location in relationship to its site. The location of the building has remained unchanged since it was constructed in the early nineteenth century.

Integrity of Design. Hoskins House has a low degree of integrity of design due to the alterations that have been made to the house, which include the installation of wood clapboard siding on the exterior of the house and the new roof structure. In addition, the size and placement of window openings may not be historically accurate, and the style of the existing six-over-six double hung windows is conjectural.

Integrity of Setting. Hoskins House retains a low degree of integrity of setting. Modifications to the landscape and the additions of outbuildings to the site have diminished integrity of setting. In addition, the connection between the battlefield and the site of the house has been lost due to twentieth century development in the area.

Integrity of Materials and Workmanship. The Hoskins House retains a moderate degree of integrity of materials and workmanship. The primary material components of the structure, logs, are generally intact despite repairs and the addition and removal of window openings. The original roof structure is no longer extant and has been replaced with a new roof that does not appear to have the same height and profile as the original roof. With these alterations, the integrity of the materials and workmanship has been diminished.

Integrity of Feeling. Hoskins House retains a high degree of integrity of feeling. The structure is a relatively intact example of a single-pen log house. The house is currently interpreted as an early nineteenth century log home; however, the alterations made to the house, particularly the type of windows and addition of clapboard siding, as well as the addition of track lighting and modern mechanical systems, have resulted in diminished integrity of feeling.

Integrity of Association. As a relatively intact example of an early nineteenth century single-pen log residence, the house, despite alterations, retains high integrity for its associations with its period of construction and building type.

133. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: Government Printing Office, 1997), 44–45.

134. Ibid.

Treatment and Use

Requirements for Treatment and Use

The National Register nomination for the Hoskins House Historic District (1988) identifies the Hoskins House as a contributing resource. [135] The house is also identified as a contributing building in the National Historic Landmark documentation for the Guilford Courthouse Battlefield (1999).[136] Although the date of construction of the house was incorrectly understood at the time the National Register nomination and National Historic Landmark documentation were prepared, the house is considered significant as an example of early nineteenth century vernacular architecture and survives with sufficient integrity to convey its historic associations.

As such, treatment and use of the Hoskins House should be considered within the context of the legal mandates and policy directives established by National Park Service Cultural Resources Management Guideline (Director's Order 28) for the protection of cultural resources. The Hoskins House should be understood for the association of its site with the Battle of Guilford Courthouse, and the house itself interpreted as an example of an early nineteenth century log dwelling in a characteristic local style, and preserved for the enjoyment of present and future generations.

Laws, Regulations, and Functional Requirements

Key laws, regulations, and functional requirements that apply to the work recommended herein include the following:

- National Park Service Cultural Resources Management Guideline (Director's Order 28), which requires planning for the protection of cultural resources on park property.
- Section 106 of the National Historic Preservation Act (NHPA), which mandates that federal agencies, including the National Park Service, take into account the effects of their actions on properties listed or eligible for listing in the National Register of Historic Places and give the Advisory Council on Historic Preservation a reasonable opportunity to comment.

Treatment of the building and site are also to be guided by the following:

- Secretary of Interior's Standards for the Treatment of Historic Properties
- Americans with Disabilities Act (ADA)
- *International Building Code* (IBC), 2012
- *International Existing Building Code* (IEBC), 2012

135. Southern.

136. John Hiatt, National Historic Landmark Nomination.

- North Carolina Building Code, 2012, effective from September 1, 2011, which is based on the 2009 IBC

- North Carolina Existing Building Code, 2015. The 2015 North Carolina Existing Building Code became effective on March 1, 2015. It is based on the 2012 IEBC

The National Park Service is self-regulating in terms of enacting and enforcing building code standards. Guilford Courthouse National Military Park is therefore not legally subject to local or state building code requirements. When undertaking repairs to historic buildings, the National Park Service endeavors to have the work comply with model building code standards. At this time, the 2012 IBC with Appendices (replacing Chapter 34 with the IEBC) is the model building code used by the NPS and is referenced by the National Park Service Denver Service Center for design and construction. The National Park Service Denver Service Center also references the 2012 IEBC, with Appendices and Resource A.

In the 2009 and 2012 editions of the *International Building Code*, Section 3409–Historic Buildings, paragraph 3409.1 states:

> Historic Buildings. The provisions of this code relating to the construction, *repair*, *alteration*, *addition*, restoration and movement of structures, and change of occupancy shall not be mandatory for *historic buildings* where such buildings are judged by the *building official* to not constitute a distinct life safety hazard.

Since the Hoskins House is a historic structure, alternatives to full prescriptive legislative and code compliance should be considered where such compliance would compromise the integrity of the character-defining features of the building.

Also in response to these laws and regulations, threats to life safety, if present, should be addressed in the repair of buildings. Existing conditions such as broken window sash and cracked glass represent potential threats to life safety that require repair.

Alternates for Treatment and Use

The National Park Service has developed definitions for the four major treatments that may be applied to historic structures: preservation, rehabilitation, restoration, and reconstruction. The four definitions are as follows:

> **Preservation** is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.
>
> **Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
>
> **Restoration** is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.
>
> **Reconstruction** is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at

a specific period of time and in its historic location.[137]

Of the four treatment approaches, *rehabilitation*, which involves making possible a compatible use through repair, alterations, or additions, is most appropriate for the Hoskins House. This treatment would allow for the repairs necessary to stabilize and preserve the building, while permitting selective restoration where documentation or physical evidence is available.

Preservation, which involves sustaining the building in its existing form, is to some extent in progress as a result of ongoing repair and cyclical maintenance implemented by the park. Further, similar preservation efforts would be incorporated in the overarching rehabilitation treatment approach. *Restoration* would return the building to its appearance during the period of significance. As part of an overarching rehabilitation treatment approach, restoration of missing features should be considered. However, as an overall treatment alternative, restoration is problematic in that many aspects of the original design are not documented, and physical evidence has been destroyed by twentieth century additions and changes to the house.

Although many features of the house have been altered, original fabric does remain, including the log walls and the stone fireplace. Retention of original materials and character-defining features during rehabilitation work is practical and appropriate, and will also assist in use of the building for living history and interpretation of colonial life to the public.

Ultimate Treatment and Use

Guidelines for Treatment

Guidelines for treatment have been defined based on the preservation objectives and requirements for treatment and use outlined above for the Hoskins House. All treatment guidelines and recommendations were developed in accordance with the Secretary of Interior's Standards for Rehabilitation.

The Secretary of the Interior's Standards for Rehabilitation are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the

137. Secretary of the Interior's Standards for the Treatment of Historic Properties.

new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.[138]

The basic guidelines for work on the Hoskins House and its immediate setting are as follows:

- Undertake all work in compliance with the Secretary of the Interior's Standards for Rehabilitation.
- Retain the character of the historic site by protecting the building and significant associated site features.
- Ensure that proposed new elements or construction are compatible with historic character of the building and site.
- Protect adjacent natural resources during construction activities.
- Document through detailed as-built drawings, photographs, and written narrative all changes and treatments to the historic site and building. Maintain records of treatments and preserve documentation according to professional archival standards. Maintain a copy of the records in National Park Service archives.
- Retain features and materials at both the exterior and interior of the building that date from the period of significance to the greatest extent possible.
- Incorporate sustainable design principles in all future projects that respect the preservation principles listed above.

Recommendations

Short-Term Recommendations

The following recommendations are intended to address the immediate maintenance needs of the house. The house will retain its existing non-historic cladding and other non-original features for the short term.

- The clapboard siding should be repaired by replacing individual deteriorated boards and reattaching loose boards.
- The deteriorated wood window sills and door sills should be repaired or replaced to match existing profiles.
- Cracked or missing window glass should be replaced with new clear glass.
- Cracked, debonded, or missing areas of glazing putty should be replaced with new oil-

138. Ibid.

based putty. After removing existing putty, the wood sash should be primed with a penetrating oil-based primer. After the paint has dried, new putty should be installed. (The reglazing of the windows is expected to be undertaken as part of work currently planned under NPS PMIS 196302, "Repair and Rehab Historic Hoskins House and Kitchen Roof and Windows," copy provided to the authors by the park for reference.)

- The broken window sash at the east elevation of the second floor should be reconstructed to match the other windows. Alternately, the window sash could be removed and replaced with a temporary solid wood panel, pending future reconstruction of the roof and gable walls. (Repairs to the window sash are expected to be undertaken as part of NPS PMIS 196302, noted above.)

- The wood window sash and trim should be primed and painted. The existing wood window sash and trim are non-historic elements that were designed during the 1980s restoration to be representative of typical historic construction practices, since no documentation of the original window type(s) and configuration(s) was available. Although the windows may not have been painted in the original construction, the thin wood profiles and glazing putty of the existing non-historic windows will not be durable if left exposed and require protection by paint. A neutral gray color to blend with adjacent unfinished wood should be used. (Refer to NPS PMIS 196302, noted above.)

- Roof replacement is anticipated as part of work currently planned by the park. (Refer to NPS PMIS 196302, noted above.) Roof replacement should include removal of all existing roof materials down to the existing sheathing. The sheathing should be inspected for decay, and affected areas replaced. A new breathable underlayment should be installed under the new wood shingles. A metal edge trim will be needed at the perimeter of the roof to conceal the edges of the plywood deck and underlayment; this trim should have a minimal profile and be painted a neutral gray color to blend with the weathered wood materials.

- Loose wiring in the crawlspace under the house should be attached to the wood structure above for proper support. Any abandoned cabling should be removed.

- Throughout the first floor, where areas of chinking have debonded or spalled, new chinking mortar should be applied.

- The two exterior doors require repair to address large gaps near the base of each door. Since the south door is likely surviving historic fabric, it is recommended that the gaps be addressed by removing previous fabric patches and added wood trim over the major gaps, and installing a new single board on the interior side, parallel to and below the bottom brace and equal in width to the door, to close up all gaps and openings and secure the door.

Long-Term and Ongoing Recommendations

The following recommendations are intended to restore the house to its original appearance, to the extent that its original character can be determined through archival research, investigation of the building, and knowledge of typical late eighteenth and early nineteenth century construction practices. The house will continue to be used for interpretive programs for visitors and will retain contemporary mechanical systems. Also included below are recommendations for cyclical work needed to maintain the house over time.

- The building should be inspected and treated regularly for termites and other insect pests that are endemic in the region.

- The ongoing program should be continued of live-trapping small mammals that burrow beneath the building, and releasing them in an appropriate natural setting elsewhere in the county.

- Plant growth within joints or crevices in the chimney should be treated with an approved herbicide.

- The grades around the building should be monitored to ensure positive drainage away from the foundation. Recent re-grading work has reportedly resolved previous ponding issues, but if ponding recurs, consideration could be given to adding French drains parallel to the building wall, consisting of 6-inch perforated PVC pipe in drain rock wrapped in geotextile drain fabric and buried in washed gravel. New drains would need to be coordinated with the site specific archeological and cultural landscape considerations. Consideration could also be given to pouring a concrete slab on grade within the crawl space under the house, to limit burrowing by small mammals and vermin. Brick masonry remnants and other debris from the previously demolished twentieth-century additions should be removed from the crawl space.

- To the extent possible, electrical and telecommunication cabling should be run underground and connected to metallic conduit inside the house. If extensive cabling within the crawlspace is needed, it should be run within the PVC conduit attached to the underside of the wood floor structure. Consideration could also be given to removing the existing 1980s track lighting.

- The dry-stacked stone foundation should be inspected from the crawl space. If possible, the points that actually support the log structure should be identified. Based on this inspection, consideration should be given to adding concealed supplemental supports within the crawl space or repairing/restacking stone in localized areas to provide appropriate support to the log structure.

- Due to the low live load capacity of the second floor, it is likely not feasible to introduce more intensive uses to the second floor of the house. Rather, the second floor should be expected to remain in use for light storage of materials related to maintenance and interpretation of the house itself and for mechanical equipment and ductwork. Tour groups should not be permitted on the second floor. Occupancy by National Park Service staff should be limited. Further structural investigation and analysis could be conducted to confirm exact load limits for the second floor. In the future, if the clapboard siding is removed, this would provide an opportunity to inspect the joist pockets.

- A no smoking policy should be maintained in the house and environs. In addition, the fireplace should not be used. (If fires are desired for purposes of interpretation, the Summer Kitchen, which is a non-historic structure, could be used.)

- As a long-term goal, consideration should be given to restoring the exterior appearance of the Hoskins House to its original configuration, guided by available 1939 photographs and additional archival information if discovered. Where no information is available, the existing elements of the house should be maintained. This work would likely include the following:

    - The roof structure should be reconstructed to match the original alignment and engagement of the rafters into the top of the log walls. New roof sheathing and a new wood shingle roofing system should be provided as part of this work. To laterally brace the tops of the log walls, it may be necessary to either replace the topmost logs on the east and west ends with continuous logs and/or introduce horizontal ties inside the second floor. Some previously replaced logs may not match the darkened, weathered appearance of the original logs; for these elements, a stain could be applied to the exterior to blend with the appearance of the original logs.

    - Consideration could be given to providing an ongoing treatment approach to mitigate and kill decay fungi. One system that

could be used consists of inserting borate rods into selected logs; however, although it appears that this approach could be readily implemented, it would only be effective locally. Another system is application of copper naphthenate, available in proprietary wood treatment products, to provide protection against wood decay and improve water resistance. This treatment could be used in selected locations such as at ends of logs or where wood is near or in contact with the ground. Copper naphthenate makes the wood appear bright green in color upon application; although it weathers to brown over time, this approach may be visually intrusive at wood members exposed to view.

- For individual logs with decay but where the overall log is not so severely deteriorated as to require replacement, installation of a dutchman (selected partial replacement) could be considered. The deteriorated portion of the individual log would be cut out, and a matching wood piece would be installed, joined to the original log with dowels.

- Where an individual log has wood decay or voids that collect rainwater, use of a consolidant could be considered. For consolidation, the wood surface would be prepared by removing all material affected by decay, and deep cracks and voids filled to create a profile that will shed water. As most filler materials are vulnerable to degradation by ultraviolet light, a paint coating in a color that blends with intact adjacent log areas would need to be applied to repair locations. Depending upon the exposure of the locations where this repair is contemplated, this repair may be visually intrusive.

- Consideration could also be given to treating exposed logs with a clear penetrating water repellent. This treatment would not address any existing deterioration; however, it may provide benefit in slowing deterioration of logs that are currently mostly intact.

For any of the repair approaches discussed above, trial repairs should be conducted to evaluate the efficacy and completed results of the repair. Trial repairs could also be evaluated over time to further assess the repair approach.

- As part of the roof reconstruction, the second floor gable end walls should be rebuilt entirely, with one window centered at the east wall, matching available 1939 photographs of the building. The gable walls should be clad with clapboard siding on the exterior. The window sash and frames should be replaced as part of this work.

- The wood clapboard siding should be removed in its entirety. Damaged portions of the log walls will require wood repairs or replacement of non-original logs to match. Most areas of exterior chinking will likely require replacement or repair, as well as most areas of interior chinking at the second floor level.

- Vertical runs for the building mechanical system that are currently positioned between the log wall and the clapboard siding will require re-routing. Ideally, vertical runs should be concealed at the southwest corner within or adjacent to the staircase.

- Consideration could be given to reinstalling the replica wood shutters at the windows. The shutters are currently stored at the second floor of the house. The shutters may be desirable to improve the security of the house.

Recommendations for Further Research

1. Archival research should be conducted to understand the original design, construction, and evolution of the Hoskins House in greater detail than as represented by currently available documentation, with particular attention to its pre-1930s appearance.

2. The typical window design, materials, and exterior wood finishes used in late eighteenth and early nineteenth century North Carolina cabins similar to the Hoskins House should be researched for reference in future repair or restoration of the windows.

3. Structural analysis could be considered to confirm exact load limits for the second floor. In addition, structural analysis could be performed to understand how the roof structure could be returned to its original configuration, should this be a long-term goal for the house.

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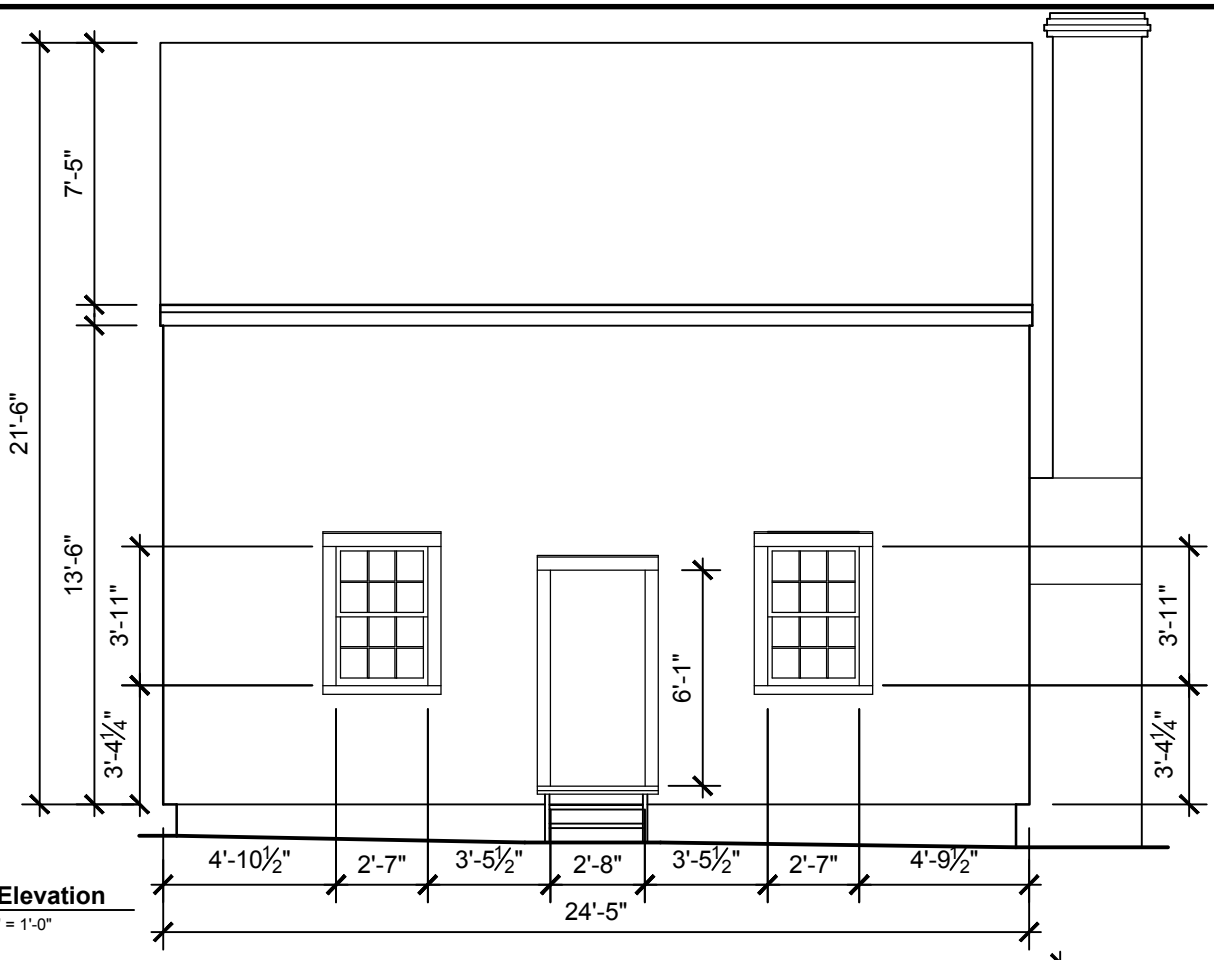
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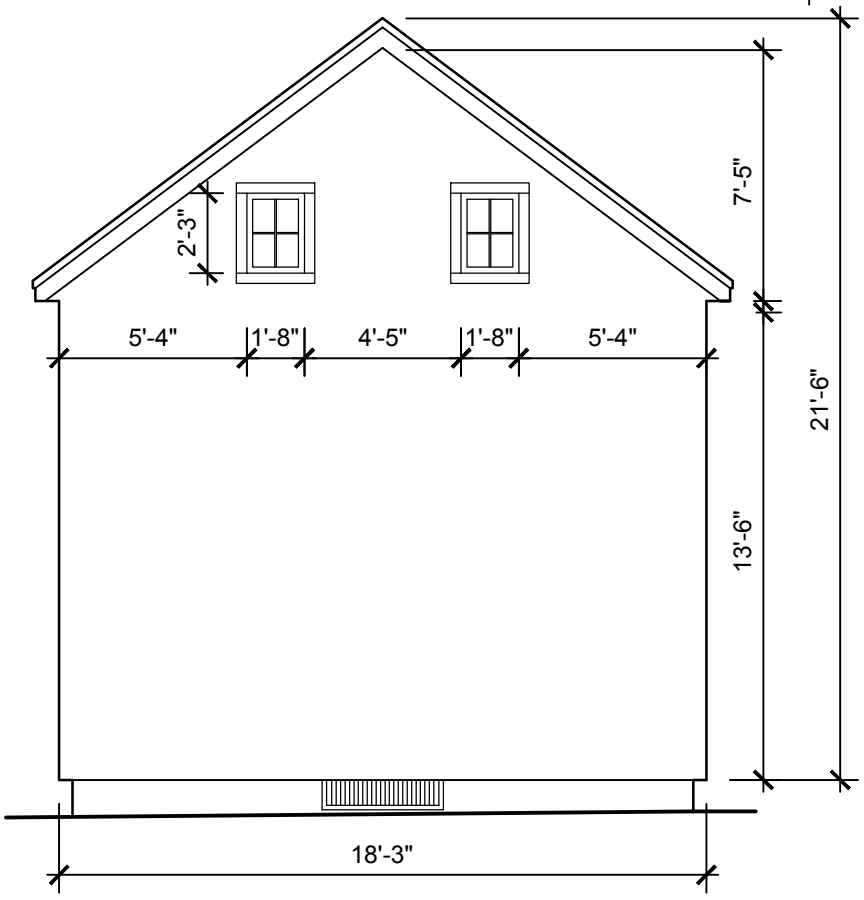
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Appendix: Drawings



North Elevation
Scale: 3/16" = 1'-0"



West Elevation
Scale: 3/16" = 1'-0"

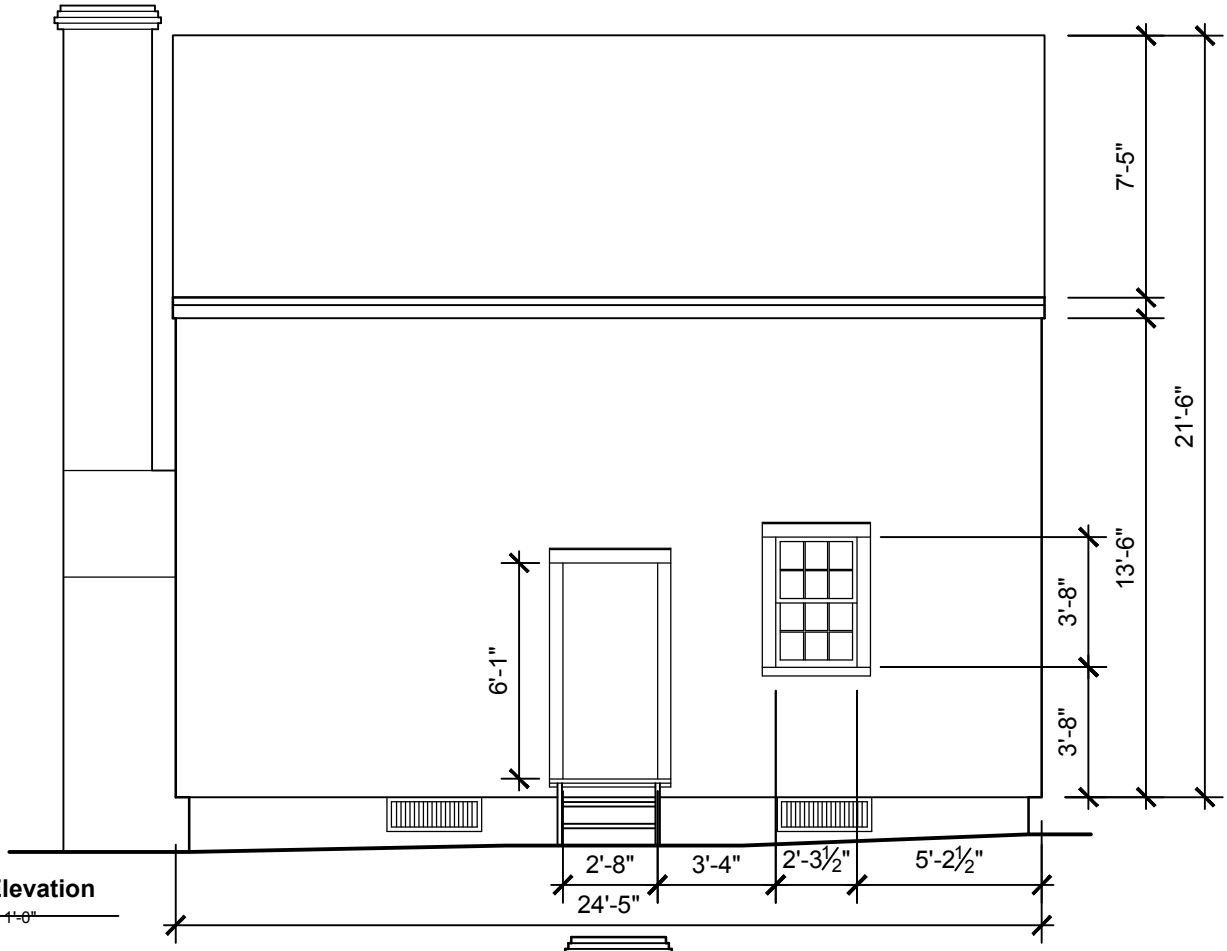
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HOSKINS HOUSE

HISTORIC STRUCTURE REPORT

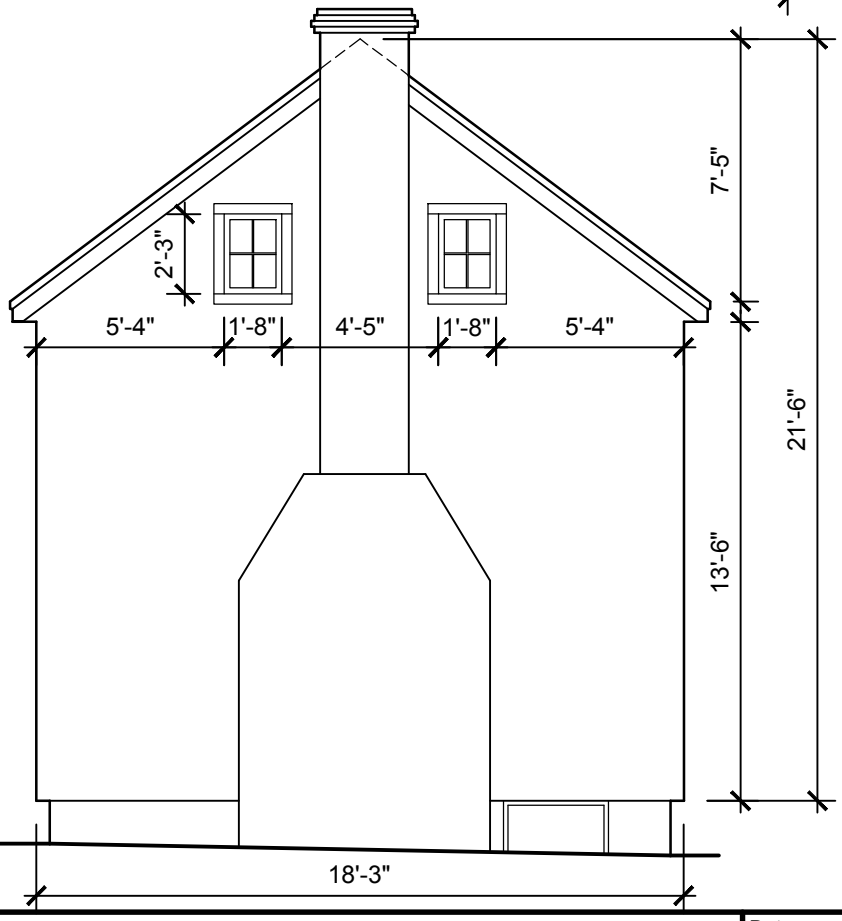
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A-1



South Elevation

Scale: 3/16" = 1'-0"



East Elevation

Scale: 3/16" = 1'-0"

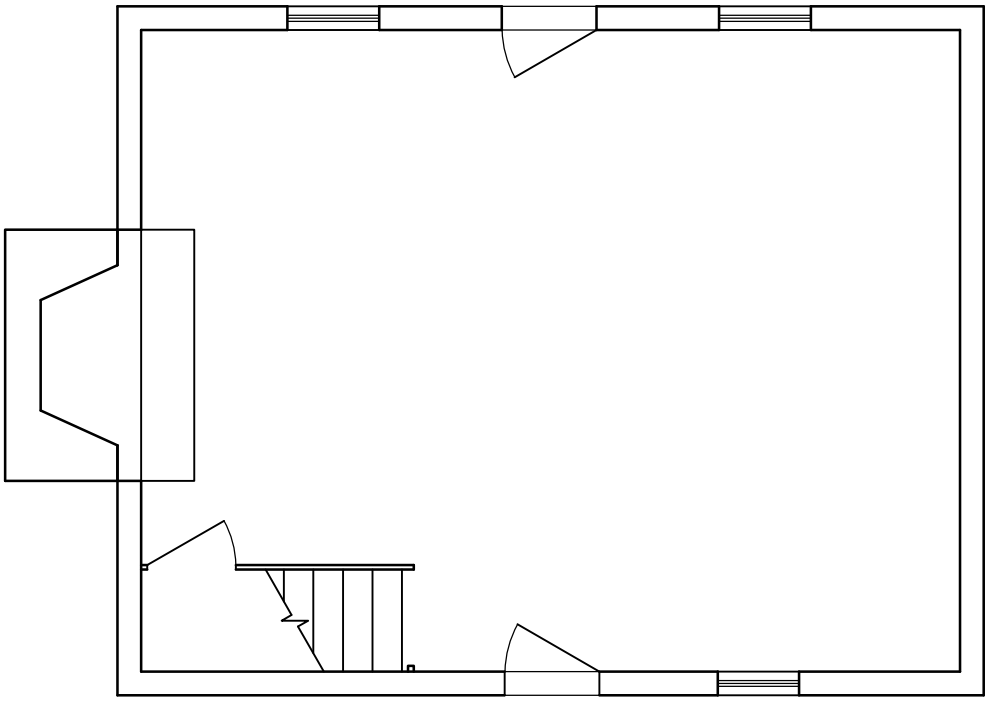
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HOSKINS HOUSE

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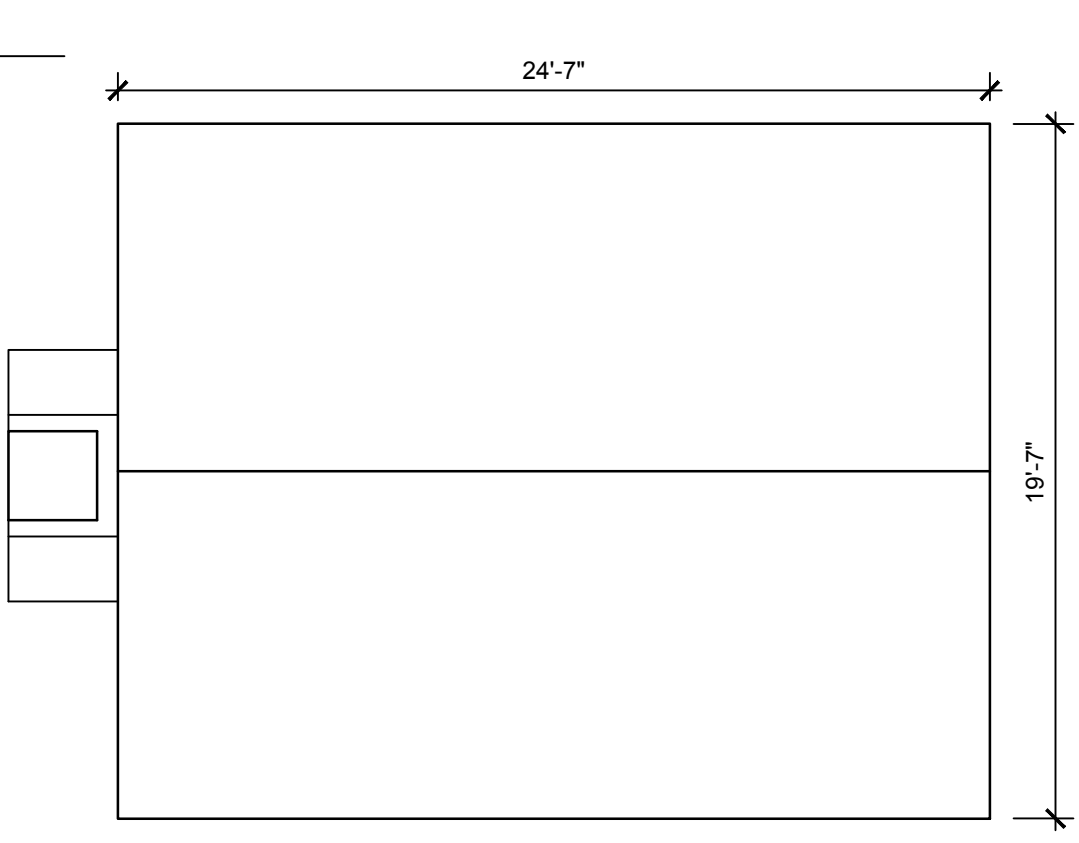
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A-2



Floor Plan

Scale: 3/16" = 1'-0"



Roof Plan

Scale: 3/16" = 1'-0"