

# **SURVEY METHODOLOGY AND LIMITATIONS**

The Survey of African American Neighborhoods in East and Southeast Greensboro focused on the documentation of historically African American residential and institutional resources. The survey area was generally bounded by East Market Street on the north, US 29 (O'Henry Boulevard) on the east, Bennett and East Florida streets on the west, and Martin Luther King Jr. Drive on the south. Heather Slane and Cheri Szcodronski served as the principal investigators.

A planning phase took place in January 2020 during which surveyors identified sixteen individual resources and three planned developments (including approximately 515 properties) that had not been previously surveyed and warranted documentation. The surveyors used plat maps to identify neighborhoods with shared development histories, prioritizing these areas for survey using district/neighborhood/area forms. Surveyors conducted a windshield survey of the entire study area to identify resources that warranted individual documentation, prioritizing buildings with high material integrity and interesting or unique design elements. Finally, a working bibliography was prepared and print sources gathered during the planning phase.

A public meeting to kick off the project was held in February 2020 at Saint James Church, just west of the Study area. Fieldwork took place from February 2020 through March 2020, during which time surveyors verified the 124 previously surveyed resources and comprehensively resurveyed those properties with updated field survey forms, written descriptions, and digital photographs. Additionally, resources (including distinguishable historic neighborhoods) identified during the planning phase were documented with field survey forms, brief written descriptions, and photographs. Written summaries were prepared for all surveyed properties, and changes to previously surveyed properties were noted as appropriate in the summaries. For newly identified district/neighborhood/areas, all houses were photographed and a brief written summary addresses the area overall, rather than each of its components.

Basic archival research, including the examination of plats, Sanborn maps (1919, 1925, and 1950), city directories (1925-1975), Home Owner's Loan Corporation maps, and other digital resources was carried out as appropriate to provide additional data for significant properties and neighborhoods. Special notation was made of properties that appeared potentially eligible for listing in the National Register of Historic Places.

Material gathered during the fieldwork and research phases was used to update and fully populate database records and create paper survey files.

## **Database**

For new and previously surveyed properties, the consultant fully populated the database records. Report forms generated from the database were printed for inclusion in the paper survey files. A digital copy of the database was presented to both the NC-HPO and staff for the Greensboro Historic Preservation Commission.

## **Photographs**

Digital survey photographs were taken from the public right-of-way using a digital SLR camera. Photographs of both primary and secondary resources were labeled according to the NC-HPO guidelines and contact sheets printed for inclusion in the paper survey files. A DVD of all

labeled survey photographs was prepared for the NC-HPO and Greensboro Historic Preservation Commission staff.

### **Paper Files**

Paper files for each surveyed property include the field survey notes, printed contact sheets, and printed database records, as well as any related notes and documentation gathered during the project.

### **Maps**

Digital maps, prepared by the City of Greensboro, were used during the planning phase along with a field survey to identify the boundaries of the study area, the location of previously surveyed properties, and to mark the location of new properties to be surveyed. Project findings and proposed historic districts were annotated by the consultant on base maps provided by the City of Greensboro.

### **Survey Report**

Upon completion of the field survey and database records, this written report was prepared. It outlines the project methodology, findings, and recommendations for further study. The report includes community development and planning context for East and Southeast Greensboro as well as historic context for the study area, placing the development of African American residential neighborhoods within the broader historic context of mid-twentieth-century Greensboro. Finally, the report provides architectural context, including both an examination of the historic architecture within the study area as well as the work of notable African American architects and builders. The consultant presented the findings of the survey at a public information meeting in Greensboro.

### **Study List Recommendations**

Included within the survey report is a list of properties considered by the consultant to be eligible for listing in the National Register of Historic Places, specifically those properties that appear to have notable historic and/or architectural significance and a high level of material integrity. The report explains why each property was selected. On October 8, 2020, the consultant presented these properties to the North Carolina National Register Advisory Committee, and all were approved for placement on the NCHPO National Register Study List.

### **Survey Limitations**

In mid-March 2020, the COVID-19 pandemic resulted in the abrupt statewide closure of public buildings, including libraries and other research facilities. These closures, together with social distancing mandates, made follow-up research and fieldwork impossible. While the majority of the research and fieldwork had already been completed, the pandemic did limit the ability of the consultants to collect newspaper clippings and other research materials from the Greensboro Public Library and the Greensboro Historical Museum. Social distancing requirements did not allow for in-person interviews to be conducted. However, local organizers were able to conduct phone and video interviews with several long-time residents.

Finally, the pandemic limited the ability of the consultants to take interior photographs of buildings thought to be eligible for the NC-HPO National Register Study List. The City of Greensboro issued letters to the affected property owners, requesting that they take and submit digital interior photographs to the consultant. However, photographs were obtained from the building owners of only three of the eleven potentially eligible properties.

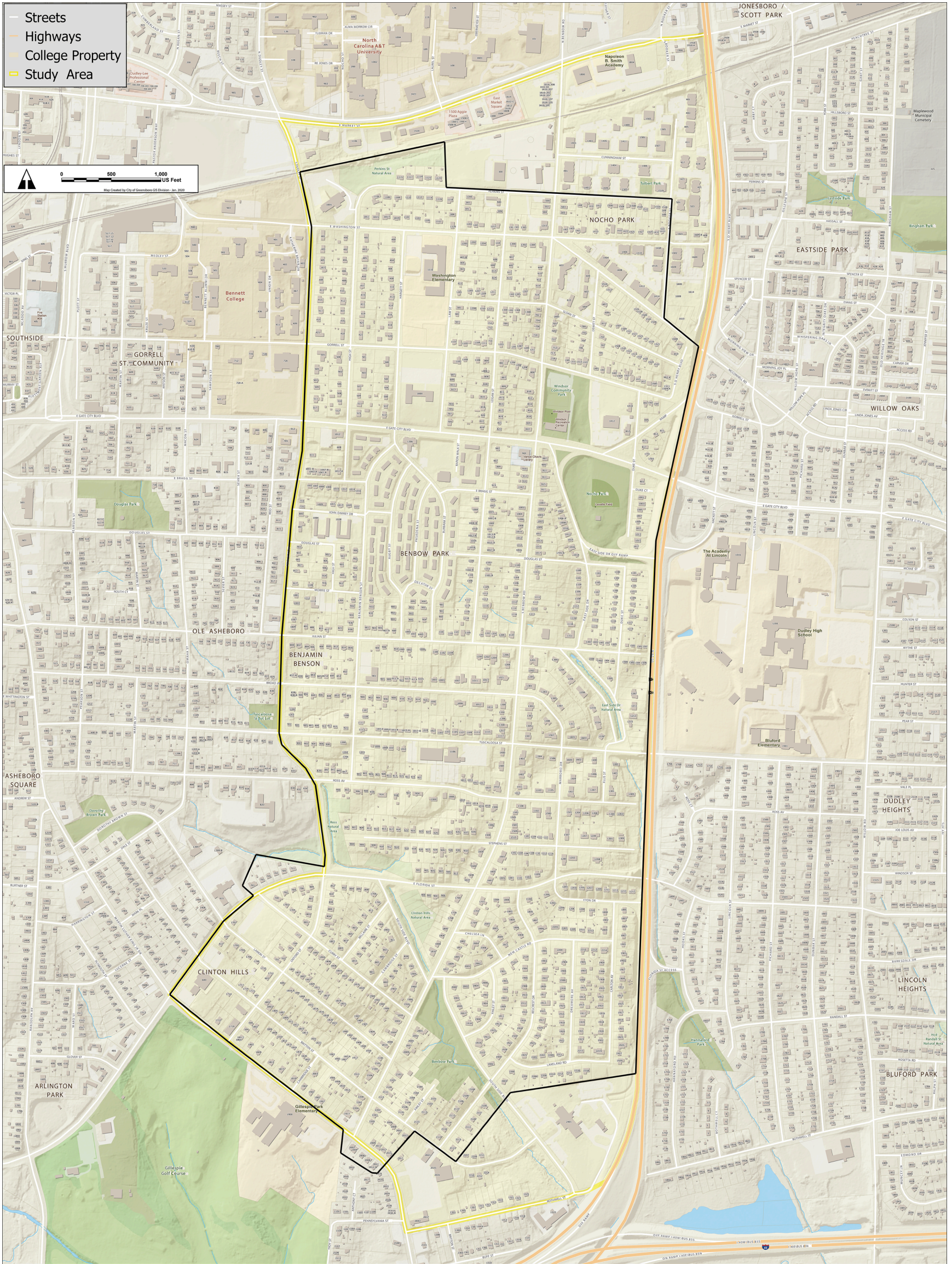


Figure 1: Map of the Study Area