

**CITY OF GREENSBORO,
NORTH CAROLINA**

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

PREPARED FOR:

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And

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1.0 Project History

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

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

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

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

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

2. 0 Scope of Work and Methodology for Phase 1-a

The scope of work for Phase 1-a included field visits to approximately 1,377 properties originally surveyed by Ms. Dalton in 1989-90 (Appendix C). It is important to note that Ms. Dalton's survey was a reconnaissance one and she did not comprehensively survey any of Greensboro's neighborhoods. Streets within neighborhoods were selected randomly for survey, and not all streets in a given neighborhood or area were examined. Not all properties, or even all historic properties, on a given street were recorded. Properties recorded by Ms. Dalton reflect a sampling of buildings within each neighborhood.

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

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

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

In addition to the 1,377 properties discussed above, another forty buildings and neighborhoods dating from the mid-twentieth century were identified for more in-depth study in a future phase of work. The City GIS Department produced a map showing parcels shaded according to construction date. The map was very useful in identifying the locations of mid-century neighborhoods. Mid-century resources were identified during the course of the survey update as well as during one field day when Benjamin Briggs accompanied Circa staff on a windshield survey of the city. Each of these properties was photographed and assigned a unique survey site number. Circa created an accompanying list that includes a survey site number, the resource's name and address, and a very brief description (Appendix E).

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

2.1 Survey Products

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

Database

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

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

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

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

Paper Files

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

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

Maps

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

Photographs

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

GF 3000_G boro_109 Beverly_1-07_ET.j pg

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

GF 3000_G boro_109 Beverly_1-07_ET(2).jpg

A few categories of photographs deviate from the above labeling system. In some cases, overall views of streetscapes or parks that do not depict a specific property were taken. Overall images are labeled as such but were not assigned a survey site number. (Example: G boro_Pi necrest streetscape_2-07_ET.j pg). As discussed previously, some post-1950 properties were photographed, but in the end were not assigned survey site numbers and not entered into the database. For photo labeling purposes, these properties use a temporary survey site number of GF 0000 (Example: G F 0000_G boro_811 G regory_4-07_ET.j pg.). These post-1950 properties can be reassigned permanent survey site numbers during a subsequent phase of the survey update focusing on architecture of the second half of the 20th century.

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

3.0 Neighborhoods and Themes

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

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

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

4.0 Summary of Survey Findings

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

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

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

Medium Priority: Lindley Park, Nocho Park

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

Low Priority: Glenwood, North Dudley, Downtown

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

4.1 Demolitions

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

5.0 Suggestions for Phase 1-b

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

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

Below are several possible scopes for Phase 1-b.

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

Option 2: Comprehensively survey high priority neighborhoods.

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

5.1 Suggestions for future survey themes

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

Public Schools

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

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

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

Post-Urban Renewal African American Churches

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

Architecture of North Carolina Agricultural and Technical State University

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

6.0 Thanks and Acknowledgements

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

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

7.0 Neighborhood Synopses

DUDLEY STREET

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

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

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

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

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

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

Recommendations for future survey work: Low priority

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

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

DOWNTOWN

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

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

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

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

Recommendations: Low priority

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

GLENWOOD

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

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

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

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

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

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

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

Recommendations for future survey work: Low Priority.

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

STARMOUNT FOREST

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

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

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

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

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

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

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

SUNSET HILLS AND COLLEGE PARK

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

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

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

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

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

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

Recommendations for future survey work: Medium Priority.

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

WESTERWOOD AND WEST MARKET TERRACE

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

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

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

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

Recommendations for future survey work: High priority

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

LINDLEY PARK

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

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

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

General Description:

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

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

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

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

Recommendations for future survey work: Medium priority.

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

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

NOCHO PARK

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

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

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

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

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

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

Recommendations for future survey work: Medium priority.

The history of Nocho Park is an integral chapter in Greensboro's development. A better understanding of the neighborhood could be gained with additional survey work, although comprehensive survey is not likely to result in the identification of a large National Register district due integrity issues and incompatible infill

development. Significant individual buildings should be identified and considered for National Register listing or local protection.

Appendix A
List of Greensboro's National Register
Properties

Guilford County NR in Greensboro

<i>SSN</i>	<i>Property Name and Address</i>	<i>Town</i>	<i>List Date</i>
GF 198	A&T College of N.C. Historic District E. side Dudley St. between Bluford St. and Headen Dr.	Greensboro	10/20/1988
GF1 131	Bennett College Historic District	Greensboro	4/3/1992
GF 1	Blandwood 447 East Washington Street	Greensboro	4/17/1970
GF3118	Buffalo Presbyterian Church and Cemetery 806 16th Street	Greensboro	9/16/2002
GF 2	Bumpass-Troy House 114 S. Mendenhall Street	Greensboro	12/6/1977
GF 20	Central Fire Station (OVERBUILT?) 318 N. Greene Street	Greensboro	4/25/1980
GF1248	College Hill Historic District W. Friendly, S. Spring, Fremman Mill Rd, W. Lee, Tate	Greensboro	11/4/1993
GF 38	Dixon-Leftwich-Murphy House 507 Church St.	Greensboro	9/23/1982
GF3262	Downtown Greensboro Hist. Dist.-add doc along Elm Street	Greensboro	7/2/2004
GF3262	Downtown Greensboro Historic District along Elm Street	Greensboro	6/17/1982
GF 178	First Presbyterian Church 220 Church Street	Greensboro	4/25/1985
GF1 130	Fisher Park Historic District Bessemer & Fisher Ave, Wharton & Church Sts	Greensboro	1/22/1992
GF3251	Fisher Park Historic District Boundary Expansion 507 N. Church Street	Greensboro	9/12/1996
GF 3	Founders Hall, Guilford College REMOVED? 5800 West Freindly Avenue, Guilford College Campus	Greensboro	3/14/1973
GF 4	Green Hill Cemetery Gatekeeper's House 700 Battleground Ave.	Greensboro	5/29/1979
GF 178	Greensboro Historical Museum (First Presbyterian Church) 130 Summit Ave.	Greensboro	4/25/1985

<i>SSN</i>	<i>Property Name and Address</i>	<i>Town</i>	<i>List Date</i>
GF 610	Greensboro Senior High School 801 Westover Terrace (W side b/t Parkway & Campus)	Greensboro	9/7/2005
	Guilford College Historic District 5800 W. Friendly Avenue	Greensboro	6/21/1990
GF1 149	Guilford College Historic District-bou. redu. 5800 West Friendly Avenue	Greensboro	6/27/2001
GF 19	Hillside (Julian Price House) 301 Fisher Park Circle	Greensboro	2/1/1980
GF1252	Hoskins House Historic District SE. corner New Garden Rd. and US 220	Greensboro	3/15/1988
GF 204	Irving Park Historic District Bnd by Country Club Dr., Woodland Dr., and N. Elm St.	Greensboro	2/21/1995
GF 11	Jefferson Standard Building NW. corner Elm and Market St. Kimrey-Haworth House 5307 W. Friendly Ave.	Greensboro	5/28/1975
GF 40	Latham-Baker House 412 Fisher Park Circle	Greensboro	3/14/1991
GF1 134	Lyndon Street Townhouses 195-201 Lyndon Street	Greensboro	12/11/1982
	Revolution Cotton Mills Bounded roughly by Ynyvle St, 9th St, S. RR, & N Buff. Ck South Greensboro Historic District	Greensboro	4/3/1992
		Greensboro	3/1/1984
		Greensboro	12/20/1991
GF1 267	Summit Avenue Historic District CHestnut, E Bessemer, Dewey & Park Sts	Greensboro	8/5/1993
GF1249	Union Cemetery S. Elm, E. Whittington, & Arlington Streets	Greensboro	10/21/1993
GF 18	Wafco Mills 801 McGee Street	Greensboro	5/30/1979
GF 86	West Market Street Methodist Church 302 W. Market St.	Greensboro	12/19/1985
GF1 138	White Oak New Town Historic District	Greensboro	4/3/1992
GF 375	World War Memorial Stadium 510 Yanceyville St.	Greensboro	4/12/2001

<i>SSN</i>	<i>Property Name and Address</i>	<i>Town</i>	<i>List Date</i>
GF1 135	(former) Charles D. McIver School 617 W. Lee Street	Greensboro	4/3/1992
GF1 132	(former) East White Oak School 1801 Tenth Street	Greensboro	4/21/1992
GF 5	(former) Guilford County Courthouse 258 N. Main St.	Greensboro	5/10/1979
GF1 137	(former) L. Richardson Memorial Hospital 603 S. Benbow Street	Greensboro	4/3/1992
GF1 136	(former) Pomona High School 2201 Spring Garden Street	Greensboro	1/25/1995
GF 9	Charles H. Ireland House 602 West Friendly Ave.	Greensboro	5/29/1979
	David Caldwell Log College Site (Archaeology) Between Cornwallis Dr., Hobbs Rd., and Holden Rd.	Greensboro	1/13/1982
GF 165	Dr. David P. Weir House (Greensboro Women's Club Clubhouse) 223 N. Edgeworth St.	Greensboro	7/12/1984
GF1133	Edward J. Forney House 1402 Spring Garden Street	Greensboro	4/21/1992
GF 175	Hardin Thomas Martin House 204 N. Mendenhall Street	Greensboro	12/19/1985
GF1398	James B. Dudley High School and Gymnasium 1200 Lincoln Street (E side @ S end)	Greensboro	4/11/2003
GF 171	John Marion Galloway House 1007 N. Elm St.	Greensboro	7/21/1983
GF 24	Julius I. Foust Building 1000 W. Spring Garden St. at Campus Drive	Greensboro	9/11/1980
GF 16	Michael Sherwood House 426 W. Friendly Ave.	Greensboro	1/31/1978
GF 366	Sigmund Sternberger House 712 Summit Avenue	Greensboro	4/16/1993
GF 7	Stephen Gardner House 5003 Wiley Davis Road (SR1 383)	Greensboro	10/15/1974
GF 174	William Fields House 447 Arlington St.	Greensboro	12/5/1985

Appendix B
Qualifications of Circa, Inc. Staff



CIRCA TEAM PROFILE

Circa, Inc. is a cultural resources consulting firm located in Raleigh, North Carolina, and working in the southeastern and mid-Atlantic regions. Circa specializes in Historic Architecture Surveys, National Register Nominations, Preservation Planning, and NEPA/Section 106 Compliance. The cultural resource professionals of Circa have over thirty years of experience identifying and evaluating cultural resources. Circa has conducted architectural surveys in North Carolina, South Carolina and Virginia. All of our professional staff meet the Secretary of the Interior's Professional Qualification Standards for Architectural History.

Resumes of key personnel are attached.



Ellen Turco

Principal and Architectural Historian

Education

M.A in Public History,
1995, North Carolina State
University

BA in Philosophy, 1992,
Eckerd College, St.
Petersburg, FL

**Professional
Qualifications**

Secretary of the Interior's
Standards for Architectural
History

Work History

2001-present Owner,
Circa, Inc.

1999-2001, Wake County
Planning Department

1995-1999, NC State
Historic Preservation Office

KEY PROJECTS

FAYETTEVILLE ROAD CORRIDOR CULTURAL RESOURCES SURVEY, RALEIGH, NC: Served as Principal Investigator/Architecture for historic resource survey of the Fayetteville and Penmarc Road corridors. This project included the survey and evaluation of individual properties, a cemetery, a school, a mill village and a 1930s water treatment plant. Potential effects of the road improvements on historic resources were addressed in the report.

ROANOKE PARK AND VANGUARD PARK NATIONAL REGISTER NOMINATIONS, RALEIGH, NC: Prepared National Register nominations for two historic district containing nearly 500 early twentieth-century resources including dwellings, parks and streets. Informational public meetings were held throughout the course of this year-long project.

TOWN OF SUFFOLK SURVEY UPDATE, SUFFOLK, VIRGINIA: The scope of this state-funded project was to survey, record and evaluate approximately 180 structures. This project focused on African American resources. Two National Register historic district boundary expansion reports were successfully completed.

PINEHURST HISTORIC RESOURCE SURVEY, PINEHURST, NC. This large-scale survey included residences, commercial, institutional and industrial buildings, golf courses and the overall resort landscape. The survey and our subsequent recommendations form the basis for the locally-zoned historic district boundary. A historic resource database was developed as part of this project.

TRIANGLE TRANSIT AUTHORITY REGIONAL RAIL MITIGATION, WAKE, ORANGE AND DURHAM COUNTIES: Met with TTA, prime contractor, local governments and community groups to develop ways to avoid or mitigate damaging effects of the rail project on historic properties and neighborhoods.

RELATED EXPERIENCE

Ms. Turco serves on the Board of Directors of the American Cultural Resources Association. Locally, she is a member Capital Area Preservation's Endangered Properties Committee.



April A. Montgomery, aicp
Principal and Preservation Planner

Education

M.A in Urban and Regional Planning, 1997, University of Florida

BA in History, 1995, Florida State University

Professional Qualifications

- American Institute of Certified Planners
- Secretary of the Interior's Standards for Architectural History

Work History

2001-present Owner, Circa, Inc.

1999-2001 NC State Historic Preservation Office

1997-99 Metropolitan Davidson County Planning Commission, Nashville, TN

PROFESSIONAL SERVICES CONTRACTS

RALEIGH HISTORIC DISTRICTS COMMISSION: Provided on-call staff support to the Raleigh Historic Districts Commission since 2001. Duties include: Certificate of Appropriateness review, design assistance to property owners, and staffing of commission meetings.

VILLAGE OF PINEHURST: Assisted with the development of design guidelines, the content and implementation of the local historic preservation ordinance, and the establishment of the preservation commission. Circa conducted several training sessions for the staff and commission and also attends public hearings to answer questions from the public.

CITY OF DURHAM, CITY OF RALEIGH AND WAKE COUNTY COMMUNITY DEVELOPMENT DEPARTMENTS: Circa has ongoing contracts with these local governments to provide federal Section 106 compliance for their Community Development Block Grant programs. Duties include the development of rehabilitation plans that meet the Secretary of the Interior's Standards for Rehabilitation, Programmatic Agreement and Memorandum of Agreement preparation, identification of National Register-eligible districts and properties, conducting staff training workshops, and annual reporting

to state and federal agencies.

KEY PROJECTS

WAKESTONE HISTORIC LANDSCAPE INVESTIGATION: Identification and evaluation of historic garden and landscape features at the Josephus Daniels House, a National Historic Landmark in Raleigh, NC.

GEORGETOWN SURVEY UPDATE, GEORGETOWN, SC: Served as Principal Investigator on a survey of 200 properties in Georgetown, SC. This survey focused on African American resources and was completed with a grant from the SC State Historic Preservation Office. The project included historical background research, historic context development, completion of SC survey forms, and the evaluation of properties using National Park Service standards.

RELATED EXPERIENCE: Ms. Montgomery serves on the Lee County Parks and Recreation Commission and is a board member of the Lee County Arts Council.



Debbie Bevin
Architectural Historian

Education

M.A in Historic Preservation, 1993 Georgia State University

BA in Architectural History, 1988, University of Virginia

Professional Qualifications

Secretary of the Interior's Standards for Architectural History

Work History

2003-present, Circa, Inc.

1994-1999, NC State Historic Preservation Office, Raleigh, NC

1993-1994, Historic Oak View, Wake County, NC

1989-1993, Georgia Trust for Historic Preservation, Atlanta, GA

1988-1999, National Register of Historic Places, Washington, DC

KEY PROJECTS

TELECOMMUNICATIONS TOWERS: Conduct cultural resource investigations required by NEPA, Section 106, and the FCC's Nationwide Programmatic Agreement for the construction of telecommunications towers throughout North Carolina, South Carolina and Virginia.

PITTSBORO BYPASS, CHATHAM COUNTY, NC: Served as principal investigator for NCDOT's proposed US 15-501 bypass of Pittsboro. Conducted Phase I survey of approximately 450 resources within the project area and provided preliminary determinations of National Register eligibility.

I-85 IMPROVEMENTS, CABARRUS & ROWAN COUNTIES, NC: Served as principal investigator for NCDOT's proposed improvements to I-85. Conducted Phase II survey of approximately 100 resources within the project area, including intensive evaluation for National Register eligibility.

RAIL SAFETY PROJECTS: Served as principal investigator for evaluation of NCDOT's proposed rail crossing improvements for the years 2004-2006. Identified historic properties potentially affected by improvements to 300 rail crossings.

CIRCA, INC. PROJECT MANAGEMENT & ADMINISTRATION

Provide administrative support and project management on Circa projects. Responsibilities include contract administration, financial management, and scheduling, as well as corporate marketing and communications.

RELATED EXPERIENCE

Ms. Bevin has served on the Town of Carrboro's Appearance Commission and Neighborhood Preservation District Commission.

Appendix C
List of Survey Site Numbers Assigned During
Phase I-a

Greensboro Inventory Update

Survey Site Numbers

Survey site #s	Old SS #	House #	Name	Street	Neighborhood	# of props	Notes
GF 3300-3307	GF 958			Beverly Place	Starmount	7	
GF 3308-3321	GF 960	100		100 East Avondale Drive	Starmount	13	
GF 3335-3341	GF 962	3300-3704		3300-3704 Starmount Drive	Starmount	6	
GF 3325-3334	GF 959	103-117		103 - 117 Homewood	Starmount	9	
GF 3342-3356	GF 961	102-215		102 - 215 West Avondale Drive	Starmount	14	
GF 3357-3361	GF 998	106-112		106-112 Arden Place	College Park	5	
GF 3360	GF 382	111	Boren House	111 Arden Place	College Park		
GF 3362-3391	GF 977	106-305		106-305 Kensington Rd.	Sunset Hills	28	
GF 3394-3426	GF 978	1703-2206		1703-2206 Madison Ave.	Sunset Hills	31	
GF 3403	GF 723	1801		1801 Madison Ave	Sunset Hills		
GF 3408	GF 724	1812		1812 Madison Ave	Sunset Hills		
GF 3414	GF 617	1902	Hanes House	1902 Madison Ave	Sunset Hills	1	
GF 3421	GF	2005		2005 Madison Ave	Sunset Hills	1	
GF 3427-3441	GF 1268	202-408		Mayflower Drive	College Park	14	
GF 3442	GF 732	305		Mayflower Drive	College Park	1	
GF 3443-3477	GF 968	103-309		S. Tremont Drive	Sunset Hills	34	
GF 3478-3485	GF 970	109-405		S. Elam Ave	Sunset Hills	7	
GF 3486-3510	GF 984	2401 -2516		Sylvan Rd.	Sunset Hills	25	
GF 3511-3522	GF 982	103-405		N. Ridgeway Dr.	Sunset Hills	12	
GF 201	GF 1599	210		N. Ridgeway Drive	Sunset Hills	1	
GF 3523-3530	GF 980	2202-2220		Pinecrest Rd.	Sunset Hills	8	
GF 3531-3557	GF 983	1707-21 09		Rolling Rd.	Sunset Hills	26	
GF 3558	GF 728	2104		Rolling Rd.	Sunset Hills	1	
GF 3559	GF 727	1819		Rolling Rd.	Sunset Hills	1	
GF 3560-3568	GF 985	301-311		N. Tremont St.	Sunset Hills	9	
GF 3569-3577	GF 981	403-431		W. Radiance Dr.	Sunset Hills	9	
GF 3573	GF 726	417		W. Radiance	Sunset Hills		
GF 3578-3592	GF 971	1703-2405		W. Friendly Ave	Sunset Hills	16	
GF 3593-3595	GF 979	2002, 2100, 2102		W. Market St.	Sunset Hills	3	
GF 3596-3608	GF 1273	2711-2619		Camden Rd	Lindley Park	13	
GF 3602	GF 1451	2700		Camden/Lindley School	Lindley Park		
GF 3599	GF 735	2705		Camden Rd.	Lindley Park		
GF 3609-3628	GF 1272	2604-2632		Beechwood St.	Lindley Park	20	
GF 3629-3638	GF 1274	3005-3017		Collier Drive	Lindley Park	10	
GF 3639-3651	GF 999	104-410		S. Aycock St.	College Park	13	
GF 3652-3688	GF 969	106-413		S. Chapman St.	Sunset Hills	37	
Survey site #s	Old SS #	House #	Name	Street	Neighborhood	# of props	Notes

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Survey Site Numbers

GF 3689-3706	GF 967	2403-2510		Camden Rd.	Sunset Hills	18	
GF 3707-3710	GF 968	300-308		N. Chapman St.	Sunset Hills	4	
GF 3711	GF 753	105		Adams St.	Westerwood	1	
GF 3712	GF 754	112		Adams St.	Westerwood	1	
GF 371 3-3714	GF 1294	206, 218		Adams St.	Westerwood	2	
GF 371 5-3747	GF 1295	600-1009		Courtland St.	Westerwood	33	
GF 3717	GF 1296	606		Courtland St.	Westerwood	1	
GF 3748-3753	GF 1297	306, 404-410, 417		Crestland Ave	Westerwood	6	
GF 3900-3907	GF 974	103-411		W. Greenway Dr N.	Sunset Hills	8	
GF 3900	GF 1630	303	Preddy Hse	W. Greenway Dr. N	Sunset Hills		
GF 3901	GF 975	201		W. Greenway Dr. N	Sunset Hills		
GF 3902	GF 975	103		W. Greenway Dr. N	Sunset Hills		
GF 3908-3916	GF 976	106-304		W. Greenway Dr. S	Sunset Hills	9	
GF 391 7-3918	GF 973	107-109		E. Greenway Dr. S.	Sunset Hills		
GF 391 9-3927	GF 972	200-404		E. Greenway Dr. N	Sunset Hills	9	
GF 3928-3960	GF 1275	812-110		S. Elam Ave	Lindley Park	32	
GF 3929	GF 737	808		S. Elam Ave	Lindley Park		
GF 3930	GF 736	806		S. Elam Ave	Lindley Park		
GF 3961-31 69	GF 1276	800-814		Howard St.	Lindley Park	8	
GF 3970-4037	GF 1280	104-709		Northridge St.	Lindley Park	67	
GF 4005	GF 739	802		Northridge St.	Lindley Park		
GF 4006	GF 740	808		Northridge St.	Lindley Park		
GF 4038-4041	GF 1277	801, 809, 601, 509		S. Lindell Rd.	Lindley Park	4	
GF 4042-4052	GF 1279	909-707		Longview St.	Lindley Park	10	
GF 4052	GF 738	707		Longview St.	Lindley Park		
GF 4053-4063	GF 1278	600-61 0, 704, 906, 912		Longview St.	Lindley Park	10	
GF 4064-4087	GF 1281	409-807		Scott Ave.	Lindley Park	23	
GF 4068	GF 741	639		Scott Ave.	Lindley Park	1	
GF 4088	GF 583		Lindley Park Gates	Spring Garden St.	Lindley Park	1	
GF 4089-4090	GF 1282	406, 408		Sherill St.	Lindley Park	2	
GF 4091-4099	GF 1285	2600-2614		Springwood Dr.	Lindley Park	9	
GF 41 00-41 31	GF 1283	2204-2809		Sherwood St.	Lindley Park	31	
GF 4132	GF 743	2214		Spring Garden St.	Lindley Park	1	
GF 4133	GF 744	2400		Spring Garden St.	Lindley Park	1	
GF 41 34-41 36	GF 1284	2602, 251 6-2514		Spring Garden St.	Lindley Park	3	
GF 4137-4161	GF 591	810-1411		S. Aycock St.	Glenwood	25	
Survey site #s	Old SS #	House #	Name	Street	Neighborhood	# of props	Notes
GF 4140	?	1010		S. Aycock St.	Glenwood		

Greensboro Inventory Update

Survey Site Numbers

GF 4141	GF 699	1012		S. Aycock St.	Glenwood		
GF 41 62-41 68	GF 926	918-1404		Portland St.	Glenwood	7	
GF 41 69-41 79	GF 924	835-1203		McCormick St.	Glenwood	11	
GF 41 80-41 81	GF 923	1310, 1316		Marion St.	Glenwood	2	
GF 41 82-41 87	GF 925	1004-1 317		Oak St.	Glenwood	6	
GF 4188-4206	GF 914	809-1111		Glenwood Ave.	Glenwood	19	
GF 4207-4232	GF 915	814-1418		Glenwood Ave.	Glenwood	26	
GF 4225	GF 701	1118		Glenwood Ave.	Glenwood		
GF 4233-4264	GF 921	710-1118		Lexington Ave.	Glenwood	32	
GF 4237	GF 704	808		Lexington Ave.	Glenwood		
GF 4257	GF 705	1104		Lexington Ave.	Glenwood		
GF 4265-4283	GF 922	805-1201		Lexington Ave.	Glenwood	19	
GF 4284-4287	GF 700	71 0-722		Dick St.	Glenwood	4	
GF 4288-4309	GF 911	706-926		Dillard St.	Glenwood	7	4297 not assigned
GF 431 0-4323	GF 910	707-917		Dillard St.	Glenwood	14	
GF 4324-4332	GF 917	808-1011		Haywood St.	Glenwood	9	
GF 4333-4366	GF 916	805-1224		Gregory St.	Glenwood	34	
GF 4338	GF 702	812		Gregory St	Glenwood	1	
GF 4354	GF 702	1123		Gregory St.	Glenwood	1	
GF 4367-4379	GF 919	710-1108		Highland Ave.	Glenwood	13	
GF 4380-4384	GF 920	805-1215		Highland Ave.	Glenwood	5	
GF 4385-4399	GF 928	711-903		Silver Ave.	Glenwood	15	
GF 4400-4414	GF 929	702-1006		Silver Ave.	Glenwood	15	
GF 4415-4421	GF 927	810-1108		Richardson St.	Glenwood	7	
GF 4422-4442	GF 930	706-1019		Union St.	Glenwood	21	
GF 4443-4446	GF 918	802, 811, 921, 1008		Hertford St.	Glenwood	4	
GF 4447-4463	GF 913	1001-1313		W. Florida Ave.	Glenwood	17	
GF 4464-4480	GF 912	902-1412		W. Florida Ave.	Glenwood	17	
GF 4481	GF 2000	1210		S. Eugene St.	downtown	1	
GF4482	GF 1573	816	North State Milling	S. Elm		1	
GF 4619	GF 890	216		N. Church St.	Downtown	2	
GF 4483	GF 2036	109	St. Benedict's	W. Smith St	Downtown	1	
GF 4484	GF 2020	124	Southern Bell Building	S. Eugene	Downtown	1	
GF 4485-4493	GF 889	21 0-410		Blandwood Ave.	Downtown	9	
GF 687	GF 687	220		Blandwood Ave.	Downtown	1	
Survey site #s	Old SS #	House #	Name	Street	Neighborhood	# of props	Notes
GF 4494-4495	GF 892	106-301		S. Church St.	Downtown	2	
	GF 890	216, 314		N. Church St.	Downtown	1	

Greensboro Inventory Update

Survey Site Numbers

GF 4496-4497	GF 578	203, 205	Gallimore & Hunt Houses	W. Greenway Drive	Sunset Hills	2	
GF 903	GF 903	306		E. Market St.	Downtown	1	
	GF 716	1503		Fairmont St.	W Market Terrace	1	
GF 4498-4509, 4621	GF 949	1312-1511		Fairmont St.	West Market Terrace	14	
GF 4510-4526	GF 956	1308-1511		Northfield St.	West Market Terrace	17	
GF 4513	GF 718	1405		Northfield St.	West Market Terrace		
GF 4527-4534	GF 951	400-413		Hillcrest Dr.	West Market Terrace	8	
GF 4531	?	409		Hillcrest Dr.	West Market Terrace		
GF 4535-4565		1201-1510		W. Friendly Ave.	West Market Terrace	30	
GF 4556	GF 715	1501		W. Friendly Ave.	West Market Terrace		
GF 4566-4581	GF 955	1200-1510		W. Market St.	West Market Terrace	16	
GF 4581	GF 385	1510	Boyles House	W. Market St.	West Market Terrace		
GF 4580	GF 1581	1506	Woodward House	W. Market St.	West Market Terrace		
GF 4582-4588	GF 855	609-1007		Bennett St.	Nocho Park	7	
GF 4589-4598	GF 860	506-817		Logan St.	Nocho Park	10	
GF 4599-4608	GF 859	303-707		Law St.	Nocho Park	9	
GF 4609-4620	GF 854	501 -822		S. Benbow Rd.	Nocho Park	12	
GF 4621-4631	GF 858	1102-1211		Gorrell St.	Nocho Park	11	
GF 4632-4639	GF 863	1201 -1 308		Sloan St.	Nocho Park	8	
GF 4640-4649	GF 861	1511-2008		McConnell Rd.	Nocho Park	10	
GF 4650-4652	GF 856	513-709		S. Booker St.	Nocho Park	3	
GF 4653-4654	GF 862	1504 , 1508		Perkins St.	Nocho Park	2	
GF 4655-4663	GF 874	161 -423		N. Dudley St.	N. Dudley	9	
GF 4664-4674	GF 872	903-1015		Bluford St.	N Dudley	11	
GF 4675-4692	GF 871	223-504		Beech St.	N Dudley	18	
GF 4693-4710	GF 870	403-504		Banks St.	N Dudley	18	
GF 4711-4729	GF 879	400-508		Stewart St.	N Dudley	19	
GF 4723	GF 682	429		Stewart St.	N Dudley		
GF 4729	GF 683	508		Stewart St.	N Dudley		
GF 4730-4759	GF 873	400-516		Boyd St.	N Dudley	30	
GF 4760-4762	GF 877	21 0-318		Regan St.	N Dudley	3	
GF 4763-4767	GF 878	1006-1 206		Salem St.	N Dudley	5	
GF 4763	GF 681	1006		Salem St.	N Dudley		
GF 4767		1901		Madison	Sunset Hills	1	

Greensboro Inventory Update

Survey Site Numbers

Survey site #s	Old SS #	House #	Name	Street	Neighborhood	# of props	Notes
GF 4768-4814				Lee and Patterson	Lee St Corridor	46	
GF 4850-4880				Mid Century Properties	City-wide	30	
					TOTAL	1371	

Appendix D
List of Demolished Properties

Greensboro Survey Update

Demolished Properties

Name	Old SS #	House #	Street	Location	Neighborhood	# of Props	Notes
	GF 911	706	Dillard St.		Glenwood	1	vacant lot
	GF 910	711	Dillard St.		Glenwood	1	vacant lot
		1105	Gregory St.		Glenwood	1	vacant lot
		914	Gregory St.		Glenwood	1	vacant lot
	GF 911	818	Dillard St.		Glenwood	1	new house
	GF 919	812	Highland		Glenwood	1	vacant lot
	GF 920	905	Highland		Glenwood	1	vacant lot
	GF 920	907	Highland		Glenwood	1	vacant lot
	GF 928	807	Silver		Glenwood	1	vacant lot
	GF 706	918	Union st.		Glenwood	1	vacant lot
	GF 930	909	Union st.		Glenwood	1	new house
	GF 930	918	Union st.		Glenwood	1	
Cape Fear Manufacturing	GF 427			E. side Eugene St. opposite Doak St		1	now Salvation Amy
Phipps Hardware Co.	GF 1603	219	N. Elm		downtown	1	
Greensboro Bus Station	GF 600			NE corner Friendly and Eugene Sts.	downtown	1	
	GF 688	305	Blandwood Ave.		downtown	1	new construction
American Federal Savings Loans	GF 237	701	E. Market			1	new building
	GF 889	305	Blandwood Ave.		downtown	1	
	GF 892	106	S. Church St.		downtown	1	
	GF 890	314	N. Church St.		Downtown	1	216 and 314 were in same file (GF 890) 216 still standing
	GF 891	308	N. Church St.		downtown	1	new Gate City car dealership there now
	GF 891	312	N. Church St.		Glenwood	1	gone? Could not find for certain
	GF 952	504-520	Jefferson St.		W. Market Terr.		UNCG Soccer Stadium
	GF 954	510, 512	Kenilworth St.		College Hill	2	UNCG Soccer Stadium
	GF 953	531-503	Jefferson St.		W. Market Terr.	20	UNCG Soccer Stadium
	GF 855	915	Bennett St.		Nocho Park	1	
		1001	Bennett St.		Nocho Park	1	
		1003	Bennett St.		Nocho Park	1	
		1007	Bennett St.		Nocho Park	1	
	GF 854	820	S. Benbow Rd.		Nocho Park	1	new SSN assigned (GF 4619) b/c new house there
	GF 863	1205	Sloan St.		Nocho Park	1	new SSN assigned (GF 4633) b/c new house there
	GF 861	1511/1513	McConnell Rd.		Nocho Park	1	
		1515/1517	McConnell Rd.		Nocho Park	1	
Name	Old SS #	House #	Street	Location	Neighborhood	# of Props	Notes

Greensboro Survey Update

Demolished Properties

		1516	McConnell Rd.		Nocho Park	1	
		1519/1521	McConnell Rd.		Nocho Park	1	
		1523/1525	McConnell Rd.		Nocho Park	1	
		1527/1529	McConnell Rd.		Nocho Park	1	
		1537	McConnell Rd.		Nocho Park	1	
		1541	McConnell Rd.		Nocho Park	1	
		1600	McConnell Rd.		Nocho Park	1	
		1605	McConnell Rd.		Nocho Park	1	
		1607	McConnell Rd.		Nocho Park	1	
		1609	McConnell Rd.		Nocho Park	1	
		1611	McConnell Rd.		Nocho Park	1	
		1713	McConnell Rd.		Nocho Park	1	
		1715	McConnell Rd.		Nocho Park	1	
		1717	McConnell Rd.		Nocho Park	1	
		1723	McConnell Rd.		Nocho Park	1	
		2005	McConnell Rd.		Nocho Park	1	
GF 856		513	S. Booker St.		Nocho Park	1	
		605	S. Booker St.		Nocho Park	1	
		709	S. Booker St.		Nocho Park	1	
GF 857		1501	Cunningham St.		Nocho Park	1	
		1505	Cunningham St.		Nocho Park	1	
		1509	Cunningham St.		Nocho Park	1	
GF 874		405	N Dudley		N Dudley	1	new SSN assigned (GF 4660) b/c new house there
		409	N Dudley		N Dudley	1	new SSN assigned (GF 4663) b/c new house there
		423	N Dudley		N Dudley	1	new SSN assigned (GF 4661) b/c new house there
GF 872		917	Bluford St.		N Dudley	1	new SSN assigned (GF 4673) b/c new house there
		1013	Bluford St.		N Dudley	1	new SSN assigned (GF 4665) b/c new house there
		1021-1705	Bluford St.		N Dudley	11	NC A&T
GF 870		403	Banks St.		N Dudley	1	new SSN assigned (GF 4693) b/c new house there
GF 873		405	Boyd St.		N Dudley	1	
		412	Boyd St.		N Dudley	1	
GF 876		110-126	Laurel Ave.		N Dudley	8	NC A&T
GF 878		906-910	Salem St.		N Dudley	3	
GF 743		2214	Spring Garden		Lindley Park	1	
GF 878		1206	Salem St.		N Dudley	1	new SSN assigned (GF 4767) b/c new house there
					TOTAL	106	

Appendix E
List of Mid-Century Properties Identified for
Future Survey

Greensboro Survey Update

Mid-Century Properties for Future Survey

Survey Site #	Name	Street #	Address	Neighborhood	Description	Notes
4850	Building	1403	N. Eugene	downtown	1-st brick Internat'l	
4851	Carolina Steel	1500 blk	S. Eugene	downtown	1-st brick Internat'l with metal warehouses	
4852	W. Florida Baptist Ch.		W. Florida Ave.	Glenwood	1958 brick church	
4853	Carolina Tractor	2820	S. Elm St.	downtown	1 -st, brick, 1 950s	
4854	Saunier Wilhelm Co.	2700 blk	S. Elm St.	downtown	1-st, brick, flat roof 1950s	
4855	NC A & T Campus				1 930s-1 960s college campus	
4856	Altivity Packaging	2600	E. Market	east of A&T	1 940s yellow brick blg reputedly desinged by W. Gropius (not confirmed)	
4857	Industrial Building	2500 blk	E. Market	east of A&T	3 or 4 st. brick building designed by Charles Hartman	
4858	Lorillard Tobacco	2500 blk	E. Market	east of A&T	c. 1952 yellow brick industrial building with great streamlined entry	
4859	NC Highway Patrol	2500 blk	E. Market	east of A&T	2-st, bick, flat roof with broad eaves.1950s	
4860	Washington School	1200 blk	E. Washington	Nocho Park area	c. 1950 school	
4861	W. Edward Jenkins House	1021	Broad St.	Ray Warren/Nocho Park	good brick Modernist residence of local black architect	
4862	Houses	1000-11 00blk	Broad St.	Ray Warren/Nocho Park	good 1 950s houses of A&T profs and Dudley Hosp. employees	
4863	Houses		Tuscaloosa, Eastside Dr., Julian St.	Ray Warren	upper income black professionals.	
4864	Julian Community Center	1305	Julian	Ray Warren	brick 1950s-60s community blg	
4865	Chavis Library	900	S. Benbow Rd.	Nocho Park area	1965 brick building. Roof altered?	
4866	Smith Homes		W. Florida @ Freeman Mill		1950s brick public housing complex. Roof altered.	

Greensboro Survey Update

Mid-Century Properties for Future Survey

Survey Site #	Name	Street #	Address	Neighborhood	Description	Notes
4867	Lee/Patterson industrial corridor		Lee and Patterson Sts		G'boro's 1950s industrial corridor	
4868	Water Plant	500 blk	Benjamin Parkway at Battleground		brick 1 940s H2O plant with geodesic dome	no photo
4869	Dow Corning	2419	Patterson	Lee/Patterson industrial corridor	Brick 1952 International bldg	Silly Putty made here! Call before photographing 339.547.7100
4870	Hunter Hills neighborhood		bounded by Halifax and Gentry	Hunter Hills	Brick Ranch neighborhood built bwn. 1955-60.	Neighborhood recon survey
4871	Masonic Lodge		Wendover and Holden		1950s brick Masonic home with exposed concrete frame. Landscape important too.	Intensive survey
4872	Hamilton Lakes neighborhood		roughly bounded by Friendly, Westridge and Holden		Planned neighborhood with excellent examples of 1950s and 60s dwellings. Concentration of Lowenstein houses	now referred to as Starmount this is the area west of Holden around golf course.
4873	House	3932	Starmount	Starmount/Hamilton Lakes	1st Roman brick and vertical board. Attributed to Loewenstein.	
4874	House	3707	Henderson	Starmount/Hamilton Lakes	1960s Ranch	
4875	Sternberger School		Holden Rd.		Brick 1950s school	no photo
4876	Garden Homes neighborhood		roughly bounded by Battleground, Pinedale, Edney Brudge and Gracewood	Garden Homes	1940-1 951 collection of modest, 1-st. pre-Ranch houses	Neighborhood does not merit intensive survey
4877	Parkway Baptist Church and Education Building	1411	Benjamin Parkway		Good 1950s era church with great attached Education wing utilizing just about every type of building material	

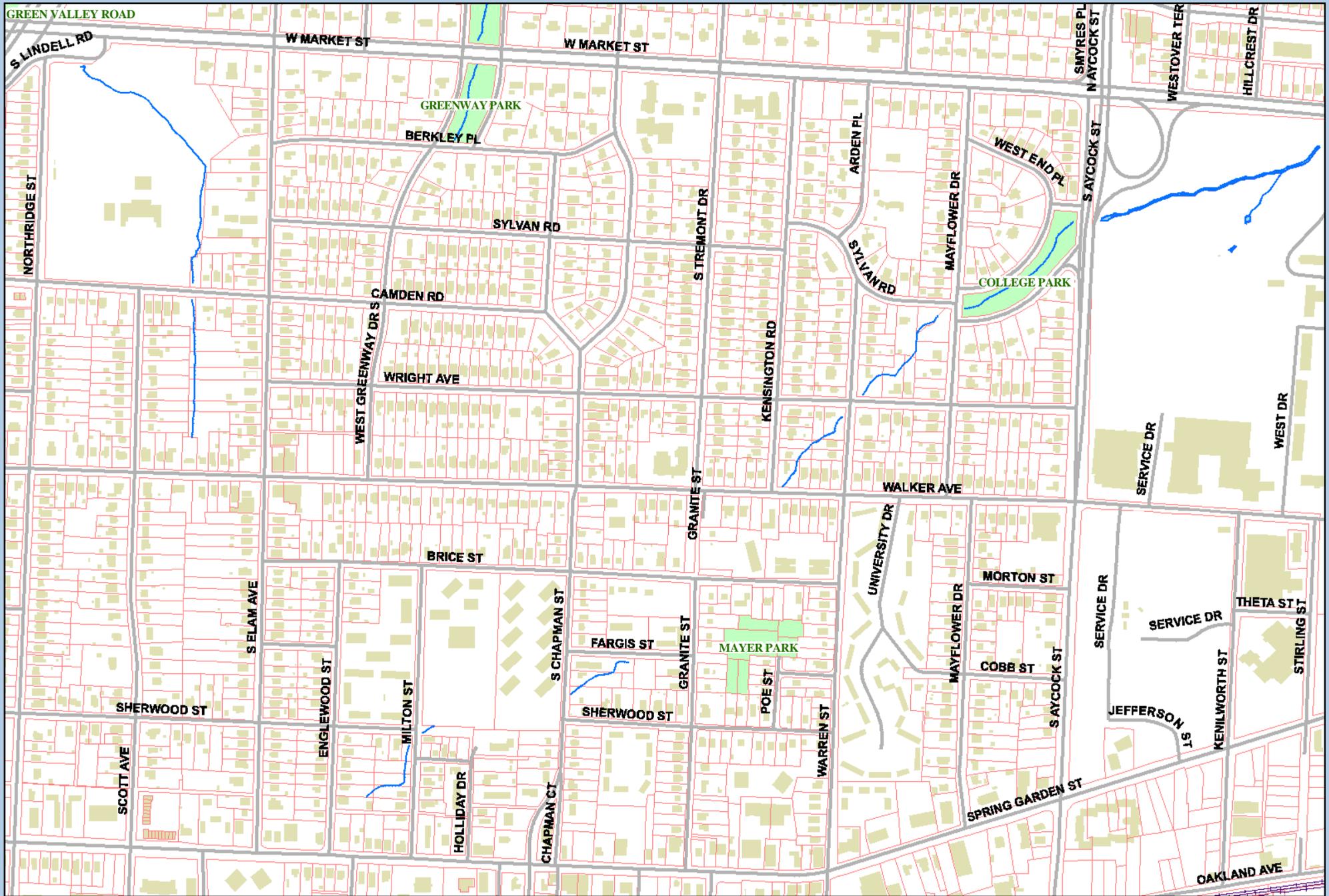
Greensboro Survey Update

Mid-Century Properties for Future Survey

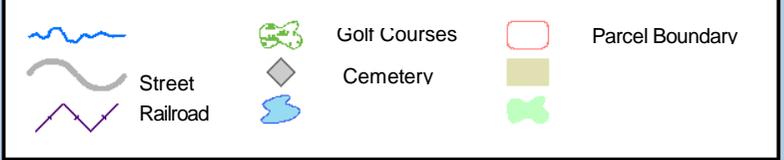
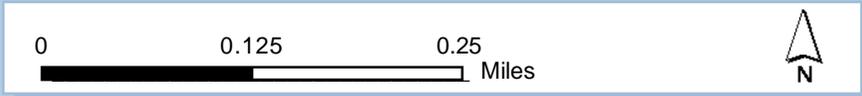
Survey Site #	Name	Street #	Address	Neighborhood	Description	Notes
4878	Guilford Hills		roughly bounded by Benjamin and Westover Ter.	Guilford Hills	1-st modest "shoe box" dwellings built in two phases btwn 1948-1 955	Neighborhood does not merit intensive survey
4879	Cornwallis Manor Apartments	2200	Cornwallis Drive		1960s stone apartment building	
4880	Lustron House	2302	Lawndale		metal clad Lustron House	
	Bertling Residence	2321	Princess Anne St.	Irving Park area	Loewestein design	
	Carter Residence	1012	Country Clud Rd	Irving Park area	Loewestein design	
	Hinsdale Residence	612	Rockford Rd	Irving Park area	Loewestein design	
	Hyman Residence	608	Kimberly Dr.	Irving Park area	Loewestein design	
	Steele Residence	601	Woodland Drive	Irving Park area	Loewestein design	This property recorded in block file for 506-815 Woodland Dr. GF 947
	Stern Residence	1804	Nottingham	Irving Park area	Loewestein design	
	Tannenbaum Residence	2904	Wynnewood Drive	Irving Park area	Loewestein design	
	Loewenstein Residence	2104	Granville Drive	Irving Park area	Loewestein design	
	Willis Residence	707	Blair	Irving Park area	Loewestein design	

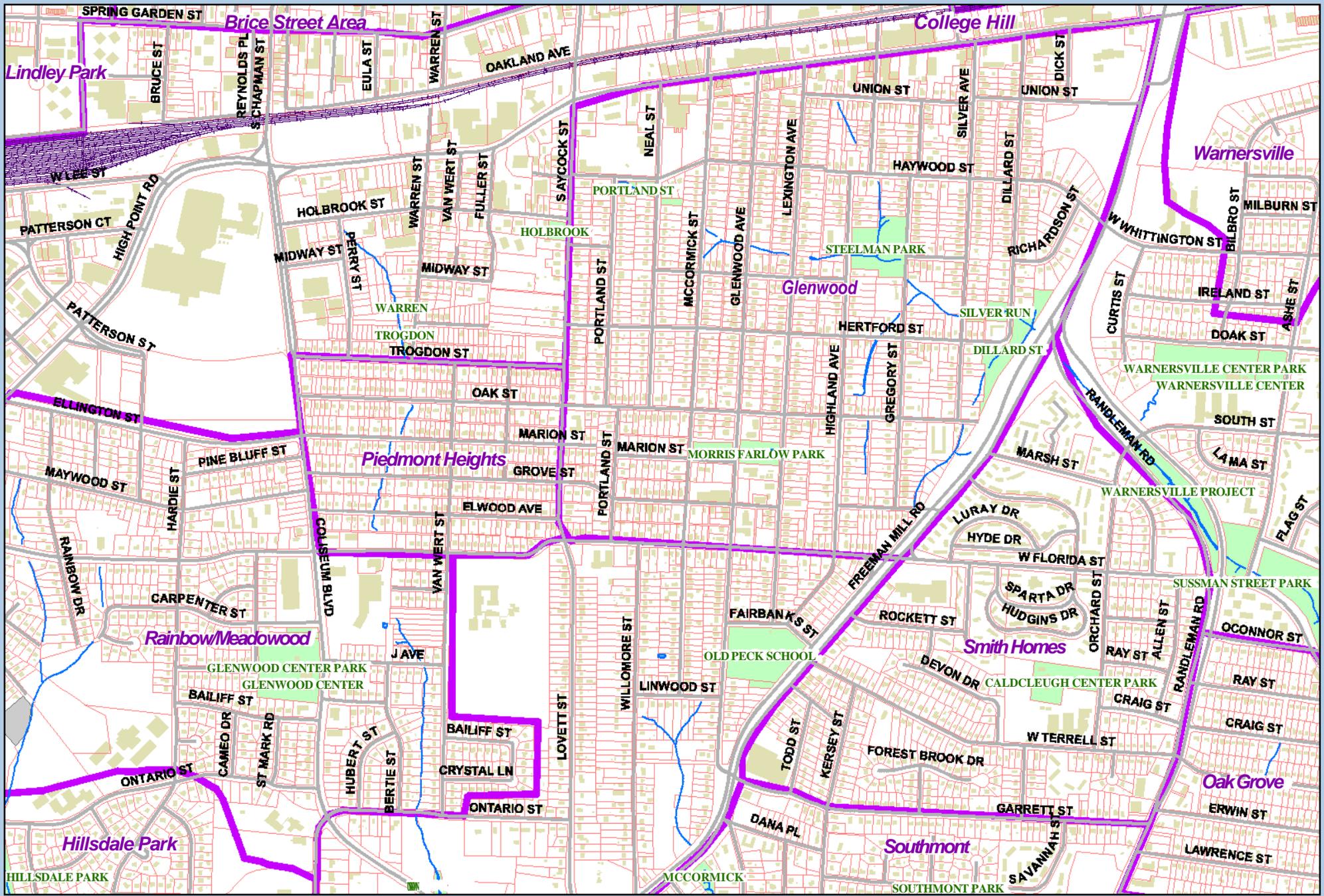
Appendix F

Neighborhood Maps

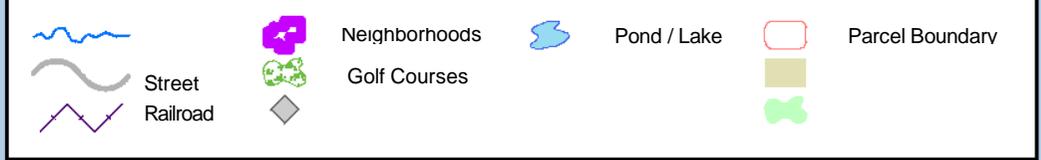


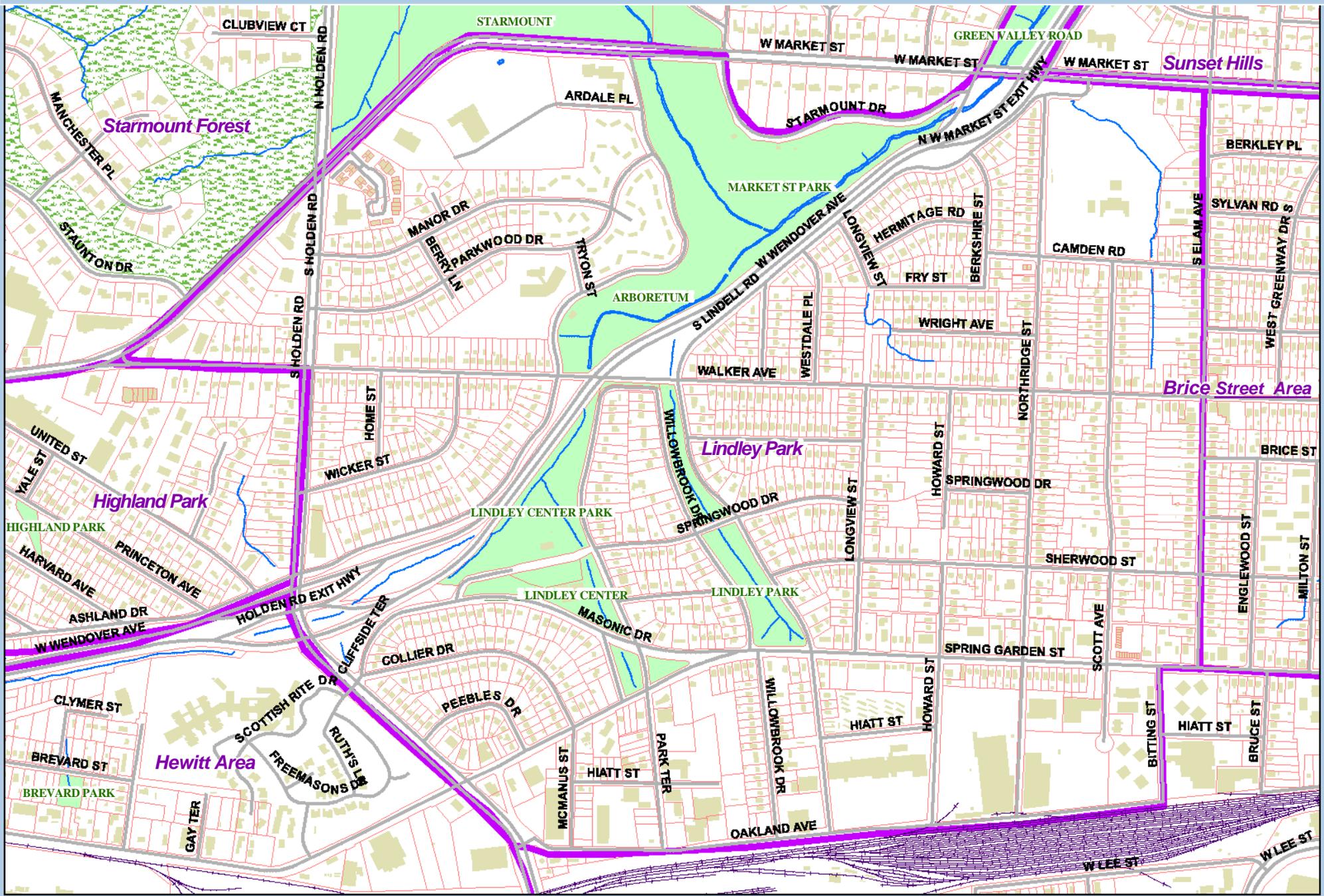
College Park Neighborhood



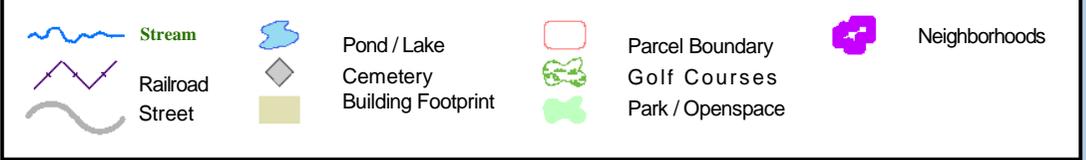


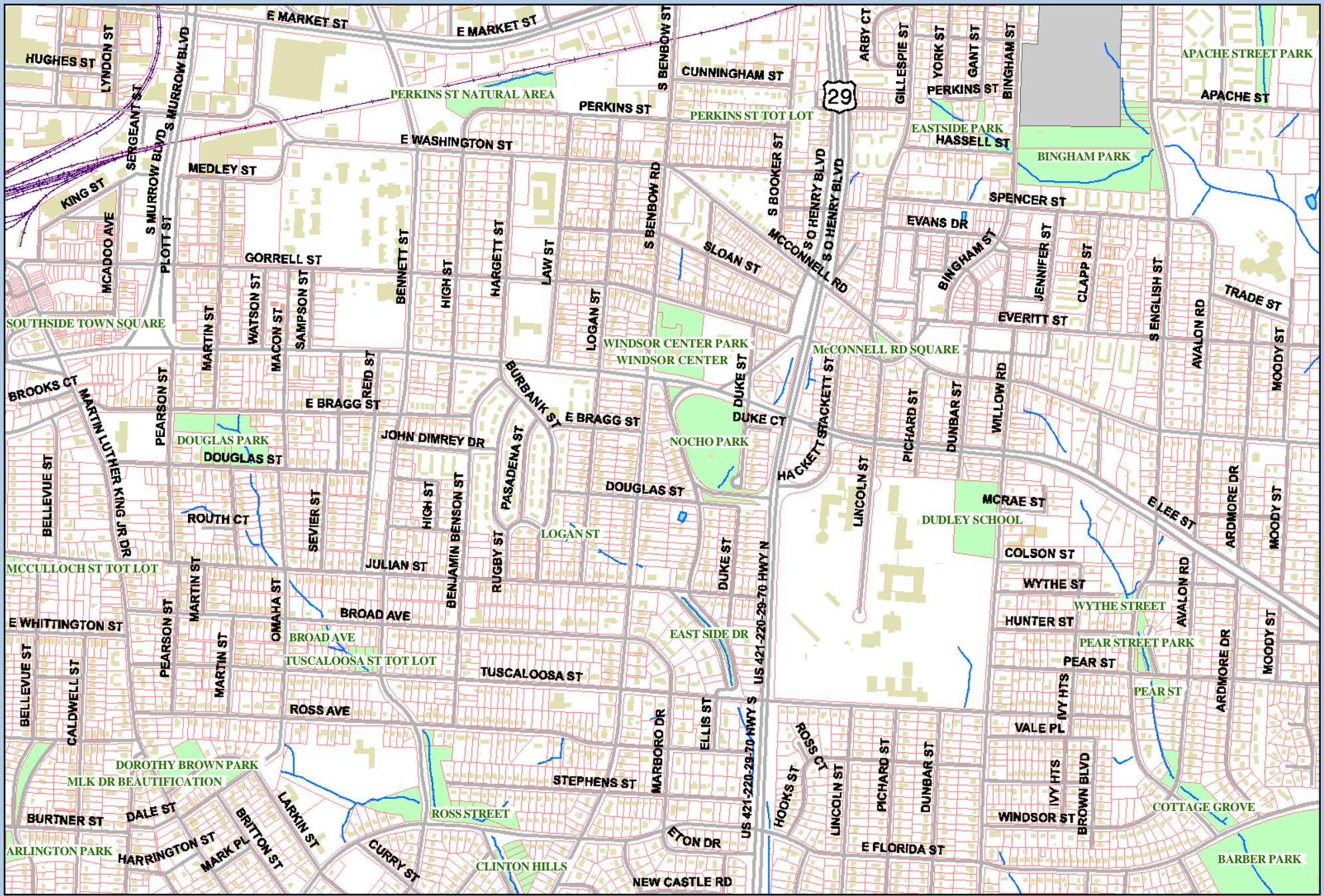
Glenwood Neighborhood



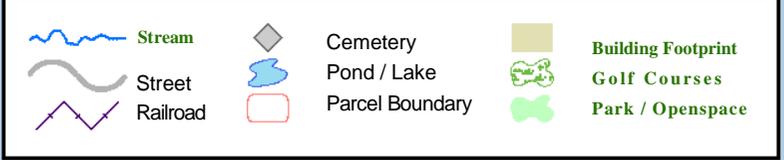


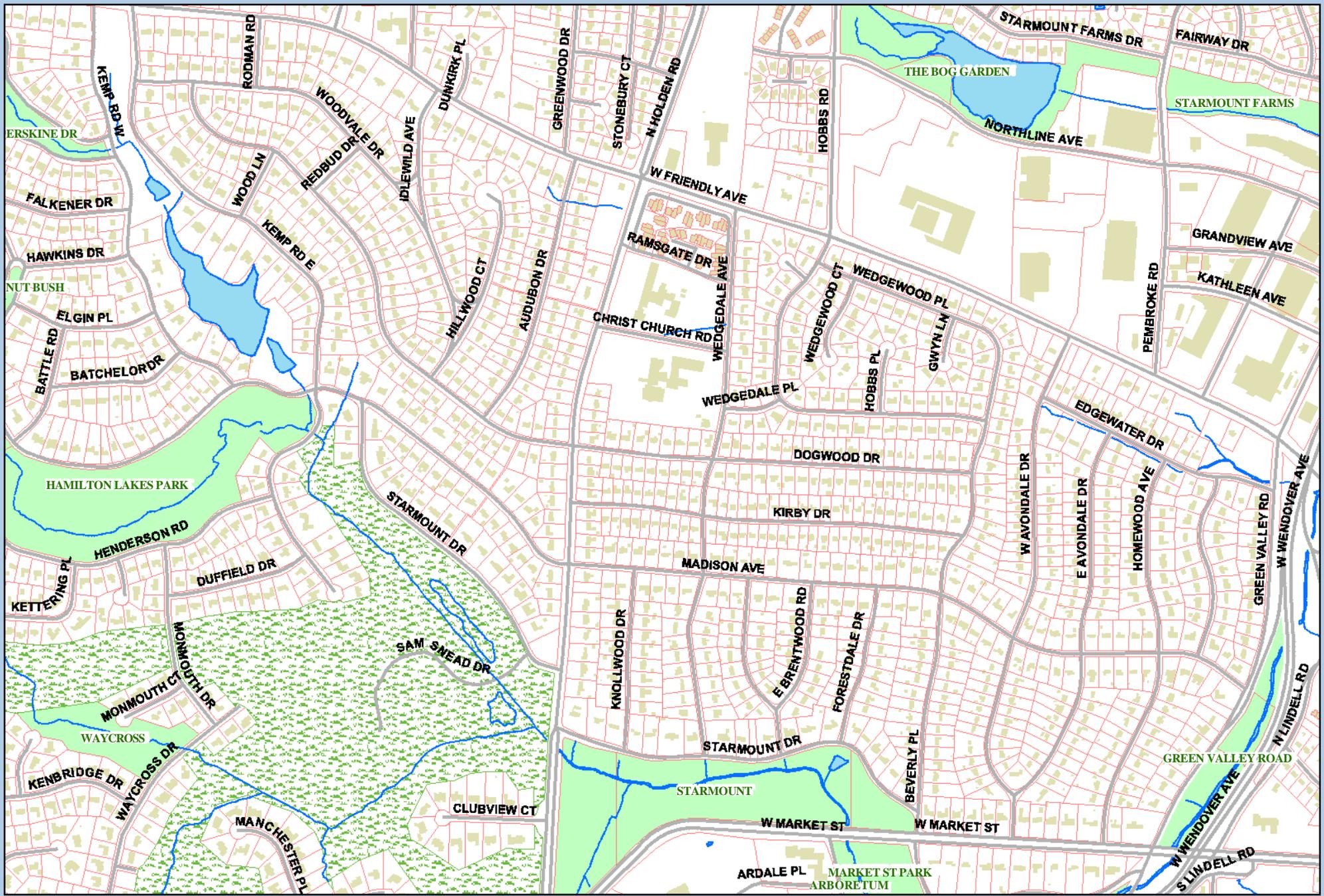
Lindley Park Neighborhood



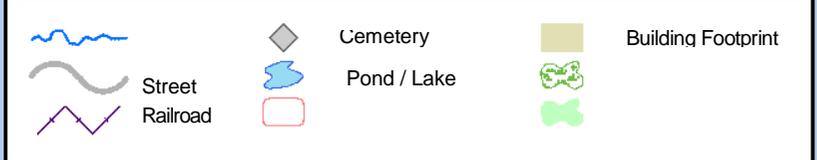
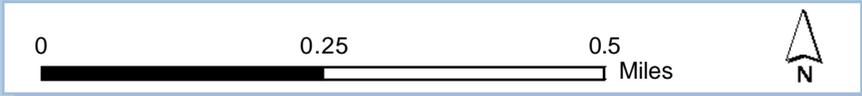


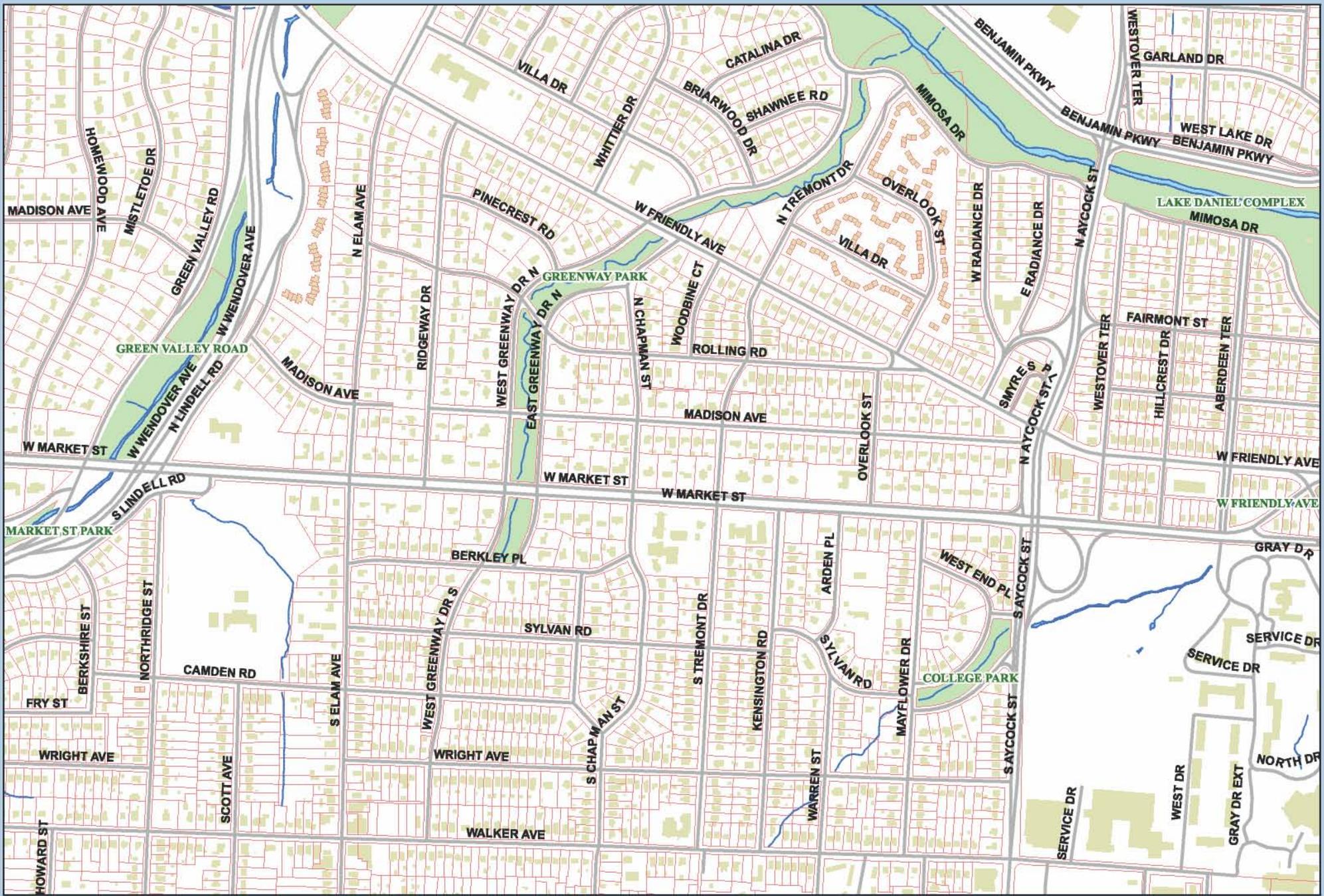
Nocho Park Neighborhood





Starmount Neighborhood

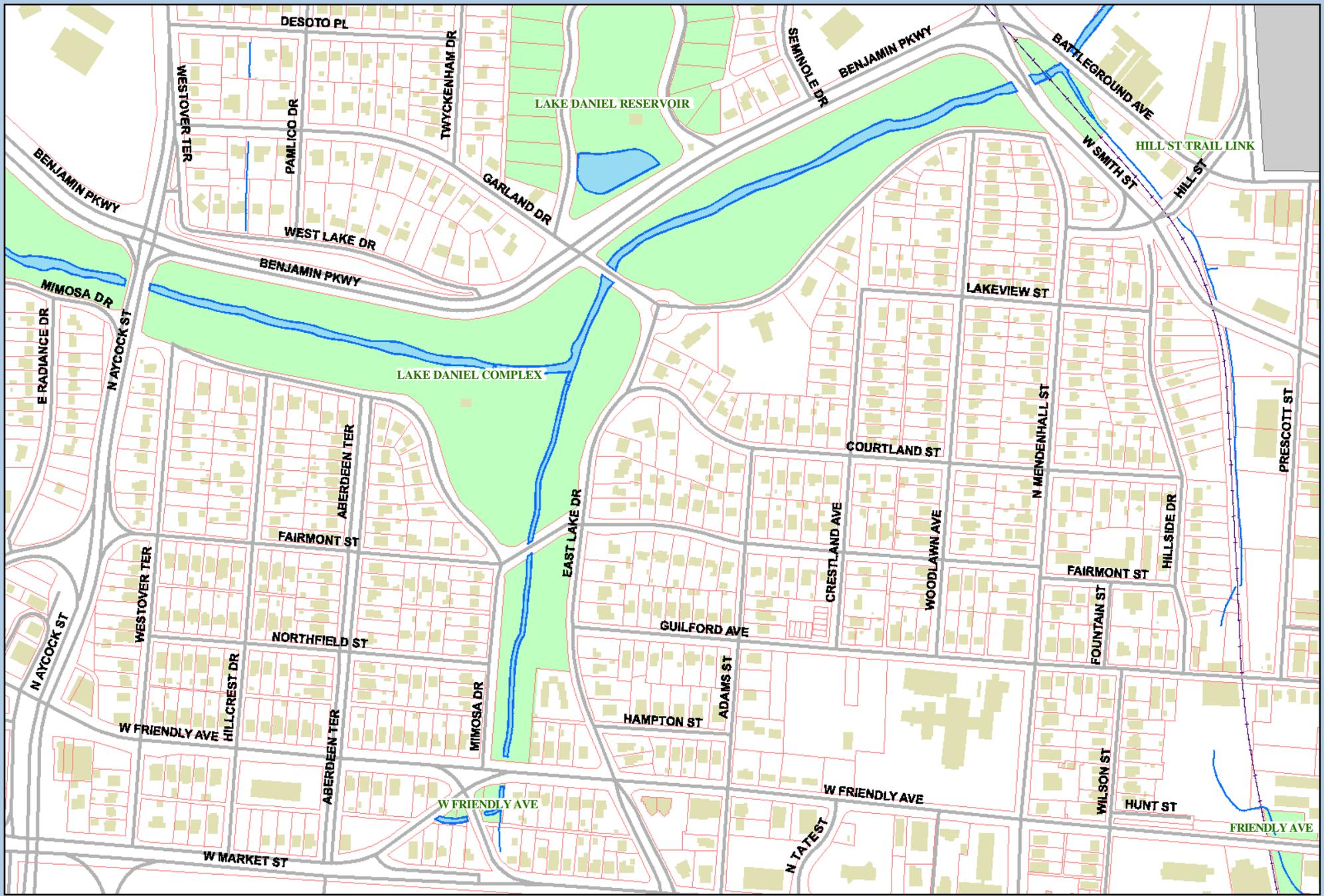




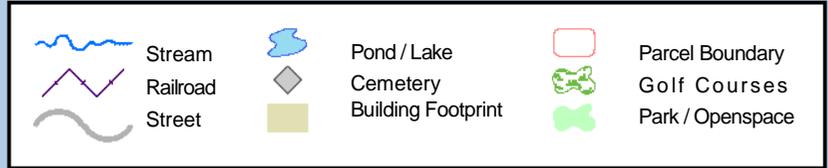
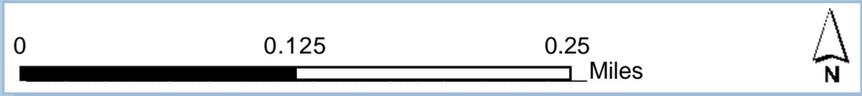
Sunset Hills Neighborhood

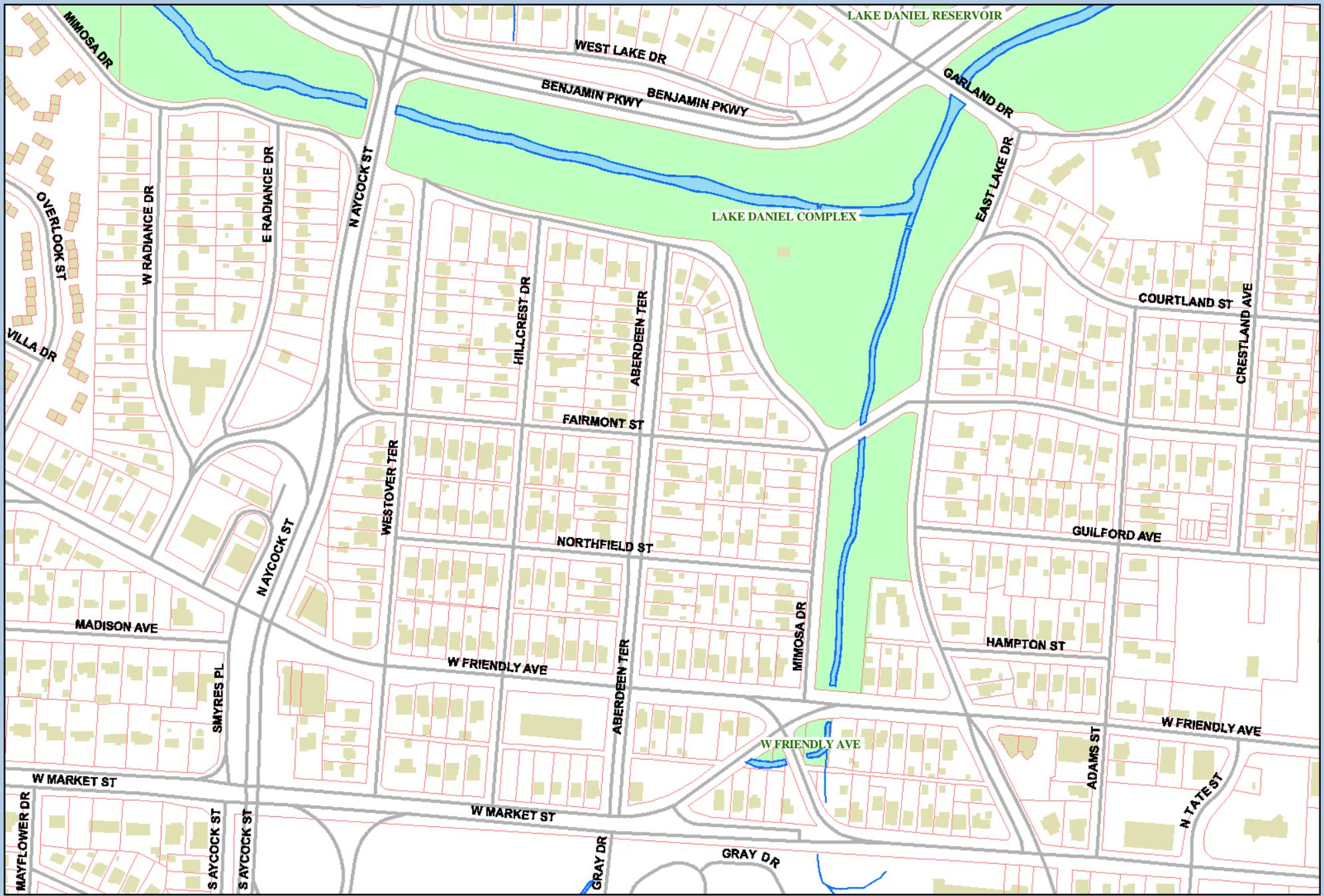


	Stream		Pond / Lake		Parcel Boundary
	Railroad		Cemetery		Golf Courses
	Street		Building Footprint		Park / Openspace



Westerwood Neighborhood





West Market Terrace Neighborhood

