



## **HACKNEY-FOUST HOUSE**

921 Spring Garden Street  
Greensboro, North Carolina 27403

### **Application for Guilford County Local Historic Landmark Designation**

Prepared by Samantha Smith, Gate City Preservation, LLC  
and Rebecca Barefoot, Century Preservation Services, LLC

June 2020



Guilford County Planning & Development Department  
**Guilford County  
Historic Preservation Commission**

**HISTORIC NAME OF PROPERTY**

Hackney-Foust House

**ADDRESS OF PROPERTY**

921 Spring Garden Street, Greensboro, North Carolina 27403

**PIN #** 7864231947

**DEED BOOK & PAGE #** 007840-00762

**ZONING RES**

Amount of land/acreage to be designated

.27 acres

Interior to be designated

☐ Yes ☒ No

**Property Owner's Address & Phone:**

Barefoot Development Group, LLC

PO Box 1133

Roxboro, NC 27573

**E-mail**

[cbarker@legacy-building.com](mailto:cbarker@legacy-building.com)

[rbarker@legacy-building.com](mailto:rbarker@legacy-building.com)

**Applicant's Address & Phone:**

Gate City Preservation, LLC

4215 Henderson Road

Greensboro, North Carolina 27410

**E-mail**

[samantha@gatecitypreservation.com](mailto:samantha@gatecitypreservation.com)

The application is due no later than twelve noon (12 noon) on the **last** Tuesday of the month, 21 days before the regularly scheduled meeting held on every third (3<sup>rd</sup>) Tuesday of the month. Please address to:

**Guilford County Planning Department  
ATTN: Historic Preservation Commission  
PO Box 3427  
Greensboro, NC 27402**

**READ CAREFULLY AND SUPPLY ALL INFORMATION**

**The following information must be supplied in a *report format* before the application can be reviewed, deemed complete and placed on the agenda. Please attach additional sheets or a research report. (*A minimum of eleven (11) reports are required*)**

1. **STATEMENT OF SIGNIFICANCE:** In order to recommend designation of a landmark, the property must be deemed historically, architecturally or archaeologically significant. Please provide a brief statement explaining why this property should be a designated landmark. See examples on page 3. *Copies from JW Jones and Sumners*
2. **MAPS:** Provide a scaled plot plan of the property showing lot lines and location of all buildings. Indicate the area and building(s) to be designated as a landmark.
3. **ARCHITECTURAL:** Describe the original and current appearance of the significant structures such as houses, barns, well houses, and other buildings to be designated, includes photos or illustrations. The description should include the following: date of construction; date(s) of alterations, description of overall form, and exterior and interior details. Include a drawing of the existing and original (if different) floor plan with rooms labeled. *Example from Sumners House.*
4. **HISTORICAL:** Tell the history of the property. The details should include the following: uses of the property, photos (or copies); list of owners (from Grantor-Grantee index), a detailed description of builders or architects if known. Also, attach and *describe* newspaper articles, excerpts from books, cemetery records, deeds, oral histories etc. Any additional information, literature, illustrations, newspaper articles or other media that you feel will contribute to the application can be submitted but become property of the Commission. List research sources as a bibliography.
5. **PHOTOGRAPHS:** *Please submit a complete photographic record of the property in each report. In addition to prints, all photographs shall be submitted on a CD-R in TIF or JPG format*
6. *Bibliographies, footnotes and chain of title are necessary to be considered a complete report.*

## I. Abstract

### *Statement of Significance*

The Hackney-Foust House is being proposed for designation because of its local **architectural** significance as an excellent example of transitional Queen Anne/Colonial Revival residential architecture in Guilford County. The house is also **historically** significant to Guilford County because of its association with Julius Isaac Foust and the collegiate history of the University of North Carolina at Greensboro (UNCG). This is the only remaining residence of Julius Foust, who occupied the home with his family for 39 years. While he was living here, he achieved positions at the North Carolina Women's College (now UNCG) as Dean, Acting President, and then the second President of the Women's College. Several teachers of the school lived in the house as boarders. The house is a contributing resource in the College Hill Local Historic District, located just west of downtown Greensboro between Greensboro College to the east and UNCG to the West, with Market Street as the northern boundary and Spring Garden street as the southern boundary. The district contains "one of the largest collections of Queen Anne/Colonial Revival style residences in the city."<sup>1</sup> The period of significance for the Hackney-Foust House ranges from its construction in 1904 to the end of Greensboro's Modern Urbanization and Industrialization period in 1941.

### *Archaeological Comments*

No known archaeological features are present at this time.

### *Integrity Statement*

- **Location:** The Hackney-Foust House remains in its original location and is surrounded by other historic buildings and features from its period of significance (1904-1941).
- **Design:** The Queen Anne and Colonial Revival architectural elements exemplify the design trends and styles of nineteenth-century, high-style, residential architecture in Greensboro. The exterior of the Hackney-Foust House has remained largely unchanged and has very high integrity, retaining many of its original Queen Anne architectural detailing and features.
- **Setting:** The house's setting has remained unchanged. There have been no later intrusions by new construction. The significant historic features of its larger, College Hill neighborhood and UNCG campus setting are retained.
- **Workmanship:** Both the interior and exterior architectural details of the Hackney-Foust House show a high level of craftsmanship and design, specifically the complex moldings and trims, windows, and porch details.
- **Materials:** Many of the materials from the Hackney-Foust House's original construction are still present in the house. The current property owners began rehabilitation to the interior and exterior of the residence in 2016 to leverage historic tax credits. In all cases, they carefully followed the Secretary of the Interior's Standards for Rehabilitation and successfully achieved the state's rehabilitation tax credit. Great care was taken to repair and preserve all historic, contributing features to the home.
- **Feeling:** Because the house's rehabilitation was completed as a tax credit project, care was taken to preserve the feeling of the building through the preservation of its important architectural elements.
- **Association:** The Hackney-Foust House is associated with the nineteenth century residential development of College Hill in Greensboro. It is still utilized as residential.

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<sup>1</sup> Marvin A. Brown and Kaye Graybeal, "College Hill Historic District," National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1993), Section 7, page 1.



***Proposed Boundary Justification***

The proposed boundary for Local Landmark Designation is the property's current .27 acre parcel (PIN: 7864231947).

**II. Maps and Floor Plans***Guilford County Tax Map*

# College Hill Neighborhood

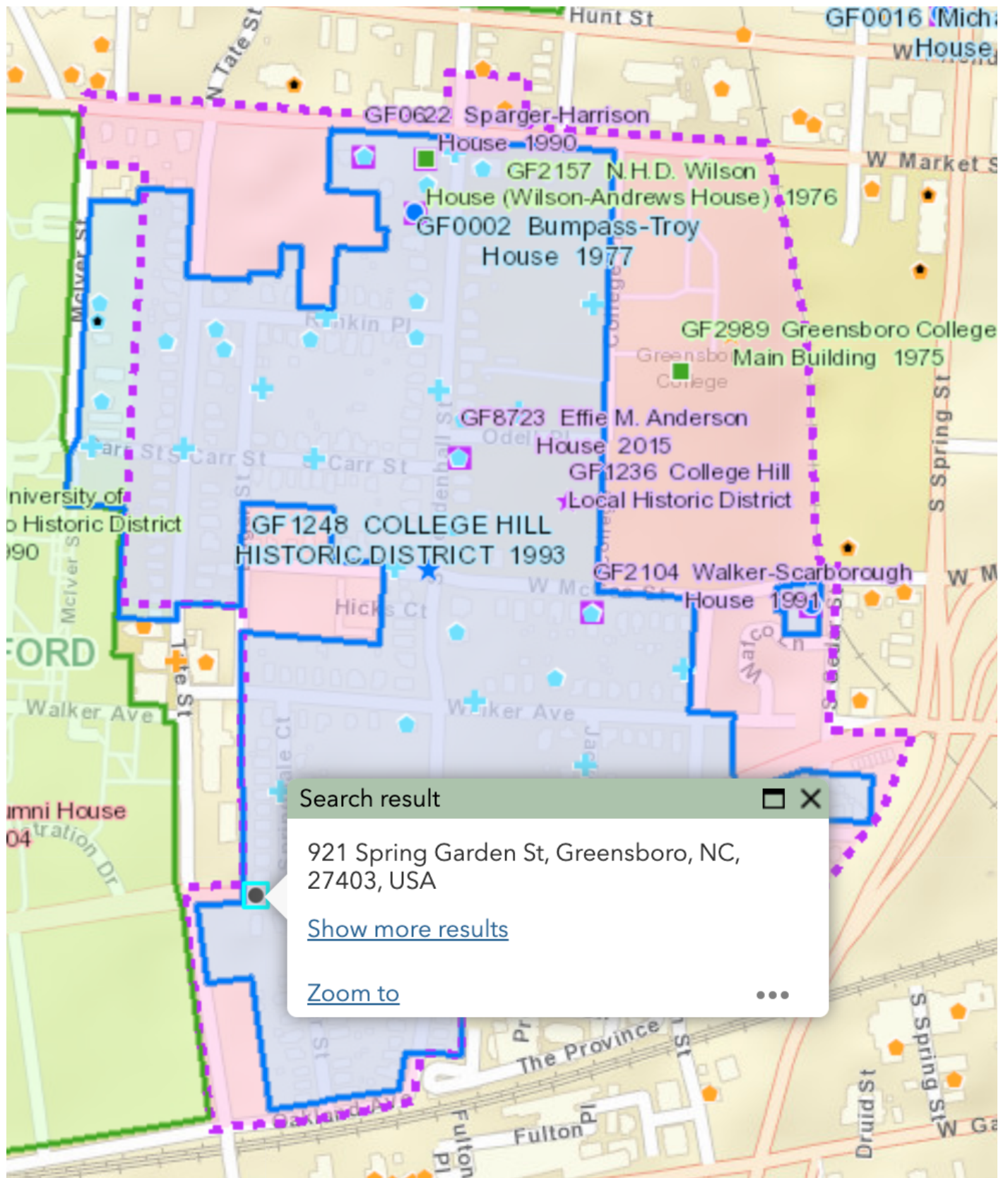
**LEGEND**

- Streams
- Railways
- Roadways
- Building
- Guilford County Parcels
- College Hill Local Historic District
- College Hill Boundary
- Other Neighborhoods
- Park or Open Space
- College or University
- School (K - 12)
- City of Greensboro
- State of North Carolina

**DR A FT - College Hill Neighborhood**  
October 17, 2013

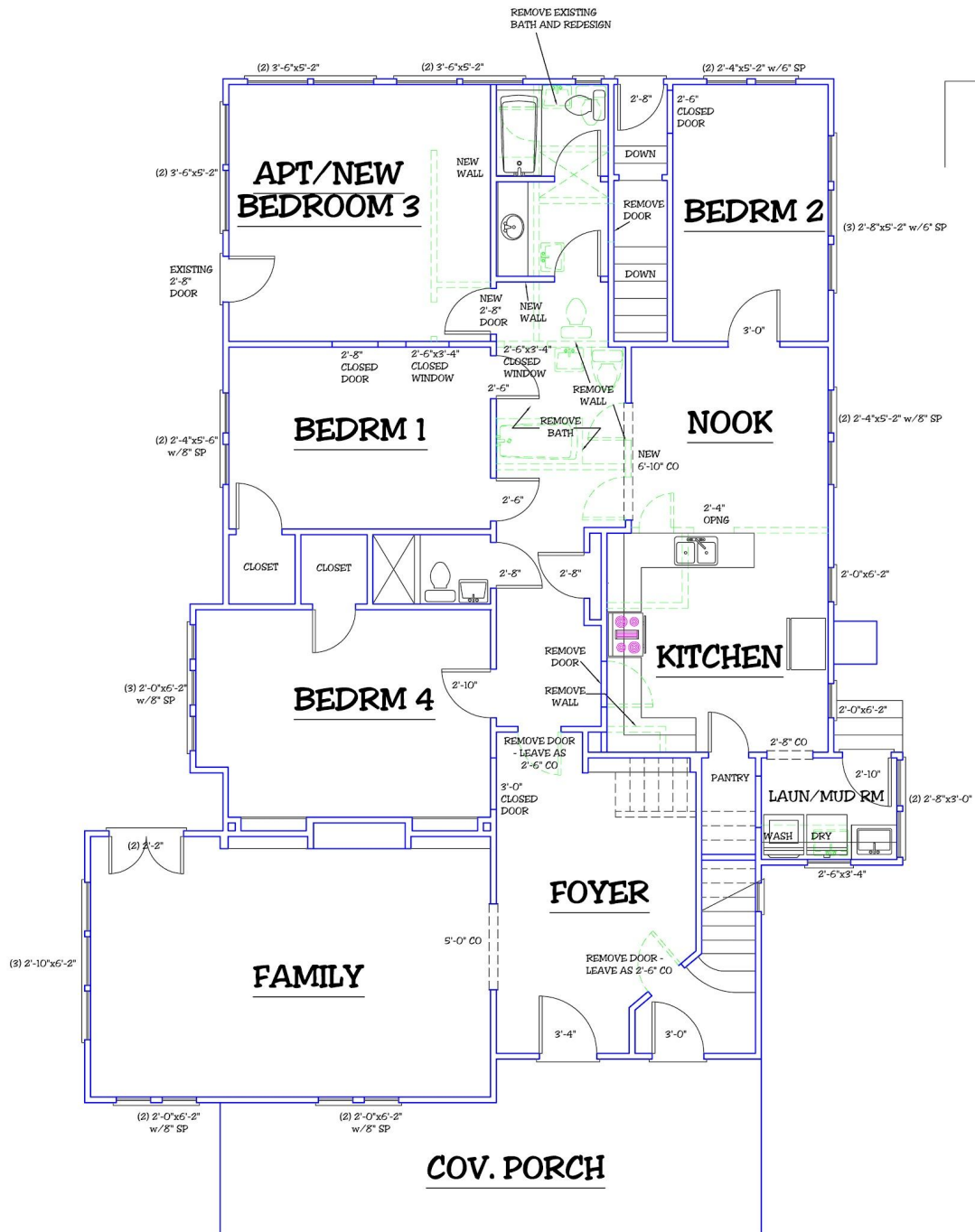
Prepared by: Greensboro Department of Planning & Community Development    Cartographer: Swartz, J    Draft: October 17, 2013  
\*Mapesoft/CAD NEIGHBORHOOD\_PLANNING College Hill GIS College Hill Base Map 12\_17\_13.mxd



*HPO-Web Map Showing Historic District Overlay*

A detailed street map of the Spring Garden area in Philadelphia. The map shows several streets: Joyner, Spring Garden, and Lithia. The map includes property lots with house numbers, street names, and a red rectangle highlighting a specific lot at the intersection of Joyner and Spring Garden. The map also shows the location of Spring Garden M.E. Church and various street names like 285, 284, 283, 282, 281, 280, 279, 278, 277, 276, 275, 274, 273, 272, 271, 270, 269, 268, 267, 266, 265, 264, 263, 262, 261, 260, 259, 258, 257, 256, 255, 254, 253, 252, 251, 250, 249, 248, 247, 246, 245, 244, 243, 242, 241, 240, 239, 238, 237, 236, 235, 234, 233, 232, 231, 230, 229, 228, 227, 226, 225, 224, 223, 222, 221, 220, 219, 218, 217, 216, 215, 214, 213, 212, 211, 210, 209, 208, 207, 206, 205, 204, 203, 202, 201, 200, 199, 198, 197, 196, 195, 194, 193, 192, 191, 190, 189, 188, 187, 186, 185, 184, 183, 182, 181, 180, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0.



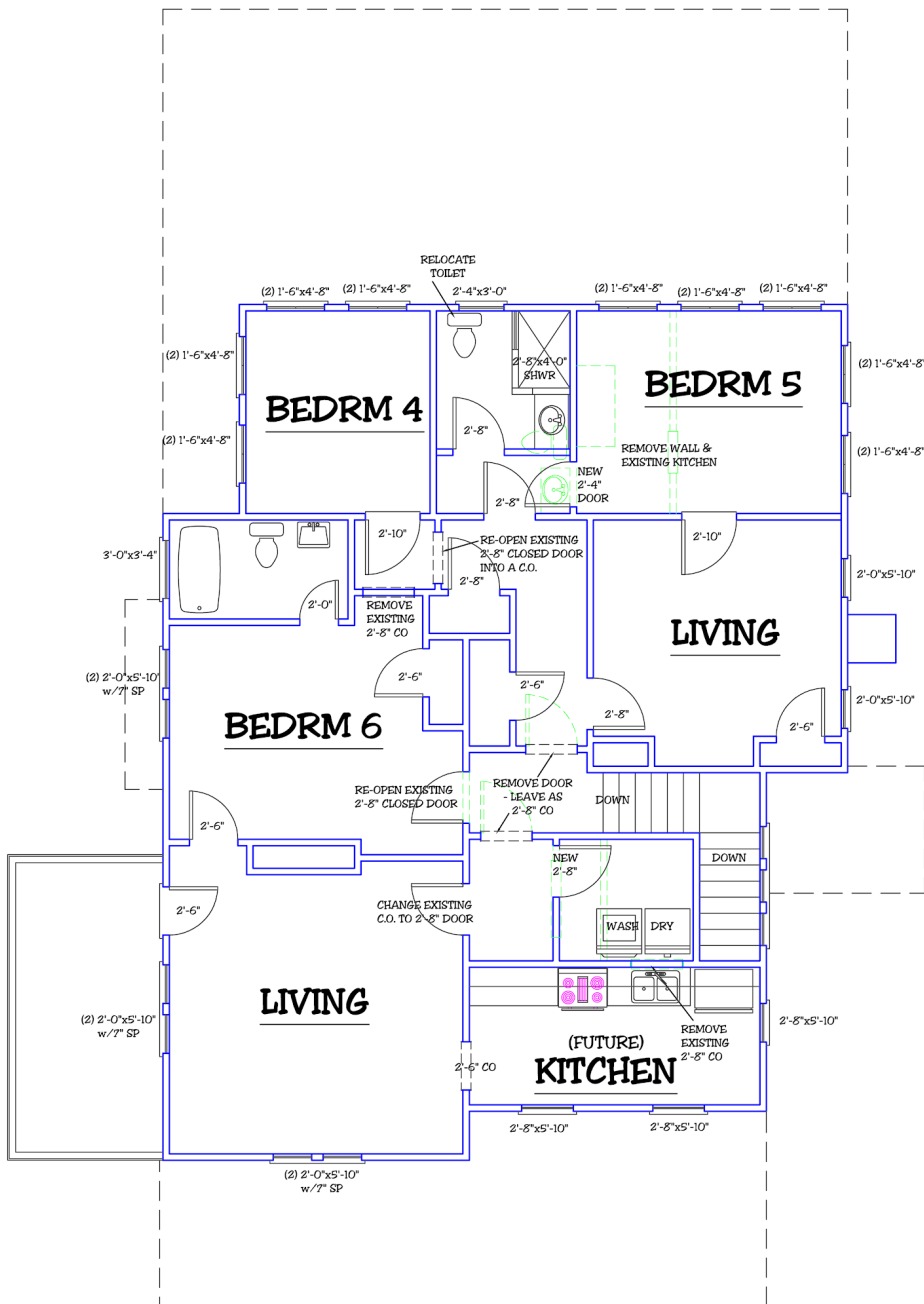
**Architectural Drawings****First Level Plan****FIRST FLOOR PLAN**

SCALE: 1/4"=1'-0"

11'-0" CEILING ON THIS FLOOR

**Second Level Plan**

Completed 06/23/20



**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

### III. Architectural Assessment

#### *Architectural Importance*

The Hackney-Foust House is locally significant because it is a fine example of Queen Anne/Colonial Revival transitional residential architecture in Guilford County. The construction of its Queen Anne form with restrained, colonial revival detailing exhibits a high level of local craftsmanship. Furthermore, the property has retained a high level of integrity, which was maintained during its 2016 tax credit rehabilitation. Located in its original setting, the home exudes a sense of place.

#### *Architectural Context*

The College Hill Local Historic District is the “best-preserved example of a late nineteenth century neighborhood” in Greensboro.<sup>2</sup> The Hackney-Foust House is accompanied by other prominent Free Classic homes throughout the College Hill District. The Carrie and Charles Angle House, located a few doors down at 919 Spring Garden Street in College Hill, is an example of an American Foursquare form with Colonial Revival architectural details.<sup>3</sup> The house was recently saved from fire damage and restored. Other significant properties that are of the Queen Anne/Colonial Revival transitional style include the William M. Curtis House (108 Odell Place), the John M. Heller House (601 Morehead Avenue), and the C. Augustus Clapp House (701 Morehead Avenue).<sup>4</sup>

Although there are other homes in the district that share the same level of architectural significance and integrity as the Hackney-Foust House, none have the added layer of historical significance of Julius I. Foust, who lived in the house for 39 years with his family while he was Dean, Acting President, and finally the second President of the Women’s College, now UNCG. This significance is detailed in Section IV: Historical.

#### *Architectural Description*

##### *Setting*

Located next door to College Place United Methodist Church on the corner of Tate Street and Spring Garden Street, the Hackney-Foust House begins a line of 20th century, stately homes that line Spring Garden Street for several blocks. The Hackney-Foust House sits south of Spring Garden Street and has a northern exposure. It has a nice setback from the street to allow for some privacy, while also staying engaged with pedestrians and student life, with close proximity to UNCG’s campus. A concrete stair leads from the sidewalk to the front entrance (Fig. 1).

##### *Front (North) Elevation*

The Hackney-Foust House is a frame building with three levels, including an attic space with windows. The front (north) elevation of the Hackney-Foust House is four bays wide (Fig. 2). The home was originally constructed in, essentially, a square form, with front and back porches, as evidenced in the 1907 Sanborn Map. Over the years there have been a few non-obtrusive additions to the back of the property to accommodate modern needs. The architectural design is Queen Anne/Colonial Revival transitional. The home is Queen Anne in form, but has restrained, colonial revival detailing, such as its pedimented gable-front roof with deep eaves and porch supported by simple Tuscan columns with brackets (Fig. 7). The roof is asphalt shingle (Fig. 6), the chimney is corbeled brick (Fig. 9), and the exterior of the entire home is

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<sup>2</sup> Benjamin Briggs, “College Hill: Where History Meets Urbanity,” Preservation Greensboro Inc., last modified August 20, 2015, accessed June 2, 2020, <https://preservationgreensboro.org/where-history-meets-urbanity/>.

<sup>3</sup> Benjamin Briggs, “Fire Damaged House Saved with Preservation Partners,” Preservation Greensboro Inc., last modified June 30, 2017, accessed June 2, 2020, <https://preservationgreensboro.org/angle-house/>.

<sup>4</sup> Marvin A. Brown and Kaye Graybeal, “College Hill Historic District,” National Register of Historic Places Nomination Form.

constructed of weatherboard siding (Fig. 10). The foundation is brick. The home has a large front porch that covers the three western-most bays. The porch has a matching front-facing gable that resembles the home's and six identical Tuscan columns with decorative brackets at the top of each column.

On the first level of the front (north) elevation, starting from east to west, there is a one-level bay with paired, one-over-one wood windows (Fig. 11a). The next bay is a front-facing gable that protrudes slightly from the rest of the home, giving the house its asymmetrical Queen Anne form. This bay is where the porch begins. Under the porch, there is another set of paired one-over-one wood windows and two, 12-light paneled doors (Fig. 12a).

On the second level, starting from east to west, there is a pair of one-over-one windows on the front-facing gable bay. In the square, set-back bay, there are two, one-over-one wood windows.

On the third, attic level, inside the front-facing gable, there is a set of three windows (Fig. 11b). The outside windows are single pane squares and the taller, central window is one-over-one. All three windows are wood. On the third level of the square, set-back bay, there is a squared dormer with a six-light wood window and simple, rectangular moldings (Fig. 11c). In both depth and design, the dormer roof matches the eaves of the rest of the house.

Common features throughout the home include large, one-over-one wood windows, six-over-six wood windows, and multi-light paneled doors.

#### *Side (West) Elevation*

On the first level of the side (west) elevation, starting from north to south, is the side of the front porch with two of its Tuscan columns and brackets visible (Fig. 3). Next is a small square, post-1907 addition, with a one-over-one window on its northern elevation and a pair of six-light windows on its western elevation, all wood (Fig. 11e). On the addition's southern elevation is a one-light, three-paneled door (Fig. 12b). After the small addition, the first level of the west elevation has a one-over-one wood window, an original brick chimney, another one-over-one window, and a pair of one-over-one windows. There is a post-1907, one-story addition on the back of the house. On this addition and at this elevation is a set of three six-over-six wood sash windows (Fig. 11f).

On the second level of the side (west) elevation, starting from north to south, is a one-over-one wood window. Between the first and second level, perhaps in a stairwell, are three diagonal, staggered, one-over-one wood windows (Fig. 11d). On the next, protruding bay, there is a symmetrical set of window-chimney-window, matching the orientation on the first level. The next bay has a very deep, bracketed overhanging eave, which covers two sets of paired, one-over-one wood windows (Fig. 8). This may be a post-1907 upstairs addition.

#### *Rear (South) Elevation*

On the first level of the rear (south) elevation, there is a set of two, six-over-six wood sash windows, a five-paneled rear door (Fig. 12c), a long, rectangular, single-light window with screen (Fig. 11h), and then two more sets of six-over-six, paired, wood sash windows (Fig. 4).

On the second level of the rear (south) elevation, the overhanging eaves are very deep and have rectangular brackets. There is a large, single pane window, which seems like a later alteration (Fig. 11g). The window is wood and the frame matches the two sets of paired, one-over-one wood windows to the east. Next is a square, four-over-four window, followed by two sets of paired, one-over-one wood windows.



*Side (East) Elevation*

The first level of the side (east) elevation, starting from south to north, is a set of paired six-over-six wood sash windows, a six-paneled door with original door knob (Fig. 12d), a pair of one-over-one wood windows, a square bay with a set of three one-over-one wood windows, followed by a second, larger square bay with eight-light, paneled double doors (Fig. 12e) on the south elevation (Fig. 5). On the east elevation of the square bay is a set of three one-over-one wood windows.

**IV. Historical***Hackney-Foust House History**Priscilla B. Hackney, Original Owner*

Priscilla B. Hackney was the first owner of the Hackney-Foust House. She purchased the property in 1903 from W.P. Hutton who was associated with the Greensboro Brick Company.<sup>5</sup> The house was most likely built in 1904. The College Hill Historic District National Register Nomination form and the City Directories list Hackney's occupation as a widow. Newspaper articles reveal Hackney held an officer position in the North Carolina Yearly Meeting of the Friends.<sup>6</sup> Her name is featured in several newspapers across North Carolina for her work with the Society of Friends; and, one of her Committees was for the Suppression of Liquor Traffic.<sup>7</sup> Priscilla Hackney sold her home and its surrounding property to the Foust family in 1907.

*Discrepancies in Address*

The Sanborn maps and Greensboro City Directories reveal that 921 Spring Garden was originally 999 Spring Garden until circa 1927. The Sanborn Maps verify the original address, and the City Directories were used to uncover the street number changes. Tate Street was originally Lithia as seen in the 1907 Sanborn map.

*Julius I. Foust, Second Owner & Historical Association*

The home's association with Julius Isaac Foust contributes to its historical significance. Foust was the second President of the North Carolina State Normal and Industrial College, later known as the North Carolina College for Women, and today as the University of North Carolina at Greensboro. The original Main Building was renamed "Foust Building" in his honor. Julius and Sallie Price Foust (first wife) were the second owners of the home. Later, widower Julius Foust married Clora McNeill, who outlived him at this residence. Siblings Mary R. and Henry P. Foust, and his wife Louse L., lived with Julius and Sallie through their young adulthood. Then the Foust's hosted boarders, which speaks to the size and layout of the house. Several of these boarders were teachers at the Women's College.

Julius and Sallie Foust initially lived across the street at 1000 Spring Garden Street, before purchasing Hackney's home. Their original house was demolished (year unknown), and in its place is a University of North Carolina at Greensboro campus building. Therefore, the 921 Spring Garden house is the last remaining residence in association with Julius I. Foust. Foust lived in the home until his death in 1946, and his second wife Clora remained in the home until at least 1968.

Foust trained and practiced education in North Carolina his whole life. He began his training at Graham Academy (now Elon College), and then attended the University of North Carolina (1885-1887). His

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<sup>5</sup> Guilford County, North Carolina Deeds Book 156, Page 119.

<sup>6</sup> "Yearly Meeting, Very Largely Attended and the Interest in the work greater than on former occasions," *The Weekly High Point Enterprise*, August 12, 1903.

<sup>7</sup> "The Final Work of the Friends," *The North Carolinian*, August 11, 1904.

teaching career began at the Caldwell Institute in Orange County. In 1890, Foust earned his Ph.B. (Bachelor of Philosophy) Degree from UNC; later, the university awarded him an honorary degree of Doctor of Laws in English. He became the principal of the Graded School for White Children in Goldsboro and then was appointed to Superintendent of Wilson schools in 1891. From 1894 to 1902 he was the Superintendent of schools in Goldsboro, and also conducted teacher institutes.<sup>8</sup> On May 29, 1907 the board of directors of the State Normal College elected Foust as president, after his service as acting president upon Dr. Charles McIver's death.<sup>9</sup> Under his tenure as president, the student body grew from 500 students in 1907 to over 1,760 in 1931, making the school the "third-largest college for women in the country."<sup>10</sup> Foust also served as a director in 1903 of the "Agricultural and Mechanical College for the Colored Race," now North Carolina A&T State University.<sup>11</sup>

Mary R. Foust lived with her parents in the house until 1923.<sup>12</sup> Mary graduated from the Women's College in 1920. The 1923 City Directory lists Mary's profession as a teacher at the college, continuing her father's tradition as an educator. She died at a young age in 1925, and the Alumnae Association recommended naming a residence hall in her honor, which stands today as the Mary Foust Residence Hall.<sup>13</sup> Her brother Henry P. Foust and his wife Louise L. lived in the house until 1924. He was a fire insurance agent and representative of the Equitable Life Assurance Society of the United States, business location at the American Bank Building 100 N. Elm St.<sup>14</sup>

Julius and Sallie shared their house with a variety of boarders over the years, predominantly teachers at the Women's College. Some of the teachers who lived in the house, according to the city directories were: Susie Durand (1925-27)<sup>15</sup>; Anne E. Denison (1926)<sup>16</sup>; and, James and Kathleen Painter, both English teachers (1930)<sup>17</sup> to name a few.<sup>18</sup> The Fousts also hosted barber Thomas Dixon and his wife Ada P. (1929-1930), and other tradespersons.<sup>19</sup> Nannie B. Hayes, an African American woman, was listed as the Fousts' servant in the 1930 census.<sup>20</sup>

<sup>8</sup> Elizabeth Bowles, "Foust, Julius Isaac," NCPedia, last modified January 1, 1986, accessed June 16, 2020, <https://www.ncpedia.org/biography/foust-julius-isaac>.

<sup>9</sup> "Dean Foust President State Normal College," *New Bern Daily Journal*, May 30, 1907.

<sup>10</sup> "UNCG's Presidents and Chancellors: Julius Foust Serves as the 2nd President," University of North Carolina at Greensboro, accessed June 16, 2020, [http://library.uncg.edu/info/depts/scua/collections/university\\_archives/timelines/Chancellors.aspx](http://library.uncg.edu/info/depts/scua/collections/university_archives/timelines/Chancellors.aspx).

<sup>11</sup> "Local News," *The Greensboro Patriot*, March 11, 1903.

<sup>12</sup> Hill Directory Company, *Greensboro, North Carolina City Directory*, (Richmond, VA: Hill Directory Co.), 1923, page 358, <https://archive.org/details/greensboroguil1923unse/page/358/mode/2up>.

<sup>13</sup> "Mary Foust Residence Hall," Encyclopedia of UNCG History, accessed June 17, 2020, <https://encyclopedia.wp.uncg.edu/mary-foust-residence-hall/>

<sup>14</sup> Hill Directory Company, *Greensboro, North Carolina City Directory*, (Richmond, VA: Hill Directory Co.), 1924, page 399, <https://archive.org/details/greensboroguil1924unse/page/398/mode/2up>.

<sup>15</sup> Hill Directory Company, *Greensboro, North Carolina City Directory*, 1925, page 204, <https://archive.org/details/greensboroguil1925unse/page/204/mode/2up>; Hill Directory Company, 1926, page 180, <https://archive.org/details/greensboroguil1926unse/page/180/mode/2up>; Hill Directory Company, 1927, page 223, <https://archive.org/details/greensboroguil1927unse/page/222/mode/2up>.

<sup>16</sup> Hill Directory Company, *Greensboro, North Carolina City Directory*, 1926, page 172, <https://archive.org/details/greensboroguil1926unse/page/172/mode/2up>

<sup>17</sup> Year: 1930; Census Place: Greensboro, Guilford, North Carolina; Page: 1A; Enumeration District: 0031; FHL microfilm: 2341429.

<sup>18</sup> Hill Directory Company, *Greensboro, North Carolina City Directory*, 1929, page 210, <https://archive.org/details/greensboroguil1929unse/page/210/mode/2up>; Hill Directory Company, 1930, page 189, <https://archive.org/details/greensboroguil1930unse/page/189/mode/2up>.

<sup>19</sup> Hill Directory Company, *Greensboro, North Carolina City Directory*, 1929, page 209, <https://archive.org/details/greensboroguil1929unse/page/210/mode/2up>; Hill Directory Company, 1930, page 193, <https://archive.org/details/greensboroguil1930unse/page/193/mode/2up>.

<sup>20</sup> Year: 1930; Census Place: Greensboro, Guilford, North Carolina; Page: 1A; Enumeration District: 0031; FHL microfilm: 2341429.

The most interesting tenant was his private secretary of 15 years, Ms. Clora McNeill. “McNeill attended the North Carolina State Normal and Industrial School (now UNCG) from 1905 to 1909. She later served as the personal secretary to Julius I. Foust, who was the president of UNCG from 1906 to 1934. After the death of Dr. Foust's first wife in 1931, Clora and Julius married in August 1932.”<sup>21</sup> In 1934, Foust retired from his position at the Women’s College. Foust died Feb 15, 1946, and Clora remained in the house. However, no deed or transfer of property can be found declaring Clora the owner. Clora McNeill Foust died September 18, 1975.<sup>22</sup>

There is a gap in the historical record, as shown in the Chain of Title Section. There is a deed of trust on June 1, 1922, between Julius and Sallie Foust and John N. Wilson, but no record of Wilson living in the home or any association for the next nearly fifty years in the Guilford County Register of Deeds. In 1976, the State of North Carolina and Sarah Landry Fiske entered into a deed of trust. The University of North Carolina at Greensboro “authorized and approved the conveyance of the land.”<sup>23</sup> Sarah Landry Fiske, later married name Powers, was the owner of 921 Spring Garden before it was purchased by the current owners, Barefoot Development Group, LLC.

### Grantor-Grantee Index

Grantors	Grantees	Date
Greensboro Brick Company	W.P. Hutton	April 16, 1902
W. P. Hutton	Priscilla B. Hackney	June 4, 1903
Priscilla B. Hackney	Julius I. and Sallie M. Foust	June 17, 1907
Priscilla B. Hackney	Julius I. and Sallie M. Foust - second tract of land separate deed	June 17, 1907
Julius I. and Sallie M. Foust	John N. Wilson (and maybe Henry P. Foust)	June 1, 1922
	DEED(S) MISSING	
State of North Carolina	Sarah Landry Fiske	August 4, 1976
John Robert Landry, Sr., as Executor of the Estate of Sarah Power Landry Fiske	Barefoot Development Group, LLC	July 26, 2016

<sup>21</sup> “Clora McNeill Foust Datebook,” UNCG Library ArchiveSpace Public Interface, accessed June 17, 2020, <https://uncg.as.atlas-sys.com/repositories/2/resources/155>

<sup>22</sup> Clora McNeill Foust, death certificate, 7 October 1975, file no. 32270, North Carolina State Archives; Raleigh, North Carolina; North Carolina Death Certificates.

<sup>23</sup> Guilford County, North Carolina Deeds Book Deed Book 2840, Page 276.

### Chain of Title

#### 1. Book 138, Page 681

- a. Recorded on April 16, 1902
- b. Grantor: Greensboro Brick Company
- c. Grantee: W.P. Hutton
- d. Summary: Hutton purchased Lot No. 8, which is the property area for the future Hackney-Foust House.

#### 2. Book 156, Page 119

- a. Recorded on June 4, 1903
- b. Grantor: W.P. Hutton
- c. Grantee: Priscilla B. Hackney
- d. "Beginning at a stone of the south margin of Spring Garden Street, (Annie L. Davis N.W. Corner) thence running S. 6 degrees 7' east with Davis line one hundred and fifty eight and 91/100 (158.91) feet to a stone, thence northwardly with D.M. Curry line one hundred and seventy two and 82/100 (172.82) feet to a stone in Spring Garden Street. Thence East with Spring Garden Street seventy six and 28/100 (76.28) feet to the point of beginning. Same being lot no. 8 in pace of Greensboro Brick Company Property."

#### 3. Book 194, Page 690

- a. Recorded on June 17, 1907
- b. Grantor: Priscilla B. Hackney
- c. Grantee: Julius Isaac and Sallie M. Foust
- d. Purchase of the home and its property.

#### 4. Book 197, Page 206

- a. Recorded on June 17, 1907
- b. Grantor: J.I. Foust & Sallie M Foust
- c. Grantee: Priscilla B. Hackney
- d. A second tract of land was purchased by the Fousts from Hackney; this purchase is next to the "adjoining lands of Davis Lee."

#### 5. Book 360, Page 505

- a. Recorded on June 1, 1922
- b. Grantors: Julius I. and Sallie P.
- c. Grantee: John N. Wilson (and maybe Henry P. Foust)
- d. Deed of Trust [House listed in City Directory at 999 Spring Garden]

#### 6. Deed Missing

- a. Cannot locate deeds for house between 1922 through 1976, but City Directories show that Julius Foust lived in the house until his death in 1946, and his second wife Clora McNeill Foust lived in the residence until at least 1968.
- b. At one point the State of North Carolina gained this property, and later appeared to make a sale with the University of North Carolina at Greensboro.

#### 7. Book 2840, Page 276



- a. Recorded on August 4, 1976
- b. Grantor: University of North Carolina at Greensboro
- c. Grantee: Sarah Landry Fiske

**8. Book R7840, Page 762-764**

- a. Recorded on July 26, 2016
- b. Grantor: John Robert Landry Sr, executor of estate of Sarah Power Landry Fiske
- c. Grantee: Barefoot Development Group, LLC

**V. Finding Aid for Photographs**

- Fig. 1: Setting (landscape features, lot)
- Fig. 2: Front (North) Elevation
- Fig. 3: Side (West) Elevation
- Fig. 4: Rear (South) Elevation
- Fig. 5: Side (East) Elevation
- Fig. 6-: Exterior Features
  - Fig. 6: Roof
  - Fig. 7: Pedimented eaves
  - Fig. 8: Deep, bracketed eaves
  - Fig. 9: Corbeled chimney
  - Fig. 10: Weatherboard siding
  - Fig. 11: Windows
    - a. One-over-one windows
    - b. Windows in the front-facing gable
    - c. Square dormer window
    - d. Stairwell window
    - e. Six-light windows
    - f. Six-over-six wood sash windows
    - g. Single-pane, altered window
    - h. Rectangular window with screen
  - Fig. 12: Doors
    - a. Front doors
    - b. Door on square addition on west elevation
    - c. Rear entrance door
    - d. Paneled door on east elevation
    - e. Eight-light double doors on east elevation square bay

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Guilford County, North Carolina Deeds Book 2840, Page 276.

Guilford County, North Carolina Deeds Book R7840, Page 276.

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## VII. Appendix

### *Supporting Photographs and Documents*

1. Photograph of Julius I. Foust, Julius Isaac Foust Records, UA 2.2, University Archives and Manuscripts, The University of North Carolina at Greensboro. Accessed June 17, 2020, [http://library.uncg.edu/info/depts/scua/exhibits/timeline/pages/1902\\_foust.htm](http://library.uncg.edu/info/depts/scua/exhibits/timeline/pages/1902_foust.htm).



*Very truly yours,  
Julius I. Foust,*



2. "Foust Marries is Blowing Rock," *Asheville Citizen Times*, August 26, 1932.

# FOUST MARRIES IN BLOWING ROCK

## Miss Clora McNeill, His Secretary For 15 Years, Is Bride

GREENSBORO, August 25. (AP)—Dr. Julius I. Foust, 67-year-old president of North Carolina college, and Miss Clora McNeill, for 15 years his secretary, were married this morning at 11:30 o'clock in Rumble Memorial Presbyterian church at Blowing Rock. The Rev. R. Murphy Williams, pastor of the Presbyterian church of the Covenant of Greensboro, heard the vows in the presence of relatives and a few intimate friends of the couple.

Dr. Foust, for 25 years president of the State's college for women, was attended by his only son, Henry P. Foust, of Greensboro. Miss Ruth Henry and J. D. Henry, of North Wilkesboro, niece and nephew of the bride, entertained at a wedding breakfast at the Blowing Rock hotel following the ceremony. The bride, who has been in North Wilkesboro for a vacation, and her niece spent a few days at Blowing Rock prior to the marriage.

The bride is a daughter of the late and Mrs. Cleve McNeill, of North Wilkesboro. She attended North Carolina college and has been secretary to the president for about 15 years.

Dr. Foust, a native of Graham and a graduate of the University of North Carolina, began his connection with North Carolina college in 1902 as professor of pedagogy, succeeding to the presidency in 1907, the late Dr. Charles D. McIver.

After September 1, Dr. and Mrs. Foust will be at home in Greensboro at the president's house on the campus of North Carolina college.

## VIII. Figures

Fig. 1: Setting (landscape features, lot)





Fig. 2: Front (North) Elevation





Fig. 3: Side (West) Elevation





Fig. 4: Rear (South) Elevation





Fig. 5: Side (East) Elevation





Fig. 6: Roof



Fig. 7: Pedimented eaves





Fig. 8: Deep, bracketed eaves



Fig. 9: Corbeled chimney





Fig. 10: Weatherboard siding





Fig. 11a: One-over-one windows





Fig. 11b: Windows in the front-facing gable



Fig. 11c: Square dormer window





Fig. 11d: Stairwell window





Fig. 11e: Six-light windows





Fig. 11f: Six-over-six wood sash windows





Fig. 11g: Single-pane, altered window



Fig. 11h: Rectangular window with screen





Fig. 12a: Front doors





Fig. 12b: Door on square addition on west elevation



Fig. 12c: Rear entrance door





Fig. 12d: Paneled door on east elevation





Fig. 12e: Eight-light double doors on east elevation square bay



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**I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND SUPPORT LANDMARK DESIGNATION OF THE PROPERTY DEFINED HEREIN.**

I also acknowledge that the Guilford County Historic Preservation Commission may require additional information.

---

Signature of Owner

Date

---

Signature of Owner

Date

I also acknowledge that the designation includes the interior, interior features and details; exterior, exterior features and details of all structures; and land, unless otherwise noted in the application. Any alterations of the property and/or features designated, requires an approved *Certificate of Appropriateness (COA)* issued by the Guilford County Historic Preservation Commission.

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Signature of Owner

Date

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Signature of Owner

Date