

**CITY OF GREENSBORO,
NORTH CAROLINA**

**HISTORIC ARCHITECTURE
SURVEY UPDATE, PHASE II**

PREPARED FOR:

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P.O. Box 31316
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And

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Project History

This report summarizes the findings of the third and final phase (Phase II) of an architectural survey update project for the City of Greensboro. Phases I-a and I-b, conducted by Circa, Inc. in 2007 and 2008, were devoted to updating data on previously recorded properties. Phase II focused on collecting comprehensive survey data in two neighborhoods: Lake Daniel and South Greensboro (both the South Greensboro Historic District, listed in the National Register, and Expansion Area, listed on the State Study List). In addition, Phase II included a reconnaissance level survey of 1940-1970 properties. The findings of this part of the project are addressed in a separate report: *1940-1970 Historic Resources Survey Plan*. 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 II was \$32,500. The City also provided in-kind clerical services as well as technical support and project management.

Phase II built 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, during which 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 Phase 1-a and 1-b 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.

The primary focus of Phases 1-a and 1-b was the documentation of changes to previously recorded properties and the identification of areas or themes for future preservation projects. Phase II was largely the result of those recommendations as the earlier phases identified Lake Daniel and reaffirmed the potential National Register eligibility of the South Greensboro Historic District Expansion Area. Circa, Inc. of Raleigh (see Appendix B) was awarded the contract for the Phase II survey which was conducted between February and August of 2009. This report summarizes the findings of Phase II (with the exception of the 1940-1970 survey work, addressed in a separate report) which included the survey of roughly 551 properties in Lake Daniel and South Greensboro¹, approximately 294 of which had been recorded during the 1989-90 survey.

¹ An additional 259 properties were surveyed in the South Greensboro neighborhood during Phase 1-b.

Scope of Work and Methodology for Phase II

The scope of work for Phase II included a comprehensive survey of 551 resources. Of the 257 properties surveyed in Lake Daniel 13 were updates to properties originally surveyed by Ms. Dalton in 1989-90. All of the 294 properties surveyed in South Greensboro during Phase II were updates of properties previously recorded as part of the South Greensboro Historic District (NR 1991), the South Greensboro Historic District Expansion Area (SL 1998), or as part of Ms. Dalton's 1989-90 survey.

All architectural survey data was collected in digital formats, in keeping with current 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.

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 were entered directly into the database while the surveyor was in the field.

Material integrity was assessed in the field. A property was determined to have high integrity if it retained its original form, location and elements of stylistic association. If all the noted elements were intact and a minor change such as the replacement of an entry door or the addition of an arbor on a secondary façade was present, a property would still be considered to be of high integrity. However, properties with material replacement such as artificial siding or windows would at best be considered to have medium integrity. A determination of low integrity was rendered only when a property was virtually unrecognizable in terms of its original form or stylistic association. Overbuilt additions, reworked facades, or the removal of all stylistic elements (or addition of stylistic elements inappropriate to the original style of the house) would result in a low integrity assessment.

Property condition was also assessed in the field. Property condition deals only with the physical condition of the property as it pertains to maintenance, as opposed to structural integrity. Excessively peeling paint and loose window sash may render a fair condition determination while collapsing wings, unrepaired fire damage or sagging roof or sill lines would result in a determination of poor condition. All properties found to be well maintained with no obvious need for repairs to prevent long-term damage to the structure were found to be in good condition. While every

effort was made to make condition assessments universal, it is fair to assume that some condition assessments may be reflective of a survey area's overall condition. Inconsistencies in determinations of condition should be evaluated in the context of the respective survey area.

The property descriptions entered in the comment field differed based on the survey area. In the Lake Daniel survey area a full material description was entered for every property surveyed and city directory research was included for properties located on Pamlico Drive, Seminole Drive, and Twyckenham Drive. In the South Greensboro Historic District Expansion Area (SL 1998) a full material description and city directory research was provided for all properties surveyed during Phase II (2008-2009) and Phase 1-b (2007-2008). Surveyed properties already listed in the National Register as part of the South Greensboro Historic District (NR 1991) did not receive full material descriptions or city directory entries since that information is available in the nomination. Instead, minor comments were entered addressing alterations to the property since the time of the nomination.

At the end of each stage of the survey the data collected was exported into the HPO's Access-based survey database. When the fieldwork phase of the survey was complete, the survey database was edited as 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 demolished buildings in update areas and new/infill construction presented some difficulties for the surveyors. If a building was recorded on an earlier survey form or as part of an earlier inventory list and it was not present upon field inspection, the address was entered on the list of demolished properties attached as Appendix C. If the building footprint was still visible in the GIS data on the tablet, the property was recorded as demolished in the ArcMap database and included in the list of demolished properties in Appendix C. If the building footprint for an infill/new construction property was visible in the GIS data on the tablet, the property was recorded as new construction in the ArcMap database. 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 HPO database as "new construction. "

Construction dates were largely based on the Guilford County tax records as presented in the parcel shapefile provided by the City of Greensboro. Two circumstances may result in a deviation from that date. If a different date for a structure was found based on research on that property, the date entered in the HPO database is based on the research, not the tax data. In instances where the tax data date seemed completely inappropriate based on the condition, construction method or architectural style of a property, a circa date was assigned in the database.

Survey Products

The Phase II survey update yielded five main products: an Access database, paper survey forms, digital photographs, maps, and a 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 historic property information. This database replaces the paper survey forms that were used by the HPO from the 1970s through 2006. 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 city blocks or other clusters of properties recorded in a single file on "green forms". Most of the properties recorded on green forms did not have an individual 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. In consultation with HPO staff, 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). For cross reference, a field titled "Old SSN" was added to house the survey site number of the green form that originally covered the property. Circa staff assigned a survey site number to each surveyed property not previously assigned a number. These numbers were assigned during fieldwork and entered into the database through the tablet. Demolished properties were assigned survey site numbers to provide an accurate account of the level of demolition in a survey area.

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 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. The second are neighborhood maps that

delineate the broad geographical areas surveyed and illustrate the location of surveyed properties. Variations of these neighborhood maps are present in this report showing not only the Study List or National Register Historic District boundaries but also the level of integrity, construction dates and architectural styles of the surveyed properties.

Photographs

Each digital photograph taken for Phase II was assigned a unique electronic file name per HPO standards. The photo file name 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 file name. For example, the house at 1001 Hern Avenue in the Bessemer neighborhood is electronically labeled as:

GF5297_Gboro_1001 Hern_2-08_AM.jpg

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

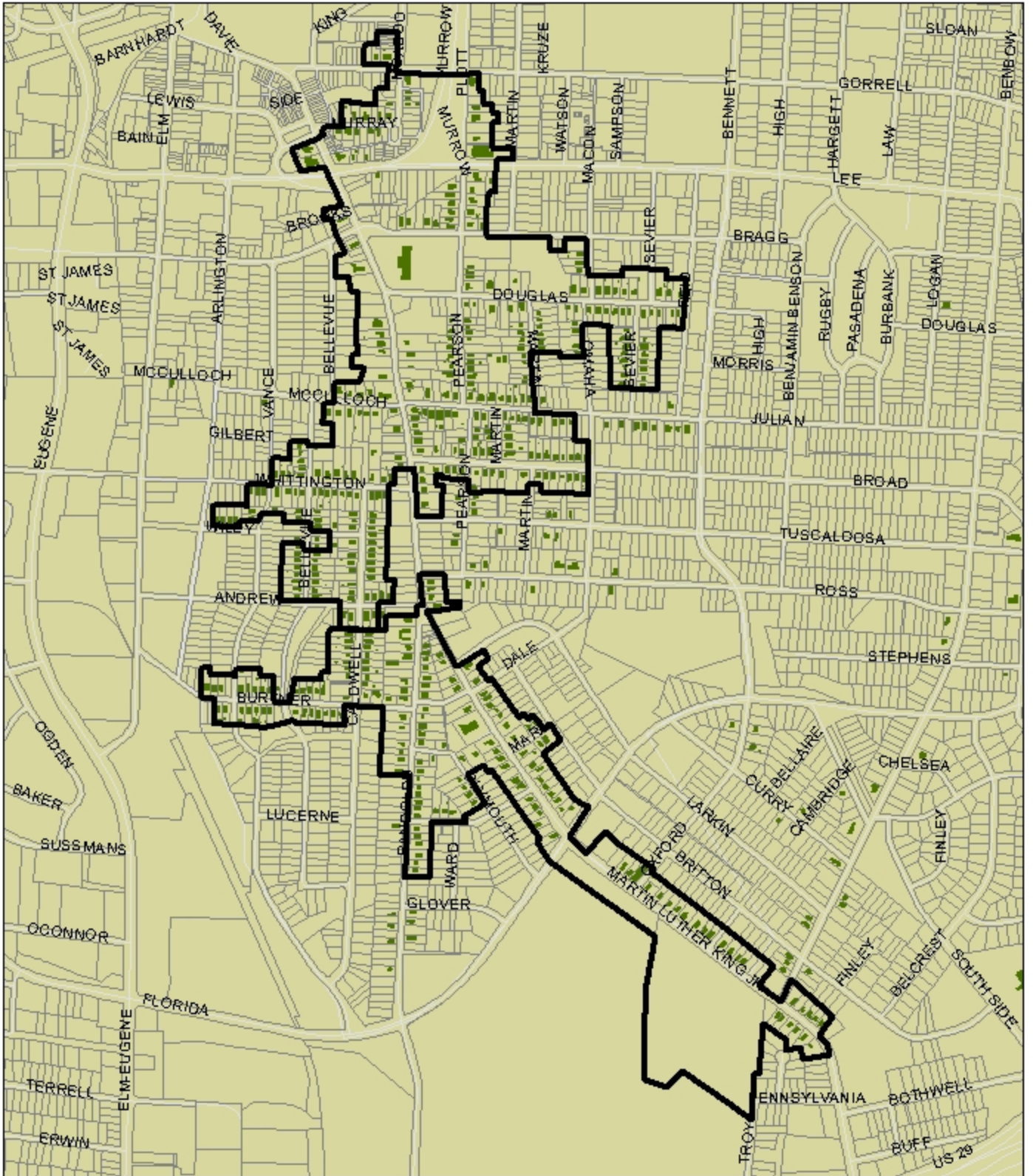
GF5297_Gboro_1001 Hern_2-08_AM-02.jpg

Circa provided all photos produced in Phase II to both the HPO (on a flash drive) and the City (on a DVD). Photographs of properties within each neighborhood are 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, 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.

South Greensboro Historic District (NR) and Expansion Area (SL)



SOUTH GREENSBORO HISTORIC DISTRICT (NR) AND EXPANSION AREA (SL)

The South Greensboro Historic District, listed in the National Register of Historic Places in 1991, is located just south of Downtown Greensboro. Martin Luther King, Jr. Boulevard serves as the spine of the district beginning at the north end at the railroad tracks leading to the 1927 Greensboro Southern Railway Depot and continuing south to Andrew Street. The district reaches east to Sevier Street and west to Vance Street. Less than a decade after the district was listed, the City of Greensboro proposed increasing the district's boundaries with the South Greensboro Historic District Expansion Area, which was placed on the Study List in 1998. Due to a lack of public support and the political climate at the time, National Register listing of the expansion area was not pursued. The expansion area would increase the National Register district south and west to encompass more of the original Arlington Park subdivision. Together, the South Greensboro Historic District and Expansion Area encompass approximately 570 recorded properties.

Early development in South Greensboro came with the emergence of the African-American suburb of Warnersville in the 1860s. Virtually all of Warnersville has been demolished, first by the expansion 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 1993), a municipal African American cemetery located in the 900 block of South Elm Street.

Shortly after the introduction of the trolley system in 1902, a line was established which ran south from downtown through South Greensboro on Asheboro Street. This led to more, but sporadic, construction of housing in the area primarily focused along Asheboro, Arlington and East McCulloch streets. The platted subdivision-style development that was occurring in other Greensboro suburbs in the early twentieth century did not begin in South Greensboro until 1919 when Charles Hudson developed Arlington Park between Arlington and Asheboro streets south of East McCulloch Street. By 1930 Arlington Park was largely developed with modest bungalows. The blue-collar, middle-class population of South Greensboro and Arlington Park was exclusively white, while the nearby neighborhoods of East Greensboro and Warnersville housed the local African American community. Arlington Park was the only successful subdivision in South Greensboro. The remaining houses were built individually or speculatively without filing a plat.

The number of new structures constructed in South Greensboro 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. In recent decades new infill development has become a part of South Greensboro's landscape. To the north of Lee Avenue is the upscale Southside development, a combination of new retail and residential structures among the few extant historic properties at the northern end of the district. South of Lee Avenue the new development has occurred through the use of federal community development funds for the rehabilitation of historic structures as well as the demolition of historic structures to make room for new infill housing.

Six hundred and forty-eight properties were recorded in the South Greensboro Historic District and its Expansion Area from 2007-2009. Approximately 90 properties, or 15%, have been demolished since Ms. Dalton's 1989-90 survey and/or the National Register listing in 1991. Some of these properties have been replaced with new, infill construction while many remain vacant. The majority of the surveyed properties, 386 or 58%, were built between 1910 and 1940. Only 52 properties (8%) were constructed prior to 1910. The remaining 120 surveyed resources post-date the district's peak period of construction, with 61 properties dating from 1940-1970 and 59 with post-1970 construction dates².

The predominant architectural style in South Greensboro is the Craftsman Bungalow. Throughout the neighborhood one and one and one-half story versions of this style are executed most commonly in weatherboard siding with multi-bay to full façade porches and multi-light double hung sash window arrangements. Dormers are often present either providing light to an attic space or indicating a habitable upper level. Brick and stone finishes are also present in the neighborhood, but with less frequency. Excellent intact examples of the Craftsman Bungalow form include the Afton Cobb and Louis Phycas houses at 603 and 607 Broad Avenue as well as the dwelling at 414 Burtner Street.

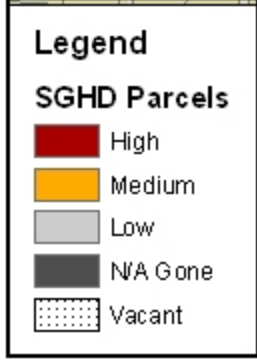
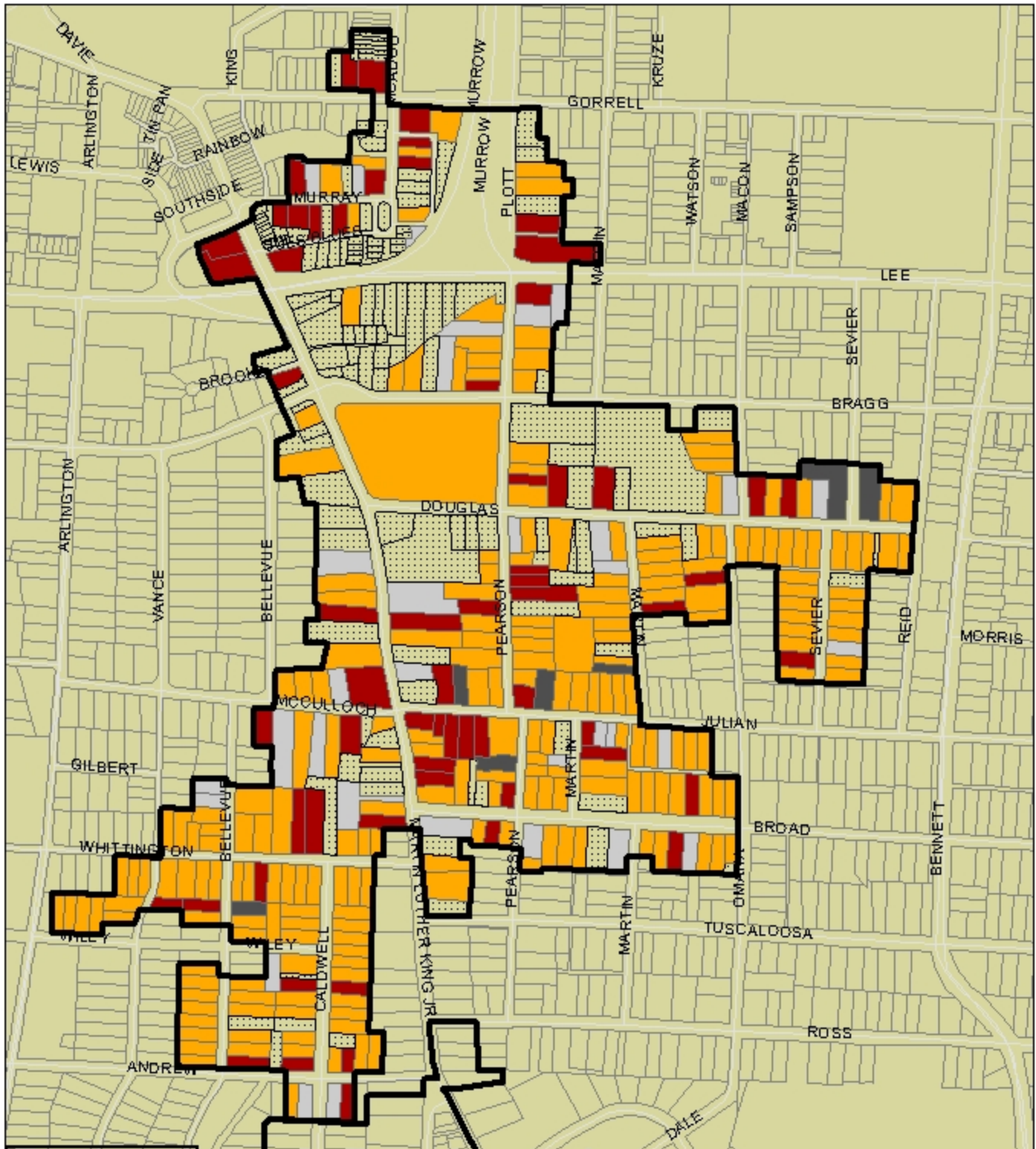
The earlier houses in the district include the ca. 1870 Italianate N.A. Hanner House at 420 E McCulloch and the ca. 1875 Queen Anne Bernard House at 351 Martin Luther King, Jr. Boulevard, which are among the neighborhood's few two-story dwellings. The side-gable Hanner House has a central front gable wall dormer and retains its original weatherboard siding, four-over-four paired arched windows, bracketed eaves, and double-leaf entry door under a three-bay hipped roof porch. The Bernard house has an L-plan form and retains its original weatherboard siding, four-over-four arched window sash, bracketed cornice, and bay window on façade. The one-story, hipped roof wrap-around porch supported by round columns is stylistically different from the rest of the house and may have been added a few decades after the structure's construction. The Bernard House now serves a commercial purpose as a hair salon.

Some of the finer extant houses in the district can be found at its north end, particularly the houses along Plott Street just north of East Lee Avenue. Other architectural styles found in the district include Queen Anne, Minimal Traditional, and Colonial Revival. About a quarter of the properties are so plain that they display no stylistic association.

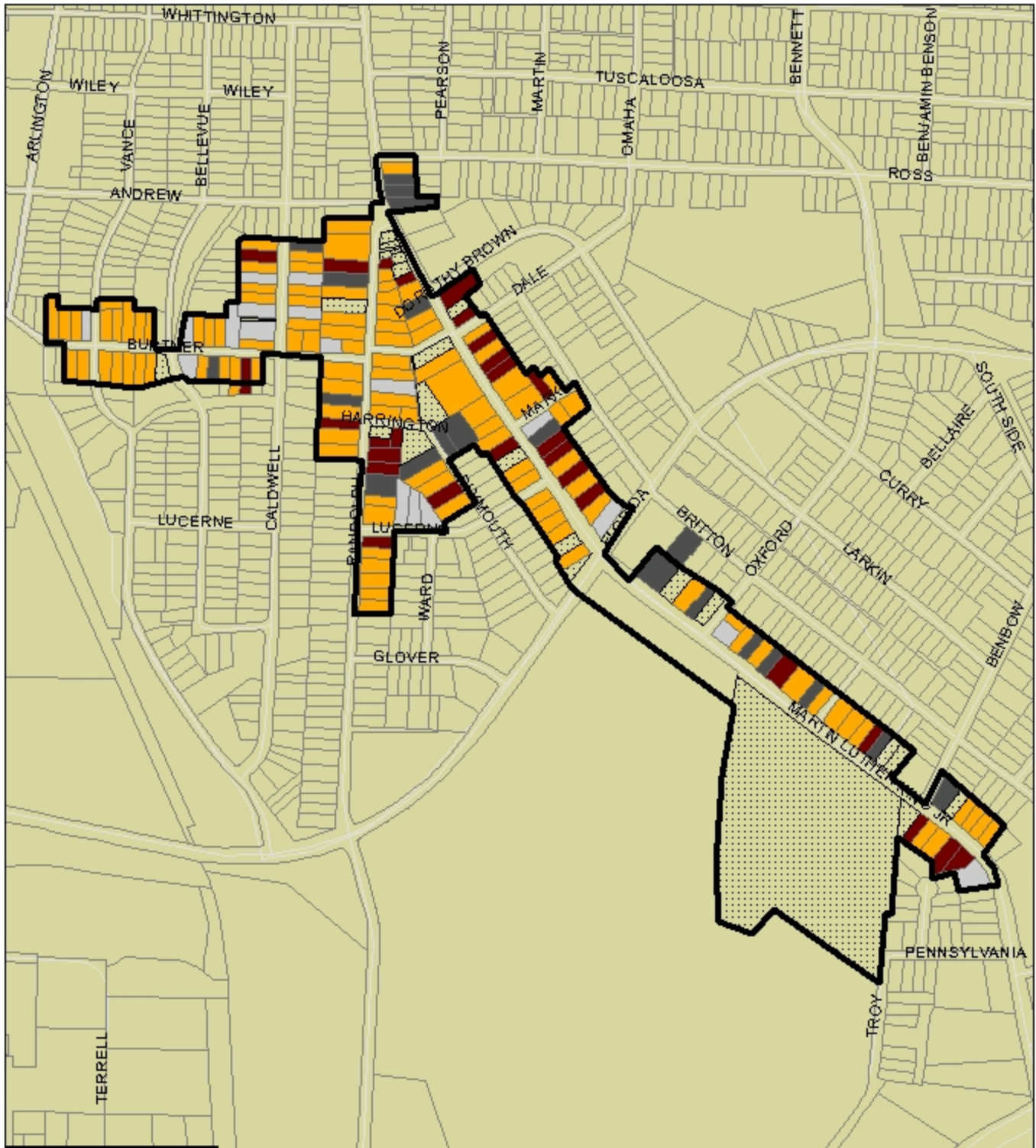
South Greensboro also maintains three pivotal non-residential structures: Southside Hose Co. No. 4, (former) Asheboro Street Friends Church, and the 1922 David B. Caldwell School. Located within two blocks of one another at the north end of the neighborhood, these properties signify the early twentieth-century size and

² The 648 properties are located 618 parcels. This is a result of a parcel having a double parcel count for both demolition and infill/new construction, or two properties constructed on one parcel.

South Greensboro Historic District (NR) Property by Level of Integrity



South Greensboro Expansion Area (SL) Property by Level of Integrity



complexity of this community with their presence, referencing a time when the local population received all of its services within its community. These properties maintain high degrees of integrity and are rare surviving examples of early-twentieth-century types once found throughout the city.

Despite the demolition and infill that has occurred in South Greensboro, the area retains a relatively high degree of material integrity. Seventeen percent of the extant properties were classified as having a high degree of integrity, 71% medium integrity, and 9% low integrity. In addition, South Greensboro retains its integrity of setting. Many of the original granite curbs remain in place and a mature tree canopy shades much of the neighborhood. The eastern portion of the neighborhood along South Elm Street between Lee Street and South Eugene Street 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 altering the landscape. There has also been some demolition and modern development in small concentrations along Martin Luther King, Jr. Drive.

The South Greensboro Historic District and Expansion Area remain eligible for listing in the National Register of Historic Places for their representation of early-twentieth-century architectural styles and residential development in Greensboro. The boundary delineated for the Expansion Area requires no increase or decrease based on the findings of the comprehensive survey. Given the recent infill construction of the Southside development and the significant changes to the material integrity of extant historic resources in the area north of Lee Avenue, a re-evaluation of the boundary at the north end of the National Register District is appropriate.

Lake Daniel Study List District



LAKE DANIEL

The Lake Daniel neighborhood is located 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. The Lake Daniel neighborhood is laid out on a grid pattern in the western portion of the neighborhood, and on curvilinear streets in the northeast portion of the neighborhood. The differences in street plan reflect the two periods of growth in the neighborhood: the first in the northeastern portion of the neighborhood in the 1920s and 1930s, and the later period in the southern and western portions of the neighborhood after-1940.

Development pressures on the area northwest of downtown Greensboro began in the late 1800s. Maps dating from 1891 show a handful of large estates in the area spanning northwest from the intersection of Guilford and Mendenhall streets toward Westover Terrace. Also shown on the 1891 map is the first plat for the area, a subdivision titled “The Highlands,” filed in 1891. Early attempts to develop the area were largely unsuccessful. The plats for Westerwood and West Market Terrace, filed in 1919 and 1923 respectively, signaled the beginning of a period of rapid growth for the area. In 1923 Westerwood, West Market Terrace, and the area that would later be known as Lake Daniel were incorporated into the city limits.

Lake Daniel, also referred to as Lake Daniel Park in its early history, was the furthest of these early twentieth-century developments from the city’s downtown. Lake Daniel was platted in 1926 by Garland Daniel. An early brochure promotes the development as “Close to the Heart of Nature and to Greensboro.” The brochure’s map illustrates winding roads and paths, tennis courts, a small man-made lake that now serves as a city reservoir, and a park along North Buffalo Creek. Also highlighted in the advertisement is the construction of Greensboro High School, a “Million Dollar High School.” Constructed in 1929, the high school still stands at 801 Westover Terrace but changed its name to Grimsley High School in 1962 (NR 2005).

The intensive construction that occurred in the neighboring communities of Westerwood and West Market Terrace in the 1920s and 1930s did not reach Lake Daniel until after World War II. Of Lake Daniel’s 257 recorded properties, only 23 have pre-1940 construction dates. The vast majority of Lake Daniel’s structures, 227 or 88%, were built between 1940 and 1970. Only seven properties have post-1970 construction dates.

The architectural styles present in Lake Daniel are also representative of the neighborhood’s period of growth. Minimal Traditional is the most prominent style characterizing almost half of the neighborhood’s housing stock. Lake Daniel’s Minimal Traditional forms are, most commonly, one story, side gable dwellings with a shallow front gable projection at one end of the primary façade. These dwellings are most often finished in brick or weatherboard, with a two-bay porch extending from the front gable projection across the remainder of the façade. The Ranch is

the second most common architectural style in Lake Daniel. Almost exclusively finished in brick, these one-story dwellings have side gable or hipped roofs, little ornament, and often have a recessed entry as opposed to a porch.

Other architectural styles found in Lake Daniel include Cape Cod, Period Cottage, Tudor Revival and Foursquare, but there are only a few of each. There are a significant number of properties, approximately one-third of the district, that have no particular stylistic association.

Lake Daniel's most architecturally notable structures date from the neighborhood's earliest period of construction and include Harry G. Hunter's 1930 Colonial Revival-style dwelling at 1403 Garland Drive, James E. Deathredge's 1930 flagstone Tudor Revival cottage at 1362 Seminole Drive, and the substantial 1931 Douglas-Wright Tudor Revival dwelling at 808 Twyckenham Drive. The one-story, brick, side gable Minimal Traditional-style dwelling at 809 Twyckenham is an intact example of the neighborhood's most common property type. It retains its original windows with apron and shed roof porch and retains a high degree of integrity. Minimal Traditional houses in non-brick finishes such as weatherboard, aluminum and vinyl siding are also prevalent. The single-story, brick, hipped roof Ranch at 1420 West Lake Drive is an excellent and intact example of the neighborhood's later period of growth, retaining original windows, inset porch and partial vertical board exterior finish. The only non-residential structure in the district is the ca. 1920 valve house associated with the Lake Daniel Reservoir at 520 Benjamin Parkway. This small yet distinctive stuccoed building is adorned with arches, rope-columns, swags and pilasters and it is topped by a hipped roof with exposed rafter tails.

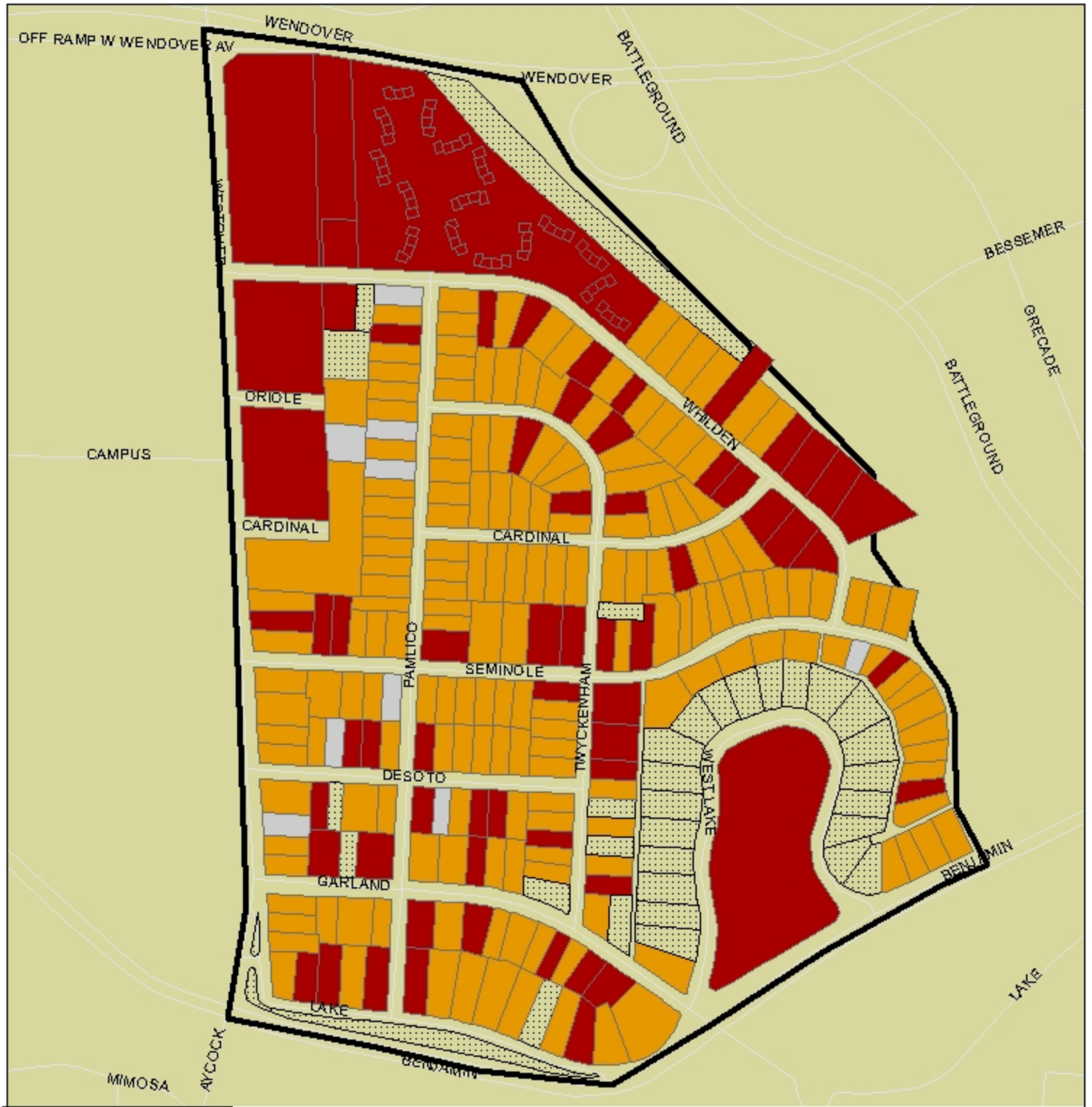
Unique among Greensboro's mid-twentieth-century neighborhoods is the density of multi-unit residential development in Lake Daniel. Focused in the neighborhood's northwestern section on Westover Terrace and the north end of Pamlico Drive are a collection of one-story brick apartment complexes constructed around landscaped courts. The complexes at 1100 and 1200 Westover Terrace, both constructed in 1941, are collections of one-story, brick, side-gable apartment buildings. Each unit has metal casement windows, aluminum siding in the gable ends, and brick quoining. Most entry doors are solid and appear to be later replacements, each sheltered by front gable or shed hoods supported by metal brackets. Constructed in 1949 at the north end of Pamlico Street are the Whilden Place Condominiums, a collection of one-story, brick, side-gable apartment buildings with gable dormers. Each structure has aluminum siding in the gable ends and dormers. Original eight-over-eight and six-over-six double-hung sash windows remain. Half-glazed entry doors sit under attached flat roof porches supported by metal posts. The presence of multi-unit developments continues along Whilden Place with a series of one-story brick duplexes and eight two-story brick apartment buildings.

The majority of properties in Lake Daniel retain the requisite integrity to contribute to the potential National Register district. Fewer than ten properties would be non-contributing because of their post-1960 construction dates. Sixty-seven properties (26%) retain a high degree of integrity and 180 properties (70%) retain a medium

degree of integrity, exhibiting such changes as synthetic siding, replacement windows and/or doors, and alterations to porch materials or form.

Based on the findings of the comprehensive survey, Lake Daniel appears to be eligible for listing in the National Register of Historic Places as a largely intact representative example of a mid-twentieth century neighborhood in Greensboro. In June 2009 the Lake Daniel Historic District was placed on the State Study List under Criterion C for Architecture. An appropriate boundary for the district begins at the intersection of Benjamin Parkway and Westover Terrace, runs north along Westover Terrace to its intersection with Wendover Avenue; and then runs southeast between Whilden Place and Battleground Avenue to Benjamin Parkway, omitting the commercial buildings along Battleground and the water treatment facility; and finally heads southwest along Benjamin Parkway back to its intersection with Westover Terrace.

Lake Daniel Study List District Property by Level of Integrity



Legend

Lake Daniel Parcels

Integrity

- High
- Medium
- Low
- <Null> Vacant



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 provided 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, focusing 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.