APPLICATION for HISTORIC DESIGNATION
HISTORIC and ARCHITECTURAL

INFORMATION FORM

1. Name of Property: Historic Hauser-Reich-Butner House
   Common Cornwallis House

2. Owner's Name and Address: Mrs. Martha B. Stocks, et al
   105 Pinetree Circle
   Spartanburg, South Carolina 29302

3. Location of Property: Southeast corner, junction of Main Street and
   Loesch Lane in Bethania; house faces Main Street.

4. Amount of Land to be Designated: all of lot 48, approximately 27,522 sq.ft.

5. Tax Block: 3487 Tax Lot: 48

ADDITIONAL SHEETS OF PAPER WILL BE NECESSARY FOR
DOCUMENTATION ON QUESTIONS 6 THROUGH 13.

6. When was the building erected? For Whom? (If you don't know the exact
date, please give a general timeframe.) Have there been additions or
modifications? If so, describe and give dates.

7. Do you know the names of any of the craftsmen who worked on the building?
(i.e., architects, carpenters, contractors, landscape designers, etc.) Do
any architect's plans or building accounts exist? Where?

8. Do you have any old photographs of the building? If so, do you know the
dates of the photographs?

9. How has the building been passed down through the years, from whom to
whom? (i.e., a quick chain of title) If possible, please give some
background on each occupant, (i.e., occupations or other interesting
facts). List the sources of your information.

10. What was the building's original use, if different from today? Has the
building ever been moved? List the sources of your information.

11. What is the significance of this property (Please be specific and to the
point). Include a complete list of sources for your information.

   City of Winston-Salem
   County of Forsyth
   Town of Kernersville
12. Describe the architecture and present condition of the structure, also including any outbuildings or other appurtenant features to be included in the designation. If the property has been restored, what were the dates of restoration and was the restoration done under the supervision of any historical group or in compliance with their requirements. If the property has not been restored, is any restoration planned for the property?

13. Is the property listed in any existing Historic Register or survey (i.e., the National Register of Historic Places or any other state or local history)? If so, please give the title of the listing.

In addition to the written application, the following materials must be submitted simultaneously:

- a black and white, 8" x 10" overall photograph clearly depicting the property being designated.

- color slides showing all 4 sides of the building (may also include any architectural details, interior and exterior, which add to the property's significance)

- a map showing the location of the property, including any outbuildings and appurtenant features

(Please label the above materials with the name of the property owner)

APPLICATION FEE $50.00 (Check payable to Forsyth County)

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

April 19, 1990
Date

signature of property owner

Mailing Address:

105 Pinetree Circle

Spartanburg, South Carolina 29302

Telephone: [Redacted]

b3/hpc
6. Date of Construction, Alterations.

The original log building with central chimney was probably erected in the 1770s by George Hauser, Sr. (1730-1801). The exact date of construction is uncertain; however, local oral history maintains General Cornwallis spent a night in the house during his occupation of the town February 9, 1781. The 2-story house was probably constructed in the traditional three room German plan.

As was not uncommon in Bethania, the house was altered in the mid-nineteenth century with the removal of the central chimney and installation of interior end chimneys. The floor plan was changed at this time and interior trim, doors, and window sash reflect this period.

During the twentieth century, the house has undergone additional modifications. The rear porch was enclosed, windows were made into doors, and several windows have been cut.

See Architectural Description for details of alterations.

7. Craftsmen, etc.

Unknown

8. Photographs.

Enclosed black and white 8" X 10" photographs include:

# S-223 Maximillian de Grunert sketch of Bethania, one of a series; here showing a view from near God's Acre hill looking northwest, 3 November 1855; rear of Hauser-Reich-Butner House and outbuildings.

# S-2917 view of south/southwest corner, mid-late 19th c.; post mid-19th c. alterations, see end chimney.

# S-2925 north elevation/ northwest corner, late 19th c.; post mid-19th c. alterations, see end chimney; pre-fenestration changes, no window at stair; porch has end entrance.

# S-2915 front (west) elevation/southwest corner, 20th c.

9. Chain of Title.

The present lot 48 was originally residential lot 13 in the Bethania Town Lot laid out in 1759 by P.C.G. Reuter. The Bethania Rent Books for 1762 (Moravian Archives, S.P.) designate lot 13 as that of George Hauser (1730-1801). A 1768 request by
several residents of the upper town resulted in the restructuring of the lots in 1770. Lot 13 was enlarged to include half of original lot 14 and exists as such today. The Moravian Records mention that by Nov 16, 1759, George Hauser had built a house, but had not yet moved in. (Fries, Moravian Records, p.214) This was the first dwelling to be constructed on lot 13 and was probably torn down in the 1770s when the present house was built. The earliest buildings in Bethania were mostly of log construction and were considered temporary structures. None of these early dwellings survive.

George Hauser was born in Coschekon, Pa. in 1730. He married his first wife Anna Margaretha Elrod, who was born in Lancaster, Pa. in 1753. Their son George, Jr was born on a farm near the Yadkin in 1755. George and Margaretha (1736-1775) were among the original Bethania residents. His parents, who had immigrated to the colonies, and his brothers Michael and Peter were also early residents of Bethania. Although they were non Moravians, George and Margaretha were received into the Bethania Congregation in April 1760. (Fries, Moravian Records, p.231) A daughter died in infancy and is buried in the first grave in Bethania God's Acre (1760). George Hauser is listed as a blacksmith in 1766 (Fries, Moravian Records, p.345 and Memoir Files, Mor. Arch., (S.P.)

George Hauser, Sr. died in 1801. His funeral was well attended as the Records describe "Our Bn. Marshall, Benzien, and Gambold, with other members of this congregation, went to Bethania to the funeral of Br. George Hauser, Sr. who fell asleep on the 28th of last month. At the request of relatives, Br. Kramach, of Hope, held the service in both English and German. So many had gathered that the saal, the steps, and the porch were crowded, and the larger part had to stand on the street." (Fries, Moravian Records, p.2570) George Hauser Sr.'s will bequeaths his house and lot to his son Lorenz. In case Lorenz was not admitted as an inhabitant, the house and lot was to fall to any other of his sons who were admitted, as well as to his second wife Barbara for the duration of her life. (Will Book 1, p.178, Stokes Co.) His will also lists him as a fourth owner of the grist mill (1784) in Bethania, and possessing land on Town Fork, house and lots in Germanton, and land (500 a.) on the western waters of the Mississippi.

In 1807 the Records state that the estate of George Hauser was appraised and "taken over by the Congregation Diaconie for the time being, the plan being to use the dwelling for the school. The widow, Barbara Hauser, who had lived there alone, can no longer stay there because of weakness of age, etc." (Fries, Moravian Records, p.2904)

In 1825, Lewis de Schweinitz, on behalf of the Church, deeded the lot to Henry Hauser (Deed Book 8, p.295, Stokes Co.) It was in 1822 that the lease system disappeared in Bethania. This Henry was Johann Heinrich (1770-1832), son of Peter who was George, Sr.'s brother. (Jo Butner and Memoir Files, Mor. Arch., (S.P.)
Johann Heinrich was called "Saddler" to distinguish him from his nephew with the same name who was George Hauser Jr.'s son. Henry (Saddler) married Anna Marie Kapp and operated a grist mill in southern Bethania. He lived in the George Hauser, Sr. house until his death in 1832.

The next occupant of the house was Thomas Johnson. The Records note in 1845 at the baptism of his son, "the parents are Thos. G. Johnson and Susan J. (m.n. Holder) who live in Saddler Hauser's house." (Smith, Moravian Records, p.4872) Thomas and Susan joined the Bethania congregation through confirmation and baptism, respectively, in 1851. (Hamilton, Moravian Records, p.5633) He withdrew from the congregation in 1855. (Hamilton, Moravian Records, p.5359)

Naeman Reich (1816-1870), a painter, may have lived in the house as early as 1847 when he moved to Bethania and until his death. (Little, NR nomination; Emma Lehman; and Jo Butner) The 1976 National Register Nomination comments on the extraordinary wall murals in the south front room which are attributed to him: "...illusionistic painting on plaster walls and ceiling...The ornament consist of two picturesque landscape scenes on the front wall, seen through trompe l’oeil windows within simulated marble walls: one a pastoral scene, the other a view of a grist mill and waterfall. Above the corner fireplace is a still life of fruit and flowers within an illusionary niche. A simulated modillion cornice and ceiling medallion complete the parlor." (Little, p2) (see attached photographs)

The Records describe young Naeman apprenticed in Salem to Brother Em. Reich, a shoemaker, after being dismissed by Br. James Hall for disobedience. He joined the Salem congregation in 1837. (Fries and Rights, Moravian Records, p.3989,4092,4263) By the next year he was working as a shoemaker. In 1840, he left the shoemaker trade and Salem to become a house painter; however, he returned by 1844. (Smith, Moravian Records, p.4415,4540) He married Martha Ann Emily Harris in 1847 and moved to Bethania. (Smith, Moravian Records, p.4415,4540,4945,4970) His will bequeathed the house and lot to his wife Martha. The will lists his children: Elizabeth S. Strupe (oldest), Emma N. Reich, Louisa V. Reich. (Will Book 2,p.43. Forsyth Co.)

According to Jo Butner and Emma Lehman, the next occupant was Levin Strupe, Naeman Reich’s son-in-law, and his wife Elizabeth S. Strupe (m. Reich). They lived in the house until they moved to Panther Creek.

Professor Albert I. Butner purchased the house and lot in 1887 from Levin J. and Lizzie S. Strupe (Deed Book 23,p.267, Forsyth Co.). Professor Butner was the grandfather of the present owners: Martha B. Stocks, et al. Professor Butner was a well regarded educator who had his own academy in Bethania for 30 years. He also served as superintendent of public schools in Forsyth County. He and his first wife, Johanna Sophia Zevely,
had a son that died at age 21. Johanna also died young and Professor Butner remarried. His second wife, Sarah Stoltz gave him three sons: Leon, Harold and John, all of whom lived in Bethania. (Jo Butner)

Leon and his wife lived in the house next. It was deeded to them in 1940. Mr. and Mrs. Butner raised three daughters in the house. The house and lot were deeded to the daughters in 1983.

10. Original Use.

The building is now and has always been used as a private dwelling. The building has never been moved.

11. Significance.

The Hauser-Reich-Butner House derives its significance in several ways. The building represents the acculturation of a Germanic community into the mainstream of American style based on an English pattern. The physical alterations to the building in the mid-nineteenth century attest to this trend. These changes implanted a Greek Revival style on a traditional eighteenth century Germanic house type. As part of that change, the front room contains the only known example of trompe l’oeil and landscape wall paintings associated with the Moravian settlements in North Carolina. This is an excellent example of two-story log construction which is rare in Forsyth County. It appears that this building will be a valuable resource as the ongoing studies of Bethania compile more information on the town and its occupants. There is no indication that the archaeological site has ever been disturbed. The house remains today as a pivotal building in the Bethania National Register District. It is owned by descendants of earlier occupants which only illustrates the strong historical continuity in the Bethania community.
12. Architectural Description.

The Hauser-Reich-Butner House is a 31'6" X 25' two-story log building currently covered with white painted weatherboard constructed on a dry laid stone foundation. The house was built flush to the sidewalk in the eighteenth century manner. The site is level around the house but slopes steeply in the rear (east) of the lot toward the original eastern back lane. There are three contributing frame outbuildings on the site--a barn, a smokehouse, and a brooder house which probably date from the early twentieth century. The house has an enclosed porch on the rear or eastern elevation and an ell addition composed of two parts at the northeast corner. A six foot wide, twenty-one foot long front porch extends across the front of the house. The structure currently displays three major periods of architectural development.

Period of Original Construction ca. 1770s and early Nineteenth Century Appearance:
(See attached floor plan)

The house was probably constructed adhering to the traditional three room German plan containing a large kitchen/hall on the north side of the building called the "kuche;" the "stube" or living area on the southern front corner, and the "kammer" or bed chamber at the southern rear of the building. The upstairs plan replicated the first floor and provided additional bedrooms. The house originally had a large, single central chimney with a large kitchen fireplace on the first floor and corner fireplaces or stoves in the other rooms. Only the area below the "kuche" was excavated as a stone lined cellar. Originally this cellar was accessed by a bulkhead on the east side of the building, today it is entered by steep and awkward steps located under the stair to the second floor. A shed porch was probably extended across the rear of the building in the early nineteenth century.

Mid-Nineteenth Century Renovation:

The floor plan was substantially altered in the mid-nineteenth century when an interior chimney was installed at both gable ends and the central chimney removed. The eastern end of the "kuche" was partitioned creating a small room which contained the stair to the second floor that apparently remained in its original location. With the abandonment of the traditional German kitchen/hall, it appears that the cooking function was moved either to an outbuilding or to a log ell that was placed at the northeast corner of the house. Based on period photographs, the rear porch remained open and, in fact, its roof may have been
extended eastward during the nineteenth century. All of the interior trim, doors, and window sash in the house today appear to date from this ca. 1850 renovation. Most significantly it was during this period that a series of wall murals were painted by Naeman Reich.

Twentieth Century Alterations:

The building has undergone a series of additional modifications in the twentieth century. The rear porch has been enclosed for a bathroom and bedroom with the original southeast window enlarged to become a door. In the late 1940s or early 1950s, the east wall of the kitchen ell was removed and an extension added. On the north elevation, a six over six light sash window was added to illuminate the stair.

The steeply pitched roof has flush gables and boxed cornices. It was originally covered with wooden shingles. Presently the roof is covered with pressed tin shingles. A shed roof covers the front porch and protects the door and the two front windows in the first floor. These windows are nine lights over six lights; the second floor windows are six lights over six. To minimize the number of cuts in the logs, the front door is asymmetrically placed, and shifted north to a close proximity with the window. It is possible that door and window locations may have been switched or moved during the mid-nineteenth century alteration.

The southern facade or sunny side of the building has a total of six windows, two at each level, symmetrically arranged. The sashes are nine over six lights on the first level, six over six on the second and four over two in the attic. On the second floor the southeast window has been enlarged doubling its size horizontally.

The rear or eastern facade appears to have originally mirrored the front in its fenestration. Currently, all the windows on the first floor have been converted into doorways. Both of the second floor windows have been altered. The southern window has been doubled in size similar to the window on the southern elevation. The northern window has been reduced in size by the removal of the lower sash. This was necessitated by the height of the gable roof of the kitchen ell which abutted the building at this location.

The fenestration of the north facade has been influenced by the placement of the stair along this wall. Thus, a window is missing from the left side where the stair is located (see Old Salem Neg. S-2925). In more recent times, perhaps when the porch was enclosed--blocking all light to this room--a window was added at the foot of the stair. The single window in the kitchen has been doubled in size (see Neg. S-2925).

The earliest part of the ell may date from the ca. 1850 alteration. It had a single six over six light window centered
in the northern elevation. An interior chimney probably serviced a stove rather than a fireplace. The southern elevation contained the exterior door that led onto an engaged porch. This porch probably joined the earlier rear porch to form an "L" shaped configuration.

The front porch probably dates from the mid-to-late nineteenth century. Early photographs indicated that the steps originally were centered on the street side of the porch rather than the ends as they are today. (Old Salem, Neg. S-2917)


The property is a contributing element of the National Register Bethania Historic District, nominated by Ruth Little, December 1975.
Butner, Jo. Interviews. Secretary, Bethania Historical Association, Inc. Bethania, N.C., 1988-89.


Hauser, George, Sr. Personal Will. Stokes County Courthouse, Will Book 1, p.178. Will executed 1801.


Memoir Files. Moravian Archives, Southern Province. Winston-Salem, N.C.


Old Salem, Inc. Historic Photographs. Photograph Collection.


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COURTESY, OLD SALEM RESTORATION,
WINSTON-SALEM, N. C.
A: Approximate location of original chimney

HAUSER - REICH - BUTNER HOUSE
1ST FLOOR PLAN

BETHANIA