

**CITY OF GREENSBORO,  
NORTH CAROLINA**

**HISTORIC ARCHITECTURE  
SURVEY UPDATE, PHASE I-B**

**PREPARED FOR:**

**City of Greensboro  
Housing and Community Development Department  
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**And**

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**List of Greensboro's National Register Properties**

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## **I.0 Project History**

This report summarizes the findings of the second phase (Phase I-b) of an architectural survey update project currently planned to have three phases. Following Phase I-a, conducted by Circa in 2007, Phase I-b is the second of two phases devoted to updating data on previously recorded properties. 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-b was \$32,500. The City also provided in-kind clerical services as well as technical support and project management. The HPO has awarded the City a third matching grant for Phase II, which is expected to begin in the fall of 2008.

Phase I-b 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 current survey update. 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 1989-1990. The update of the architectural survey will support future planning efforts in the City by entering the data in a digital format and identifying areas worthy of National Register listing or other preservation measures. A primary purpose of the project is to document changes, such as demolitions, additions and other alterations, to previously surveyed properties and to identify any unrecorded properties built through the 1960s that now merit documentation. Circa, Inc. of Raleigh (Appendix B) was awarded the contract for the Phase I-b conducted between January and August of 2008. This report summarizes the findings of Phase I-b, which included the survey of roughly 1,300 properties, more than 1,200 of which had been recorded during the 1989-90 survey.

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 I-b**

The scope of work for Phase I-b included field visits to approximately 1,250 properties originally surveyed by Ms. Dalton in 1989-90 (Appendix C). It is important to note that Ms. Dalton's project did not comprehensively survey any of Greensboro's neighborhoods. Instead, properties recorded by Ms. Dalton reflect a sampling of buildings within each neighborhood. Streets as well as the properties on them that were at least fifty years old appear to have been selected randomly for survey. Not all properties, or even all historic properties, on a given street were recorded.

To most efficiently use project resources, the City determined that Phases I-a and I-b 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 will be revisited in a future phase of work.

Circa staff recorded properties in the field on the City of Greensboro's tablet PC. A GIS-based program, ArcTablet, was installed on the computer specifically for the survey project. The ArcTablet program provided streets, parcels and building footprints for each of the survey areas. In the field, each property's building footprint was selected on the screen, bringing up a digital survey form. 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 was entered directly into the database in the field.

At the end of each stage of the survey the data collected was exported into the Historic Preservation Office's Access-based survey database. When the fieldwork phase of the survey was complete, the survey database was edited, where necessary, and one set of survey forms was printed. The corresponding maps were attached to these forms which will be housed at the HPO. A digital version of the data will be kept by both the City and the HPO.

The documentation of buildings demolished since the 1989-1990 survey presented some difficulties for the surveyors. If a building was recorded on a 1989-1990 survey form and it was not present upon field inspection in 2007, the address was entered on the list of demolished properties attached as Appendix D. If the building footprint was still visible in the GIS data on the tablet, the property was recorded as demolished in the ArcMap database. If the building footprint was no longer visible in the GIS data, either removed to show an empty lot or replaced with the footprint of a new building, the demolition was added into the final database manually by Todd Hayes, City of Greensboro GIS Division, at the end of the fieldwork phase of the project. These manual additions to the database are not consistently displayed in the neighborhood maps; this is largely dependent on how the demolition was handled by the County tax office, allowing for some demolished building footprints

to be resurrected and others to remain absent from project maps. If a new building was constructed in place of the original one, it was assigned a survey site number in the field, a photograph was taken and it was recorded in the database as “demolition; new construction.”

The original scope of work for Phase I-b was to record representative examples of property types in each mill village. In the mill villages, where large numbers of houses were built from a single house plan, data collection can be streamlined by taking update photos and doing data entry only for a largely intact representative example of each house type. Instead, during the course of the project it was determined for two reasons that the mill villages would be updated by recording each of the buildings surveyed in 1989-1990: 1) the number of surveyed properties specified in the scope of work for Phase I-b permitted more extensive documentation; and 2) recording these properties individually resulted in a more thorough understanding of the overall integrity of the mill villages.

In addition to the 1,244 properties updated, 89 properties were surveyed for the first time in four new survey areas - Benbow Road, Hamilton Lakes, Kirkwood and Browntown. These neighborhoods were surveyed selectively, only recording properties within the approximate boundaries of these areas, provided by Mike Cowhig,, and listed in the Guilford County tax records with pre-1965 construction dates.

The Overseas Replacement Depot was also specified as an area for new survey of properties dating from 1945-1965. The Overseas Replacement Depot began as Basic Training Camp-10 in 1943 when the United States Army developed 650 acres in the Edgeville community to process soldiers going to and returning from the World War II effort overseas. The depot closed in 1946, three years after it opened, but constructed 900 prefabricated buildings in its short tenure. In Marvin Brown's 1995 text *Greensboro: An Architectural Record*, he states that the majority of the buildings associated with the depot have been demolished, but that some of the temporary frame structures remain. Fieldwork conducted during Phase I-b did not identify any structures associated with the depot. There is a concentration of warehouse structures south of East Bessemer Avenue and just west of North English Street. These structures are plain forms with gable and flat roofs, finished in synthetic siding with vinyl windows and doors. Whether these structures, underneath the alterations, are associated with the depot is unknown.

The Phase 1-b scope of work also included the identification of properties dating from the mid-twentieth century in all 15 survey areas, including the Overseas Replacement Depot, for more in-depth study in a future phase of work. The work completed on this task during Phase 1-a included the Phase 1-b survey areas, therefore, no properties were recorded for this task in Phase 1-b. A completed list of these resources including a survey site number, the resource's name, address, and a very brief description can be found in Appendix E of the Phase 1-a report.

## **2.1 Survey Products**

The Phase I-b survey update produced five main products: an Access database, paper survey forms, digital photographs, maps, and GIS shapefile. Each of these products is described in more detail below. A list of demolished buildings was also produced.

### **Database**

At the start of the project, the City received the HPO's Access-based survey 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 to properties individually recorded on their own forms, usually printed on yellow paper (hence the moniker "yellow form") and to the city blocks or other clusters of properties (recorded on "green forms"). Most of the properties recorded on green forms did not have a survey site number. The only green form properties that were given their own survey site number were those that were also recorded on yellow forms. The survey site number references the HPO's tracking and file organizational system.

HPO's new survey database requires that every individual property be assigned a survey site number, a unique identifier necessary for entry of a property in the HPO's GIS. 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 Phase I-b, there were instances in which more than thirty 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 I-b, the HPO allotted survey site numbers GF 4967 through GF 6216. Circa staff assigned a new survey site number to each individual property surveyed on the old green forms. In order to reduce confusion in the field, these numbers were assigned prior to fieldwork and pre-entered into the database. As a result of this procedure, properties demolished since 1989-1990 were assigned survey site numbers.

Individual properties previously recorded on yellow forms retained their original survey site numbers in most cases. Initially, old survey site numbers assigned to green forms were reassigned but, in consultation with HPO staff after the completion of the first 500 properties, it was decided that all properties covered by green forms, except for those also recorded individually on yellow forms, would be assigned new survey site numbers (i.e. the survey site number for the green form would not be reassigned). Properties in the first batch of 500 that had received re-assigned green form survey site numbers were in turn given new survey site numbers from the batch allotted for Phase I-b. For cross reference, a field titled "Old SSN" was added to house the survey site number of the green form that originally covered property.

### **Paper Files**

Circa staff was responsible for entering all of the new survey site numbers and property information into the survey database. A paper report form was printed from the database for every property recorded. The forms, maps, and corresponding digital photographs were assembled and added to the HPO's paper files.

### **Maps**

Two types of maps were created through this project. The first are neighborhood maps that delineate the broad geographical areas surveyed and illustrate the location of surveyed properties. The second set of maps is of blocks (for example, the 1500 block of Maple 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 I-b 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, initials of the photographer and month and year of photography. 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 1001 Hern Avenue in Bessemer is electronically labeled as:

GF 5297\_Gboro\_1001 Hern\_AM\_2-08.jpg

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

GF 5297\_Gboro\_1001 Hern\_AM\_2-08(2).jpg

Circa provided a DVD of all photos produced in Phase I-b 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.

### **GIS Shapefile**

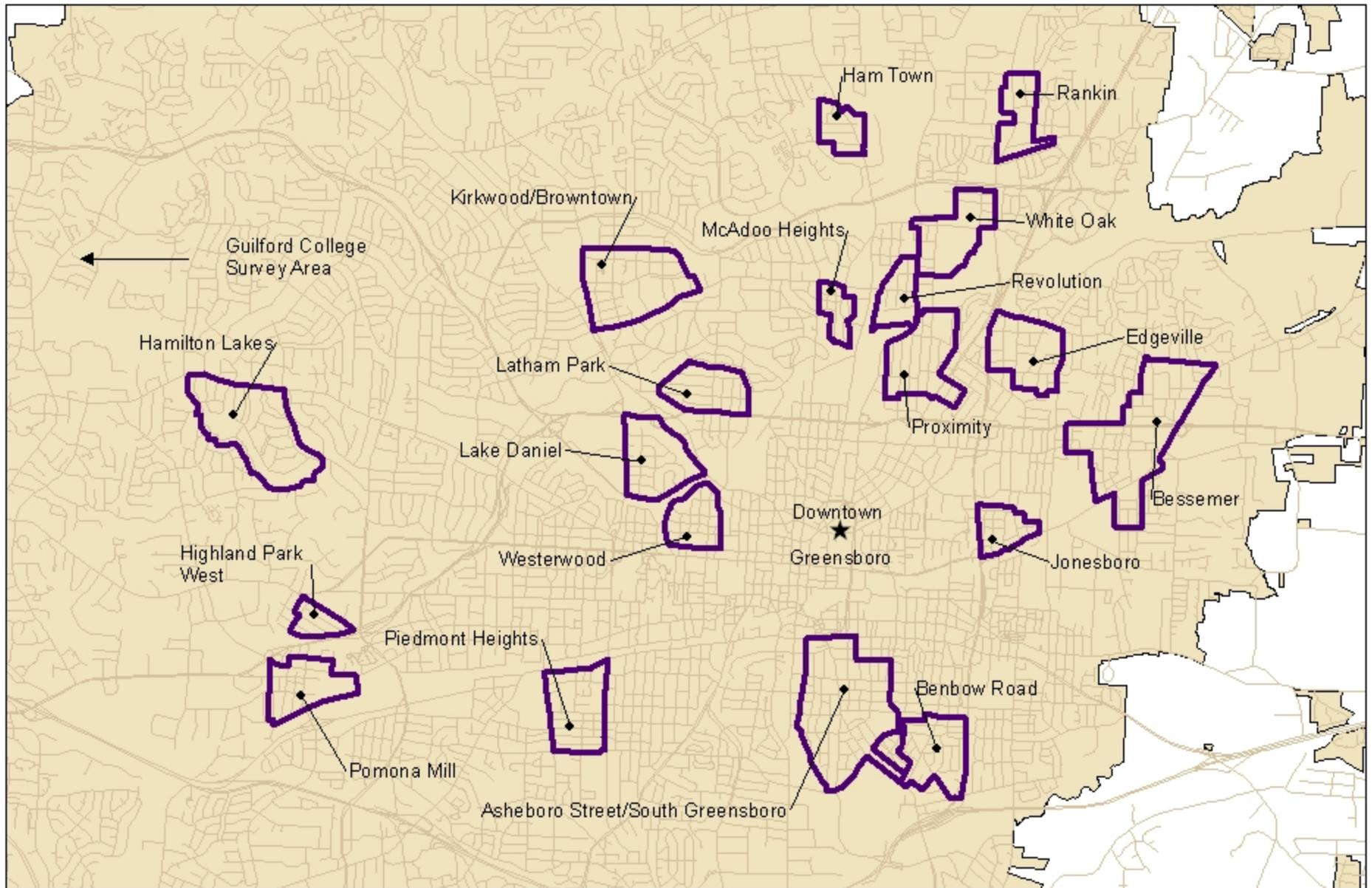
A GIS shapefile of the survey data, attached to the City's building footprint coverage, was also a product of the Phase I-b survey. This information is viewable through ArcView based programs, such as ArcMap, and will be included in the statewide historic properties coverage. The shapefile was used in conjunction with other city and county data sets to create the maps used in this report.

## **3.0 Neighborhoods and Themes**

The following neighborhoods or geographical areas were surveyed during Phase I-b:

- Asheboro Street/South Greensboro
- Benbow Road

# Greensbor Phase 1b Survey Areas



- Bessemer
- Edgeville
- Guilford College
- Ham Town
- Hamilton Lakes
- Highland Park West
- Jonesboro
- Kirkwood/Browntown
- Lake Daniel
- Latham Park
- McAdoo Heights
- Piedmont Heights
- Pomona Mill
- Rankin
- Westerwood
- White Oak/Proximity/Revolution

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, their boundaries may vary from those used in this report.

It should be noted that the thirty-two properties surveyed in the Westerwood neighborhood were not part of the scope of work outlined in the contract for Phase I-b. These properties should have been surveyed as part of Phase I-a, but were omitted because their files had been inadvertently placed in the Latham Park folder instead of the Westerwood folder, and Latham Park wasn't part of Phase I-a. When Latham Park was surveyed in Phase I-b, two streets in Westerwood (Hampton and Guilford) were recorded before the error was discovered. Because the photographs had been taken and the survey forms completed, these properties are included in the database and the report.

#### **4.0 Summary of Survey Findings**

At the end of this report is a synopsis of each neighborhood or geographic area recorded as part of Phase I-b. Each synopsis contains a location description and map, a brief historical narrative, a description of the overall landscape and types of architecture, as well as 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, summarized as follows:

*High Priority: Asheboro Street/South Greensboro, Lake Daniel, Latham Park, Westerwood, White Oak/Proximity*

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. Additional survey yielding comprehensive coverage of these areas is merited.

*Medium Priority: Benbow Road, Bessemer, Highland Park West, McAdoo Heights, Piedmont Heights, Kirkwood/Browntown*

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. Districts eligible for listing in the National Register are unlikely in these areas. Future comprehensive survey should be limited to areas with a sufficient concentration of properties at least fifty years of age. For survey purposes, boundaries will likely have to be amended to exclude areas with poor integrity, buildings outside the area's period of significance, or incompatible infill. Additional survey yielding comprehensive coverage of these areas should be undertaken after the high priority neighborhoods.

*Low Priority: Edgeville, Guilford College, Hamilton Lakes, Hamtown, Jonesboro, Pomona Mill, Rankin*

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. Survey undertaken to date adequately documents these neighborhoods. Additional large-scale survey efforts are not merited at this time, although individually significant buildings should be identified and evaluated for National Register and Local Landmark eligibility.

#### **4.1 Demolitions**

During fieldwork it was noted that 145 properties recorded in 1989-1990 have been demolished since then. Demolished properties were concentrated in Asheboro Street/South Greensboro, Hamtown, Guilford College, Pomona Mill, Bessemer, Jonesboro and McAdoo Heights. A list of demolished buildings is attached as Appendix D. The majority of demolitions are individual properties within neighborhoods. However, the large-scale removal of blocks of properties did occur in Guilford College, McAdoo Heights, Pomona Mill and Bessemer, often for new commercial development.

#### **4.2 Study List Properties**

The Study List is a preliminary review of the historic significance of a property with an eye toward National Register eligibility. Properties placed on the Study List are not automatically eligible for listing in the National Register of Historic Places. The Study List acknowledges the potential significance of properties and districts and recognizes the need for further study to determine the appropriate context.

As a result of the work completed in Phases I-a and I-b of the survey update five individual properties and six districts are recommended for placement on the Study List. Because the survey was not comprehensive in nature, no boundaries are proposed for the study list districts.

#### Individual Properties

1207 Lakewood Avenue, Hamilton Lakes  
104 Kemp Road West, Hamilton Lakes  
Dealus Ballinger Farm, 5908 Ballinger Road, Guilford College  
Coble Farm, 6010 West Friendly Avenue, Guilford College  
Dr. McCracken House, 523 College Road, Guilford College

#### Districts

Lake Daniel  
Latham Park  
Starmount  
Sunset Hills/College Park  
West Market Terrace/Westerwood  
White Oak/Revolution/Proximity

### **5.0 Suggestions for Phase II**

As mentioned in section 1.0, the City has been awarded a matching grant to fund Phase II of the survey update. Phases I-a and I-b have completed the update of approximately 2,650 survey files. No additional previously recorded neighborhoods have been identified for survey update at this time.

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 Phases I-a and I-b.

Below are possible scopes for Phase II.

Option 1: Survey and develop a context for mid-twentieth-century Greensboro

Option 2: Complete the survey of high priority neighborhoods identified in Phases I-a and I-b.

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

### **5.1 Suggestions for Future Survey Themes**

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

### **Mid-Twentieth-Century Greensboro**

There are two interesting elements associated with mid-twentieth-century Greensboro: Modern Architecture and the Civil Rights Movement. At the heart of the modern architecture movement in Greensboro was architect Edward Loewenstein. The work of Loewenstein and other buildings that are representative of the city's modern movement are worthy of further research. Many significant events associated with the Civil Rights Movement occurred in Greensboro in the mid-twentieth century. While the February 1, 1965 Woolworth's sit-in is the most recognized event, what followed was extremely significant at a local and, potentially, statewide level. The buildings associated with these events and the houses and offices of the individuals that led them are also worthy of further study.

### **Greensboro Mill Villages**

Late-nineteenth- and early-twentieth-century Greensboro was dominated by textile mills. The mills and mill villages once common are quickly disappearing. The residential portions of many mill villages remain, but their pivotal industrial structures are often gone and the degree of alteration of what remains in these villages varies widely. A comprehensive study of what has been lost and what remains – some of which is provided through this survey – should be undertaken. The findings of this survey could be used to identify new National Register districts, or expansions of existing districts, to highlight what remains of this part of Greensboro's history.

### **Rural Farmsteads in Greensboro and Guilford County**

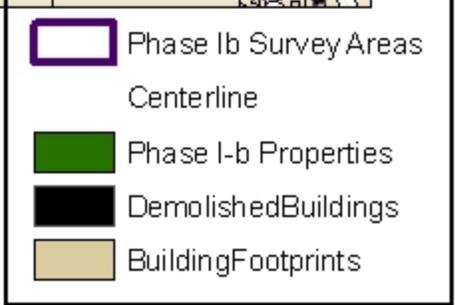
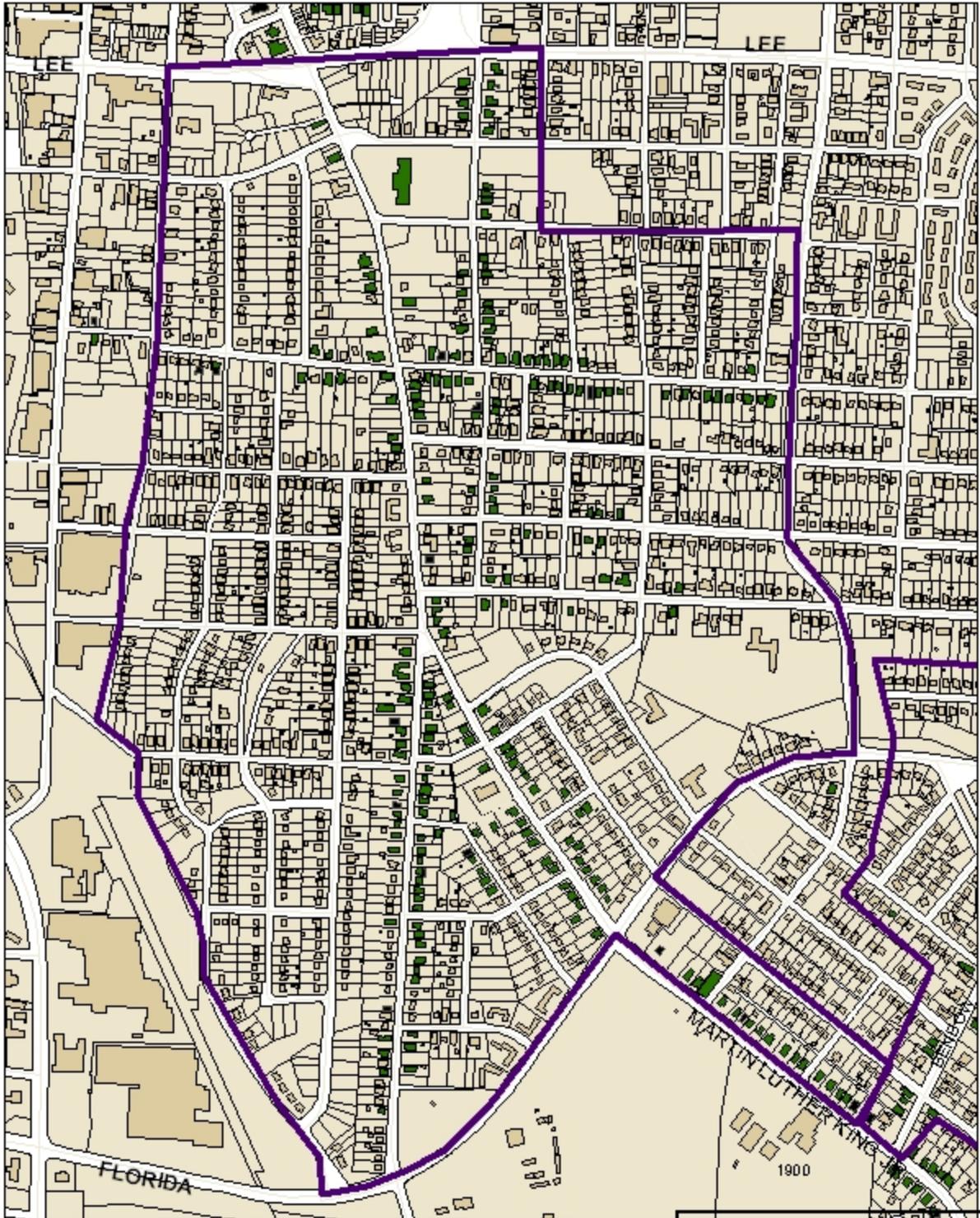
In Phase I-b, only one survey neighborhood, Guilford College, contained rural farmsteads. Twenty-one properties were surveyed during the 1989-1990 survey in Guilford College, each on an individual form. Only six of those properties remain. The majority of the fifteen demolished properties have been replaced by commercial development and new residential subdivisions. The rapid growth of the Triad region, and the expansion of urban development into rural areas, is significantly changing the landscape of the city's perimeter. Potentially a joint project between the City of Greensboro and Guilford County, a survey of rural farmsteads should be conducted to identify what remains and develop a context for evaluating rural farmsteads in the region.

## **6.0 Thanks and Acknowledgements**

There are several people who merit special thanks for their help with this project. Todd Hayes with the City's GIS Department developed the tablet based ArcView application for recording sites in the field. This method of data collection was a pivotal development in how urban surveys are conducted. He also deserves thanks for his technical support and continuing flexibility and patience throughout the project. Mike Cowhig, Community Planner, served as the local project contact and

was involved with all its aspects, particularly coordinating in-kind staff support. Stefan-leih Geary, Preservation Planner, entered all the data in the database for Phase I-a and research support. Von Patrick, also with the City, undertook the tedious task of photocopying hundreds of HPO survey files in Raleigh for the surveyors' use in the field. As the project supervisor, Claudia Brown, HPO, guided the project from start to finish and provided guidance on survey themes, process and timelines. Michael Southern of the HPO provided continuing direction and advice relating to the database and other issues of a technical nature. Jessica Dockery, HPO, reviewed each section of the survey database as it was submitted, providing oversight and technical review. Chandrea Burch, HPO, also deserves special thanks for her assistance with file numbering and identification.

# Asheboro Street/South Greensboro Survey Area



## 7.0 Neighborhood Synopses

### ASHEBORO STREET / SOUTH GREENSBORO

**Approximate number of properties recorded during Phase I-b:** 259 (including 42 demolitions)

**Location:** The Asheboro Street/South Greensboro area encompasses sixty-three blocks and is approximately bounded by Lee Street to the north, Martin Street to the east, Florida Street to the south, and Arlington Street to the west. It is located immediately south of downtown Greensboro.

**History:** The Asheboro Street/South Greensboro neighborhood saw its earliest development as the African-American suburb of Warnersville in the 1860s. Virtually all of Warnersville has been demolished, first by the development of white neighborhoods that began in the area in the 1870s, and later through urban renewal. The only extant resource from Warnersville is the Union Cemetery (NR), a municipal African-American cemetery located in the 900 block of South Elm Street.

Pre-1920s development in the Asheboro Street/South Greensboro area was focused primarily on Asheboro Street, now Martin Luther King Jr. Drive, with a few structures also located on Arlington Street and East McCulloch Street. The platted subdivision-style development that was occurring in other Greensboro suburbs in the early twentieth century did not begin in this area until 1919 when Charles Hudson developed the Arlington Park subdivision between Arlington and Asheboro streets and south of East McCulloch Street. The Arlington Street subdivision was the only successful subdivision in the neighborhood. The remaining houses were built individually or speculatively without filing a plat.

The number of structures in the Asheboro Street/South Greensboro neighborhood decreased in the mid-twentieth century. This was largely due to the expansion of industrial uses and urban renewal projects in the northern and eastern portions of the neighborhood. Today the neighborhood appears to be in a state of transition as the growth and revitalization of downtown Greensboro spreads south into the neighborhood.

**General Description:** The Asheboro Street/South Greensboro area is laid out on a grid street plan with a main corridor, Martin Luther King Jr. Drive, bisecting the survey area from north to south. The National Register-listed South Greensboro Historic District is located in the northern section of the survey area stretching east from Martin Luther King, Jr. Drive to Reid Street and south from Gorrell Street to Andrew Street. While not included in the scope of work for Phase 1-b, properties in the National Register District were updated due to mutual miscommunication between Circa and City staff.

Many of the original granite curbs remain in place and a mature tree canopy still exists throughout much of the neighborhood. The eastern portion of the

neighborhood along South Elm Street between Lee Street and South Eugene has seen the most alteration as there are many vacant lots and no mature tree cover. This is due, in part, to the urban renewal projects of the mid twentieth century that cleared a number of lots in the area, severely changing the landscape. There has also been some demolition and modern development in small concentrations along Martin Luther King Jr. Drive.

Houses in the northern portion of the neighborhood and along Martin Luther King, Jr. Drive sit on larger lots and originally sat further back from the road before it was widened for the addition of bus lanes, turn lanes and streetscape improvements over the last decade. The remaining lots in the neighborhood are smaller in size with houses set in close proximity to the road and one another. Craftsman bungalows are the dominant style in the neighborhood and are present throughout. Martin Luther King Jr. Drive also maintains a substantial number of Victorian-era structures, indicative of the area's late nineteenth-century development. Also present, but in small numbers are Minimal Traditional, Colonial Revival, Cape Cod, Foursquare and Period Cottage dwellings.

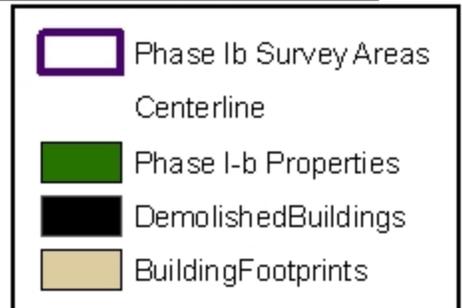
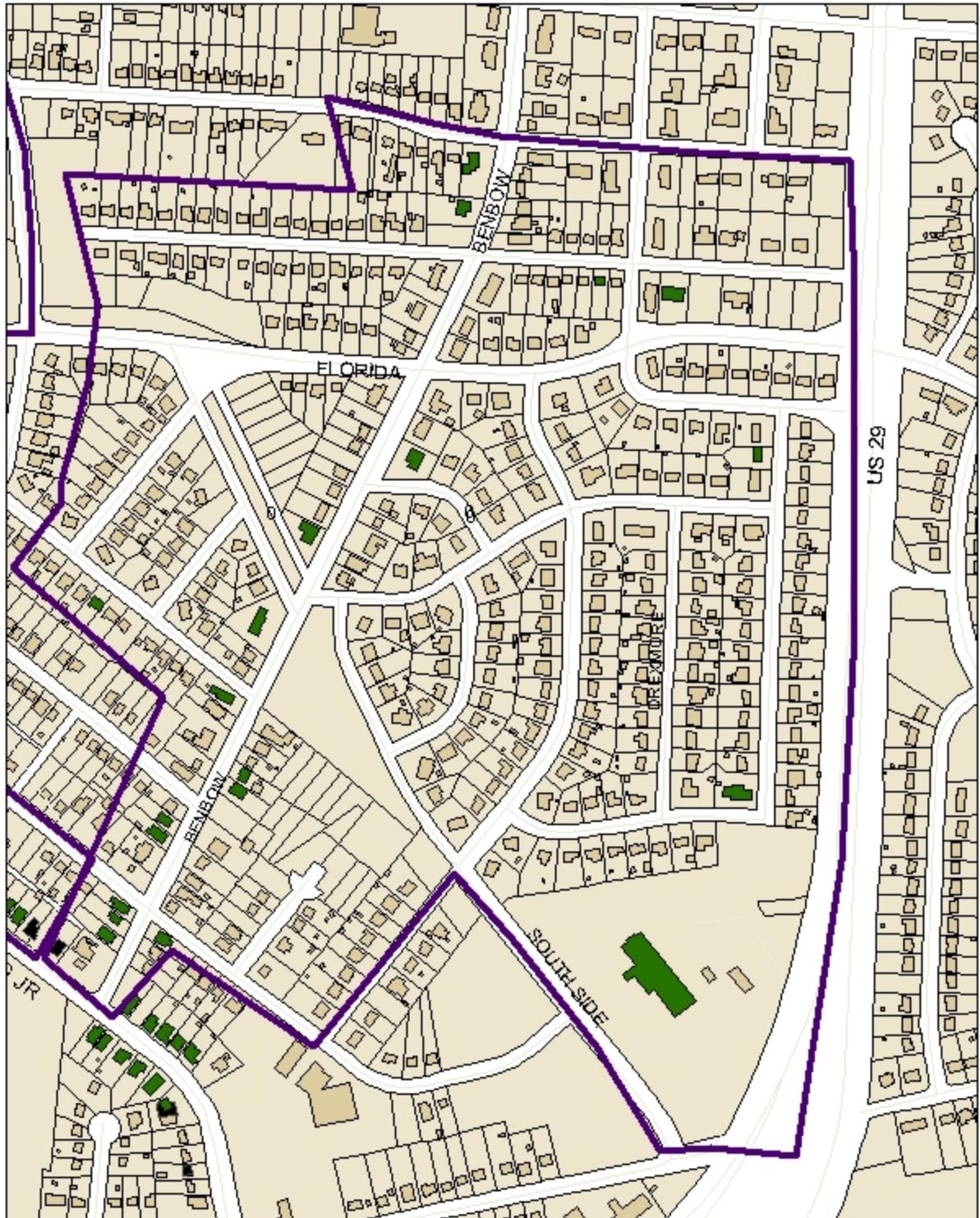
The Asheboro Street/South Greensboro neighborhood also maintains three pivotal non-residential structures: Southside Hose Co. No. 4, (former) Asheboro Street Friends Church, and David. B. Caldwell School. Located within two blocks of one another at the north end of the neighborhood, these properties signify the size and complexity of this community in the early twentieth century. These properties maintain high degrees of integrity and are rare surviving examples of early-twentieth-century types once found throughout the city.

A noteworthy number of demolitions, forty-two, have occurred in the Asheboro Street/South Greensboro neighborhood since the 1989-1990 survey. While part of this number can be attributed to modern development, more noticeable is the deterioration of properties into condemnation. The latter trend is prevalent in all areas of the neighborhood and notices of condemnation were present on several surveyed properties.

**Recommendations for Future Survey Work: High priority**

A comprehensive survey of the Asheboro Street/South Greensboro area outside the South Greensboro Historic District should be completed in the near future, before further losses occur. The area identified in 1998 for addition to the South Greensboro National Register Historic District should be re-examined for appropriate boundaries and comprehensively documented.

# Benbow Road Survey Area



## **BENBOW ROAD**

### **Approximate number of properties recorded during Phase I-b: 21**

**Location:** The Benbow Road survey area is located in southeast Greensboro and covers twenty-three blocks. Centered on the intersection of South Benbow Road and East Florida Street, the survey area stretches north to Stephens Street, east to O'Henry Boulevard, south to Martin Luther King, Jr. Drive, and west to Bennett Street.

**History:** Based on current and historical maps of the area, as well as local histories, the Benbow Road area appears to contain two neighborhoods: Clinton Hills to the south of Florida Street and Stephens Street to the north. There are also some references to the area as South Benbow Park. Based on the building inventory, construction began in this area in the early-twentieth century as an outgrowth of the Asheboro Street and South Greensboro neighborhoods which border Benbow Road on the west and south.

A later phase of development, occurring in the mid-twentieth century, is also present in the Benbow Road survey area. This development occurred off the main streets of Benbow and Florida, spreading from that intersection in all directions. In the southeast quadrant, between New Castle and South Side Drive, the landscape suggests a platted subdivision, but no record of that plat could be identified through this project.

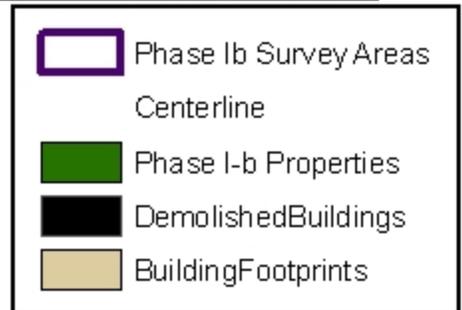
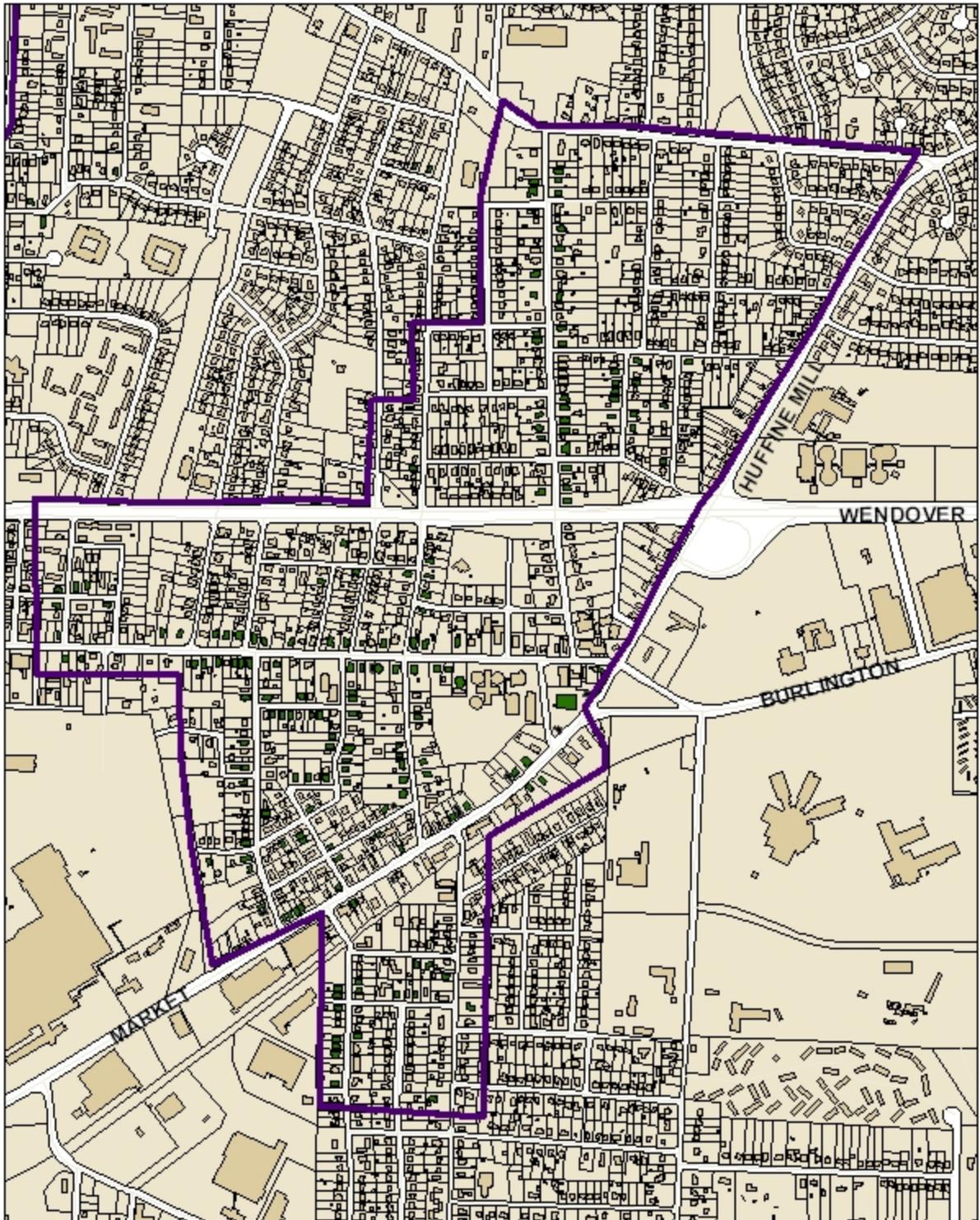
**General Description:** The majority of the Benbow Road survey area is laid out on a grid street plan. Houses are located in close proximity to one another and are only slightly set back from the road. Sidewalks are present only on Benbow Road. The exception to this landscape is in the southeast quadrant of the survey area between New Castle and South Side where the streets are curvilinear and houses are set on larger lots and placed farther back from the road. This section is bordered on the south by the Benbow Road Park, a three-acre park owned by the City of Greensboro.

The survey area is almost exclusively residential. Kindred Hospital, located at the end of South Side Drive, is the only non-residential structure. The early structures, located along Benbow Road, are frame or brick Craftsman bungalow or Cape Cod dwellings. The mid-twentieth-century structures are Ranches in a variety of sizes and split-level dwellings.

### **Recommendations for Future Survey Work: Medium priority**

The Benbow Road survey area does not have enough integrity in terms of individual properties or a concentration of historic structures to merit National Register listing as a district. Interesting mid-twentieth-century properties, such as Kindred Hospital, the residences at 1810 and 1900 South Benbow Road, and 2219 Lakeland Drive, should be investigated individually. A comprehensive survey of the Benbow Road area is not recommended.

# Bessemer Survey Area



## **BESSEMER**

**Approximate number of properties recorded during Phase I-b: 171 (including 15 demolitions)**

**Location:** The Bessemer neighborhood is approximately two miles northeast of downtown Greensboro and is bounded by Phillips Avenue on the north, Huffine Mill Road to the east, Market Street to the south and North English Street to the west, taking in fifty-three blocks.

**History:** Prior to the twentieth century the Bessemer neighborhood was a rural area with small farms outside of Greensboro. The Bessemer Truck Farm was founded ca. 1900 and was the first commercial activity in the area. Residential subdivisions came to the area in the early twentieth century when Bessemer Highland (1918), White Oak Grove (1918), Bessemer Heights (1923), Bessemer Park (1927), and South Bessemer (1927) were platted. These neighborhoods housed workers from the neighboring mills, as well as white- and blue-collar workers employed by businesses both in the immediate area and in Greensboro. The housing stock indicates that little development occurred in the area after World War II. Bessemer was annexed into the city in 1957.

**General Description:** Bessemer is one of the largest surveyed areas in Phase I-b. The survey area encompasses approximately 938 parcels; 171 were recorded. Very few surveyed properties date to the late nineteenth century, but those that do, such as the two-story triple-A dwelling at 3501 Sunnycrest Avenue, represent the early rural way of life in the area. The majority of structures in Bessemer were built in the 1920s and 1930s and are predominantly residential. The few non-residential structures, including churches and the remnants of the neighborhood's commercial districts, are located on the main thoroughfares of East Bessemer Avenue and East Market Street.

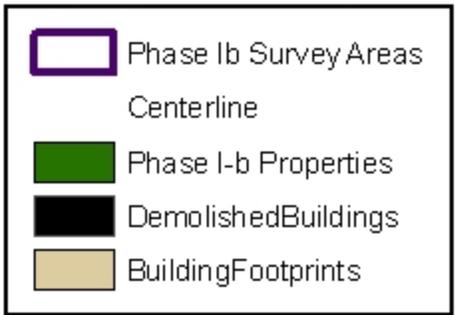
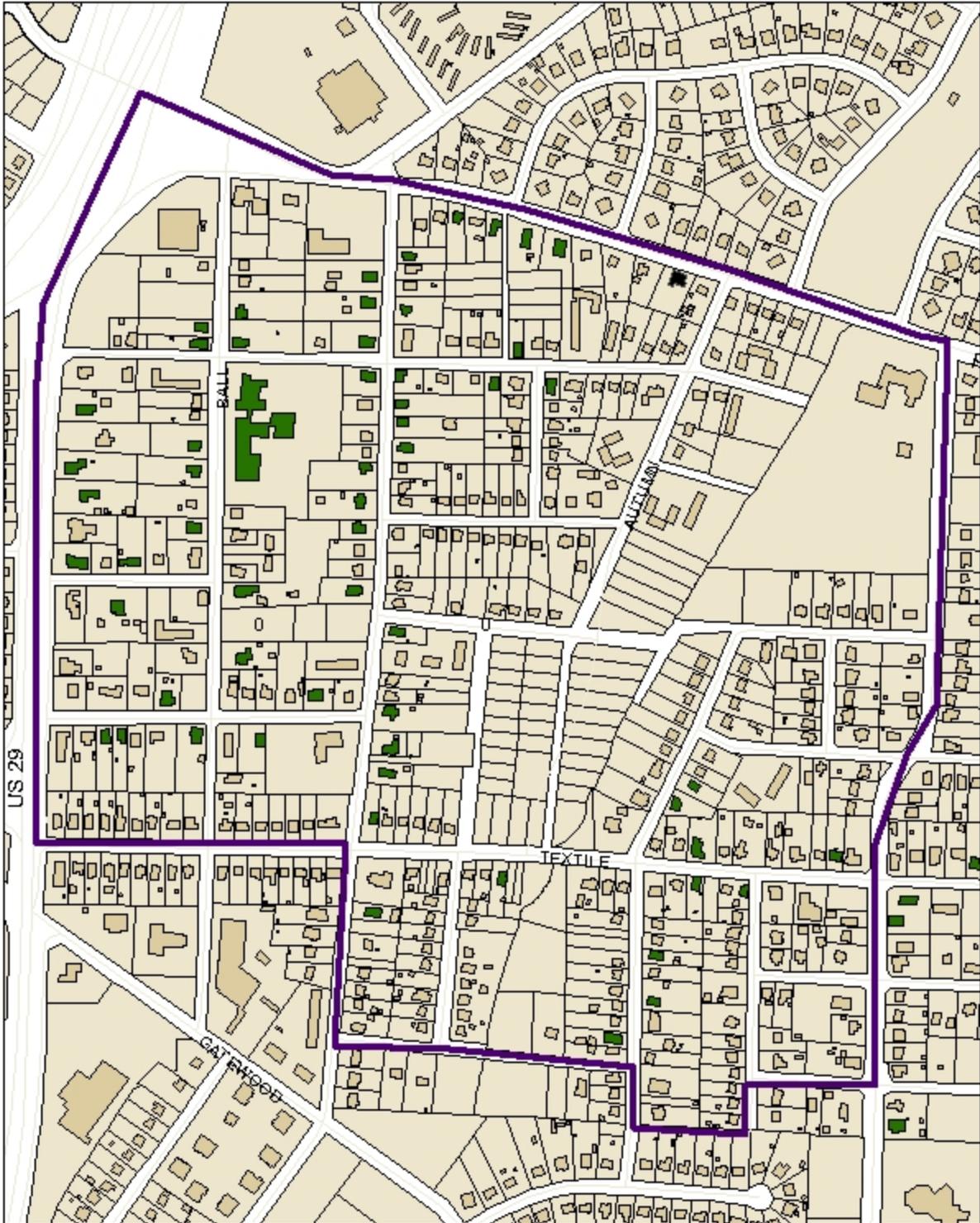
Like other areas surveyed in northeast Greensboro, the majority of structures in Bessemer are Craftsman bungalows. Most are common bungalow forms with front or side gable roofs, exposed rafter tails, bracketed eaves, and porches. There are also some more highly styled examples, such as the house at 3009 East Bessemer Avenue, a two-story brick residence with a low-pitch, multiple hipped roof, flat roof porch and multi-light entry door with transom and wide sidelights. In addition to bungalows there are Period Cottages, Minimal Traditional houses, and vernacular dwellings with elements of the Queen-Anne and Colonial Revival styles. In comparison to neighboring Edgeville and Jonesboro, the houses in Bessemer are more substantial in size and are set on larger lots with a more mature tree canopy.

**Recommendations for Future Survey Work: Medium Priority.**

Bessemer is a large and significant early-twentieth-century neighborhood in northeast Greensboro. It retains a wide variety of bungalows in many forms and finishes and maintains a handful of its community buildings. Given its size, there may be pockets where properties exist with a high degree of integrity in sufficient

concentration to merit National Register nomination. Due to the amount of alteration in the neighborhood and the eleven demolitions since the 1989-1990 survey, it is difficult to identify these areas without a more thorough survey. The remainder of the Bessemer neighborhood, not recorded in the 1989-1990 survey or updated as part of this project, is recommended for additional survey.

# Edgeville Survey Area



## **EDGEVILLE**

**Approximate number of properties recorded during Phase I-b:** 65 (including 4 demolitions)

**Location:** The Edgeville neighborhood is located approximately two miles northeast of downtown Greensboro, covers twenty-six blocks, and is bounded by Gatewood Avenue on the south, North English Street to the east, Phillips Avenue to the north and North O'Henry Boulevard to the west.

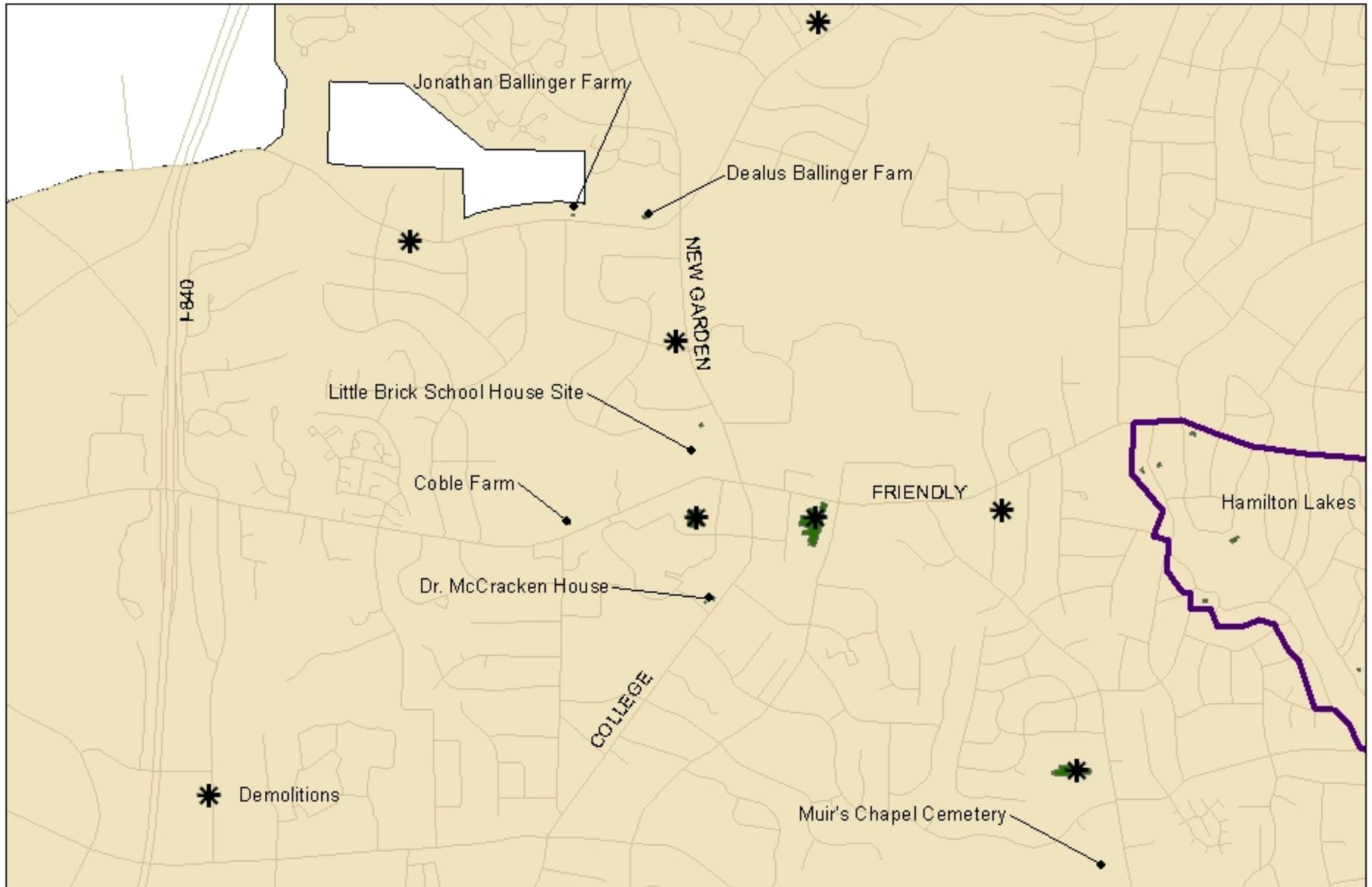
**History:** Platted in 1902 by the Southern Land and Trust Company, Edgeville was sandwiched between the mills and mill villages of northeast Greensboro and the community of Bessemer. Development in the neighborhood began slowly, with the majority of structures built in the 1920s. Edgeville was a working class neighborhood occupied predominantly by employees of the surrounding mills. The area was incorporated into the Greensboro city limits by 1935. During World War II Basic Training Camp-10 operated on a large tract south of Edgeville. A handful of Minimal Traditional and Period Cottage dwellings in the neighborhood date from that period.

**General Description:** The simple frame dwellings of Edgeville are set out on a grid street plan. Original granite curbing has been replaced with concrete and there are few sidewalks. A mature tree canopy exists in parts of the neighborhood, but there are also large tracts where there is no overhead vegetation. The simple finish of the housing in Edgeville reflects its working class roots. The houses are plainly finished frame structures, predominantly bungalows. A few nineteenth- and twentieth-century vernacular dwellings from the early development of the neighborhood still stand, as do a handful of Minimal Traditional and Period Cottage structures. Some new prefabricated dwellings are present in the neighborhood.

**Recommendations for Future Survey Work:** Low Priority.

Edgeville is a low priority for further survey work. The majority of extant structures have been altered and many properties are not being well maintained. More significant is the loss of Edgeville's community buildings, the Edgeville School and commercial structures such as the Edgeville Grocery, which anchored the community. National Register eligibility is unlikely. The remainder of the Edgeville neighborhood, not recorded in the 1989 - 1990 survey or updated as part of this project, is not recommended for additional survey.

# Guilford College Survey Area



## **GUILFORD COLLEGE**

**Approximate number of properties recorded during Phase I-b: 21 (including 15 demolitions)**

**Location:** The Guilford College area is located in the far northwest section of Greensboro, approximately six miles from downtown Greensboro. This survey area is anchored by Guilford College in the eastern portion of the survey area, at the intersection of Guilford College Road and West Friendly Avenue, but stretches as far north as Joseph Bryan Boulevard, east to Muir's Chapel Road, south to West Market Street and west to the airport.

**History:** The Guilford College area was settled by Quakers in the mid-1700s and named New Garden. In 1754 the New Garden Friends meeting house (no longer extant) was erected near the modern intersection of West Friendly Avenue and New Garden Road. This was the heart of the New Garden community. Guilford College was established on the northeast side of this intersection in 1837 as the New Garden Boarding School. Later, in 1888, the school became Guilford College, a four-year liberal arts institution that remains at this site today. The Guilford College area was a rural agricultural community from its founding in the mid-eighteenth century until the late twentieth century. In recent years modern residential development has expended into the Guilford College area, removing old farms and replacing many of them with modern subdivisions and commercial strip malls. The entire Guilford College campus is listed in the National Register of Historic Places as a district, and just to the southeast on West Friendly Avenue, the ca. 1925 Italian-Renaissance-style Kimrey-Haworth House is individually listed.

**General Description:** The Guilford College area no longer reads as the rural agricultural community that existed for more than 200 years. Modern development, caused by the growth of the college and the city of Greensboro has significantly altered the landscape. Of the twenty-one properties identified for survey in this area, only six remain. Some of the fifteen properties have been demolished with no new development on the site while others have been replaced with residential subdivisions and commercial development.

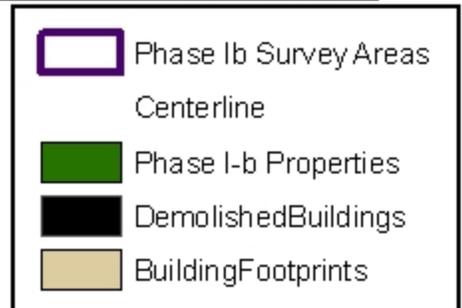
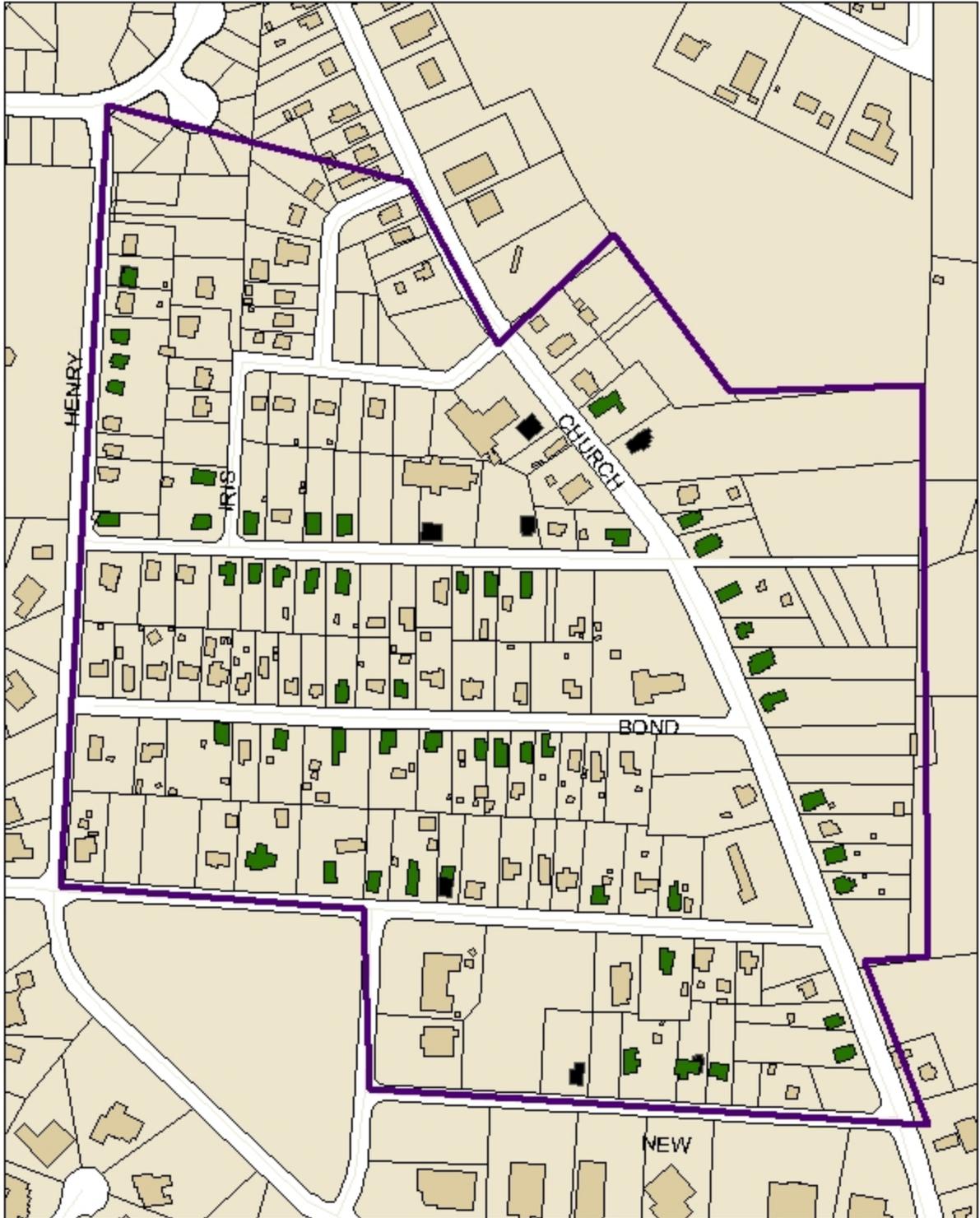
All of the properties surveyed in Guilford College are nineteenth- and twentieth-century two-story vernacular dwellings. Four of the six retain some of their original outbuildings, and only one, the Coble Farm, appears to have any active farming or agricultural use occurring on site. All properties have some level of alteration including vinyl siding, replacement windows or doors, rear additions and porch alterations.

**Recommendations for Future Survey Work: Low Priority.**

The Guilford College area is the only part of Greensboro surveyed through this project that retains farms that maintain some of their rural landscape. However, modern development in the area negates any potential for a rural historic district. This area has been surveyed twice in the last two decades: as part of the 1989-

1990 survey and as part of a North Carolina Department of Transportation project that involved the construction of the Northwest Greensboro Loop in 1991. The evaluation of the extant properties for individual eligibility was completed during the NCDOT project; none of the extant properties surveyed through Phase I-b were determined individually eligible for listing in the National Register in 1991. In the interest of preserving what is left of the area's historic resources, attention should be paid to the following properties as they appear potentially eligible individually for the National Register and local designation: Dealus Ballinger Farm, 5908 Ballinger Road; Coble Farm, 6010 West Friendly Avenue; and Dr. McCracken House, 523 College Road. No additional survey is recommended.

# Hamtown Survey Area



## **HAMTOWN**

**Approximate number of properties recorded during Phase I-b: 62 (including 17 demolitions)**

**Location:** The Hamtown neighborhood is three miles due north of downtown Greensboro and is bounded by North Church Street on the north and east, New Street to the south, Rankin and Henry Streets to the west. The neighborhood encompasses eight blocks.

**History:** Hamtown was developed by, and named for, grocer Jason Ham. A 1925 map of the city shows Hamtown just north of the city limits. Because the neighborhood was not incorporated into the city limits until 1957, when residents began to be listed in Greensboro city directories, little is known about its early inhabitants. Based on the architecture and era of construction, Hamtown likely developed around the expanding northeast Greensboro mills and served as housing for mill workers and the trades that supported them, much like Rankin and Edgeville.

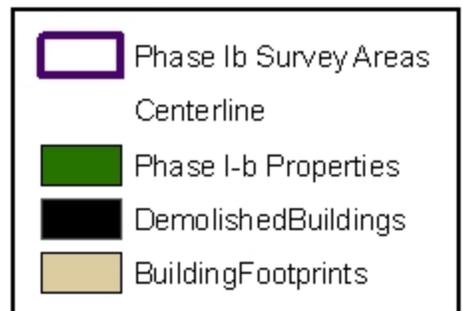
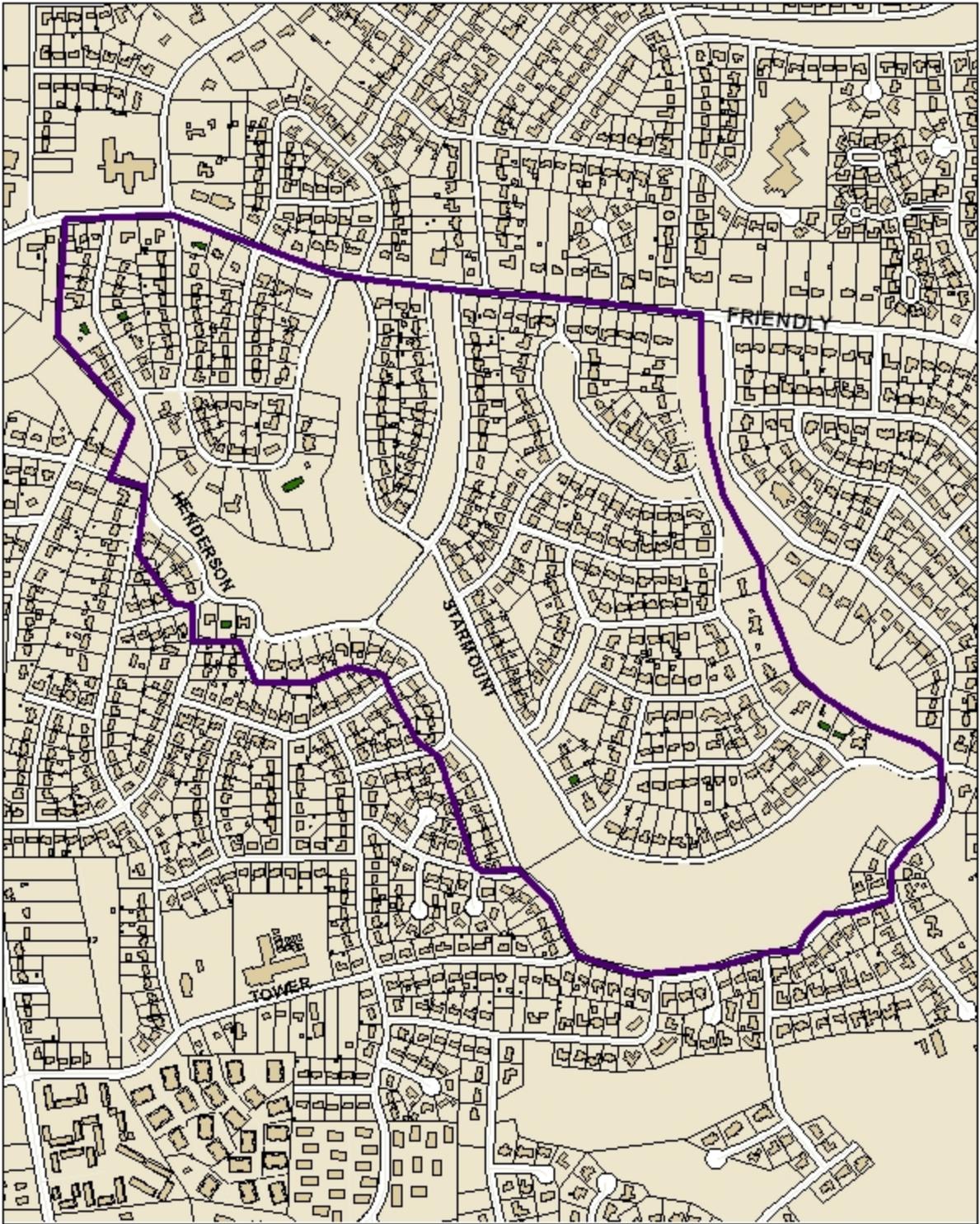
**General Description:** The majority of structures in Hamtown are located on Charles, Bond, Fields and New streets, all of which run west from North Church Street. Like Edgeville and Rankin, the neighborhood contains mostly bungalows. Hamtown also has a number of plain frame dwellings with no stylistic associations. The most common alteration to structures in the neighborhood is the addition of synthetic siding as well as the replacement of original windows. A unique property in the neighborhood, and rare in the scope of the update as well, is the Rustic Revival dwelling at 2805 North Church Street.

Hamtown is bordered on the west by Henry Street Park, which provides a natural buffer for the new development on North Elm Street and along the north shore of Buffalo Lake which can be seen through the park. Substantial commercial and office development is spreading north into Hamtown from the intersection of Church and Cone streets. This development is altering the landscape with the clearing of trees for large parking lots and the widening of Church Street to accommodate this growth. The impacts of this growth in the neighborhood can be seen in the high rate of demolition. Since the 1989-1990 survey 17 of the 62 surveyed properties, more than 27 percent, have been demolished.

**Recommendations for Future Survey Work: Low Priority.**

The remainder of the Hamtown neighborhood, not recorded in the 1989-1990 survey or updated as part of this project, is not recommended for additional survey. The property types in the neighborhood are common forms and styles and the amount of demolition has affected the overall integrity of the neighborhood.

# Hamilton Lakes Survey Area



## **HAMILTON LAKES**

### **Approximate number of properties recorded during Phase I-b: 10**

**Location:** Hamilton Lakes is located in west Greensboro. It is bounded on the north by West Friendly Avenue, on the west and south by Henderson Road and by East Kemp Road to the east, encompassing eighteen blocks.

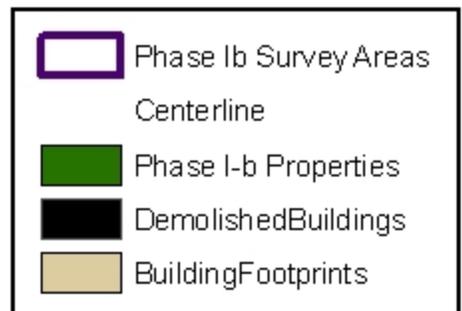
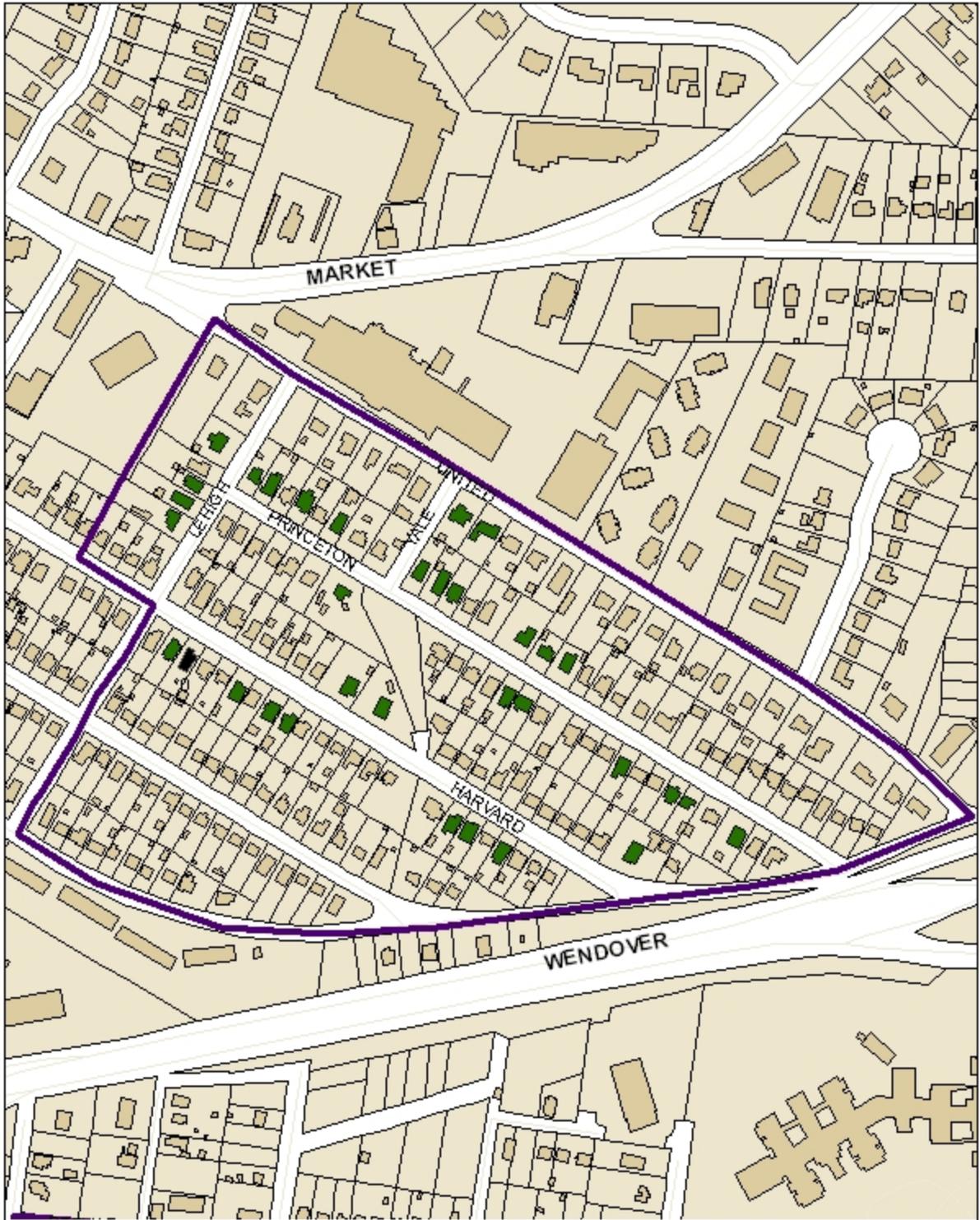
**History:** Hamilton Lakes was incorporated as a discreet town in the mid-1920s by Alfred M. Scales, a developer of Irving Park, who named himself mayor. In addition to lots and streets, a golf course and two lakes, Hamilton Lake and Lake Euphemia were also part of Scales' plan for the community but only a handful of houses were built during Scales' era of development. Hamilton Lakes' hundreds of acres were sold to Mr. and Mrs. Edward Benjamin after World War II, who would go on to develop neighboring Starmount. Hamilton Lakes was incorporated into the City of Greensboro in 1957.

**General Description:** Hamilton Lakes is laid out on curvilinear streets which line Hamilton Lake and Lake Euphemia. Only ten properties in the neighborhood were built prior to 1965 and, therefore, surveyed as part of Phase I-b. The most significant structure in Hamilton Lakes is the massive Neoclassical Revival-style house Scales built for himself at 1207 Lakewood Avenue. The majority of houses in Hamilton Lakes are substantial in size, stately in design and set well back from the road on large wooded lots. The exception to this is the northwestern corner of the neighborhood near the intersection of West Friendly Avenue and Muirs Chapel Road where the houses are smaller and without stylistic association. The majority of the neighborhood post-dates the era covered by the Phase I-b survey.

### **Recommendations for Future Survey Work: Medium priority**

While the surveyed properties are intact and retain a good degree of integrity, there is not enough density of historic properties in the neighborhood to merit National Register listing as a district. The remainder of the Hamilton Lakes neighborhood, not recorded in the 1989-1990 survey or updated as part of this project, should be considered for survey in approximately ten years when the majority of the properties will be approaching fifty years old and the context of mid- to late-twentieth-century architecture and planning in Greensboro is better understood. Individual properties located at 1207 Lakewood Drive and 104 Kemp Road West are recommended for further survey and evaluation for potential National Register and Local Landmark eligibility.

# Highland Park West Survey Area



## **HIGHLAND PARK WEST**

**Approximate number of properties recorded during Phase I-b:** 34 (including 1 demolition)

**Location:** Highland Park West is located on six blocks approximately four miles west of downtown Greensboro. It is bounded by West Market Street to the north, United Street to the east, Wendover Avenue to the south, and South Westgate Drive to the west.

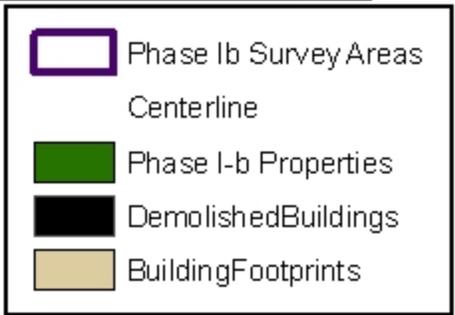
**History:** Greensboro's First Realty and Loan Company platted Highland Park West in 1926. The neighborhood developed along with the neighboring areas of College Park and Lindley Park. Residents of Highland Park West worked in surrounding industries including the Pomona Terra Cotta Company, Pomona Cotton Mill and the Mock, Judson, Voehringer Hosiery Mill. The majority of houses built in the neighborhood date to the 1920s and 1930s. While College Park and Lindley Park were annexed in 1923, Highland Park West did not come into the Greensboro city limits until 1956.

**General Description:** Highland Park West is laid out on a diagonal grid street plan with the majority of houses located on the northwest/southeast spines of United Street, Harvard Avenue and Princeton Avenue. The majority of houses surveyed are late 1920s to 1930s Craftsman bungalows, Period Cottages and Minimal Traditional dwellings. Of the 34 properties surveyed in Phase I-b only one (4327 Harvard Avenue) was demolished. The majority of properties are finished in brick. Common alterations include replacement windows, doors, porch supports and railings.

**Recommendations for Future Survey Work:** Medium priority

While Highland Park West is an extant example of an early twentieth-century subdivision in Greensboro, less than fifty percent of the surveyed properties in the neighborhood retain a high degree of integrity. Furthermore, the expansion of Wendover Avenue effectively separates Highland Park West from College Park and Lindley Park with which it shared a historic association. National Register eligibility as a district is unlikely. The remainder of the Highland Park West neighborhood, not recorded in the 1989-1990 survey or updated as part of this project, is not recommended for additional survey.

# Jonesboro Survey Area



## **JONESBORO**

**Approximate number of properties recorded during Phase I-b:** 50 (including 17 demolitions)

**Location:** The Jonesboro neighborhood is located in east Greensboro, east of North Carolina A&T University. Spread out over seventeen blocks, it is bounded by Sullivan Street to the north, North English Street to the east, East Market Street to the south and O'Henry Boulevard to the west.

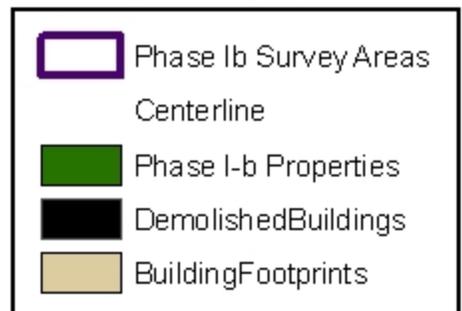
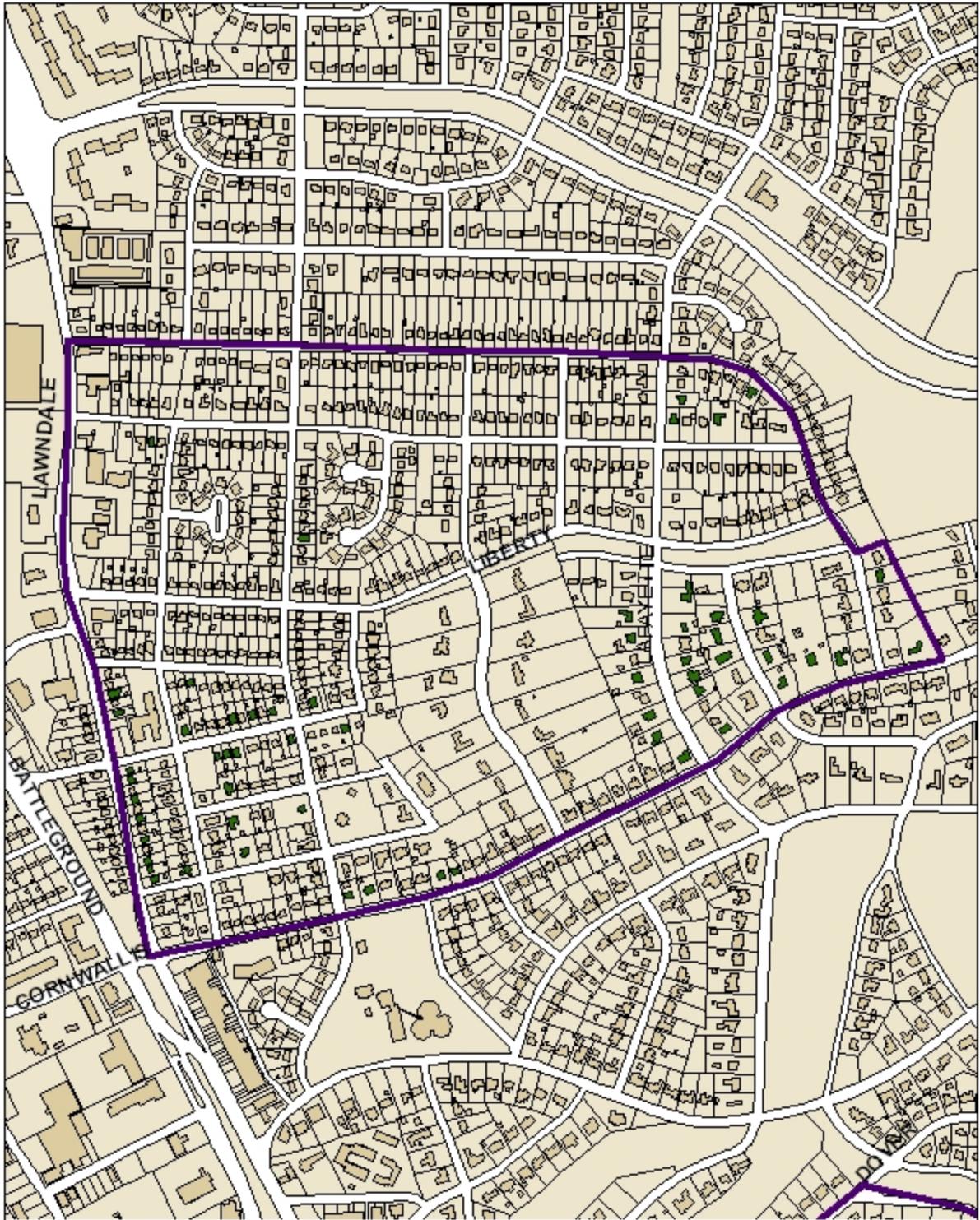
**History:** The area surveyed as Jonesboro comprises three separate neighborhoods of Scott Park, College Heights and East Side Park. The development of Jonesboro followed the establishment of North Carolina A&T University in 1893, then the Agricultural and Mechanical College for the Colored Race. Both Scott Park and College Heights were platted in 1918—Scott Park by the J.E. Latham Company and College Heights by Real Estate and Trust of Greensboro. East Side Park was platted earlier, in 1907, by the Central Securities Company. All three subdivisions were annexed into the city in 1923.

**General Description:** The Jonesboro neighborhood flanks East Market Street between O'Henry Boulevard and North English Street. North of East Market are Scott Park and College Heights; East Side Park is south of East Market. There is no obvious difference between the three. Each is made up of modest one-story, frame dwellings, primarily bungalows, simply finished with varying levels of alteration. Common alterations include replacement windows and doors and the addition of vinyl or aluminum siding. Of the fifty properties recorded in 1989-1990, seventeen properties have been demolished.

**Recommendations for Future Survey Work:** Low priority

Jonesboro has seen a significant amount of demolition and alteration. Only one of the fifty surveyed properties retains a high degree of integrity. The remainder of the Jonesboro neighborhood, not recorded in the 1989-1990 survey or updated as part of this project, is not recommended for additional survey.

# Kirkwood/Browntown Survey Area



## **KIRKWOOD and BROWNTOWN**

### **Approximate number of properties recorded during Phase I-b: 58**

**Location:** The Kirkwood and Browntown neighborhoods are located approximately two miles northwest of downtown Greensboro. They are bounded by West Cone Boulevard to the north, North Elm Street to the east, West Cornwallis to the south and Battleground Avenue to the west, encompassing approximately thirty blocks. While there are no definitive maps of what defines each area, it appears that the area south of Liberty Street is Browntown, and Kirkwood extends north of Liberty Drive to Cone Boulevard.

**History:** Prior to the mid-1920s the Kirkwood and Browntown areas were a farm owned by David Kirkpatrick. In the 1928 city directory C.C. Hudson is listed as the president of Kirkwood, Inc., a new subdivision platted on the site. The Depression and World War II must have affected construction in Kirkwood because the majority of houses in the neighborhood date from the mid- to late-twentieth century. The area south of Liberty Street took on the name Browntown when it was developed and marketed by the Brown Realty Company, the first realty company in Greensboro, established by Jack R. Brown in 1949. Modern development is occurring throughout in both the construction of large additions on some of the area's historic properties (see for example 2317 Kirkpatrick Place) and the frequency of tear-downs and new construction.

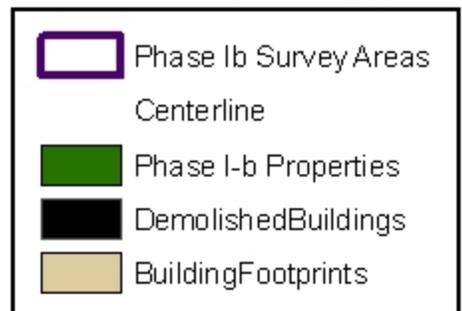
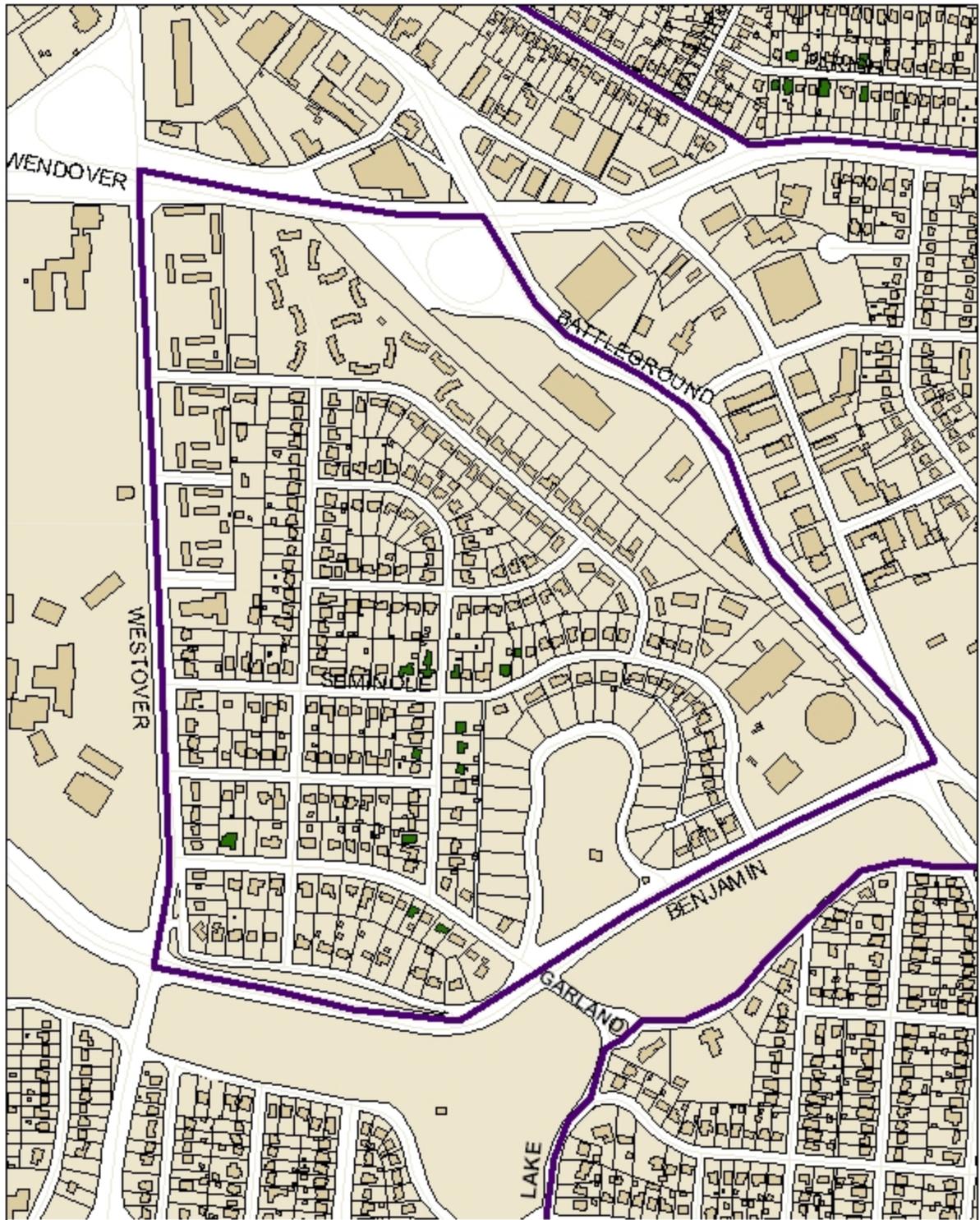
**General Description:** The Kirkwood and Browntown neighborhoods are more densely populated, with smaller houses on smaller lots, in the western portions of the survey area, along Lawndale Drive and Battleground Avenue. This trend continues throughout Kirkwood with mid- to late-twentieth century tract houses on narrow lots with deep front yards. In the Browntown area, south of Liberty Street along Kirkpatrick and Lafayette, lots and houses are substantially larger and more finely finished, particularly on Kirkpatrick. This is likely due to its proximity to Irving Park just south of West Cornwallis Drive.

The earliest structures in Kirkwood and Browntown are located along the western and southern boundaries. Architectural styles and types common in both neighborhoods are Colonial Revival, Period Cottage, Cape Cod, Tudor Revival and Foursquare. Ubiquitous in almost all of the survey areas in Phase I-b, the Craftsman bungalow is noticeably absent here, likely due to the later dates of construction in Kirkwood and Browntown and perhaps the influence of the more formal styles seen nearby in Irving Park.

### **Recommendations for Future Survey Work: Medium Priority.**

Kirkwood and Browntown have a sparse population of pre-1965 housing. In the areas where there is a sizeable collection of historic properties there is also a fair amount of alteration and modern infill. Comprehensive survey of the properties in Kirkwood and Browntown not included as part of phase I-b is not recommended.

# Lake Daniel Survey Area



## **LAKE DANIEL**

### **Approximate number of properties recorded during Phase I-b: 13**

**Location:** The Lake Daniel neighborhood is just over a mile northwest of downtown Greensboro covering twelve blocks. It is bounded by Wendover Avenue to the north, Battleground Avenue to the east, Benjamin Parkway to the south and Westover Terrace to the west.

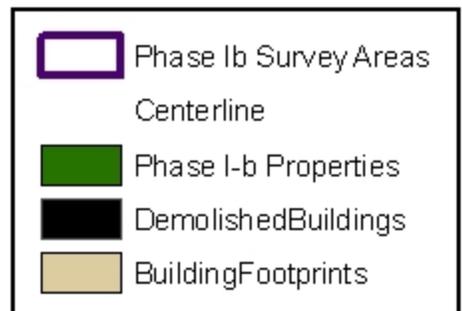
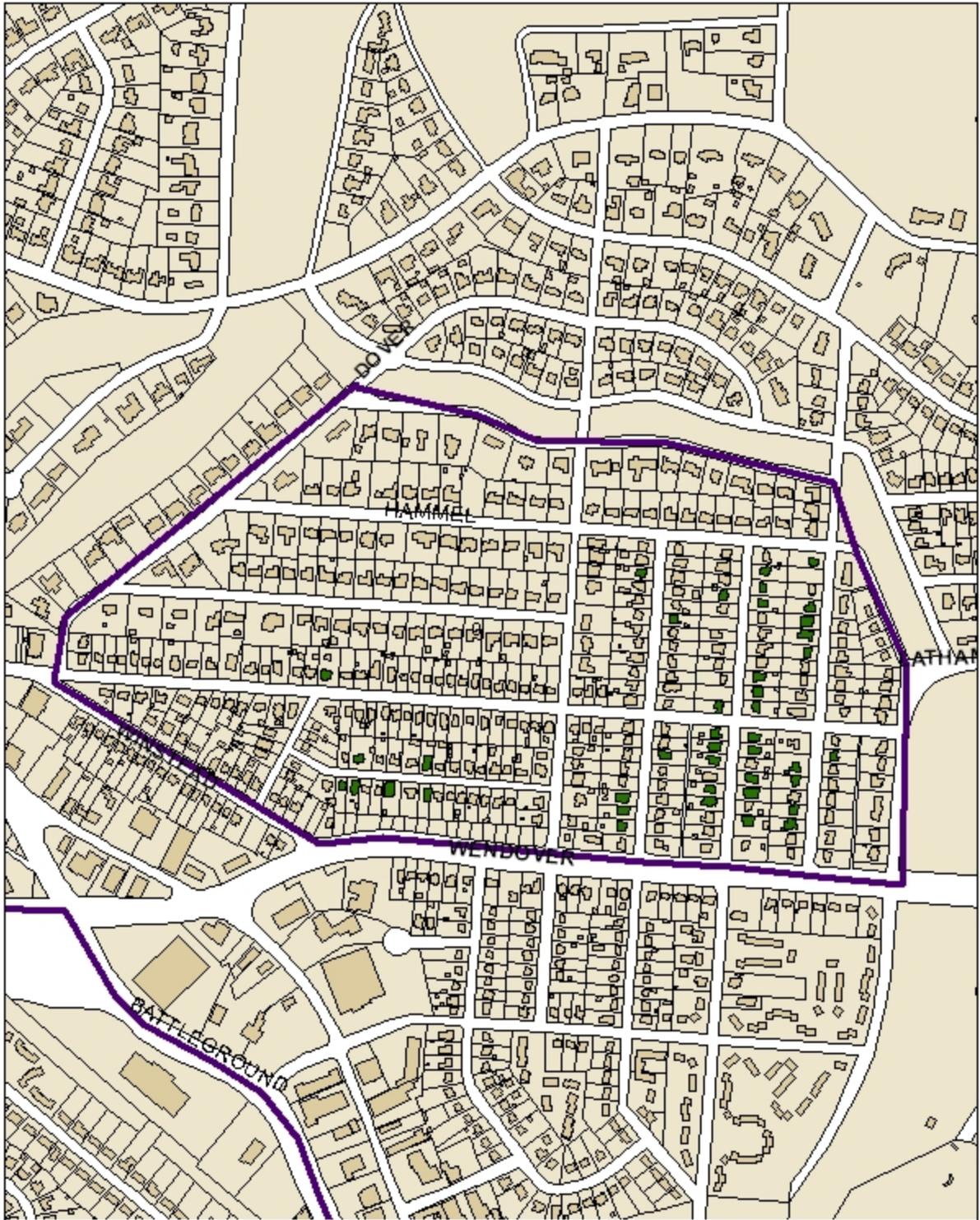
**History:** A plat of the Lake Daniel neighborhood, also referred to as Lake Daniel Park, was filed by Garland Daniel in 1926. The plat included a small manmade lake that now serves as a city reservoir and a park along North Buffalo Creek. The rapid construction that occurred in the neighboring communities of Westerwood and West Market Terrace did not reach Lake Daniel until after World War II.

**General Description:** The Lake Daniel neighborhood is laid out on both a grid, in the western portion of the neighborhood, and on curvilinear streets, in the northeast portion of the neighborhood. The majority of the properties surveyed in Lake Daniel during Phase I-b retain a high degree of integrity. Intact Colonial Revival, Cape Cod and Period Cottage dwellings are set back from the road on sizeable lots with mature trees.

### **Recommendations for Future Survey Work: High priority**

Lake Daniel merits more thorough documentation than was completed during Phase I-b. There are 365 properties within the neighborhood boundary, only thirteen of those properties (3.5%) were surveyed through this project. This neighborhood should be evaluated for National Register and local historic district eligibility, perhaps as one large district incorporating Latham Park to the east and the Westerwood and West Market Terrace neighborhoods to the south.

# Latham Park Survey Area



## **LATHAM PARK**

**Approximate number of properties recorded during Phase I-b: 41**

**Location:** Latham Park is located in north Greensboro. It is roughly bounded by Sunset Drive, Nottingham Road and Latham Road to the north, Church Street to the east, Wendover Avenue to the south and Battleground Avenue to the west, taking in fifteen blocks.

**History:** The J.E. Latham Company laid out the Latham Park subdivision in 1925 sandwiched between Irving Park to the north and Fisher Park to the south. The neighborhood is bisected from northeast to southwest by North Buffalo Creek. The area flanking the creek later became a city park, also named Latham Park, because it was too wet to be built upon. Few buildings were constructed in Latham Park between 1925 and the beginning of the Depression. In the late 1930s building in the area began to increase and the majority of buildings in the neighborhood date from the late 1930s into the 1940s.

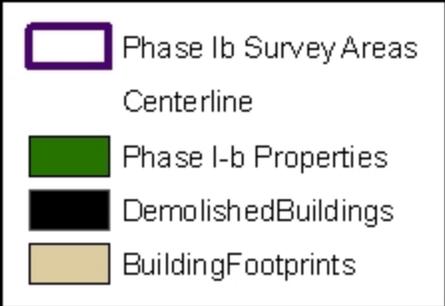
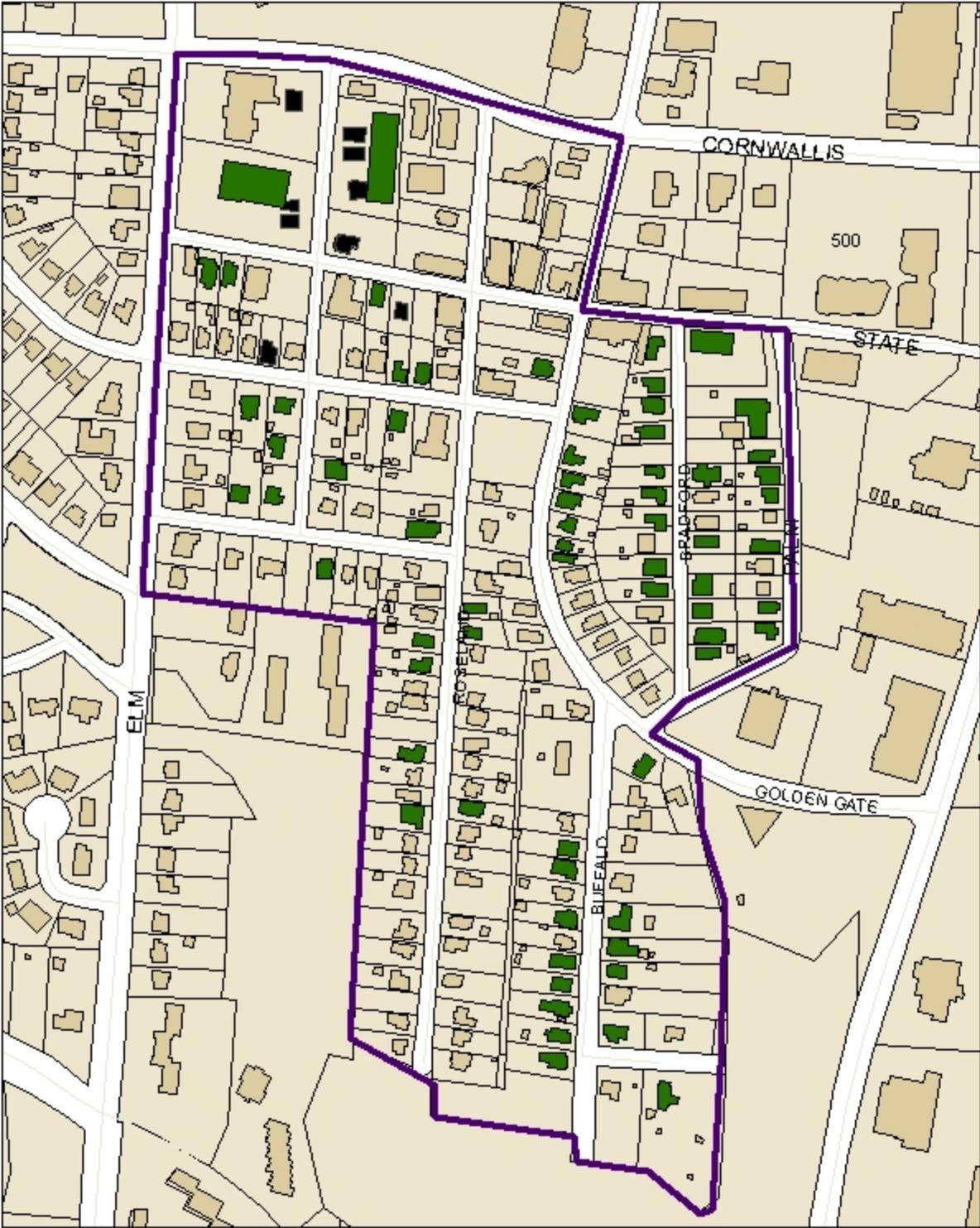
**General Description:** The most notable characteristic of Latham Park is its diversity of architectural styles. Craftsman, Cape Cod, Colonial Revival, Period Cottage, Tudor Revival and Minimal Traditional dwellings are all present in Latham Park. The majority of surveyed properties in the neighborhood retain a high degree of integrity. Streets are lined with original granite curbing and planting strips lie between the street and the sidewalk. Many properties have retaining walls along the sidewalk constructed of brick or rough-cut stone.

Present day Latham Park is smaller than the subdivision that was platted in 1925. The southeast corner of the neighborhood, between the park and the intersection of Church Street and Wendover Avenue, has been commercially developed with modern shopping centers, hotels and free-standing retail establishments.

**Recommendations for Future Survey Work:** High priority

The Latham Park neighborhood merits more thorough documentation than was completed during Phase I-b of this survey. This neighborhood should be evaluated for National Register and local historic district eligibility, perhaps as one large district incorporating the Lake Daniel, Westerwood and West Market Terrace neighborhoods located to the south and west.

# McAdoo Heights Survey Area



## **McADOO HEIGHTS**

**Approximate number of properties recorded during Phase I-b: 74 (including 11 demolitions)**

**Location:** The McAdoo Heights neighborhood is in northeast Greensboro just west of the White Oak and Revolution textile mills. Laid out on fourteen blocks, it is bounded by North Elm Street to the west, Cornwallis Street to the north, Church Street to the east and North Buffalo Creek to the south.

**History:** Platted in 1905 and 1906 by William McAdoo, McAdoo Heights was a working class neighborhood that housed many of the workers from the nearby White Oak and Revolution Mills. The neighborhood also housed shop owners and employees of businesses in the area that supported the surrounding mills. McAdoo Heights was incorporated into the city limits in 1923. Unique to the neighborhood is the presence of a small commercial district composed of two-story brick structures that line State Street. These commercial buildings dating from the late 1920s to early 1930s remain intact and are occupied by restaurants and specialty shops.

**General Description:** McAdoo Heights has a mix of residential, commercial and institutional properties. While the majority of the neighborhood, and all but one of the surveyed properties, is residential, the neighborhood also contains two churches, and a historic commercial corridor along State Street. These commercial buildings remain intact and are occupied by restaurants and specialty shops. The majority of new development in the area is commercial retail along Cornwallis Street at the neighborhood's northern boundary. This new development is often in the form of malls with substantial open paved parking lots and structures set back from the street.

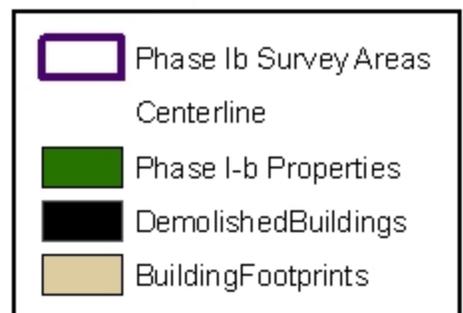
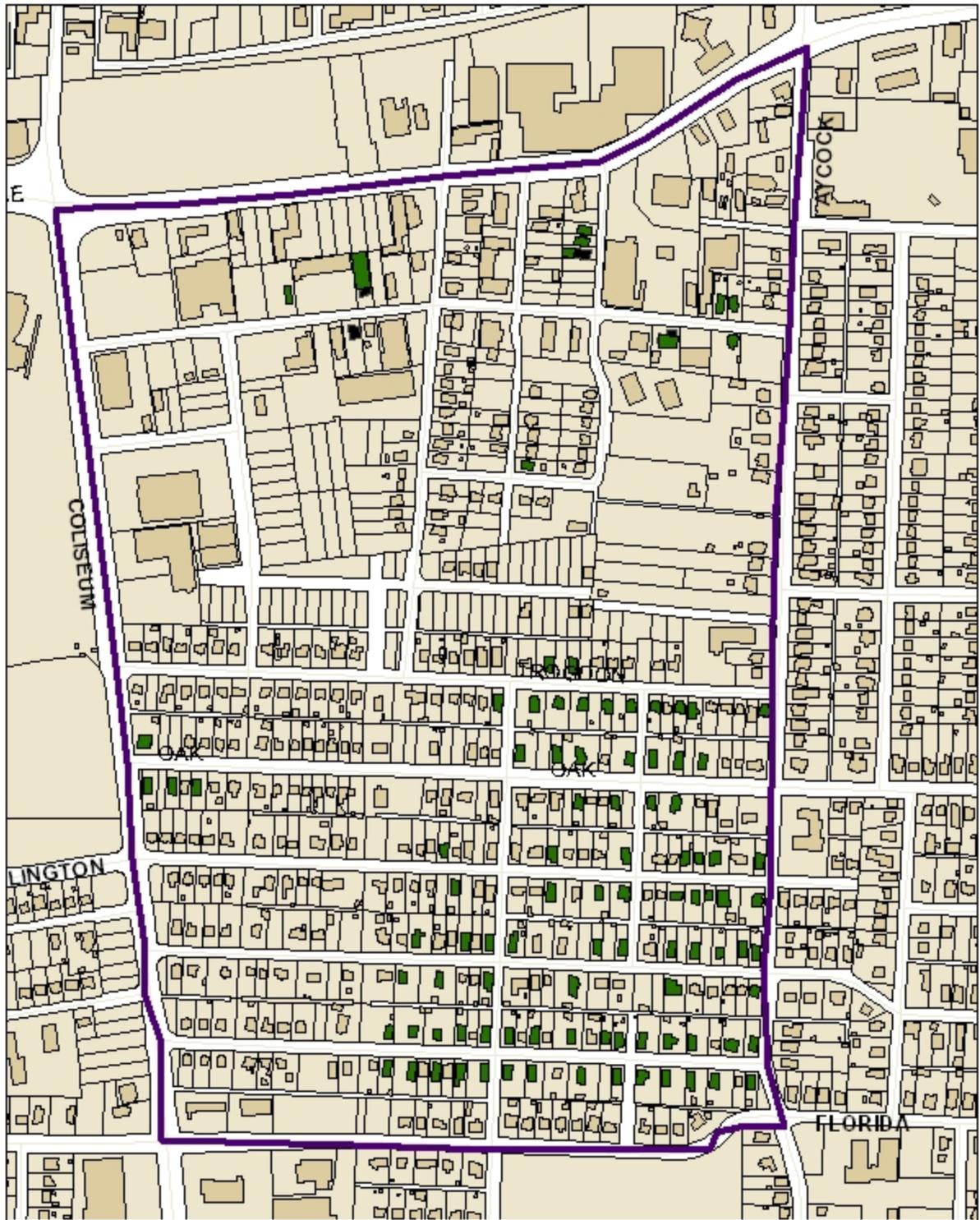
The residential portion of McAdoo Heights lies south of State Street along Palm, Bradford, Buffalo, Golden Gate, Roseland, Newlyn, Macy and Georgia streets. The houses date from the early decades of the twentieth century and are generally traditional vernacular forms with Victorian adornments, like the one-story triple-A at 1928 Golden Gate Drive, or Craftsman bungalows, like the one at 1703 Roseland Street. Houses are set close to one another on small narrow lots. There are no sidewalks, except along the commercial district on State Street, and few driveways. Common alterations include the addition of vinyl or aluminum siding or asbestos shingles, the replacement of windows and/or doors and the enclosure of porches.

### **Recommendations for Future Survey Work: Low priority**

National Register district eligibility is unlikely in McAdoo Heights. In scale and style it is essentially a mill village but without a mill. While it retains an early-twentieth-century commercial district, the historic association of the neighborhood with nearby Revolution and White Oak mills has been severed by roadway design along North Church Street and the commercial development that followed. The majority of properties have been altered; only five of the 74 properties recorded retain a high

degree of integrity. The remainder of the McAdoo Heights neighborhood, not documented in the 1989-1990 survey or updated as part of this project, is not recommended for additional survey.

# Piedmont Heights Survey Area



## **PIEDMONT HEIGHTS**

**Approximate number of properties recorded during Phase I-b: 90 (including 7 demolitions)**

**Location:** The Piedmont Heights neighborhood is in southwest Greensboro near the University of North Carolina at Greensboro campus and just east of the Greensboro Coliseum complex. It is bounded by West Lee Street and the Southern Railway line to the north, Aycock Street to the east, Florida Street to the south and South Chapman Street to the west, encompassing twenty-nine blocks.

**History:** Platted in 1905 by the American Suburban Corporation, Piedmont Heights was a blue-collar suburb that experienced steady growth through the early twentieth century. Many of the residents worked at the lumber companies and other industries along the Southern Railroad and the Lee Street corridor. Electric streetcars extended from the adjacent Glenwood neighborhood into Piedmont Heights along Grove and Aycock streets.

**General Description:** Piedmont Heights is laid out on a grid street plan. The northern part of the neighborhood, north of Trogdon Street, is a mix of residential, commercial and industrial uses and structures. This area has seen the most alteration to structures and demolition. The southern part of the neighborhood, south of Trogdon Street, is almost exclusively residential and retains its original scale, relationship of houses to the street, and mature tree canopy. There are a few sidewalks, predominantly on the north-south boundary streets of Aycock and Chapman.

Of the roughly 97 properties recorded in 1989-1990, seven properties have been demolished—three properties on Holbrook Street, two properties on Van Wert Street, one on Grove Street, and one on Fuller Street. Two of these parcels, 1012 Fuller Street and 1709 Holbrook Street, have new modular structures on them.

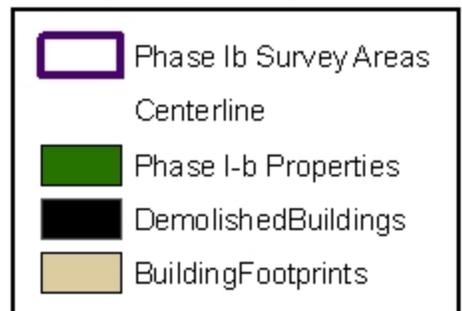
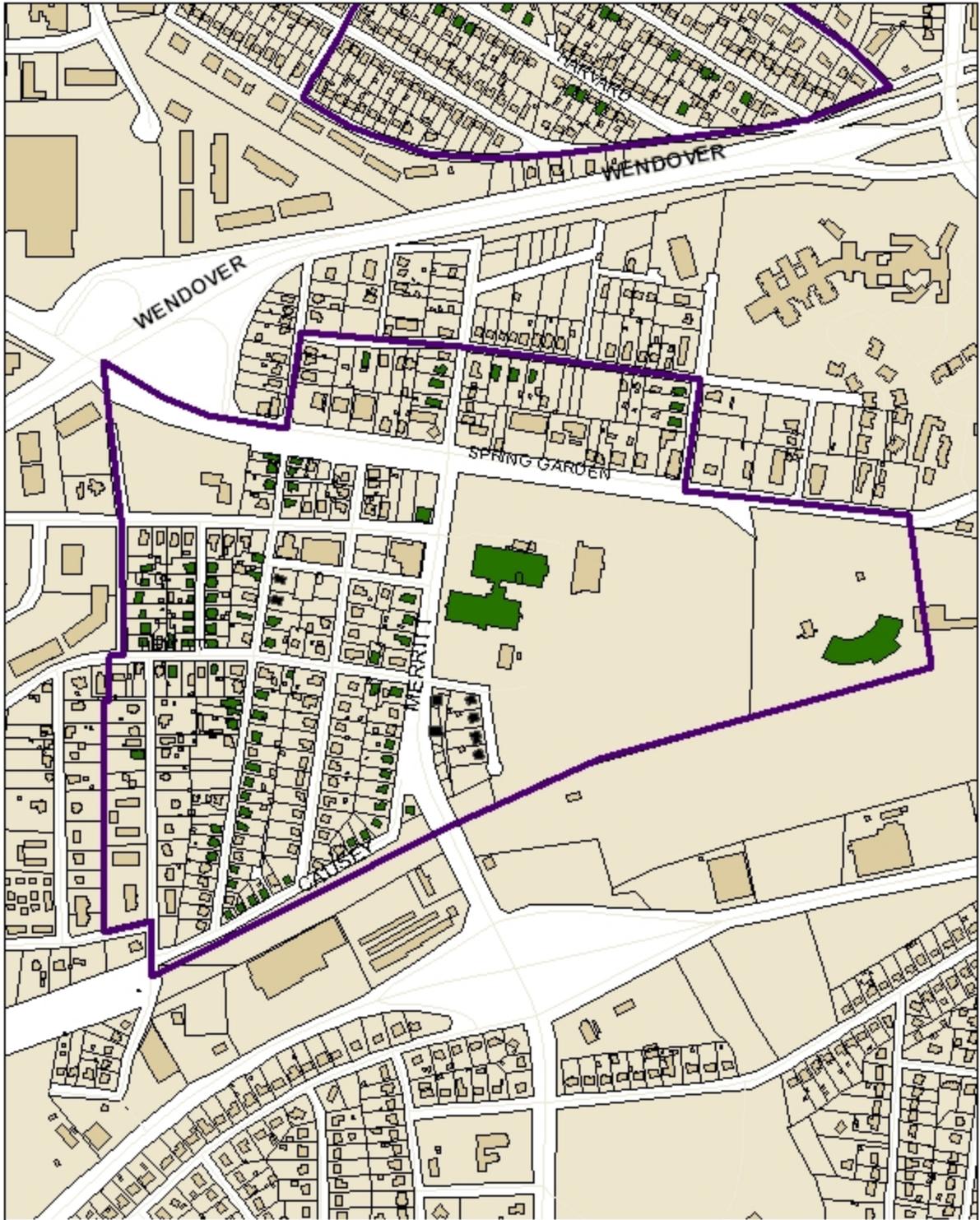
In its southern portion, Piedmont Heights retains good examples of house forms common in southwest Greensboro in the early twentieth century. Predominant among these are one-story, frame dwellings with Craftsman details, porches and, most commonly, hipped or gable roofs. Only five houses surveyed in the neighborhood are two-stories in height, all are vernacular Queen Anne dwellings, with multiple rooflines and wrap porches supported by turned posts. This influence of the late Queen Anne style was likely more prominent in the northern portion of the neighborhood, which developed first but has seen substantial demolition due to its proximity to the Lee Street boundary. Common alterations in the neighborhood include the covering of original siding with vinyl, aluminum or asbestos, and replacement windows.

### **Recommendations for Future Survey Work: Medium priority**

While Piedmont Heights is an extant example of an early-twentieth-century street car neighborhood in Greensboro, the integrity of its built environment is diminished

by the level of alteration. National Register district eligibility is unlikely. The remainder of the Piedmont Heights neighborhood, not documented in the 1989-1990 survey or updated as part of this project, should be studied only after further documentation of high-priority areas is undertaken.

# Pomona Mill Village Survey Area



## **POMONA MILL**

**Approximate number of properties recorded during Phase I-b: 94 (including 13 demolitions)**

**Location:** The Pomona Mill neighborhood is located approximately three miles west of downtown Greensboro. Spread over fifteen blocks, it is bounded by Wendover Avenue to the north, Holden Street to the east, the North Carolina Railroad tracks to the south and Fir Place and Rucker Street to the west.

**History:** Pomona, named after the Roman goddess of fruit trees, was given its name by John Van Lindley who operated his nursery on this site in the late nineteenth century. The J. Van Lindley nursery was the leading nursery in the state at the turn of the twentieth century. In 1886 Lindley, along with business partners, began the area's industrial development with the establishment of the Pomona Terra Cotta Company at the corner of Spring Garden Street and Pomona Drive. In 1897 this industrial development was expanded with the construction of the Pomona Cotton Mill at the southeast corner of Spring Garden and Merritt Drive, adjacent to the nursery. The construction of a mill village to house the workers of the industries followed west of Merritt and north and south of Spring Garden. The Pomona Mill Village, which would house close to 1,000 people by 1900, remained independent of the City of Greensboro until it was annexed in 1957. Whether the J. Van Lindley Nursery and the Pomona Terra Cotta Company went out of business or left the area, and when, is unknown; new construction on their sites dates to the 1970s and 1980s. The operations of the Pomona Cotton Mill were moved to Gulf, North Carolina in the 1970s but the headquarters remained in Greensboro until the company was liquidated in 1981.

**General Description:** Pomona Mill Village is laid out on an irregular street plan with streets that terminate at mill entrances and railroad tracks. The southern part of the neighborhood, south of Spring Garden, reads as more of a mill village with small, unadorned vernacular dwellings set on small lots close to the road. North of Spring Garden the neighborhood boasts more stylish houses such as Craftsman bungalows of larger size on more substantial lots and with more mature trees.

The Pomona Mill neighborhood has lost all of its industrial buildings. Structures associated with the J. Van Lindley Nursery and the Pomona Terra Cotta Company were demolished prior to the 1989-1990 survey. Since then, the Southern Railway Roundhouse has been demolished, and the Pomona Cotton Mill was in the process of being demolished when it was surveyed in the spring of 2008. The only non-residential structure that remains in the village is the commercial building on the west side of the 800 block of Merritt Drive.

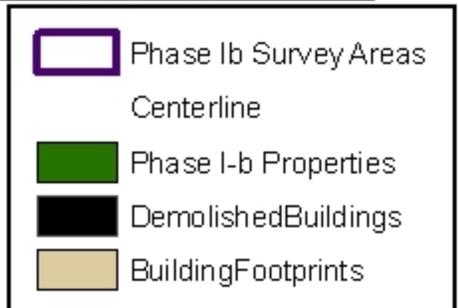
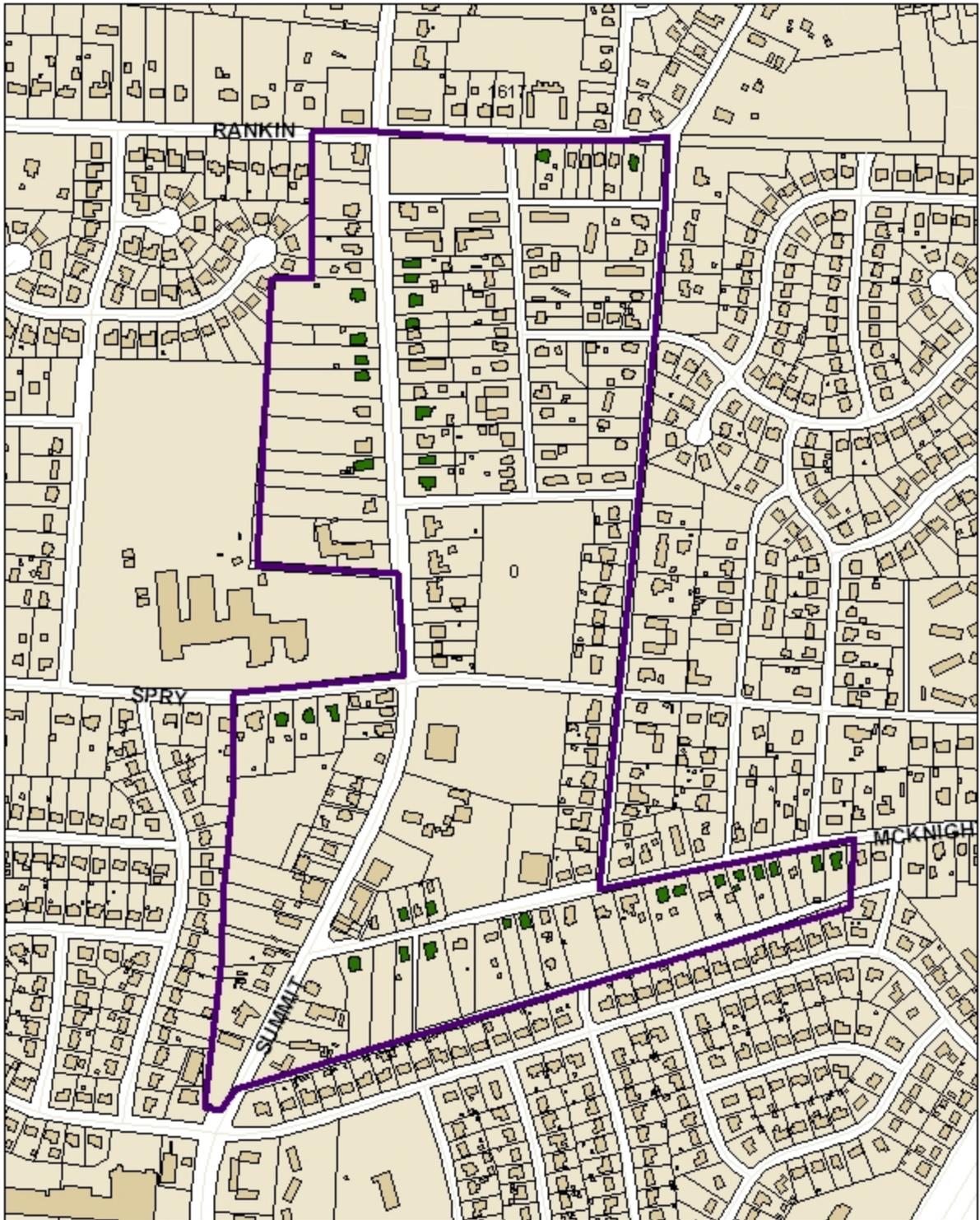
Houses in Pomona Mill Village have also seen a significant rate of demolition. A row of mill houses on Blunt Street, the only residential structures in the southeast corner of the neighborhood between the cotton mill and the railroad tracks, have

been demolished. An additional nine residential properties have also been demolished.

**Recommendations for Future Survey Work: Low priority**

The pivotal industrial buildings that were related to the residential Pomona Mill Village have all been lost. Only three of the 94 surveyed properties retain a high degree of integrity. The combination of these two facts makes National Register district eligibility unlikely. The remainder of the Pomona Mill neighborhood, not recorded in the 1989-1990 survey or updated as part of this project, is not recommended for additional survey.

# Rankin Survey Area



## **RANKIN**

### **Approximate number of properties recorded during Phase I-b: 31**

**Location:** The Rankin neighborhood is three miles northeast of downtown Greensboro and is bounded by McKnight Mill Road on the south, Oberlin Drive to the west, Rankin Road to the north and North O'Henry Boulevard to the east, covering nine blocks.

**History:** Rankin likely got its name from J.A. Rankin who held large amounts of land in northeast Greensboro in the early twentieth century. The land where the Rankin neighborhood now sits was subdivided in 1925 and incorporated into the city limits less than a decade later. The structures in the neighborhood indicate that the area developed in the years immediately following its subdivision. The sampling of properties surveyed indicates that Rankin has seen little change since the mid-twentieth century. In the areas surveyed there were no post-1950s-style dwellings, no demolitions since the 1989-1990 survey, and no infill.

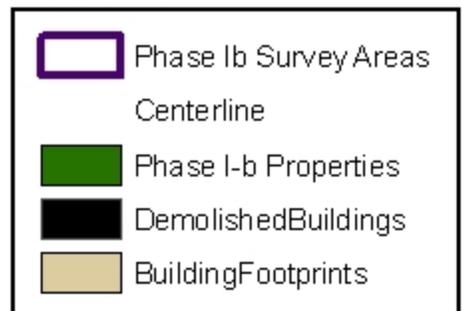
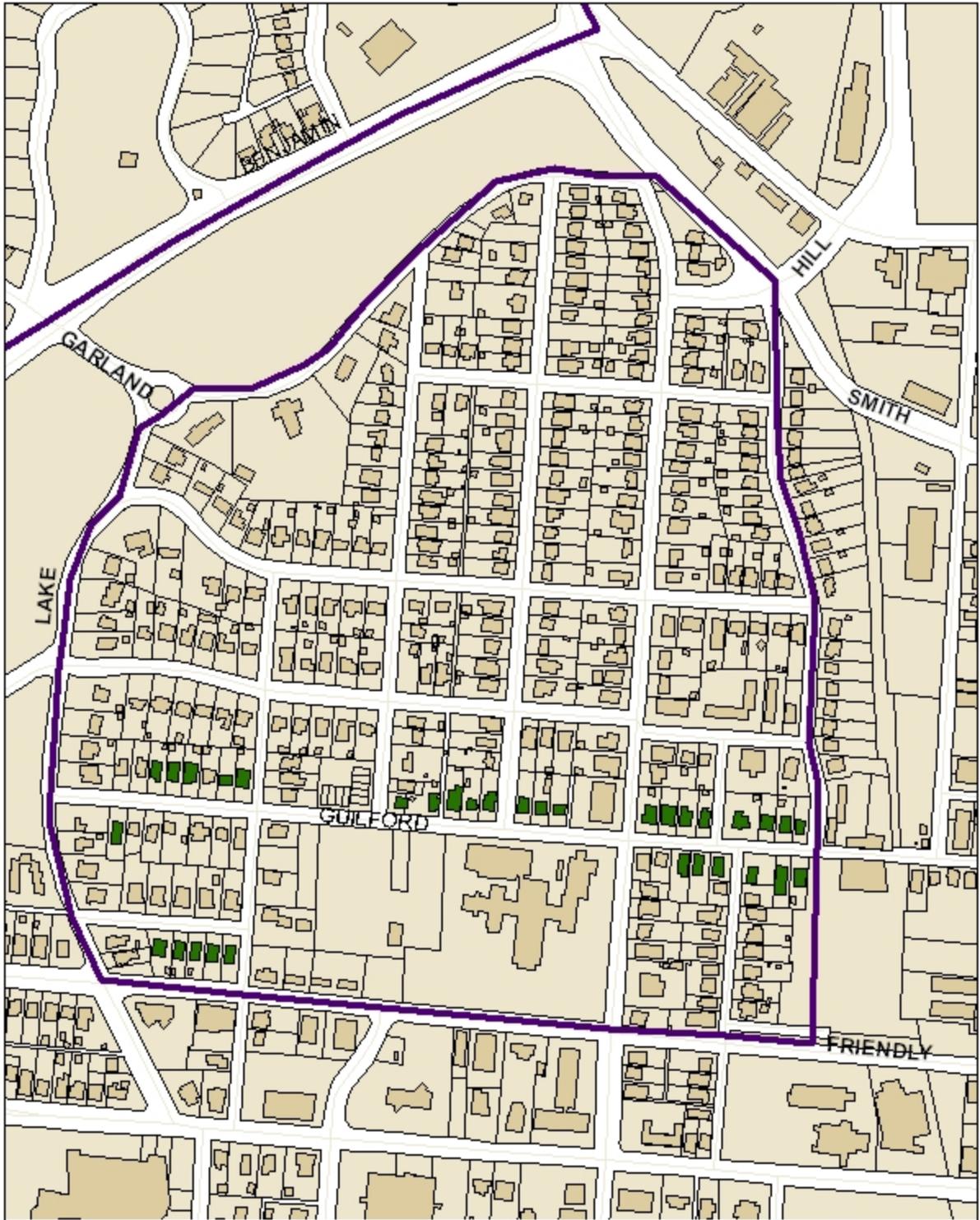
**General Description:** Rankin is laid out on an irregular street plan with some curvilinear streets. The residential area is compromised at its edges with modern commercial development that is seeping further into the neighborhood. This is most noticeable on the eastern boundary of the neighborhood along North O'Henry Boulevard but it is also taking place at the southern end of the neighborhood along Summit Avenue. Mature tree cover remains in most of the neighborhood with the exception of McKnight Mill Road which, particularly on the south side, is void of large trees and established plantings.

The houses in Rankin are predominantly bungalows, including both elaborate side gable forms with façade dormers and more simplified front gable dwellings with Craftsman details. A sampling of earlier, one-story triple-A dwellings as well as later Colonial Revival and Period Cottage structures is also found in the district. Only six of the surveyed structures maintain their original exterior wall sheathing. Common replacement materials are vinyl or aluminum siding and asbestos shingles. Other common alterations are replacement windows and doors and alterations to porch posts.

### **Recommendations for Future Survey Work: Low Priority.**

The Rankin neighborhood has a nice collection of 1920s-era structures, many of which have seen some alteration. There are numerous examples of this throughout Greensboro and there is nothing unique or of exceptional historical significance about the structures in Rankin that set them above the general housing stock of the period. The remainder of the Rankin neighborhood, not surveyed in the 1989-1990 survey or updated as part of this project, is not recommended for additional survey.

# Westerwood Survey Area



## **WESTERWOOD**

**Approximate number of properties recorded during Phase I-b:** 34 (including 1 demolition)

**Location:** The Westerwood neighborhood is located one-mile west of downtown Greensboro. Encompassing twenty-five blocks, it is bounded by East Lake Drive and Battleground Avenue to the north, West Friendly Street to the south, Hillside Drive to the east, and East Lake Drive to the west.

**History:** The 1920s and 1930s were the boom decades for Westerwood. Their proximity to downtown made the location desirable for middle-class housing. The development of these neighborhoods is credited to local developer Arthur K. Moore, who platted Westerwood in 1919. Construction followed immediately thereafter. City Directories for the period list a variety of middle-class occupants such as salesmen, stenographers, clerks and small business owners.

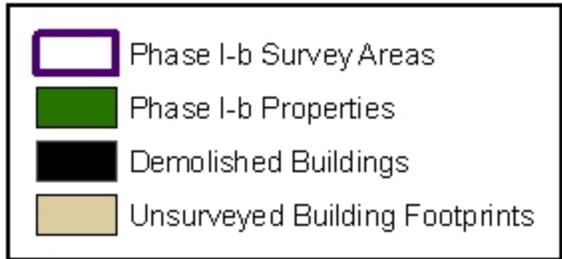
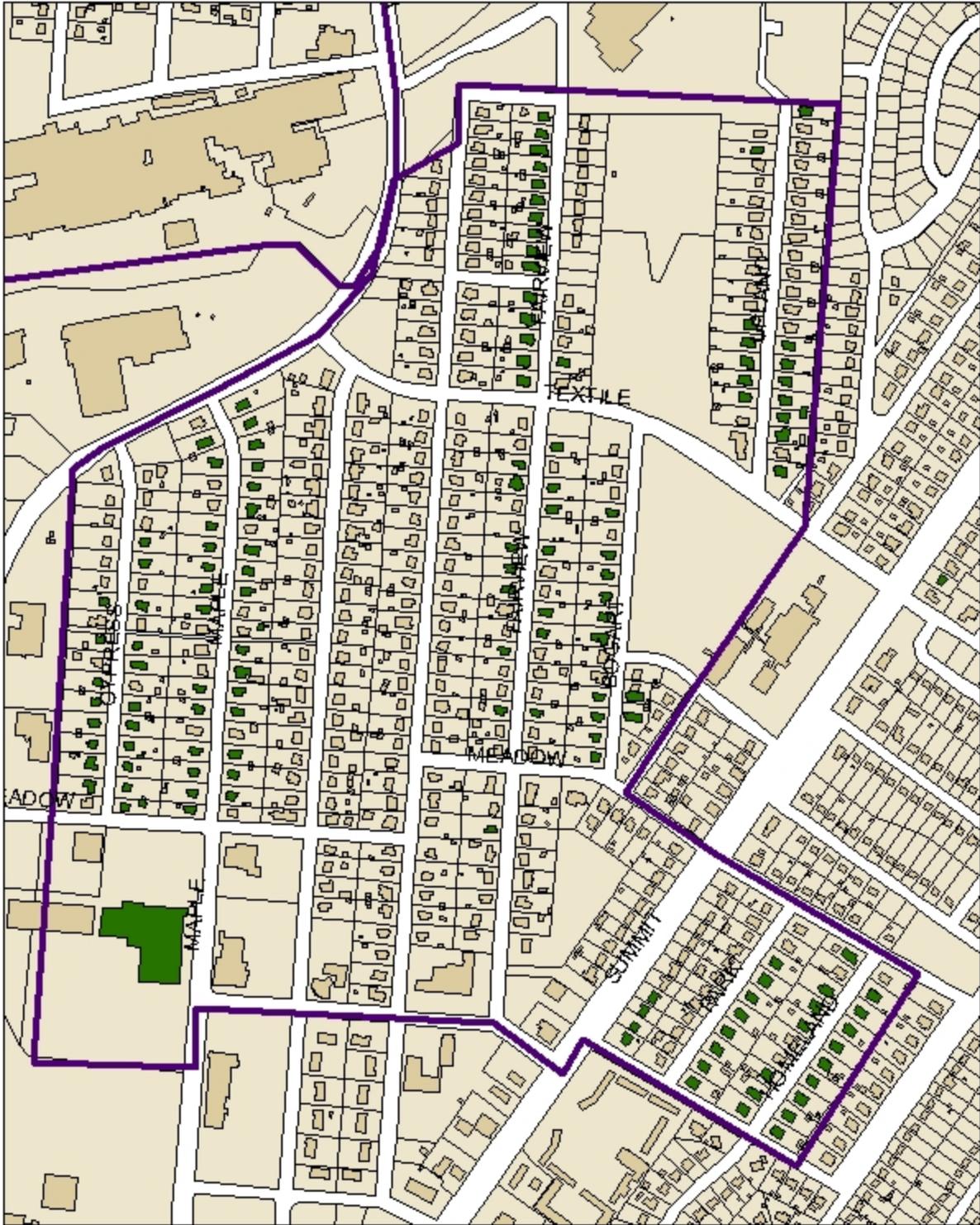
**General Description:** The Westerwood neighborhood is typical of a middle class residential neighborhood developed in the 1920s and 1930s. The streets are laid out in a combination of grid and curvilinear streets. Visual patterns are created by the uniform lot sizes and building setbacks. Sidewalks are separated from the street by planting strips and granite curbs. Mature trees are found throughout the neighborhood.

The eastern portion of the survey area has the earliest structures, predominantly Craftsman bungalows with a few Colonial Revival and late-Victorian dwellings. Craftsman bungalows are also present at the western end of the survey area but the slightly later era of construction is visible in the presence of Cape Cod and Period Cottage dwellings. One teardown of a previously surveyed building was noted during Phase I-b located at 907 Guilford Avenue.

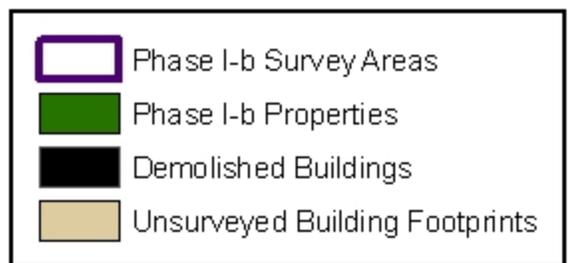
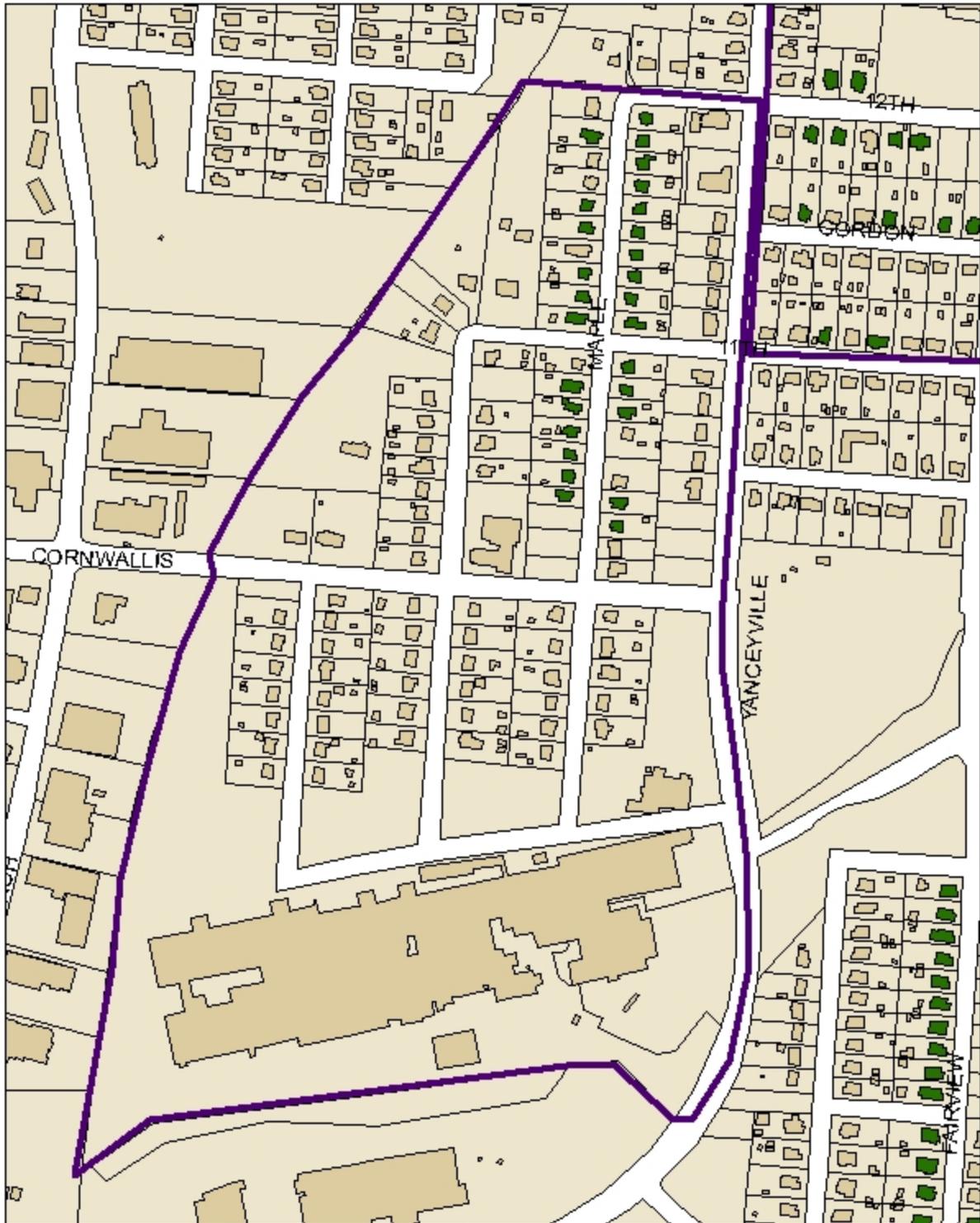
### **Recommendations for Future Survey Work:** High priority

The quality and integrity of the building stock in Westerwood merits more thorough documentation than was completed during Phase I-a and Phase I-b. This neighborhood has been on the Study List since 1990 and still appears to be eligible for National Register listing. An attempt to designate the area as a local historic district in 199X failed due to owner objections. Re-evaluating the area for National Register or local designation should consider a larger district incorporating the Lake Daniel neighborhood to the north and Latham Park to the northeast.

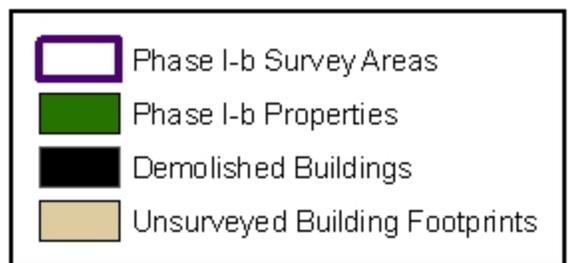
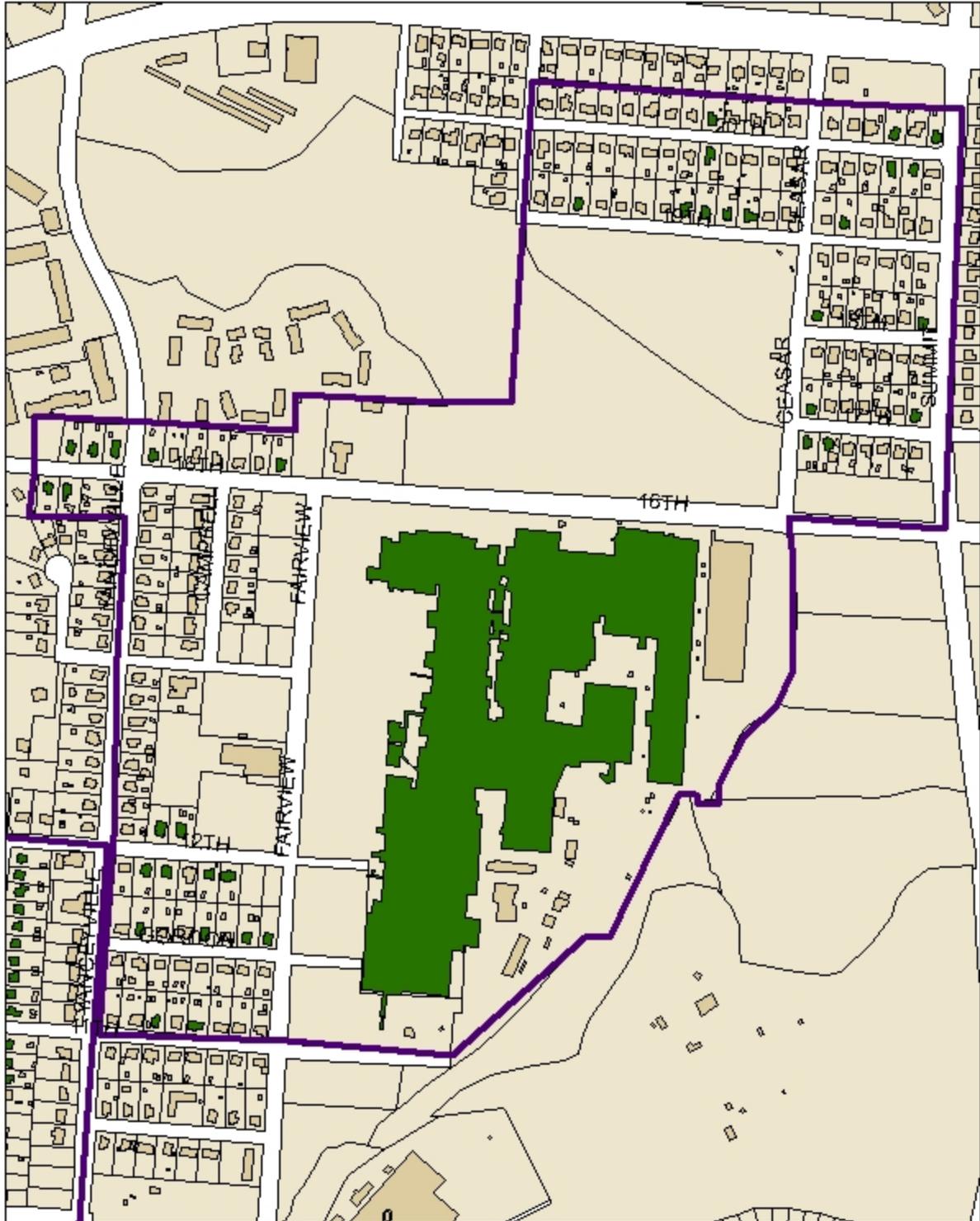
# Proximity Survey Area



# Revolution Survey Area



# White Oak Survey Area



## **WHITE OAK /PROXIMITY/REVOLUTION**

**Approximate number of properties recorded during Phase I-b: 198 (including 2 demolitions)**

**Location:** The Northeast Greensboro mill villages associated with the White Oak, Proximity and Revolution mills are spread out over forty-one blocks roughly bounded by East Cone Boulevard to the north, North O'Henry Road to the east, East Wendover Avenue to the south and North Church Street to the west.

**History:** In 1895 brothers Moses and Caesar Cone purchased approximately 2,000 acres in northeast Greensboro from the North Carolina Iron and Steel Company. Over the next half-century the Cone brothers would build a textile empire on the site. The Proximity and Revolution Cotton Mills were constructed and in operation before the turn of the twentieth century. White Oak Cotton Mills was completed in 1905 and Proximity Print Works in 1912.

Adjacent to these mills the Cones' Proximity Manufacturing Company built mill villages to provide rentable housing for their workers. Located outside the city limits, these villages were completely self-sufficient. In addition to housing, they included churches, stores, YMCAs and schools, all constructed and supported by the mills. There were also company farms that produced dairy products, beef, pork and flour that was sold in company stores in the villages.

The mills continued to build new houses, and maintained existing ones, into the 1940s. In the late 1940s and 1950s the Cone Mills Corporation, Proximity Manufacturing Company's successor, sold the villages. Following the sale of the villages, the mills, with the exception of White Oak which remains in operation today, were closed. The original Proximity Cotton Mill has been demolished. Revolution Cotton Mill, closed in 1982, has been converted into a business incubator. A portion of Proximity Print Works still stands at the north end of Upland Drive just south of White Oak Mill across the railroad tracks.

**General Description:** Within the large area that encompasses the northeast Greensboro mill villages there are five distinct villages: White Oak, Revolution, Proximity, Proximity New Town, and Proximity Print Works. The White Oak mill village wraps around the White Oak Plant to the west and north on 11<sup>th</sup> to 20<sup>th</sup> streets from Yanceyville Street to Summitt Avenue. The Revolution mill village stretches north from the mill on Maple and Cypress Streets. Proximity mill village extends south from Revolution Mills to East Wendover Avenue and from Church Street to N. O'Henry. Within the Proximity mill village are the villages of Proximity New Town on Homeland and Park, and Proximity Print Works on Upland.

All of the northeast Greensboro mill villages are set on grid street plans and centered on the mills. Houses are generally small and set on small lots in close proximity to one another. There are no sidewalks. Mature trees in the villages are almost exclusively in rear yards, providing no canopy over the streets. In each

village there are a rear alleys bisecting the blocks and providing access to the one-story, frame front gable garages constructed by the mills. These garages still stand in large numbers in each of the villages.

The early villages of White Oak, Revolution and Proximity contain plainly finished frame, side- and front-gable dwellings. These houses are predominantly one-story, single-pile dwellings with a center chimney and a shed roof front porch. Two-story variations were constructed but in significantly fewer numbers. The later villages of Proximity New Town and Proximity Print Works are similar to the earlier villages in landscape and scale but contain Craftsman bungalows. These bungalows are one-story, most commonly front gable, and finished in brick with front gable porches. Prior to the villages being sold in the late 1940s and 1950s the mills clad most of the frame buildings in aluminum or asphalt siding. This did not occur in the later villages because of their brick exteriors, resulting in less alteration.

**Recommendations for Future Survey Work: High priority**

The mill villages associated with the Proximity, Revolution and White Oak mills are the most intact examples of mill housing in Greensboro. The villages contain sizeable concentrations of intact mill housing and retain the industrial structures of Revolution and White Oak Mills. National Register eligibility for some portion of this area is likely, but the appropriate boundary can not be determined from the work completed in Phase I-b since the survey was not comprehensive. The remainder of properties in these villages, not surveyed in the 1989-1990 survey or updated as part of this project, are recommended for additional survey at this time.