

**CITY OF GREENSBORO,
NORTH CAROLINA**

**HISTORIC ARCHITECTURE
SURVEY UPDATE, PHASE 1-A**

PREPARED FOR:

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And

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I.0 Project History

This report summarizes the findings of the first phase (Phase 1-a) of an architectural survey project currently estimated to have three phases. The project was funded by the City of Greensboro (City) with a federal matching grant from the National Park Service administered by the North Carolina State Historic Preservation Office (HPO). The total cost of Phase I-a was \$25,000. The City also provided in-kind clerical, mapping and data entry services as well as project management. The HPO has awarded the City a second matching grant for Phase 1-b, which is expected to begin in the fall of 2007.

Phase I-a builds upon the City's past architectural inventories, the first of which was conducted in 1975-1976 by M. Ruth Little. Ms. Little's work resulted in a report entitled "An Inventory of Historic Architecture: Greensboro, North Carolina." Callie Dalton conducted a second, more comprehensive survey in 1989-90. More than 3,000 properties were recorded on state-issued survey forms and 35 mm black and white photographs were taken of each property. The products of this survey are archived at the HPO and formed the basis for the 2007 Phase I-a survey. In 1992, architectural historian Marvin A. Brown produced National Register nominations for numerous individual resources and districts identified by Ms. Dalton. (A list of Greensboro's National Register-listed properties is included at the end of this report as Appendix A.) The culmination of over fifteen years of survey work was the publication in 1995 of Mr. Brown's book *Greensboro: An Architectural Record*. Preservation Greensboro, the Junior League of Greensboro, and the City provided funds for the book.

Greensboro has experienced considerable growth and change since the last comprehensive survey was completed in 1990. The update of the architectural survey will support future planning efforts in the City and identify areas worthy of National Register listing or other preservation measures. The primary purpose of the project was to document changes, such as demolitions, additions and other alterations, to previously surveyed properties and to identify any previously unrecorded properties built through the 1960s that now merit documentation. Circa, Inc. of Raleigh (Appendix B) was awarded the contract for the first phase and work was conducted between January and August of 2007. This report summarizes the findings of Phase 1-a, which included the survey of roughly 1,500 properties, most of which had been recorded during the 1989-90 survey. Phase 1-b will update the records on the remaining 1,650 properties surveyed by Ms. Dalton. Phase II will record the City's post-1940 resources, with a special emphasis on Modernist buildings.

An important aspect of the survey update is the conversion of the architectural survey records to digital formats, in keeping with new HPO-issued standards for architectural surveys. Digital photography and databases will allow the City and HPO to map the locations of historic properties and neighborhoods in a Geographic

Information System (GIS), thereby making the survey information more accessible to the general public and government agencies who utilize it for planning purposes.

2.0 Scope of Work and Methodology for Phase 1-a

The scope of work for Phase 1-a included field visits to approximately 1377 properties originally surveyed by Ms. Dalton in 1989-90 (Appendix C). It is important to note that Ms. Dalton's survey was a reconnaissance one and she did not comprehensively survey any of Greensboro's neighborhoods. Streets within neighborhoods were selected randomly for survey, and not all streets in a given neighborhood or area were examined. Not all properties, or even all historic properties, on a given street were recorded. Properties recorded by Ms. Dalton reflect a sampling of buildings within each neighborhood.

To most efficiently use limited project resources, the City determined that Phase 1-a would consist primarily of updating the survey files from the 1989-90 survey. Using this approach, Circa skipped many quality buildings while in the field. It is hoped that these be revisited in a future phase of work.

Circa staff recorded changes, if any, to each property by hand on photocopies of HPO survey forms. Each property was digitally photographed and assigned a unique "survey site number" for entry into the HPO's Access database. This database contains geographical information about each property, such as address and parcel identification number, as well as an architectural and historical description based on analysis of images, past survey work, and additional resources. All of the data entry was performed as an in-kind service by City staff. From the database two sets of survey forms were printed and sent to Raleigh to be attached to the corresponding maps and photographs by the staff of Circa, Inc. One set of survey files will be housed at the HPO, and a second set will be on file with the City.

The documentation of buildings demolished since the 1990 survey presented some difficulties for the surveyors. If a building was recorded on a 1990 survey form and it was not present upon field inspection in 2007, the address was entered on to the list of demolished properties attached as Appendix D. A note was made on the copy of the 1990 survey form that the property had been destroyed. (Keep in mind that the original 1990 survey files archived at the HPO were not taken in the field and therefore not updated.) If a new building was constructed in place of the original one, it was assigned a new survey site number in the field and a photograph was taken. No number was assigned if the parcel was vacant. However, during the data entry process completed by City staff, survey site numbers for construction post-dating 1950 were reassigned to pre-1950 properties. To reflect this change, the surveyor assigned a temporarily survey site number of GF 0000 to all photographs of post-1950 properties as identified by the City staff during the data entry process.

In addition to the 1377 properties discussed above, another forty buildings and neighborhoods dating from the mid-twentieth century were identified for more in-depth study in a future phase of work. Each of these properties was photographed and assigned a unique survey site number. An accompanying list was maintained included a survey site number, the resource's name, address, and a very brief description (Appendix E). Mid-century resources were identified during the course of the survey update as well as one field day where Benjamin Briggs accompanied Circa staff on a windshield survey of the city. The City GIS Department produced a map showing parcels shaded according to construction date. The map was very useful in identifying the locations of mid-century neighborhoods.

Lastly, at the City's request for use in an area study, fifty-three buildings on the Lee Street and Patterson Street industrial corridor were comprehensively surveyed. A preliminary list of properties to be surveyed was provided to Circa by the City. Upon field inspection by Circa, additional properties were added to the list as needed. All were previously unsurveyed. The majority date from the mid-twentieth century, although some were constructed prior to that time. Each building was photographed and entered into the database. Survey forms, photos and maps were generated for each property. A brief report summarizing the results of the survey was prepared. That report is separate from this one.

2.1 Survey Products

The Phase 1-a survey update produced four main products: an Access database, paper survey files, digital photographs and maps. Each of these products is described in more detail below. A list of mid-century resource meriting future survey, and list of demolished buildings was also produced.

Database

At the start of the project, the HPO provided the City with an Access database for recording information about historic properties. This database replaces the paper survey forms that have been used by the HPO since the 1970s. In the past, the HPO assigned a unique survey site number only to highly significant properties, which were recorded on forms printed on yellow paper, hence the moniker "yellow form." City blocks or other clusters of less significant properties were recorded on "green forms." Both yellow and green forms were assigned a survey site number, preceded by a two letter county code, in the case of Guilford County, "GF." The survey site number referenced the HPO's tracking and file organizational system.

HPO's new Access database requires that every individual property be assigned a survey site number. An important component of this project was assigning new survey site numbers to buildings in groups, most often city blocks, previously recorded on green forms and identified by a single survey site number. In Greensboro, there were instances in which as many as fifty properties were recorded on a single green form and shared one survey site number. The old

system complicated counting the total number of properties surveyed and created difficulties in analyzing survey data.

For Phase 1-a, the HPO allotted survey site numbers GF 3300 through GF 4950. (Numbers GF 4815 through GF 4849 and GF 4881 through GF 4950 were unused and returned to the HPO for future use.) Circa staff took the old green forms in the field and assigned a new survey site numbers to each individual property surveyed. Post-1950 properties were assigned numbers, but in many cases these properties were not entered into the database by City staff during the data entry phase, and the numbers were reassigned to pre-1950 buildings, as determined by City staff. Individual properties previously recorded on yellow forms retained their original survey site numbers in most cases. The old survey site numbers assigned to green forms were not reassigned, but were entered into the database as “placeholders” that continue to represent groups or blocks of properties. For example, 506 Logan Street in Nocho Park is represented in the database by two numbers, its new individual survey site number, GF 4589, and as one resource in the GF 860 group file representing 500-800 block of Logan Street.

Paper Files

City staff was responsible for entering all of the new survey site numbers and property information into the Access database. A paper report form was printed from the database for every property recorded.

Circa, Inc. assembled the forms and corresponding digital photographs into two sets—one for the City and one for the HPO. HPO staff will accession each photograph and incorporate the files into the statewide historic architecture survey for preservation and use by the public.

Maps

Todd Hayes, GISP, of the City’s GIS Division produced two types of maps for this project. The first are neighborhood maps that delineate the broad geographical areas surveyed (attached as Appendix F). The second set of maps are of blocks (for example, the 500 block of Boyd Street) within neighborhoods. The block maps are labeled with the street address numbers and have been attached to the block survey forms to provide a geographical reference for the individual properties recorded on each street.

Photographs

Each digital photograph taken for Phase 1-a was assigned a unique electronic label per HPO standards. The photo label begins with the survey site number, followed by the city identifier (“Gboro”), address or property name, month and year of photography, and the initials of the photographer. If more than one photo of a property was taken, a numeric tag was appended at the end of the photo label. For example, the house at 109 Beverly Place in Starmount Forest is electronically labeled as:

GF 3000_Gboro_109 Beverly_1-07_ET.jpg

A second view of the same property, or an outbuilding on the parcel, would be labeled as:

GF 3000_Gboro_109 Beverly_1-07_ET(2).jpg

A few categories of photographs deviate from the above labeling system. In some cases, overall views of streetscapes or parks that do not depict a specific property were taken. Overall images are labeled as such but were not assigned a survey site number. (Example: Gboro_Pinecrest streetscape_2-07_ET.jpg). As discussed previously, some post-1950 properties were photographed, but in the end were not assigned survey site numbers and not entered into the database. For photo labeling purposes, these properties use a temporary survey site number of GF 0000 (Example: GF 0000_Gboro_811 Gregory_4-07_ET.jpg). These post-1950 properties can be reassigned permanent survey site numbers during a subsequent phase of the survey update focusing on architecture of the second half of the 20th century.

Circa provided a DVD of all photos produced in Phase 1-a to both the HPO and the City. On the DVD, each neighborhood is contained within a neighborhood file, and the survey site number arranges each individual photo numerically.

3.0 Neighborhoods and Themes

The following neighborhoods or themes were surveyed at the reconnaissance level during Phase 1-a:

- North Dudley
- Downtown
- Glenwood
- Lindley Park
- Nocho Park
- Starmount
- Sunset Hills/College Park
- West Market Terrace/Westerwood
- Mid-century properties

For the sake of organization and data entry, each property recorded as part of this project had to be assigned to a neighborhood or geographical area. The neighborhood boundaries used for this survey do not necessarily correlate precisely with historic subdivision boundaries, neighborhood association boundaries, or present-day community sentiment. The neighborhood boundaries used for this survey are not definitive and if, as part of a future phase of work, National Register historic districts are created, then those boundaries may vary from those used in this report.

4.0 Summary of Survey Findings

Following the text of this report is a synopsis of each neighborhood or area recorded as part of Phase 1-a. Each synopsis contains a location description and map, a brief historical narrative, a description of the overall landscape, types of architecture, and a discussion of the neighborhood's overall integrity. Photos illustrate typical buildings or views. Recommendations for future work are found at the end of the synopsis. Each neighborhood is assigned a "priority level" for future survey efforts.

High Priority: Starmount, West Market Terrace/Westerwood, Sunset Hills/College Park

High priority neighborhoods have excellent physical integrity of both buildings and landscape and have clearly defined geographic and/or historic boundaries. These areas are likely to qualify for the National Register of Historic Places. Comprehensive survey is merited.

Medium Priority: Lindley Park, Nocho Park

Medium priority neighborhoods have good integrity overall, but the density of resources that are more than fifty years of age is not as great as in high priority neighborhoods. Future comprehensive survey should be limited to areas with sufficient concentration of properties at least fifty years of age. Boundaries will likely have to be amended to exclude areas with poor integrity, buildings outside the district's period of significance, or incompatible infill. These areas should be comprehensively surveyed after the high priority neighborhoods.

Low Priority: Glenwood, North Dudley, Downtown

Low priority areas have poor integrity overall, although there may be numerous intact individual buildings or very small groupings scattered throughout. These areas have very little potential to qualify for the National Register as districts. Reconnaissance level survey adequately documents these neighborhoods. Additional large-scale survey efforts are not merited at this time, although individually significant buildings should be identified and protected.

4.1 Demolitions

During fieldwork it was noted that eighty-four properties have been demolished since 1990. Demolished properties were concentrated in Glenwood, Nocho Park, Dudley, and Downtown. A list of demolished buildings is attached as Appendix D. Demolitions appeared to fall into two categories: individual properties within neighborhoods, or the large-scale removal of blocks of properties. Institutional expansions at North Carolina Agricultural & Technical State University (NC A&T) or the University of North Carolina at Greensboro (UNC-G) were responsible for the loss of entire blocks. Publicly funded renewal efforts in Nocho Park and Dudley have had an impact on the streetscapes in these neighborhoods.

5.0 Suggestions for Phase 1-b

As mentioned in section 1.0, the City has been awarded a matching grant to fund Phase 1-b of the survey update. When the entire survey update project was conceived, Phase 1-b was planned to consist of updating roughly 1,650 properties in block survey files completed during the 1989-90 survey. These files cover the following areas: Proximity, White Oak, Revolution, McAdoo Heights, Bessemer/Edgeville, Rankin/Hamtown, Jonesboro, Piedmont Heights, Pomona Mill Village, Highland Park, and Latham Park/Lake Daniel. Phase 1-b as originally envisioned would essentially be a continuation of the Phase 1-a, and result in similar products.

The City should determine the course and scope of the next phase of the survey update based on their planning needs and public sentiment. Prior to beginning any subsequent phases of the survey update, the City, in conjunction with the HPO, should carefully evaluate the utility of the information collected in Phase 1-a. If the City has existing real estate and/or tax records on properties within its jurisdiction (including photographs), then perhaps this information could be converted into the HPO Access database without field checking each of the 1,650 buildings.

Below are several possible scopes for Phase 1-b.

Option 1: Re-survey the 1,650 previously survey properties as planned. This project could be ongoing. This work may be performed all or in part by UNC- G students or City staff.

Option 2: Comprehensively survey high priority neighborhoods.

Option 3: Select one or two high priority neighborhoods for comprehensive survey and prepare National Register nominations for these areas.

5.1 Suggestions for future survey themes

During the course of the Phase 1-a survey, building trends particular to Greensboro were noted that may constitute important architectural themes and could be studied as part of stand-alone survey projects.

Public Schools

Greensboro has a good collection of public school buildings spanning the period from the consolidation school era of the 1910s-1930s through the late 1960s. Some of these schools are already individually listed in the National Register, such as the Charles D. McIver School, or are contributing resources in historic districts. Consolidation-era schools are generally large brick buildings with Classical Revival design elements. Greensboro also has a significant number of intact mid-twentieth century Modernist-influenced schools. Two examples are the circa 1950

Washington School (GF 4860) in the 1200 block of East Washington Street in the Nocho Park neighborhood, and the 1949 Sternberger School (GF 4875) on Holden Road. A 1973 book by Ethel Stephens Arnett entitled *For Whom Our Public Schools Were Named, Greensboro, North Carolina*, lists thirty-nine schools built between 1929 and 1967, along with the dates of additions. This list would be a good starting point on which to base a public school themed survey.

Greensboro's public schools appear be a cohesive group of resources that could be studied and evaluated within the contexts of both architecture and education. A thorough treatment of the history of twentieth-century education in Greensboro would allow the report to focus on an education context rather than fitting schools into a broader context of architecture. The scope of this project may be too large to be sufficiently treated within the proposed Phase II study focusing on mid-twentieth century properties. A stand-alone survey of public schools should be considered.

Post-Urban Renewal African American Churches

Greensboro's African American neighborhoods were significantly impacted by urban renewal efforts of the 1960s. These neighborhoods were concentrated in the city's east and southeast regions. Along with the widespread removal of housing, many church buildings were demolished, but in many cases congregations survived and rebuilt. Because of this trend Greensboro has many 1960s and 1970s-era African American churches. In general, these buildings are built of brick and concrete and display fanciful details such as curving planes, angled walls, and faceted surfaces. Post-urban renewal church rebuilding in the 1960s and '70s within Greensboro's African American community and the particular strains of architecture that it produced merit further study. The scope of this project may be too large to be sufficiently treated within the proposed Phase II study focusing on mid-twentieth century properties. A stand-alone survey of post-urban renewal African American churches should be considered.

Architecture of North Carolina Agricultural and Technical State University

A small section of the NC A&T campus was listed in the National Register in 1988. This historic district comprises five Neoclassical and Colonial Revival buildings dating from the 1920s and 1930s. The University has grown over the years and now has an enrollment of over 11,000 students. The campus has expanded exponentially from its original core. A significant number of campus buildings were built in the 1950s and 1960s and were heavily influenced by the Modernist movement in architecture. A stand-alone survey of the architecture of the NC A&T campus, focusing on examples of Modernism, should be considered.

6.0 Thanks and Acknowledgements

There are several people who merit special thanks for their help with this project. The surveyors relied heavily on the knowledge of Benjamin Briggs of Preservation Greensboro and Patrick Lucas of UNC-G to identify mid-twentieth century resources for future survey. Michael Southern of the HPO provided continuing direction and

advice relating to the database and other issues of a technical nature. As the project supervisor, Claudia Brown, HPO, guided the project from start to finish and kept everyone on schedule. As the local project contact, Mike Cowhig, the City's Preservation Planner, was involved with all its aspects, particularly coordinating in-kind staff support and serving as the liaison with the City's GIS Division. Von Patrick, also with the City, undertook the tedious task of photocopying hundreds of HPO survey files in Raleigh for the surveyor's use in the field. Todd Hayes with the City's GIS Department created the very readable maps included in the survey files and in this report. The biggest thank you of all must go to Stefan-leih Geary for inputting all the data in the database in record time. Julie Currie assisted her in this massive endeavor.

7.0 Neighborhood Synopses

DUDLEY STREET

Approximate number of properties recorded during Phase 1-a: 123

Location: The Dudley area is in east Greensboro around the North Carolina A & T campus. It is bounded by Bluford and Sullivan Streets to the north, O'Henry Boulevard to the east, East Market Street to the south and a set of railroad tracks to the west.

History: Residential growth in this area began with the establishment of the Agricultural and Mechanical College for the Colored Race (now A & T) in 1893. The neighborhood's name honors James B. Dudley, president of the college from 1896 through 1925. Due to its proximity to downtown and A & T, Dudley, along with Scott Park and College Heights to the east, was the neighborhood of choice for Greensboro's upper and middle class black families.

General Description: Dudley's street plan is that of an irregular grid. There are few sidewalks. Mature trees are present intermittently. Original street patterns have been interrupted by the growth of A & T.

Of the roughly 150 properties recorded in 1990, thirty-one properties have been demolished. Eleven properties on Bluford Street and eight properties on Laurel Avenue have been demolished for expansions of A & T. Seven instances where demolished properties replaced with new residential construction were recorded, often for private development triggered by the presence and growth of the university.

Despite the high number of demolitions, Dudley retains good examples of house forms common in Greensboro and regionally such as Craftsman bungalows and two-story and foursquare Craftsman houses. Simple, one-story Queen Anne houses are also present. There are also a number of simply detailed houses with hipped and front-gabled forms. The condition of the housing varies from good, to vacant and deteriorating. The integrity of the Dudley neighborhood has been greatly compromised by the high percentage number of demolitions, many of which are clustered, further eroding the historic streetscapes.

Recommendations for future survey work: Low priority

While Dudley is an area of great historic importance, the built environment as a whole has been damaged by the loss of historic building stock. National Register eligibility is unlikely. The residential portions of Dudley are not recommended for additional survey at this time. The neighborhood's historical importance may be better recognized through archival research, oral histories or other research projects.

However, there is a small National Register historic district of four buildings dating from 1920s and 30s on the A & T campus. There are excellent mid-century buildings on the campus that should be recorded and evaluated for the National Register either as an expansion of the existing district or as a separate one.

DOWNTOWN

Approximate number of properties recorded during Phase 1-a: 19. Note that the Phase 1-a survey covered only the area outside of the existing Downtown Greensboro National Register District which focuses on South Elm Street, a major thoroughfare and center for historical commercial development in the downtown area.

Location: Downtown is Greensboro's original commercial core. It is centered around the intersection of East Market Street and Eugene Street.

History: First settlement in this area occurred around 1808 with the establishment of the Guilford County seat. With the exception of the circa 1790–1844 Blandwood mansion (a National Historic Landmark) at 447 West Washington Street, downtown's architecture primarily tells the story of commerce and government in Greensboro from the 1880s through the present.

General Description: Downtown is laid out in a typical urban grid. The main east-west corridors are East Market Street and East Friendly Avenue, which run parallel to one another. Near its center, commercial buildings are packed densely together. Small pockets of residential architecture survive on Blandwood Avenue and on North Spring and North Edgeworth Streets. Nine surveyed buildings outside the historic district have been demolished since 1990.

Recommendations: Low priority

The best of downtown's historic building stock is already included in the existing National Register district. Because of renewed interest in downtown, the existing building stock on the fringes may be threatened in the future by new development. The potential for additional National Register districts is not great, however, pivotal buildings should be identified and considered for National Register listing or local protection.

GLENWOOD

Approximate number of properties recorded during Phase I-a: 330

Location: The Glenwood neighborhood is located south of UNC-G. It is bounded by West Lee Street and the railroad tracks to the north, West Florida Street to the south, Route 220/Freeman Mill Road to the east and Aycock Street to the west.

History: Glenwood grew as Greensboro's blue-collar streetcar suburb between 1907 and the early 1930s. Employment opportunities, mostly in the lumber industry and other construction-related industries, abounded along the Southern Railroad and the Lee Street industrial corridor.

General Description: Glenwood's landscape is typical of early twentieth-century streetcar suburbs. Its gridded streets are lined with sidewalks. Streams and creeks wind through the neighborhood's parks and vacant lots, although they are not formally incorporated into the landscape as in Lindley Park and Starmount Forest. Mature trees are present on some blocks but not others, limiting the canopy effect. The Ruth A. Steelman Park is situated on the west side of the 900-1000 block of Gregory Street. The park contains open space, a playground, community vegetable gardens and a creek.

Glenwood's housing stock is characterized more by its form than overt references to style. Many dwellings are one to one-and-half stories in height and L-plan, side-gable or Bungalow in form. Stylistic details reflect Queen Anne, Craftsman and Colonial Revival influences, although many of the houses are so simple as to defy categorization. The modest dwellings reflect their origins as speculative or rental housing.

Glenwood's building stock is not limited to housing, as Lee Street is lined with commercial, industrial and institutional buildings that provided work, worship, and educational opportunities for its residents. The National Register-listed former Charles D. McIver School is located at 617 West Lee Street.

The Glenwood neighborhood has substantial integrity problems. At issue is the architectural integrity of its surviving buildings, a significant number of teardowns (twelve out of 330 previously surveyed buildings have been demolished since 1990), and infill development that is incompatible with the neighborhood in both size and detail. One example of incompatible infill is the large, multi-unit apartment complex in the 900 block of Highland Avenue, although there are others such as the duplex at 814 Gregory Street. Many of the area's historic dwellings have lost much of their original materials. Vinyl replacement siding, windows and doors are very common and often present on the same building. Many buildings are vacant and deteriorating.

Recommendations for future survey work: Low Priority.

While the history of Glenwood is an important chapter in Greensboro's development, the physical condition of the neighborhood as a whole, makes National Register eligibility unlikely. Glenwood is not recommended for additional survey work at this time. The neighborhood's historical importance may be better recognized through archival research, oral histories or other research projects.

STARMOUNT FOREST

Approximate number of properties recorded during Phase 1-a: 49

Location: Starmount Forest is located in the northwest part of Greensboro. The neighborhood is roughly bounded by West Friendly Avenue to the north, West Market Street to the south, Green Valley Road to the east, and East Kemp Road to the west. For reasons that are not known the 1989-90 survey was concentrated in the eastern part of Starmount Forest. The Phase 1-a survey focused on the same area.

History: Starmount Forest was platted in the mid-1920s as part of the Hamilton Lakes subdivision. The neighborhood was cut from the eastern part of Hamilton Lakes by local developers Edward and Blanche Sternberger Benjamin in 1927. Building began in earnest after the close of World War II and includes the Starmount Country Club, a focal point of both Starmount Forest and Hamilton Lakes subdivisions.

General Description: Curving streets and the presence of streams and mature trees characterize Starmount's landscape. A naturalistic park is located at the neighborhood's south end, on the south side of Starmount Drive. The neighborhood does not have sidewalks; concrete drainage swales run parallel with the streets.

Starmount Forest developed quickly in the years following World War II, resulting in homogeneity of style, form and detail. The housing of Starmount Forest is mostly brick, well detailed, yet modest in size. The majority of dwellings are one or one-and-one-half story "Cape Cod" form houses. Two-story dwellings are concentrated on Madison Avenue, which transverses the neighborhood from east to west. The predominant style is Minimal Traditional, defined as side-gable or gable-and-wing dwellings with Colonial Revival details such as door surrounds with broken pediments and pilasters, six-over-six or eight-over-eight windows with shutters, dormers, and Chippendale balustrades. As one travels north toward West Friendly Avenue, ranches and split-level houses are interspersed with the predominant Minimal Traditional dwellings. The details of these 1950s and 60s-era houses display a preference for the Colonial Revival.

Starmount Forest has a high degree of physical integrity in terms of both landscape and architecture. No teardowns were noted during fieldwork. Houses are in good to excellent condition and retain much original material and detail. While some houses have been expanded with additions, they are generally in keeping with the character of the neighborhood.

Recommendations for future survey work: Starmount Forest is perhaps the most architecturally cohesive neighborhood studied during Phase 1-a. It should be comprehensively surveyed to record all properties and considered for listing in the National Register of Historic Places.

Sunset Hills and College Park

Approximate number of properties recorded during Phase 1-a: 358 Total (325 in Sunset Hills; 33 in College Park).

Location: Sunset Hills and College Park are contiguous neighborhoods located west of downtown. Sunset Hills, the larger of the two neighborhoods, straddles the north and south sides of West Market Street, while College Park is located entirely south of it. The neighborhoods encompass the area between Benjamin Parkway to the North and Spring Garden Street to the south, Aycock Street to the east and South Elam Avenue and Wendover Avenue to the west. (See map in Appendix F for more precise boundaries.)

History: Although these neighborhoods were surveyed together, they do not necessarily share a development history. Both areas grew independently in response to the presence of the state-run women's College (now UNC-G). College Park was part of an effort by local businessman and developer John Van Lindley to infill the area between the college and the Pomona industrial area to the west. In 1902 a streetcar line was built linking the east and west parts of the city via Spring Garden Street, enhancing the residential desirability of the area. The College Park subdivision was established in the mid-1920s and construction followed soon afterwards. Platted in 1925 by the local A.K. Moore Company, Sunset Hills experienced a building boom in the late 1920s and 1930s.

General Description: The landscape of the Sunset Hills/College Park area displays design elements seen in Greensboro's earliest planned park suburbs, Fisher Park and Irving Park. Designed to integrate natural topography, these neighborhoods display curving street patterns, parks and green spaces, and water features.

Tudor and Colonial Revival are the favored styles of architecture in Sunset Hills and College Park. Brick and stone veneers are common. Less formal, frame Foursquares and bungalows are also present, but to a lesser extent.

Sunset Hills and College Park retain a high degree of physical integrity in terms of both landscape and architecture. No teardowns were noted during fieldwork. Houses are in good to excellent condition and retain much original material and detail. No teardowns of previously surveyed buildings were noted during Phase 1-a.

Recommendations for future survey work: High Priority.

The quality and integrity of the building stock in the Sunset Hills/College Park area merits more thorough documentation than was completed during Phase 1-a. The historical boundaries of the neighborhood should be more accurately delineated. All or parts of these areas should be evaluated for National Register eligibility in the future, perhaps as one large district.

WESTERWOOD AND WEST MARKET TERRACE

Approximate number of properties recorded during Phase 1-a: 127 total (43 in Westerwood; 84 in West Market Terrace)

Location: The Westerwood and West Market Terrace neighborhoods are located just west of downtown. Westerwood is roughly bounded by East Lake Drive and Battleground Avenue to the north, West Market Street to the south, Hillside Drive to the east, and East Lake Drive to the west. West Market Terrace shares its eastern boundary (East Lake Drive) with Westerwood. The neighborhood is bounded to the north by Benjamin Parkway, the west by Westover Terrace and to the south by West Market Street.

History: The 1920s and 1930s were the boom decades for Westerwood and West Market Terrace. Their proximity to downtown made the location desirable for middle class housing. The development of these neighborhoods is credited to the local developer Arthur K. Moore, who platted Westerwood 1919. Construction followed immediately thereafter. In 1923, Moore's realty company expanded Westerwood to the west and began building in West Market Terrace, which had been platted in 1914 but remained unbuilt. City Directories for the period list a variety of middle class occupants such as salesmen, stenographers, clerks and small business owners.

General Description: The Westerwood and West Market Terrace neighborhoods are typical of middle class residential neighborhoods developed in the 1920s and 1930s. The streets are laid out in a combination of grid and curving streets. Visual patterns are created by the uniform lot sizes and building setbacks. Sidewalks are separated from the street by planting medians with granite curbs. Mature trees are found throughout the neighborhood. Several Queen Anne-influenced properties that predate the neighborhoods' platting survive on Adams Street and Guilford Avenue. No teardowns of previously surveyed buildings were noted during Phase 1-a.

Recommendations for future survey work: High priority

The quality and integrity of the building stock in Westerwood and West Market Terrace merit more thorough documentation than was completed during Phase 1-a. The documentation recorded in the 2002 local historic district designation study was incorporated in this survey during the data entry process for those properties being updated as part of Phase 1-a. These neighborhoods should be evaluated for National Register and local historic district eligibility, perhaps as one large district also containing the Lake Daniel neighborhood to the north.

LINDLEY PARK

Approximate number of properties recorded during Phase 1-a: 250

Location: Lindley Park is located in west Greensboro. The neighborhood is bounded by West Market Street to the north, South Elam Avenue to the east, Oakland Avenue to the south and Holden Road to the west.

History: Local entrepreneur John Vann Lindley was responsible for the development of Lindley Park. He owned or was involved with a variety of commercial and industrial enterprises in west Greensboro. These businesses were reliant upon the North Carolina Railroad line that paralleled Oakland Avenue. Around 1900, Lindley donated land for an amusement park to the Greensboro Electric Company (the park's stone entry gates remain standing at Lindley Park and Spring Garden Street). The electric company built a streetcar line to the park, and housing construction in the area soon followed. The amusement park was closed around 1920, but the streetcar line remained to serve the area's growing population. Lindley donated forty acres west of the former amusement park to the city with the stipulation that the land be turned into a civic park. Charlotte landscape architect Earle Sumner Draper was hired to design the park as well as the Lindley Park neighborhood that would surround it.

General Description:

Lindley Park is a neighborhood of modestly sized houses on small lots. Its landscape, designed by noted landscape architect Earl Sumner Draper, is an essential component of the neighborhood. The gridded street layout in the eastern half of the neighborhood has streets running north-south and east-west and intersecting at right angles. Curvilinear street patterns, owing to topography and the land's original use as an amusement park, characterize Lindley Park's west side. Two large parks, centered on creeks, span the west end of the neighborhood from north to south. Wendover Avenue passes through the midpoint of the larger of the two parks as it bisects the neighborhood from the northeast to southwest corners. The neighborhood's park-like setting is further enhanced by the presence of sidewalks and mature trees. The 1928 J. Vann Lindley Elementary School is located on the north side of the 2700 block of Camden Road.

Within Lindley Park are Minimal Traditional, Craftsman and restrained Colonial Revival houses as well as Period Cottages constructed of brick and stone. These property types date from the first wave of building, the 1920s and 1930s. They are good representative samples of popular architecture of the period, although individually they are not outstanding. A significant number of very simple one-story, brick ranch houses dating from the 1950s and 1960s are also present, as well as more modern infill houses. The earliest dwellings, dating from just after 1900, are found in the south part of the neighborhood between Oakland Avenue and Spring Garden Street. Except in small clusters, these early dwellings do not survive en

masse owing to their location along busy thoroughfares in a largely commercial/industrial area north of the railroad tracks.

Overall the neighborhood displays a good degree of integrity of street layout and urban design. The housing stock is less pristine. Some of the historic houses have been altered by modernization, such as window replacements and porch alterations, but these changes do not overwhelm the character of the neighborhood. A windshield survey revealed some clusters of infill housing and new construction that should be evaluated further.

Recommendations for future survey work: Medium priority.

Lindley Park has the potential to meet the National Register criteria as a historic district, although a historic district boundary may be smaller than that of the historic subdivision boundary. The area south of Spring Garden Street would not likely be included in a National Register boundary, and a comprehensive survey is needed to evaluate other areas that should be excluded due to the presence of non-historic or altered structures.

A survey and evaluation of a neighborhood the size of Lindley Park would be an extensive undertaking and should only be started when the resources are available to complete the survey, evaluation and nomination phases of the project. Otherwise, valuable information may become out of date and unusable for the nomination process. The integrity of Draper's park design should also be closely evaluated, as this feature would be an important part of the district's significance. The impact of the Westover Avenue parkway on the neighborhood also merits close study.

NOCHO PARK

Approximate number of properties recorded during Phase 1-a: 105

Location: Nocho Park is located in east Greensboro. The neighborhood is loosely bounded by East Market Street on the north, O'Henry Boulevard on the east, Florida Street on the south and Bennett Street on the west.

History: The earliest construction in Nocho Park predates the Dudley Street boom around A & T to the north. The establishment of Bennett Seminary in 1873, an African American secondary school that became a college for women in the 1930s, was the impetus for construction in what would become the Nocho Park subdivision in the mid-1920s. Portions of the Bennett College campus are listed in the National Register.

This large residential neighborhood also contains several important institutions important to black history on the state and federal levels. The National Register-listed Richardson Hospital was built in the Mission Revival style in 1929. The hospital was state of the art at the time of its construction. Dudley High School, the city's first black high school, was constructed in the late 1920s on the 1200 block of Lincoln Street. Bennett College was also a major presence in the area. The concentration of black institutions created a demand for stylish dwellings for black professionals. The hospital, high school, and college campus have all been listed in the National Register of Historic Places.

General Description:

Nocho Park has been altered by large-scale multi-unit buildings that have completely changed the historic streetscapes, particularly in the north end of the neighborhood. Thirty properties of 105 recorded as part of the 1990 survey have been demolished. McConnell Road has been particularly hard hit with seventeen properties demolished in the 1500-1700 blocks. In other cases original dwellings have been replaced with new construction. While the scale of the new single-family houses is in keeping with the neighborhood, the degree and quality of architectural details varies greatly. A notable number of surviving historic dwellings have vinyl siding and windows and altered porches.

Despite these intrusions, vestiges of old Nocho Park remain. Many one-story front-gable houses with very simple Craftsman details such as battered porch posts or triple-light windows remain. Gorrell Street retains several one-and-one-half-story bungalows with fully expressed Craftsman detailing, as well as brick Period Cottages and two archetypal Four Squares. Intact houses are found throughout the neighborhood and Nocho Park's institutional buildings remain a strong presence.

Recommendations for future survey work: Medium priority.

The history of Nocho Park is an integral chapter in Greensboro's development. A better understanding of the neighborhood could be gained with additional survey

work, although comprehensive survey is not likely to result in the identification of a large National Register district due integrity issues and incompatible infill development. Significant individual buildings should be identified and considered for National Register listing or local protection.