

**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary, Darin J. Waters, Ph.D.

April 29, 2024

Heather Carpini
S&ME, Inc.
134 Suber Road
Columbia, SC 29210

hcarpini@smeinc.com

Re: Stip. I.B. - Context Survey Report, Demolish Oldham towers and Liberty Street apartments, develop mixed-use property, 519 and 533 East Main Street, Durham, Durham County, ER 20-0589

Dear Ms. Carpini:

Thank you for your letter of February 1, 2024, transmitting the draft context report, "Public Housing Architectural Context Survey: North Carolina 1950-1980, Durham, Fayetteville, Greensboro, and Winston-Salem, North Carolina," prepared by S&ME for the City of Durham as required by the Memorandum of Agreement (MOA). We have reviewed the documents and offer the following comments.

The Public Housing Architectural Context Survey, North Carolina 1950-1980, provides thorough documentation of public housing efforts in Durham, Fayetteville, Greensboro, and Winston-Salem. This context will be used by historians as a base for researching and evaluating historic public housing across the state, as well as by historians working in the documented communities. This report fills a knowledge gap in our architectural record and provides a valuable tool for architectural historians. We appreciate the investigator's attention and effort.

We concur with the report's 41 eligibility findings: 30 eligible, 8 ineligible, and 3 no longer extant. See the following table for individual determinations. We do not recommend changes and accept this version as final. With this letter we recognize that Stipulation I.B of the MOA has been fulfilled and that all mitigation strategies outlined in the MOA have been completed.

SSN	Resource Name	Determination	NRHP Criteria
DH3982	Club Boulevard (Bluefield)	Eligible	A
DH3983	Cornwallis Road	Eligible	A
DH3988	McDougald Terrace	Eligible	A and C
DH3989	Morreene Road	Eligible	A
DH3991	Scattered Sites	Eligible	A
DH3992	Birchwood Heights	Eligible	A
CD1495	Blueberry Place	Eligible	A


SSN	Resource Name	Determination	NRHP Criteria
CD1496	Hillside Manor	Eligible	A
CD1497	Holland Homes	Eligible	A
CD1498	Lewis Heights	Eligible	A
CD1499	Melvin Place	Eligible	A
CD1501	Point Place	Eligible	A
CD1502	Stanton Arms	Eligible	A
GF9105	Hall Towers	Eligible	A and C
GF9133	Ray Warren Homes	Eligible	A
GF9650	Applewood	Eligible	A
GF9651	Baylor Court	Eligible	A
GF9654	Hickory Trails	Eligible	A
GF9655	Lakespring	Eligible	A
GF9656	Pear Leaf	Eligible	A
GF9657	Silverbriar	Eligible	A
GF9658	Smith Homes	Eligible (1964 Section)	A
GF9659	Stoneridge	Eligible	A
GF9660	Woodberry Run	Eligible	A
FY3345	Crystal Towers	Eligible	A and C
FY3601	Sunrise Towers	Eligible	A and C
FY9124	Piedmont Park	Eligible	A and C
FY9238	Cleveland Avenue Homes	Eligible	A and C
FY9261	Healy Towers	Eligible	A and C
FY9262	Townview Apartments	Eligible	A
DH3984	Damar Court	Not Eligible	N/A
DH3985	Forest Hills Heights	Not Eligible	N/A
DH3986	Hoover Road	Not Eligible	N/A
DH3987	J. J. Henderson	Not Eligible	N/A
DH3990	Oxford Manor	Not Eligible	N/A
GF9652	Claremont Courts	Not Eligible	N/A
GF9653	Hampton Homes	Not Eligible	N/A
CD1500	Murchison Townhouses	Not Eligible	N/A
DH3970	(former) Oldham Towers	no longer extant	(prev.) A and C
DH3971	Liberty Street Apartments	no longer extant	(prev.) A
CD0371	Campbell Terrace	no longer extant	N/A

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or

environmental.review@dncr.nc.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,


for

Ramona Bartos, Deputy
State Historic Preservation Officer

cc Reginald Johnson, City of Durham, Community Dev.
Eric Swan, Housing Authority of City of Durham
Lenwood Smith, DHUD/Greensboro

reginald.johnson@durhamnc.gov
eswan@dha-nc.org
lenwood.e.smith@hud.gov



February 1, 2024

North Carolina State Historic Preservation Office
4617 Mail Service Center
Raleigh, North Carolina 27699-4617

Attention: Renee Gledhill-Earley

Reference: **Public Housing Architectural Context Survey**
North Carolina 1950-1980
Durham, Fayetteville, Greensboro, and Winston Salem, North Carolina
S&ME Project No. 22130184
SHPO ER No. 20-0589

Dear Ms. Gledhill-Earley:

S&ME, Inc. (S&ME), on behalf of the Durham Housing Authority is pleased to submit the Public History Architectural Context Survey report, as required by the Memorandum of Agreement for the demolition of Oldham Towers and Liberty Street Apartments, in Durham, North Carolina.

The project area consists public housing developments, constructed or funded between 1950 and 1980, in Durham, Fayetteville, Greensboro, and Winston Salem.

The contact information for the agency, acting on behalf of HUD, is:

Eric Swan
Durham Housing Authority
330 East Main Street
Durham, North Carolina 27701
eswan@dha-nc.org
919-683-1551 ext. 7019

The following deliverables are included with this letter:

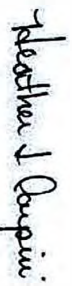
- ♦ One hard copy of the Public Housing Architectural Historic Context Report (in 4 volumes) - **box 1**
- ♦ One hard copy of the Survey Site Forms for the surveyed resources (39 resources) - **box 2**
- ♦ One hard copy of photo proof sheets for the surveyed resources (39 resources) - **box 2**
- ♦ One USB drive containing: PDF of the Public Housing Architectural Historic Context Report, GIS Data, Survey Site Database, Photographs in JPEG format. - **box 1**

Public Housing Architectural Context Survey
Durham, Fayetteville, Greensboro, and Winston Salem, North Carolina
S&ME Project NO. 22130184; SHPO ER No. 20-0589

February 1, 2024
Page 2

Thank you for your assistance with this project. If we can provide additional information, please do not hesitate to contact Heather Carpini at 843-884-0005 or hcarpini@smeinc.com.

Sincerely,
S&ME, Inc.

A handwritten signature in dark ink, appearing to read "Heather L. Carpini".

Heather L. Carpini, M.A.
Principal Historian/Architectural Historian



Public Housing Architectural Context Survey
North Carolina 1950–1980
Durham, Fayetteville, Greensboro,
and Winston Salem, North Carolina
S&ME Project No. 22130184
SHPO ER No. 20-0589

PREPARED FOR:

Durham Housing Authority
330 East Main Street
Durham, North Carolina 27701

PREPARED BY:

S&ME, Inc.
620 Wando Park Boulevard
Mount Pleasant, South Carolina 29464

January 2024



**Public Housing Architectural Context Survey:
North Carolina 1950–1980
Durham, Fayetteville, Greensboro,
and Winston Salem, North Carolina**

DRAFT REPORT

Prepared for:

Durham Housing Authority
330 East Main Street
Durham, North Carolina 27701

Prepared by:

S&ME, Inc.
620 Wando Park Boulevard
Mount Pleasant, South Carolina 29464

S&ME Project No. 22130184
SHPO ER No. 20-0589

A handwritten signature in black ink that reads "Heather L. Carpini".

Heather L. Carpini, M.A.
Principal Investigator

Authors: Heather L. Carpini, Monica Hendricks, and Lisa Gardiner

January 2024

Public Housing Architectural Context Survey North Carolina 1950–1980

Durham, Fayetteville, Greensboro, and Winston Salem, North Carolina
S&ME Project No. 22130184
SHPO ER No. 20-0589



Management Summary

On behalf of the Durham Housing Authority (DHA), S&ME, Inc. (S&ME) has completed a Public Housing Architectural Survey of Durham, Fayetteville, Greensboro, and Winston Salem, North Carolina, for the period between 1950 and 1980. The survey was completed as part of the mitigation efforts for the adverse effects to historic properties from demolition of the former Oldham Towers (DH3970) and Liberty Street Apartments (DH3971), located at 519 and 533 East Main Street, Durham, Durham County, North Carolina. The mitigation measures associated with the demolition, including the Public Housing Architectural Survey, were outlined in the Memorandum of Agreement (MOA) between the City of Durham, The Housing Authority of the City of Durham, and The North Carolina State Historic Preservation Officer regarding the demolition of 519 East Main Street (formerly known as Oldham Towers) and the Liberty Street Apartments Durham, Durham County, North Carolina, ER 20-0589, executed March 15, 2021. The following work was conducted under Housing Authority Contract C22-003, for RFP No. 21-02, and was carried out in general accordance with the agreed-upon scope, terms, and conditions presented in S&ME Proposal Number 22130184, dated March 25, 2022.

Initial research identified housing complexes in the cities of Durham, Fayetteville, Greensboro, and Winston Salem, North Carolina that were constructed between 1950 and 1980, including multi-family, age-restricted, and housing for peoples with disabilities. The four cities included in the survey were identified in the MOA as being of comparable population size to Durham, specifically having between 200,000 and 300,000 residents, based on estimated data from the United States Census Bureau in 2019. The preliminary list of properties for survey included 41 public housing complexes: 13 in Durham, including the former Oldham Towers (DH3970) and Liberty Street Apartments (DH3971); nine in Fayetteville, one if which (Campbell Terrace (CD0371) is no longer extant); 13 in Greensboro; and six in Winston Salem. Of these, nine of the complexes were previously recorded with the North Carolina State Historic Preservation Office (SHPO): former Oldham Towers (DH3970), Liberty Street Apartments (DH3971), Campbell Terrace (CD0371), Hall Towers (GF9105), Ray Warren Homes (GF9133), Crystal Towers (FY3345), Sunrise Towers (FY3601), Piedmont Park (FY9124), and Cleveland Avenue Homes (FY9238). The preliminary list of complexes was submitted to the North Carolina State Historic Preservation Office (SHPO) on January 26, 2023, and the SHPO approved the list of resources in a letter dated March 20, 2023 (Bartos to Carpini, letter, 20 March 2023).

Fieldwork for the project was conducted intermittently between April 2023 and September 2023. This work included taking exterior photographs of public housing complexes identified during the initial research phase. Additional research was conducted on the history and development of each complex using applicable local history sources, including local newspapers. The Durham Housing Authority provided information from its archives, which was limited by the uncatalogued status of many of the plans and development documents in its library.

As part of the project, in addition to establishing an architectural and historic context for Public Housing in North Carolina, 1950–1980, the public housing complexes photographed during fieldwork were evaluated for National Register of Historic Places (NRHP) eligibility. In Durham, Club Boulevard (DH3982), Cornwallis Road (DH3983), McDougald Terrace (DH3988), Morreene Road (DH3989), Scattered Sites (DH39910), and Birchwood Heights (DH3992) are recommended eligible for the NRHP under Criterion A, for their association with public housing policy from the time period in which they were constructed. McDougald Terrace is also recommended eligible under Criterion C, as an example of the design of local architect Vernon Harrison and architectural firm George Watts Carr. The remaining developments are recommended as ineligible for the NRHP.

Public Housing Architectural Context Survey

North Carolina 1950–1980

Durham, Fayetteville, Greensboro, and Winston Salem, North Carolina

S&ME Project No. 22130184

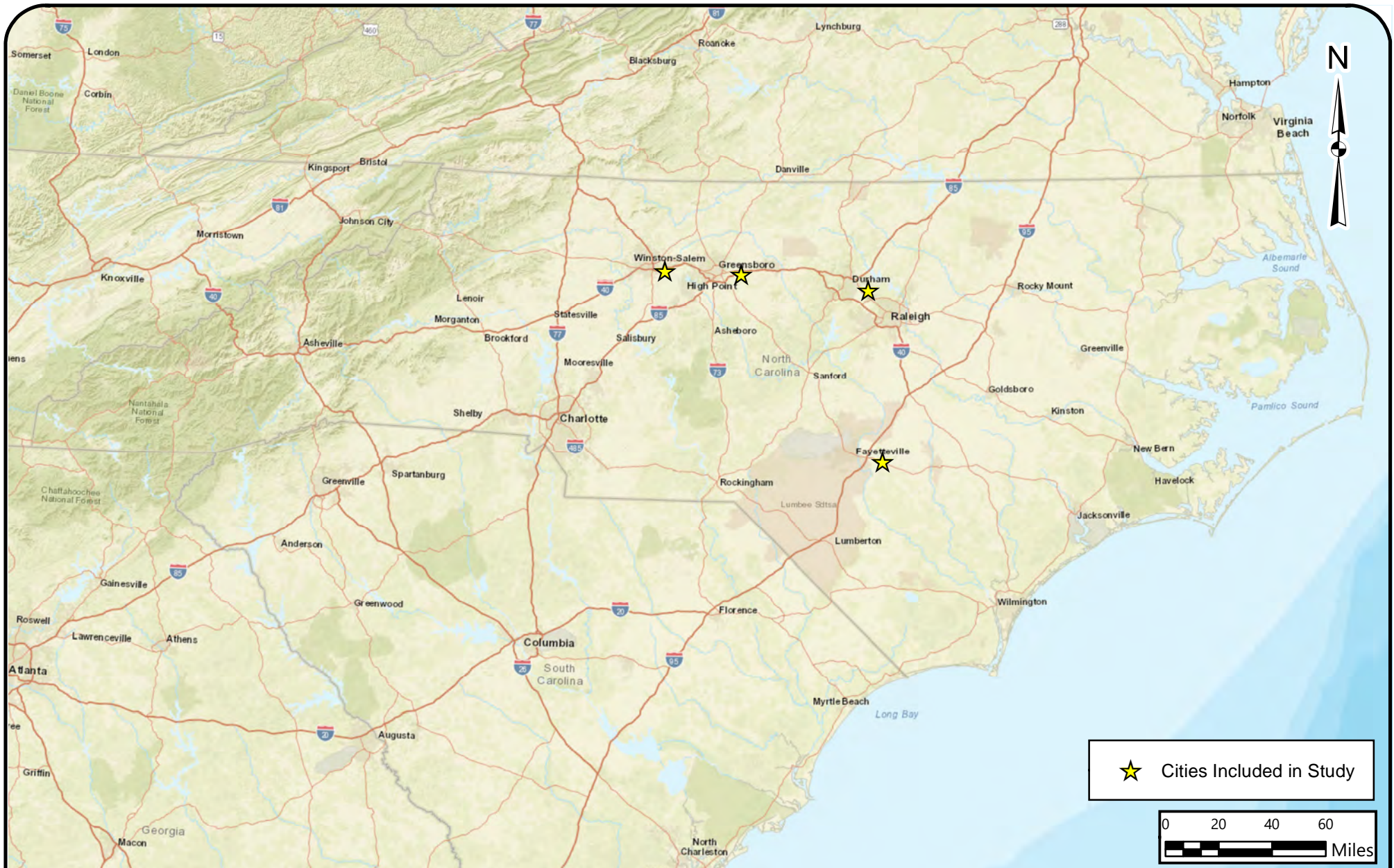
SHPO ER No. 20-0589



In Fayetteville, S&ME recommends Blueberry Place (CD1495), Hillside Manor (CD1496), Holland Homes (CD1497), Lewis Heights (CD1498), Melvin Place (CD1499), Point Place (CD1501), and Stanton Arms (CD1502) eligible for the NRHP under Criterion A, for their collective representation of Fayetteville’s public housing policy in the 1970s, which embodied the scattered sites policy of smaller developments located in various locations around the city. Campbell Terrace (CD0371) is no longer extant; Murchison Townhouses (CD1500) is recommended ineligible for the National Register.

In Greensboro, Hall Towers (GF9105) had been previously recommended as eligible for the National Register, under Criteria A and C, and S&ME agreed with this previous recommendation. Also recommended eligible under Criterion A, for their association with public housing policy from their contemporary time periods, are Ray Warren Homes (GF9133), Applewood (GF9650), Baylor Court (GF9651), Hickory Trails (GF9654), Lakespring (GF9655), Pear Leaf (GF9656), Silverbriar (GF9657), the 1964 section of Smith Homes (GF9658), Stone Ridge (GF9659), and Woodberry Run (GF9660). The remaining developments are recommended as not eligible for the National Register.

In Winston Salem, Crystal Towers (FY3345) and Sunrise Towers (FY3601) have been previously been recommended for inclusion in the North Carolina Study List; S&ME recommends both resources as eligible for the NRHP under Criterion A, for their association with Winston Salem’s public housing efforts in the 1960s and 1970s and the housing of low-income senior citizens, and under Criterion C, as examples of Modernist design by the local architectural firm Lashmit, Brown, and Pollock. Cleveland Avenue Homes (FY9238) had been previously recommended as eligible for the NRHP under Criterion A; S&ME agreed with that previous recommendation and also recommends it eligible under Criterion C, as an example of the designs of local architectural firm Lashmit, James, Brown, and Pollock. Piedmont Park (FY9124) is recommended as eligible for the National Register under Criterion A, for its association with the public housing policy and physical development of Winston Salem during the 1950s, and under Criterion C, as an example of the design of local architectural firm Northup and O’Brien. Healy Towers (FY9261) is recommended as eligible under both Criterion A, for its association with Winston Salem’s public housing efforts, specifically the housing of low-income senior citizens, in the 1970s and 1980s, and Criterion C, as an example of late-period Modernist design and the work of locally significant architect Lloyd Walter, and his architecture firm Hammill-Walter and Associates. Townview Apartments (FY9262) is recommended eligible under Criterion A, as the only example of Turnkey low-income housing constructed in Winston Salem during the period of 1950 to 1980 and a representation of the goals of that policy.



Overview of Entire Project Area

Public Housing Architectural Context Survey
 Durham, Fayetteville, Greensboro, and Winston Salem, North Carolina

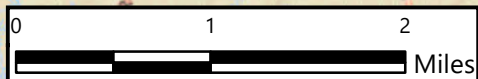
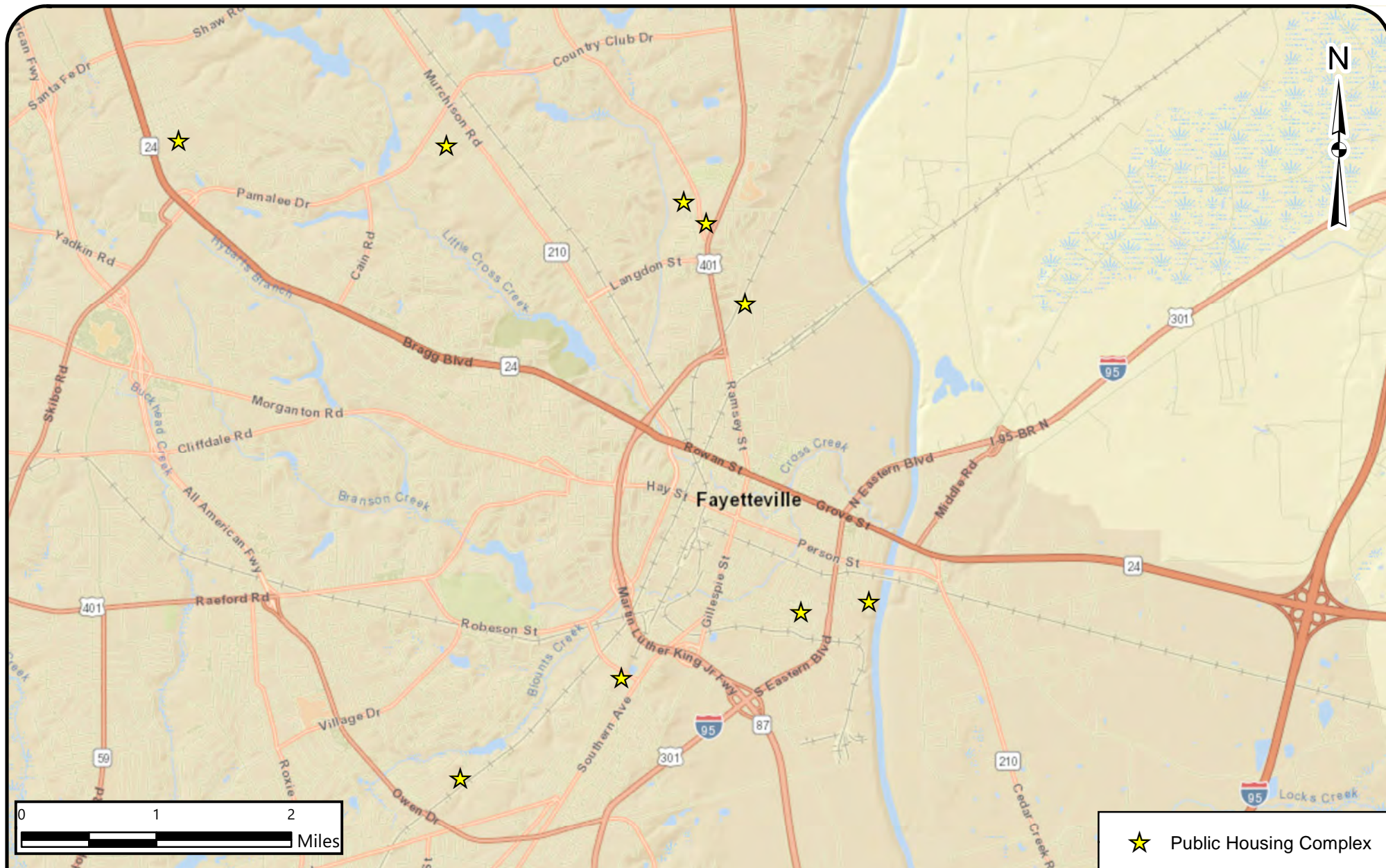
★ Cities Included in Study

0 20 40 60
 Miles

SCALE:
 1" = 263,402'
 DATE:
 12-1-23
 PROJECT NUMBER
 22130184

EXHIBIT NO.

1.1



★ Public Housing Complex



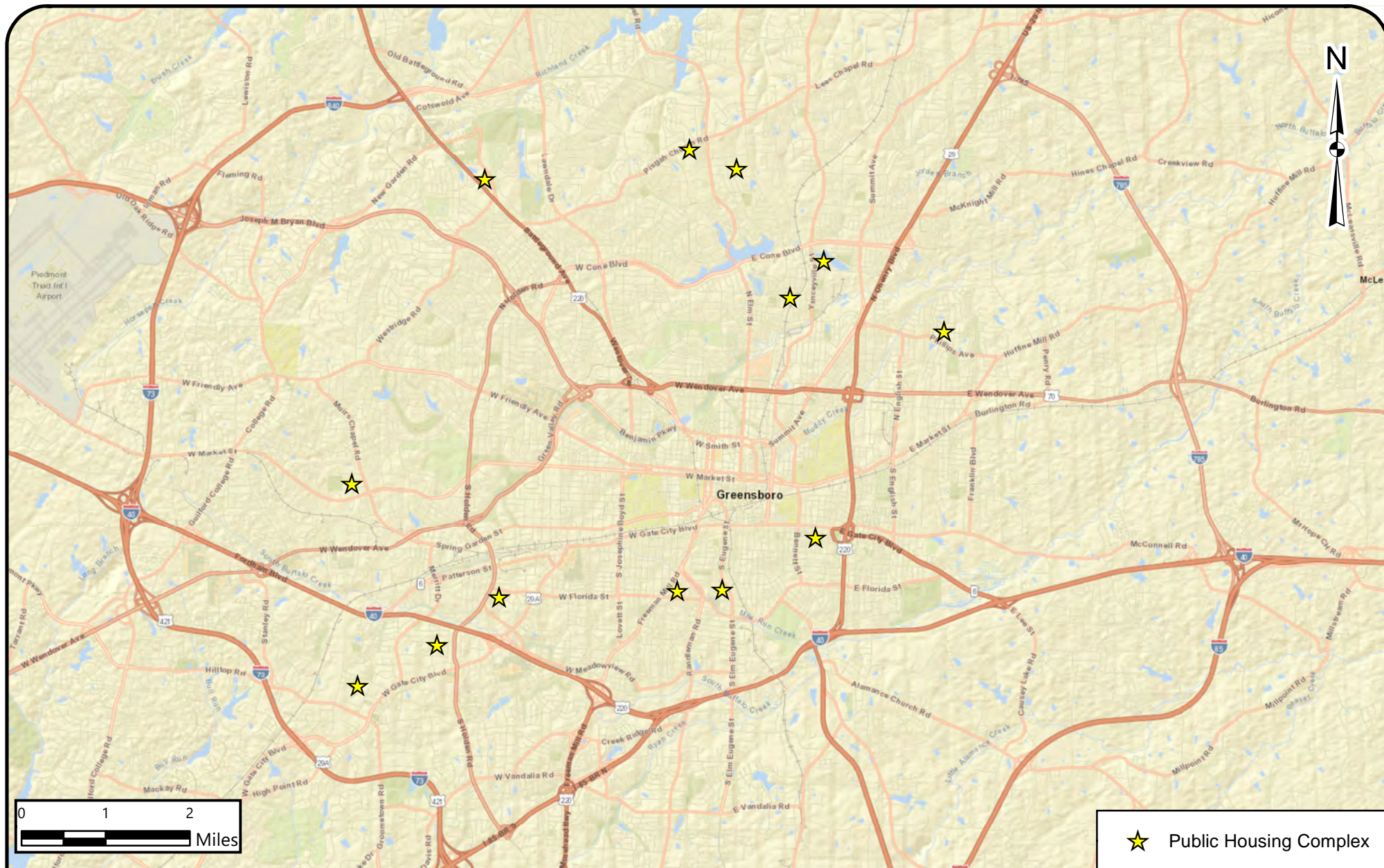
Overview of Fayetteville Project Area

Public Housing Architectural Context Survey
Durham, Fayetteville, Greensboro, and Winston Salem, North Carolina

SCALE:
1" = 5,208'
DATE:
12-1-23
PROJECT NUMBER
22130184

EXHIBIT NO.

1.2b



Overview of Greensboro Project Area

Public Housing Architectural Context Survey
Durham, Fayetteville, Greensboro, and Winston Salem, North Carolina

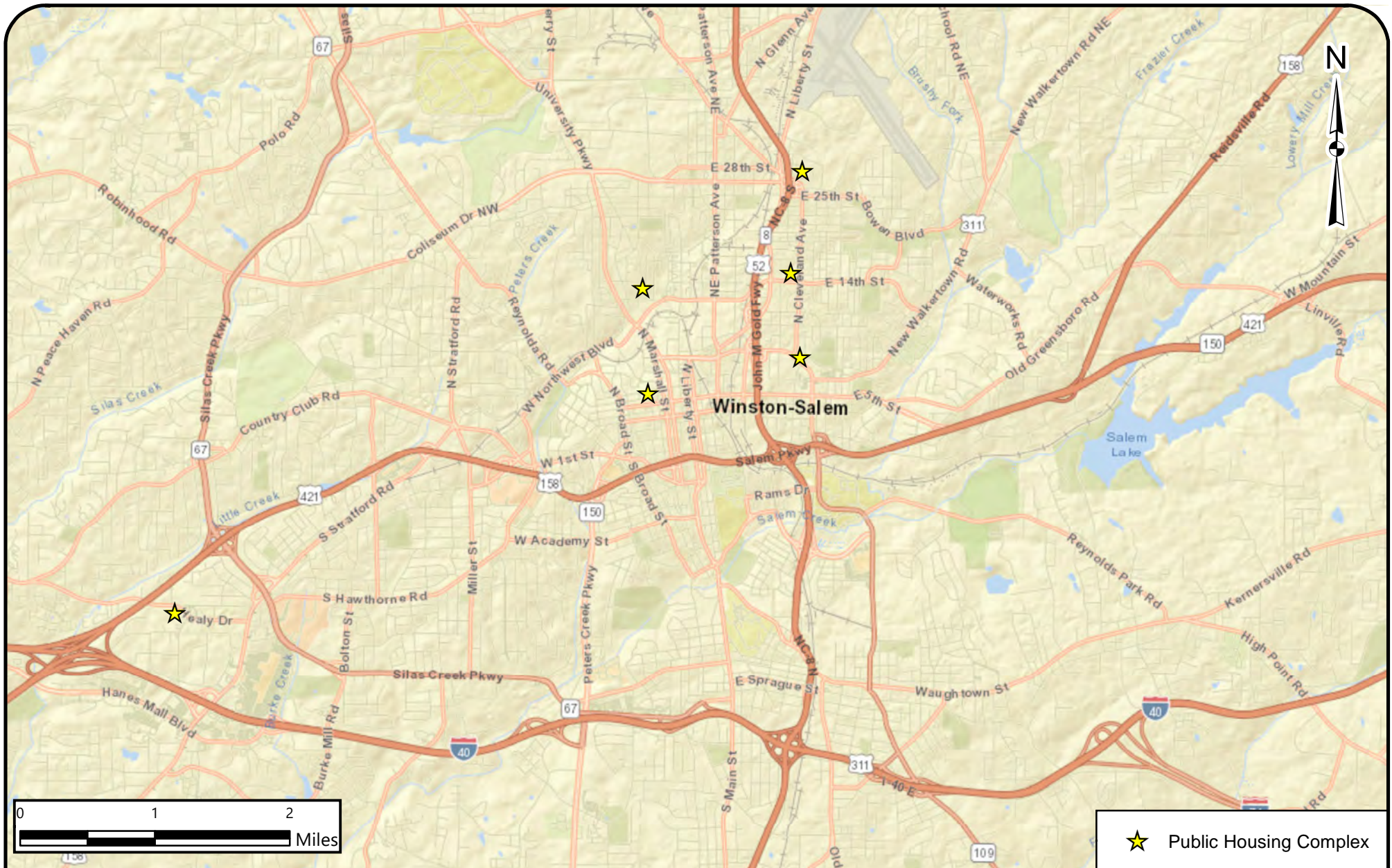
★ Public Housing Complex

SCALE:
1" = 8,333'

DATE:
12-1-23
PROJECT NUMBER
22130184

EXHIBIT NO.

1.2c



Overview of Winston Salem Project Area

Public Housing Architectural Context Survey
Durham, Fayetteville, Greensboro, and Winston Salem, North Carolina

★ Public Housing Complex

SCALE:
1" = 5,208'

DATE:
12-1-23

PROJECT NUMBER
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1.2d



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North Carolina 1950–1980

Durham, Fayetteville, Greensboro, and Winston Salem, North Carolina

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1.0 Introduction

On behalf of the DHA, S&ME has completed a Public Housing Architectural Survey of Durham, Fayetteville, Greensboro, and Winston Salem, North Carolina, for the period between 1950 and 1980. The survey was completed as part of the mitigation efforts for the adverse effects to historic properties from demolition of the former Oldham Towers (DH3970) and Liberty Street Apartments (DH3971), located at 519 and 533 East Main Street, Durham, Durham County, North Carolina. The mitigation measures associated with the demolition, including the Public Housing Architectural Survey, were outlined in the *Memorandum of Agreement (MOA) between the City of Durham, The Housing Authority of the City of Durham, and The North Carolina State Historic Preservation Officer regarding the demolition of 519 East Main Street (formerly known as Oldham Towers) and the Liberty Street Apartments Durham, Durham County, North Carolina*, ER 20-0589, executed March 15, 2021. The following work was conducted under Housing Authority Contract C22-003, for RFP No. 21-02, and was carried out in general accordance with the agreed-upon scope, terms, and conditions presented in S&ME Proposal Number 22130184, dated March 25, 2022.

Fieldwork for the project was conducted intermittently between April 2023 and September 2023. This work included taking exterior photographs of each housing complex identified on a preliminary list of complexes in the four cities, constructed between 1950 and 1980, that was approved by SHPO in a March 2023 letter (Bartos to Carpini, letter, 20 March 2023). Additional research was conducted on the history and development of each context using applicable local history sources, including local newspapers.

Heather L. Carpini, M.A., served as Principal Investigator for the project. Fieldwork was completed by Ms. Carpini and Monica Hendricks, M.S., who served as the project Architectural Historian. Research and writing were completed by Ms. Carpini and Ms. Hendricks, as well as Lisa Gardiner, M.S. GIS mapping and graphics were created by Ms. Carpini and Quinn-Monique Ogden, M.S., RPA.

This report has been prepared in compliance with the National Historic Preservation Act of 1966, as amended; the Archaeological and Historic Preservation Act of 1979; procedures for the Protection of Historic Properties (36 CFR Part 800); 36 CFR Parts 60 through 79, as appropriate; and North Carolina SHPO's *Standards for Historic Structure Survey Reports* (2019).

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2.0 Context

S&ME conducted background research in order to establish a historic context for resources evaluated during this survey. While this text only provides a general history of the applicable contexts, we refer the reader to the original sources for additional information.

2.1 Historic Context

The policies which governed public housing in the United States went through several policy changes between 1950 and 1980. The adjustments made to public housing policies during these three decades were largely the result of changes to the government administration in power at different times, as well as the funding level that the government was willing to provide. These changes also had an effect on the design, and layout of the buildings constructed by local housing authorities.

2.1.1 *Before 1950*

Public housing in the United States grew out of a 1930s social movement that sought to better the lives of the “deserving poor”. Coupled with the New Deal era attempt to stimulate the building industry, this movement led to the development of a government-led public housing program during the 1930s. Initially under the control of the Public Works Administration (PWA), this program had its philosophical roots in the government housing projects in Europe (Bauer 1940). Beginning in 1934, the PWA began financing public housing developments; these developments sought to clear areas of slums within cities and create new, modern living spaces for low-income residents (Hess 2002).

In 1937, the Wagner Housing Act (officially the United States Housing Act of 1937) was passed and created the United States Housing Authority (USHA), the forerunner of the Department of Housing and Urban Development (HUD). The act served to reorganize the federal housing program started by the PWA. Under this new act, instead of direct management of public housing projects, the federal government would take an oversight role and provide financial assistance to local housing authorities, that would design, build, and operate the new housing developments (Hess 2002; Radford 2000; Bauer 1940). The projects built under the PWA began a trend in public housing development in the United States; this trend continued under the USHA, with alterations to fit new time and budgetary constraints. Overall, however, the idea of public housing was still to better the lives of those it served. Using modern, efficient design concepts, proponents of public housing sought to improve the quality of life for low-income families. For public housing officials, the choice of site location, inclusion of modern amenities, creation of community spaces, and adoption of social programs were all carefully planned aspects of the development, designed to make life better for residents (Bauer 1940).

During World War II, most of the federal government’s resources were focused on supporting the war efforts in other sectors, although housing policy did seek to provide housing support for veterans. Eventually, the construction of federally funded housing was halted during the war. Following the war, public housing again became a priority for the government (United States Department of Housing and Urban Development [HUD], Office of Policy Development and Research [PD&R] 2023).

Under the Truman administration, housing policy continued to focus on helping veterans who were returning from the war. The return of these veterans, many with new families, resulted in an increased need for housing

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stock, which was often created in new suburban developments. The exodus of residents from urban areas led to the devaluation of urban property and areas began to degrade into “slums” (HUD PD&R 2023). The Housing Act of 1949 was aimed at slum clearance, in addition to the lofty goal of “a decent home and a suitable living environment for every American family” (Truman 1949). This policy remained in place until after the end of Truman’s presidency.

The Housing Act of 1949 aimed to provide low-rent housing projects for low-income families and improve blighted areas in the cities (Truman 1949). New public housing developments were put under construction during the Truman presidency. Before the Housing Act of 1949, public housing consisted of low-rise buildings and “carefully landscaped settings”, but beginning in 1949 and continuing into the 1950s, public housing was often characterized by high-rise developments, which were viewed as a “symbol of economic efficiency, social order, and modern design” (Robinson et al. 1985: 57).

2.1.2 1950 to 1960

With the election of Dwight D. Eisenhower as president, new theories on housing policy were brought to the forefront. The Housing Act of 1954 changed the funding structure of the Housing Act of 1949; while the earlier policy allocated funds to build new developments for public housing and improve blighted areas, the 1954 act provided for the conservation and rehabilitation of previous buildings in addition to new construction and demolition. The focus was more on urban renewal and revitalization, while revitalizing aging inner-city buildings (HUD PD&R 2023). Later changes, in 1956, gave preference to the elderly and “authorize[d] relocation payments to persons displaced by Urban Renewal” (HUD PD&R 2023). Throughout the 1950s, housing funds were continually tied to the program that became known as Urban Renewal, which focused on removing substandard structures, based on updated building codes, while attempting to building communities and bolster economies (Dorigo and Ruter 2012).

Eisenhower appointed an Advisory Committee on Housing Policies and Programs, which spent nine months researching the existing conditions of public housing in America. They identified five areas that needed action: a broad effort to prevent the spread of slums; the effective maintenance and utilization of existing houses; a steady increase in the volume of building of new houses; special assistance for families of low income; and the reorganization of the Housing Agency for greater efficiency and economy” (Report of the President’s Advisory Committee on Government Housing Policies and Programs 1953:7).

The result of the nine-month study was a sense of urgency to quickly build public housing at a low cost. Purchasing land in urban settings, with smaller available land parcels, and striving for cost effectiveness resulted in a shift from multi-building complexes to high-rise developments. The low-rise, garden-style townhomes of the early period of United States public housing had functional designs and little ornamentation. During the 1950s, public housing designs became more standardized and favored high-rise type buildings, which allowed for many units to be built within a much smaller footprint, creating higher site densities. “The high-rise tower, viewed as a symbol of economic efficiency, social order, and modern design, replaced the low-rise buildings as the preferred building type for public housing constructed after 1949” (Robinson et al. 1985:57). The projects built during this period had “a simple, unified appearance, and by virtue of their size and placement, stood apart from their surroundings, in contrast to the earlier small-scale projects that were designed to blend in with their surroundings” (Robinson et al. 1985:57).

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The focus on cost effectiveness in public housing construction also led to more utilitarian design elements in the new projects, producing high rises that had a “severe, institutional appearance, in contrast to the innovated designs and more residential quality of earlier complexes” (Robinson et al. 1985:57). Units were typically smaller, allowing more apartments to fit into a smaller space; unlike earlier housing complexes that had more open floorplans with large amounts of natural light, the rooms of these high-rise units consisted of small rooms connected by hallways (Dorigo and Ruter 2012). “Also, unlike earlier small-scale projects that were designed to blend with their surroundings, public housing in the second half of the 20th century tended to stand out in the urban landscape” (Carroll et al 2015). The high-rise developments of the 1950s placed public housing in urban centers, with a small footprint and no greenspace. With the new focus on high-rise buildings, the density of public housing complexes also increased over the earlier developments and many of the complexes, especially in the south, were racially segregated (HUD PD&R 2023).

2.1.3 1960 to 1970

The 1960s was a significant decade in United States public housing. For the beginning of the 1960s, federal housing policy continued under the provisions of the Housing Acts of the 1950s. In 1962, President John F. Kennedy issued Executive Order 11063 – Equal Opportunity in Housing, in response to rising racial tensions. The executive order declared that racial discrimination in housing was preventing families of color from accessing the full benefits of government-financed housing and directed “executive departments and agencies...to take other appropriate action permitted by law, including the institution of appropriate litigation, if required, to promote the abandonment of discriminatory practices with respect to residential property and related facilities heretofore provided with Federal financial assistance” (Kennedy 1962). The Executive Order also established the President’s Committee on Equal Opportunity Housing, which was tasked with coordinating the actions of the executive departments and agencies to carry out the provisions of the Executive Order and to “encourage educational programs by civic, educational, religious, industry, labor, and other nongovernmental groups to eliminate the basic causes of discrimination in housing and related facilities provided with Federal assistance” (Kennedy 1962). This was the first of multiple policies in the 1960s that applied the principles of the Civil Rights movement to housing. These goals were eventually included in the Fair Housing Act, which “prohibited the discrimination concerning the sale, rental, and financing of housing based on race, religion, national origin, sex, (and as amended) handicap and family status” (Poverty and Race Research Action Council [PRRAC] 2023).

Under President Lyndon B. Johnson, the Housing and Urban Development Act of 1965 was passed, which created the Department of Housing and Urban Development (HUD) as a cabinet level agency (HUD PD&R 2023). Robert C. Weaver was appointed as the first Secretary of HUD. Later in the decade, the Housing and Urban Development Act of 1969 and the Brooke Amendment capped rent in public housing to 25 percent of family income. However, in some instances this 25 percent cap was too much for poor families to pay, but it was also not enough to help with operating costs of these public housing units. To remedy this shortfall, congress authorized HUD to provide additional funds to operate and maintain the public housing units. The unintended effect was that the 25 percent income maximum, and the limits to the amount that HUD was willing to provide, meant that some of these public housing developments fell into disrepair (McCarthy 2014).

By the late 1960s, the federal government sought new solutions to the growing problem of housing its low-income populations. One solution was to turn to private industry, which could, theoretically, build housing projects more efficiently and at lower cost than the federal government or local housing authorities (HUD, Housing Assistance Administration [HAA] 1967:6). In 1967, President Johnson stated that “we owe the quality of

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American housing to the initiative and vitality of our private housing industry” and suggested the use of private industry to address “the scarcity of decent housing at low rents” (HUD, HAA 1967:3). The HUD policy that encompassed this concept was referred to as Turnkey and it had the advantage of allowing construction financing, designs, and techniques to be tailored to local conditions. The policy allowed for local developers to propose low-income housing developments to local housing authorities, along with plans and specifications for the project, which the local housing authority could commit to buy at the completion of construction. These projects could be new construction of multifamily housing or the renovation of existing housing stock for low-income usage. The project plans, referred to as the “development program” would have to be approved by HUD, but the executed contract for these projects was backed by HUD, guaranteeing financing for the approved finished projects (HUD HAA 1967:6). The Turnkey program had three elements, identified as Turnkey I, II, and III. Turnkey I allowed for the construction of new public housing by private developers, Turnkey II allowed for privatization of the management of public housing complexes, and Turnkey III established a framework for the development of neighborhoods that would allow low-income residents to obtain home ownership through structured financing that essentially amounted to “rent-to-own” programs (HUD PD&R 2015). The Turnkey policy adopted by HUD in the late 1960s shaped the siting and development of public housing complexes through the 1970s, creating public housing in locations outside of the urban core and allowing for designs that adopted new construction techniques and design elements.

During the 1950s and the 1960s, the majority of public housing was concentrated in urban settings, with buildings located close together, creating high-density developments. In 1969, in *Gautreaux v. Chicago Housing Authority*, as well as several other similar cases, a group of Chicago public housing residents filed a class action lawsuit against the Chicago Housing Authority (CHA). The lawsuit charged that the CHA discriminated against them by focusing public housing in certain areas based on the “racial makeup of the surrounding area” (United States District Court for the Northern District of Illinois 1969). This case eventually influenced the CHA to implement “scattered site housing”, which sought to construct public housing in various areas throughout the city. Scattered site housing aimed to eliminate discriminatory site selection in very dense housing projects. Other advantages included “replacement of the ‘institutional’ appearance of public housing”, potential cost savings in development due to smaller land acquisition needs, and overall “the potential to provide cost-competitive, attractive residential units that would expand the opportunities available to the poor (Hogan 1996:13). Although scattered site housing was a concept sometimes employed in earlier public housing development, it was not until this period that it was more widely implemented (Hogan 1996).

Another important aspect of public housing policy in the 1960s was the focus on providing housing for the growing population of low-income elderly residents. The 1960 United States Census indicated that “more than three and one-half million elderly citizens were living in substandard housing, which is particularly hazardous to them because of their special needs and problems” (Housing and Home Finance Agency 1963). Subsequent legislation, including the Housing Act of 1961, the Senior Citizens Housing Act of 1962, the Housing Act of 1964, the Housing and Urban Development Act of 1965, the Older Americans Act of 1965, the Housing and Urban Development Act of 1968, and the Housing and Community Development Act of 1974 instituted programs aimed at addressing the housing shortage for the elderly, increasing the cost ceiling per unit for elderly public housing units, and providing services for the elderly and disabled (United States Congress, Select Committee on Aging 1986; von Hoffman 2016).

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2.1.4 1970 to 1980

A shift in policy away from construction of new housing units was codified under the Housing and Urban Development Act of 1970, which “required that at least 30 percent of new public housing units be created through the Section 23 leased housing program, which utilized the existing housing stock rather than new construction” (McCarthy 2014:5). The 1970 law also established the Experimental Housing Allowance Program, which was a test program for cash payments to low-income families to allow them to choose their own housing. Shortly after the subsidy payments to citizens began, President Nixon’s administration “suspended new activity under Federal subsidized housing programs” (McCarthy 2014:5; Nixon 1973). This moratorium on funding new construction would result in a significant decline in the number of low-income housing developments built during the 1970s, in relation to those constructed in the previous decade.

In concert with the defunding of new public housing construction, Nixon emphasized the benefit of making payments to private citizens and allowing them to find their own rental housing (Fried 1973). He claimed that “direct cash assistance will in the long run be the most equitable, least expensive approach to achieving our goal of a decent home for all Americans”, as “existing programs needed revisiting because they did not provide decent housing to families and cost the federal government too much to build and maintain” (Nixon 1973). The ultimate result of this new policy direction was the creation of Section 8, the Housing Choice Voucher Program, as part of the Housing and Community Development Act of 1974; the program provided direct subsidies to low-income families to find housing in the private sector (McCarthy 2014:6).

In addition to the tumultuous funding status of public housing in the 1970s, racial discrimination lawsuits continued to highlight the adherence to segregation policies by local housing authorities, and by extension HUD. In *Hale v US. Department of Housing and Urban Development* black residents of Memphis claimed that housing opportunities were not being approved in white residential neighborhoods and *City of Hartford v. Hills* challenged “the failure to plan for inclusion of integrated housing in spending HUD funds” (United States District Court for the District of Connecticut 1976; United States District Court for the District of Western Tennessee 1985; PRRAC 2023).

The design of public housing toward the end of the 1970s focused on using current housing stock and giving subsidies to low-income families to choose where they want to live, reducing the amount of housing constructed during this period. However, those units that were constructed were generally smaller developments, not concentrated in a single section of an urban area, following the scattered sites plans that had come into widespread usage in the previous decade. By the late 1970s, the federal government again made funding available for the construction of new public housing and a flurry of new construction commenced in the waning years of the decade (HUD 2014).

2.1.1 The 1980s and Public Housing

In the 1980s, the focus of public housing shifted from concentrated “projects,” owned and operated by local housing authorities, to subsidies and vouchers for residents to obtain housing on the private market. Although policy changes would continue to shape the landscape and architecture of public housing in the 1980s, some of the complexes constructed in the first years of the decade were the result of earlier approvals and are a continuation of design, siting, construction, and financing trends from the 1970s. As the government continued to shift its preference to privately financed low-income housing, housing vouchers began receiving the majority of

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housing funds. Smaller, less dense housing complexes, often including townhouse-style apartments, like earlier projects; duplexes; or detached single-family homes were also part of the landscape of public housing during the 1970s and 1980s (Dorigo and Ruter 2012).

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3.0 Methods

3.1 Historic Architecture Field Methods

Fieldwork was completed intermittently between April 2023 and September 2023. Fieldwork consisted of photographing exterior elevations of buildings at subject properties and associated landscape features. Notes were taken on the layout of each property, as well as the integrity of each structure.

3.2 National Register Eligibility Assessment

For a property to be considered eligible for the NRHP it must retain integrity of location, design, setting, materials, workmanship, feeling, and association (National Register Bulletin 15:2). In addition, properties must meet one or more of the criteria below:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded or may be likely to yield information important in history or prehistory.

The most frequently used criterion for assessing the significance of aboveground resources, particularly structures, site is Criterion C, although other criteria were considered where appropriate. For an aboveground historic resource to be considered significant, it must retain the particular characteristics that made it important, whether it is evaluated under an architectural or historic context. These elements are evaluated through seven aspects of integrity: location, design, materials, workmanship, setting, feeling, and association. These factors were considered in assessing a site's potential for inclusion in the NRHP.

For public housing resource, a framework for evaluation of significance and integrity was developed for public housing constructed between 1933 and 1945 as part of the *Public Housing in the United States, 1933–1949* Multiple Property Documentation Form (Lusignan 2004). The elements of this evaluation outline can be adapted and used as a guide for evaluating NRHP eligibility of later public housing resources. For public housing developments, the public housing complex as a whole should be addressed as a historic district by the NRHP evaluation; this includes “a formal assemblage of residential buildings, community structures, and landscape elements such as open recreational spaces and circulation networks” (Lusignan 2004:F-68). These elements, identified in complexes from 1933 to 1949, are generally still important elements of housing projects constructed from 1950 to 1980. Since many public housing projects do not have resources that are historically or architecturally significant as individual structures, “the identity of such a historic district results from the interrelationship of its resources, which convey a visual sense of the overall historic environment” (Lusignan 2004:F-68).

Changes in housing policy post 1950, especially those enacted during the 1960s, altered the uniformity of design philosophy and building characteristics that was evident in earlier complexes; this creates a broader interpretation of architectural significance and integrity. While earlier complexes were consistent in their “functional, utilitarian

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designs; repetitive building forms; low-rise, multi-family residential buildings arranged in highly ordered plans; and prominent community buildings and designed landscapes”, and many of these characteristics continue in the period between 1950 and 1980, the shift to private developers as agents of construction, instead of local housing authorities, resulted in more originality in some design concepts, such as rooflines and facades. In cities with multiple complexes built during a short period, however, the basic design of one complex may have been applied to multiple developments, resulting in a uniform look of public houses for a particular time period in a particular city.

In terms of integrity, the Multiple Property Documentation Form establishes baselines for certain aspects of integrity that should be present for a public housing complex to be considered NRHP eligible. These include: “a substantially intact site plan; a high percentage of original buildings; original building design features; original façade materials, except roofs and windows; original architectural ornamentation; and basic characteristics and dimensions of interior spaces” (Lusignan 2004:F-88). In terms of design and material integrity, the registration requirements specifically address the retention of original fenestration patterns, but the replacement of original windows, which often had “outlived their functional usefulness”, was not alone considered a disqualifying change (Lusignan 2004:F-88). Because of the cost-efficient construction of public housing complexes in the period of 1950 to 1980, often to meet federal agency lending and per unit construction cost limits, materials in these complexes were often not as durable as those used in private construction during the same period. Additionally, in order to conform to HUD guidelines on energy efficiency and safety that were adopted later in the period, and after 1980, changes to elements like windows and siding may have been necessary. These changes are directly related to the history of public housing policy, which is a significant aspect of public housing projects, and how it affected construction and maintenance of complexes built between 1950 and 1980.



4.0 Results

Fieldwork for the project was conducted intermittently between April 2023 and September 2023 and consisted of visiting the locations of 41 public housing developments that were identified during preliminary research. These public housing developments were located within four municipalities, each having a population greater than 200,000 and less than 300,000, based on United States Census Bureau 2019 estimates. Although public housing was an important aspect of each of these city's public policy during the period of 1950 through 1980, only Fayetteville had federally funded public housing that was constructed in the earlier, 1933 to 1949, period, with two complexes built by the Division of Defense Housing of the Federal Works Agency during World War II (Lusigan et al. 2004). The identified public housing developments were either funded or constructed between 1950 and 1980; the list included housing developments that were completed after 1980 but were approved for funding before the 1980 cutoff date for this study were included. The results of the survey are discussed below, divided by municipality.

4.1 Durham

The Durham Housing Authority was approved for funding for the construction of 13 public housing complexes within the City of Durham between 1950 and 1980; 12 housing developments were completed between 1950 and 1980 and one was completed in 1981. Of these 13 public housing complexes, two have been previously recorded. The former Oldham Towers (DH3970) was completed in 1969 to house low-income senior citizens and the Liberty Street Apartments (DH3971) consisted of townhouse apartments that were completed in 1972. Both developments were previously determined eligible for the National Register; the former Oldham Towers (DH3970) is eligible under Criterion A, for its association with Durham's Urban Renewal policies and federal housing policy for elderly residents, as well as under Criterion C, as a representation of the architecture of low-income housing for the elderly in the New Formalism style, while Liberty Street Apartments (DH3971) is eligible under Criterion A, for its association with Urban Renewal in Durham. These two complexes were located adjacent to each other and have been demolished as part of a redevelopment project. The remaining 11 public housing developments are discussed individually below.

4.1.1 Club Boulevard (DH3982)

Club Boulevard (DH3982) is a late-1960s public housing complex, originally known as North Brook and identified as project NC 13-9, that consists of 77 detached houses and one community building. The development is located on East Club Boulevard, Dubonnet Place, and Glenbrook Drive (identified in plans as Bluefield Street) (Figures 4.1.1.1 and 4.1.1.2). These houses consisted of three- and four-bedroom structures that were built using four plan types, identified on drawings as Model 401 (four-bedroom) and Models 100, 100-B, and 117 (three-bedroom) (Figure 4.1.1.3). The development plans identify 23 four-bedroom houses and 54 three-bedroom houses, with five Model 100 plans, 43 Model 100-B plans, and six Model 117 plans (Figure 4.1.1.4). The Club Boulevard development was completed by 1969 and originally, Glenbrook Drive terminated at its north end in a cul-de-sac, which is still visible on aerial photographs, but by 1972 the road had been extended to the north and a new single family residential development was under construction.

The houses throughout the Club Boulevard (DH3982) development are detached, single-family residences that are situated along curving roads; the community has generally uniform setbacks and lot sizes. The houses represent adaptations of Ranch housing forms that were popular during the 1960s and 1970s. The first phase of the

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Figure 4.1.1.1. Aerial map showing the boundaries of Club Boulevard (DH3982).

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Figure 4.1.1.2. Club Boulevard (DH3982), Glenbrook Drive streetscape, facing east.



Figure 4.1.1.3. Section of plans for North Brook (now Club Boulevard) (DH3982).

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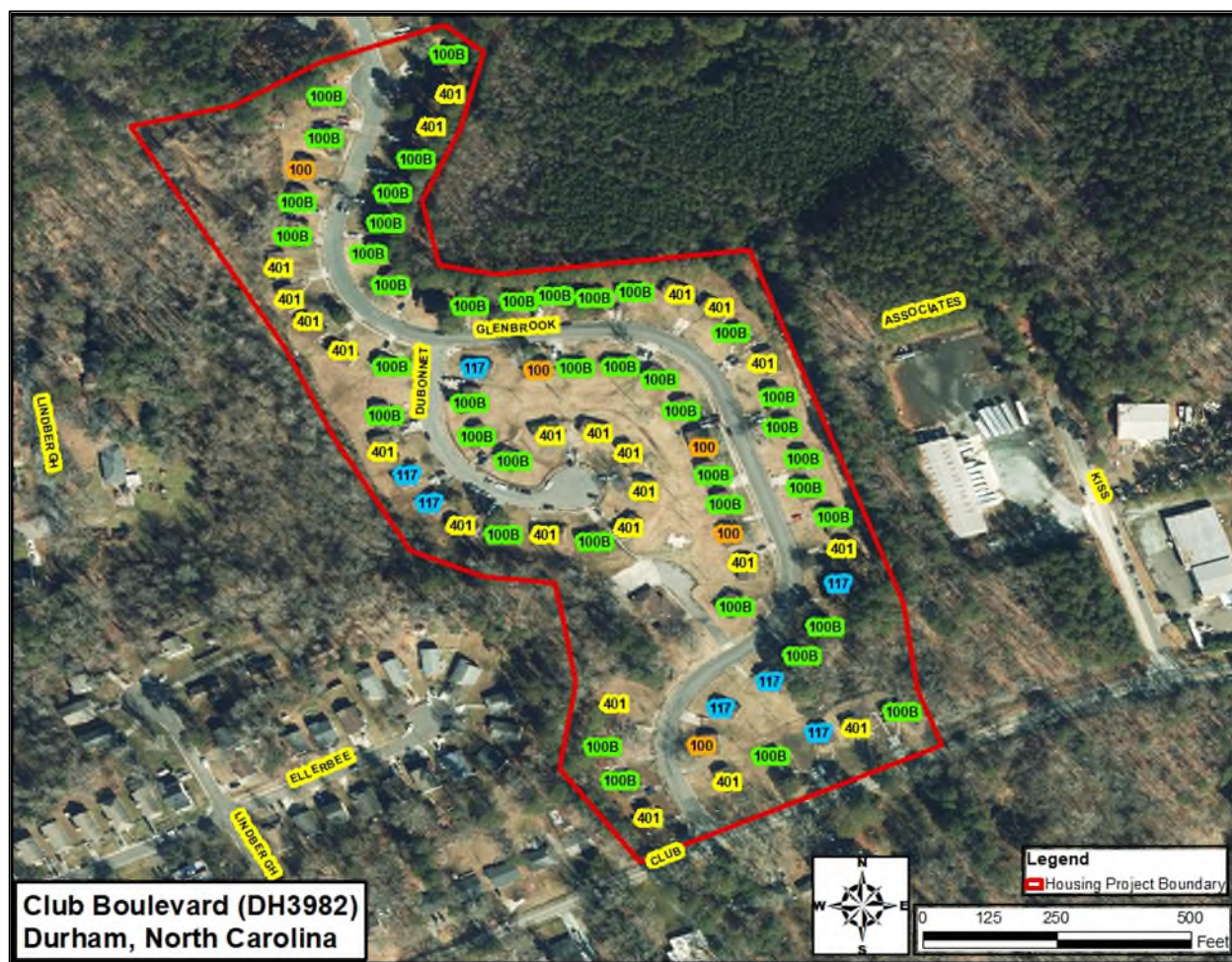


Figure 4.1.1.4. Aerial map showing the house types within Club Boulevard (DH3982).

development consists of one-story houses, with three of the four house plans having side-gabled roofline, while the three-bedroom Model 117 has a front-gabled roof, an adaptation that may have been designed to maximize usage of space within the development. The primary exterior material on the houses in this phase of the development was brick veneer, which is uniform in color throughout the 77 houses.

The four-bedroom unit (Model 401) has a four-bay front elevation, with an off-center entry door. A paired window is on one side of the door and two single windows are on the other side (Figure 4.1.1.5). The side elevations of the four-story houses have a side entry door, with a shed-roofed hood over it, on the gable end closest to the door; the opposite gable end has no openings. Specific houses built using Model 401 have slight variations: some are oriented with the double window to the left of the door and the two single windows to the right, while others have a façade that is a mirror image; there are small overhangs, which are extensions of the roof, above the doors and on some units the overhang extends above the double window as well; and depending on the lot topography, each house has either a stoop or a set of stairs that lead to the front door. In addition to the brick veneer on the exterior of these houses, many of the four-bedroom models have siding either fully across the front elevation; along the upper half of the front elevation, with brick veneer on the lower half; surrounding only the window

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sections, with brick veneer flanking the door; or surrounding only the door and double window (Figures 4.1.1.6–4.1.1.8).

The three-bedroom Models 100 and 100-B present similar facades to the four-bedroom Model 401; they are also similar to each other and the difference between the two cannot be determined from the exterior. Like the four-bedroom units, the Model 100/100-B houses have a side-gabled roofline and a four-bay front elevation, with an off-center door that is flanked by a paired window on one side and two single windows on the other side; the main distinguishing characteristics between the three- and four-bedroom structures is the overall length of the front elevation, which is smaller in the three-bedroom examples, the smaller spacing between the single windows on the three-bedroom houses, and the smaller-sized windows on the three-bedroom houses (Figure 4.1.1.8). On both the Model 100 and 100-B examples, the side elevation that is closest to the front door has a side entry door, beneath a shed-roofed hood, and the opposite gable end has no openings. Similar to the four-bedroom Model 401 examples, specific structures built using the Model 100 and 100-B plans have slight differences between them (Figures 4.1.1.9 and 4.1.1.10). On the front elevation, the organization of windows and doors could be either with the double window to the right of the façade or to the left, creating two façade options that are mirror images of each other. Additionally, although most of the houses have primarily brick veneer exteriors, variations include those with panels beneath the two single windows and those with a brick veneer lower half and a siding upper half. Overhangs above the entryway are also varied among specific houses, with the overhang of some houses covering only the door and some covering both the door and the double window; among the three-bedroom, side-gabled houses, there is also a variation with no overhang, but a faux cross-gable above the single windows.

The remaining example of three-bedroom housing units is a one-story, front-gabled building, identified as Model 117 (Figures 4.1.1.12 and 4.1.1.13). These houses are three bays wide and have a central door, flanked by either a single window on one side and a paired window on the other side or two paired windows. The side elevations of Model 117 houses have two single windows on one elevation and a side entry door and a single window on the other side. On these houses, the front elevation is either fully brick veneered or fully sided.

The community building for the Club Boulevard development is a one-story building, with a C-shaped form and a hipped roof (Figures 4.1.1.14–4.1.1.16). The long elevation of the building is oriented to the northeast. It has a central projecting section that consists of four bays, each with a single one-pane awning window that is located in the upper section of the wall, with vertical pilasters flanking each window and delineating it from the adjacent section. On either side of the central section, the building steps back to a one-bay side wing; the north wing has a single window bay and the south wing has a metal-framed window and door unit beneath an engaged porch, supported by brick columns. Both the north and south elevations, which are the sides of the building, consist of sections that are divided by brick pilasters, with the north elevation having a secondary entry door. The rear of the building, which consists of a central section and two projecting wings, has windows in the upper wall, flanked by pilasters, in the same configuration as the front elevation. The community building is brick veneer, with a wide horizontal trim band along the roof-wall juncture and wide, boxed eaves.

The Club Boulevard (DH3982) development was completed under the Turnkey public housing policy, in which a private developer would build the housing units and they would be purchased by the housing authority upon completion. The 77 houses in the development, which was built by TomRich Corporation, were planned as 54 three-bedroom units and 23 four-bedroom units and construction began on the site in April 1968 (*The Durham Morning Herald* 1 May 1968:19; *The Durham Sun* 3 May 1968:25). The planned cost of the development was \$1.35 million, with each residence constructed of “prefabricated brick veneer and wood exteriors”, with a “range,

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Figure 4.1.1.5. Club Boulevard (DH3982), example of Model 401 at 16 Dubonnet Place, facing southeast.



Figure 4.1.1.6. Club Boulevard (DH3982), example of Model 401 at 2400 Glenbrook Drive, facing northeast.

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Figure 4.1.1.7. Club Boulevard (DH3982), example of Model 401 at 2423 Glenbrook Drive, facing northwest.



Figure 4.1.1.8. Club Boulevard (DH3982), examples of Model 401 at 17 and 19 Dubonnet Place, facing north.

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Figure 4.1.1.9. Club Boulevard (DH3982), example of Model 100/100-B at 2418 Glenbrook Drive, facing southeast.



Figure 4.1.1.10. Club Boulevard (DH3982), example of Model 100/100-B at 11 Dubonnet Place, facing northeast.

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Figure 4.1.1.11. Club Boulevard (DH3982), example of Model 100/100-B at 2500 Glenbrook Drive, facing north.



Figure 4.1.1.12. Club Boulevard (DH3982), example of Model 117 at 8 Dubonnet Place, facing northwest.

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Figure 4.1.1.13. Club Boulevard (DH3982), example of Model 117 at 2414 Glenbrook Drive, facing east.



Figure 4.1.1.14. Club Boulevard (DH3982), community building at 2415 Glenbrook Drive, facing west.

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Figure 4.1.1.15. Club Boulevard (DH3982), community building at 2415 Glenbrook Drive, facing south.



Figure 4.1.1.16. Club Boulevard (DH3982), community building at 2415 Glenbrook Drive, facing southeast.

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refrigerator, and water heater” provided in each unit (*The Durham Morning Herald* 1 May 1968:19). The initial plans called for construction to be complete by the end of 1968, with 20 units finished by September 30, 19 finished by October 30, 21 finished by November 30, and 17 finished by December 30 (*The Durham Morning Herald* 1 May 1968:19). However, permits for the single-family units of the Club Boulevard (DH3982) complex were not issued until December 1968 and an updated projected completion date at the time was March 31, 1969 (*The Durham Morning Herald* 17 December 1968:13). The first 20 units were ultimately approved for acquisition by the DHA in late April 1969 (*The Durham Sun* 24 April 1969:5). When applications for the Club Boulevard (DH3982) units were reviewed, approximately half were from existing public housing residents who were seeking units that were more appropriate for their family sizes (*The Durham Sun* 12 June 1969:9).

NRHP Evaluation

Club Boulevard (DH3982) is a low-income housing development that consists of 77 single-family residences and a community building. The complex is laid out in a similar fashion to contemporary suburban neighborhoods and the plans used for the dwellings are generally in Ranch forms that were popular during the same period. Although the individual buildings have undergone some alteration to materials and workmanship, through the replacement of original windows, the installation of new windows in low-income housing developments often occurred in an attempt to upgrade energy efficiency to meet HUD guidelines and is not necessarily a disqualifying change. Overall, the houses in the Club Boulevard (DH3982) development remain in the same layout and configuration from the original plans. Parts of the original landscape plan, including front yard trees and shrubbery along the foundation of the houses, remain. However, the exteriors of the houses have undergone alterations, in addition to replacement windows, including the replacement of exterior siding, which was used in addition to the brick veneer, with vinyl siding, with additional vertical vinyl trim added along the eaves of the roof. Additionally, the development was originally conceptualized as insular, with one entrance/exit location, along East Club Boulevard, with two roads that ended in cul-de-sacs; changes to the road configuration during the early 1970s created a neighborhood that connected to additional residential subdivisions to the north, and ultimately with a second entrance/exit point, at Old Oxford Road.

Club Boulevard (DH3982) is an example of an early housing complex constructed in Durham using the tenants of HUD’s Turnkey program. The development of Club Boulevard (DH3982) by private company TomRich resulted in an innovative approach to public housing buildings, designed as individual single-family residential units as opposed to earlier models of groupings of multi-family buildings. The use of local developers, who employed new concepts in the design of residential buildings and complexes, is a significant aspect of the Turnkey program and Club Boulevard (DH3982) exhibits these characteristics. Although there have been alterations to exterior materials of individual structures, these do not detract from the integrity of the complex, nor do the 1970s changes to the road configuration that created a connection to newer residential neighborhoods to the north. The complex retains its original site plan and the majority of the structures, including the community building, have not undergone significant alterations; the landscape of the development also remains highly intact. Therefore, Club Boulevard (DH3982) is recommended as eligible for the NRHP under Criterion A, for its association with the Turnkey policy of HUD in the late 1960s. The proposed NRHP boundary is the boundaries of the complex from its original construction in 1968–1969 (Figure 4.1.1.1).



4.1.2 *Cornwallis Road (DH3983)*

Cornwallis Road (DH3983) is a late-1960s public housing complex, identified as project NC 13-7, that consists of 200 apartments within 82 multifamily units, in addition to an administration. The Cornwallis Road (DH3983) development is located southeast of the intersection of East Cornwallis Road and South Roxboro Street, with multiple access points to the grouped units located off of Weaver and South Roxboro streets, as well as buildings located along East Cornwallis Road and South Roxboro Street; its official address is 3000 Weaver Street (Figures 4.1.2.1 and 4.1.2.2). The 82 residential buildings that comprise the complex are made up of seven building types, each with a different form and/or configuration of units and each building type number corresponds to the number of bedrooms per unit and the building types are disbursed around the development, with no discernable pattern for building type location (Figure 4.1.2.3 and 4.1.2.4; Table 4.1.2.1). The Cornwallis Road (DH3983) development, which was completed by 1967, was designed by John D. Latimer and Associates.

Table 4.1.2.1. Breakdown of Building Types and Number of Units per Type in Cornwallis Road (DH3983)

Building Type	Description	Number of Type	Total Units per Type
Type 1	One bedroom (four units/building)	5	20
Type 2	Two Bedroom (six units/building)	7	42
Type 2A	Two Bedroom (eight units/building)	1	8
Type 3	Three Bedroom (two units/building)	38	76
Type 4	Four Bedroom (two units/building)	23	46
Type 5	Five Bedroom (one unit/building)	6	6
Type 6	Six Bedroom (one unit/building)	2	2

There are five examples of building Type 1 in the Cornwallis Road (DH3983) development. Building Type 1 is a one-story structure, which contains four one-bedroom apartments. The building has a rectangular form and draws influence from modern architecture styles, with multiple roof planes with varying heights and setbacks (Figure 4.1.2.5). Each building is symmetrical. The central section, which contains the entrances for the two center units, has a gabled roof; it is divided by wall projections that extend to the edge of the roofline, creating the look of three recessed sections. The central section is an unbroken brick veneer wall and on either side is a bay with a door, a single window, and a large transom that matches the slope of the roof, with metal siding surrounding the openings. Flanking the central section is a taller, shed-roofed section on either side; these sections project slightly forward from the adjoining wall and have an unbroken brick veneer façade with metal siding on the sloped section. On either side of these sloped projections, the façade steps backward in two additional sloped sections, the interior sections having an entry door and metal siding and the exterior sections having unbroken brick veneer walls (Figure 4.1.2.6). The side elevations of each building have a paired one-over-one, metal frame window, set within a foundation-to-roof opening and having metal siding above and below it (figure 4.1.2.7). On the rear elevation, the seven sections of the building are repeated, with the same configuration as the front, with the taller, shed-roofed projections on either side of the gabled central section, and two stepped back shed-roofed sections adjacent to each taller shed-roofed section (Figures 4.1.2.8 and 4.1.2.9). On this elevation, each unit has a rear door and window, with large transom set into the roof slope. Short sections of fence divide the rear yards of the units, which also hold HVAC units and clotheslines.

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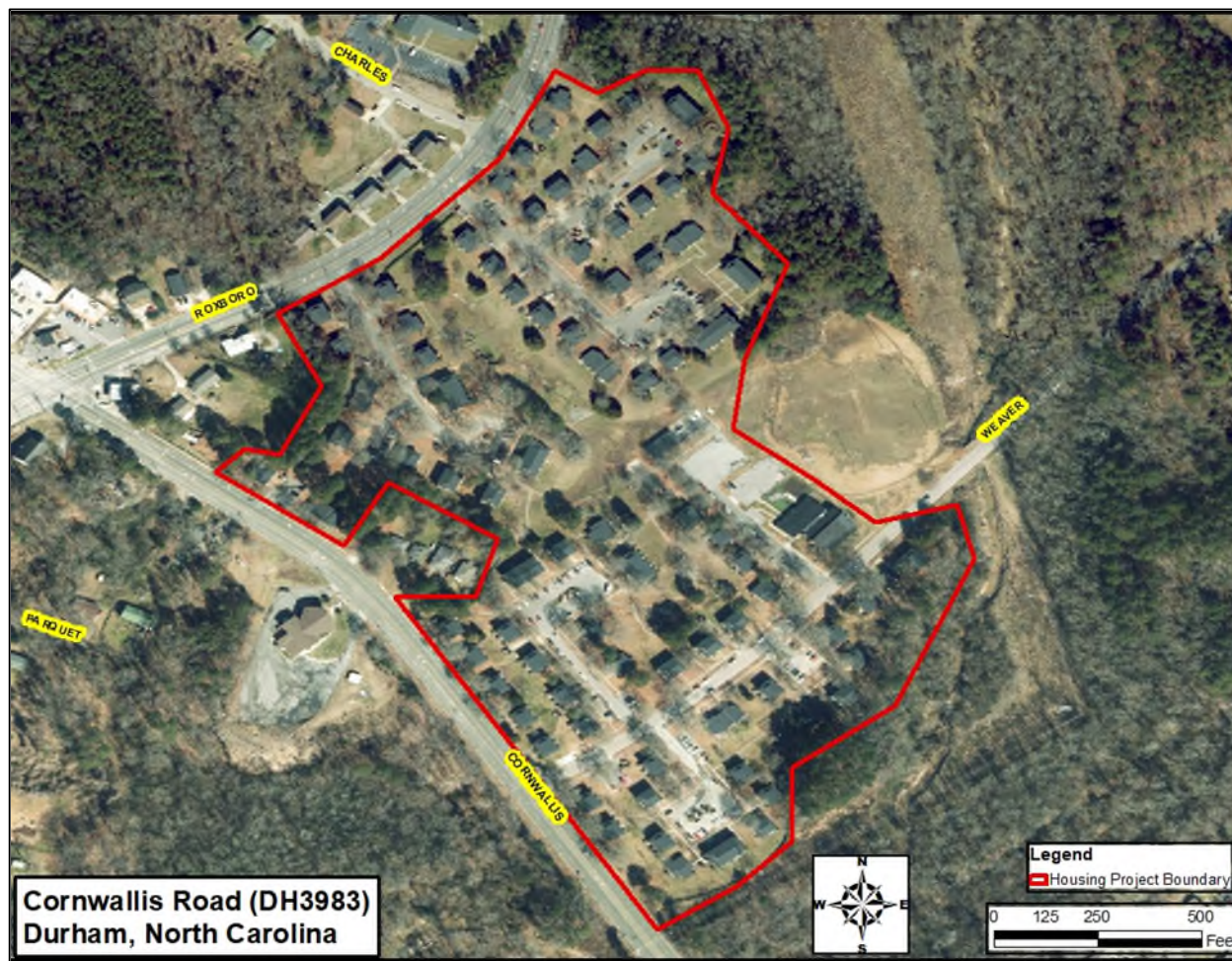


Figure 4.1.2.1. Aerial map showing the boundaries of Cornwallis Road (DH3983).

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Figure 4.1.2.2. Cornwallis Road (DH3983), streetscape along Weaver Street, facing east.



Figure 4.1.2.3. Portion of a complex layout drawing for the Cornwallis Road (DH3983) development.

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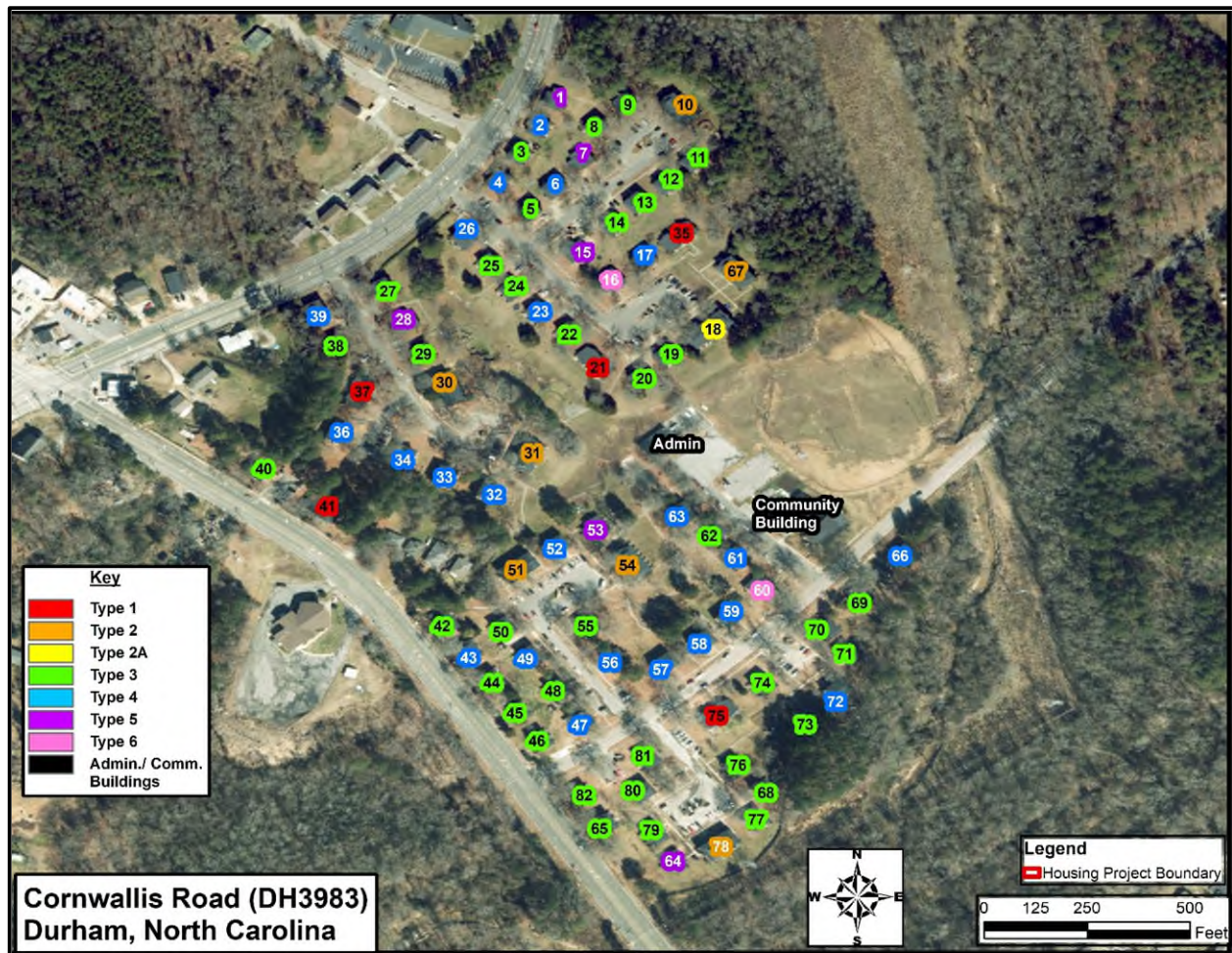


Figure 4.1.2.4. Aerial map showing the building types and locations of the Cornwallis Road (DH3983) development.

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Figure 4.1.2.5. Cornwallis Road (DH3983), building Type 1, front elevation, facing southwest.



Figure 4.1.2.6. Cornwallis Road (DH3983), building Type 1, front oblique, facing south.

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Figure 4.1.2.7. Cornwallis Road (DH3983), building Type 1, side elevation, facing southeast.



Figure 4.1.2.8. Cornwallis Road (DH3983), building Type 1, rear elevation, facing east.



Figure 4.1.2.9. Cornwallis Road (DH3983), building Type 1, rear oblique, facing north.

There are seven buildings designated as Type 2 within the complex. The Type 2 buildings are two-story structures, with a rectangular form and a Dutch gable roof; each building contains six two-bedroom apartments (Figure 4.1.2.10). The front elevation of each building, which is symmetrical, is divided into bays, using wall projections and recessed sections. There are 11 bays along the façade, with five of the bays consisting of unbroken brick veneer walls; these bays are located between six bays that are sided and contain openings. Of these six bays, the four central bays each consist of an entry door and a single one-over-one window on the first story, located beneath a hip-roofed porch that extends from the recessed wall past the wall projection and is supported by simple beams; on the second story of these bays there is a paired one-over-one window. The remaining two bays, which flank these four central bays and their adjacent unbroken wall bays, each have a paired one-over-one window on both the first and second stories. Each side elevation has a central, recessed section, which creates a gabled two-story portico; on the first story, there is a door and a single window, and the second story has a paired one-over-one window (Figures 4.1.2.11 and 4.1.2.12). On either side of this section, which is enclosed by two-story wall projections, is an unbroken expanse of brick veneer wall. The rear elevation of Type 2 buildings consists of nine sections, each divided by a wall projection (Figures 4.1.2.13–4.1.2.16). The central section is an unbroken wall, with recessed brick veneer on the first story and metal siding on the second story; on either side of this central section are two identical sections, each with an entry door and window on the first story, located beneath a hip-roofed porch that extends across both bays, and a paired window on the second story; these paired sections are separated from the corner sections by a section with the same configuration as the central section; the exterior sections are a single bay with the same configuration as one of the paired bays. Building Type 2A is a modified version of Type 2, with eight two-bedroom units instead of six; there is only one example of this Type in the complex (Figures 4.1.2.17–4.1.2.21).

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Figure 4.1.2.10. Cornwallis Road (DH3983), building Type 2, front elevation, facing northeast.



Figure 4.1.2.11. Cornwallis Road (DH3983), building Type 2, front oblique, facing north.

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Figure 4.1.2.12. Cornwallis Road (DH3983), building Type 2, side elevation, facing northwest.



Figure 4.1.2.13. Cornwallis Road (DH3983), building Type 2, rear oblique, facing west.

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Figure 4.1.2.14. Cornwallis Road (DH3983), building Type 2, rear oblique, facing south.



Figure 4.1.2.15. Cornwallis Road (DH3983), building Type 2, side elevation, facing southeast.

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Figure 4.1.2.16. Cornwallis Road (DH3983), building Type 2, front oblique, facing east.



Figure 4.1.2.17. Cornwallis Road (DH3983), building Type 2A, front elevation, facing southeast.

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Figure 4.1.2.18. Cornwallis Road (DH3983), building Type 2A, front oblique, facing south.



Figure 4.1.2.19. Cornwallis Road (DH3983), building Type 2A, rear oblique, facing west.

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Figure 4.1.2.20. Cornwallis Road (DH3983), building Type 2A, rear elevation, facing northwest.



Figure 4.1.2.21. Cornwallis Road (DH3983), building Type 2A, front oblique, facing east.

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Type 3 buildings are duplex units, consisting of two three-bedroom apartments; there are 38 Type 3 buildings within the Cornwallis Road (DH3983) development (Figure 4.1.2.22). These buildings are two stories, with a rectangular form and Dutch gable roof. The symmetrical front elevation has an unbroken brick veneer wall as the central section; a recessed section with a door and a single one-over-one window, under a hip-roofed porch that is supported by unadorned beams on the first story and a paired one-over-one window on the second story on either side; and a recessed, unbroken brick veneer wall, separated from the adjacent section by a projecting wall, at the corner. Each side elevation is also three sections (Figure 4.1.2.23). The section closest to the front elevation has a recessed first story, with a paired one-over-one window set in a sided opening, and an unbroken sided section on the second story; the central section is narrower and has a recessed niche on the bottom one-third of the wall, with a sided section containing a paired one-over-one window on the top two-thirds; and the section closest to the rear is an unbroken brick veneer wall. The rear elevation is organized in the same configuration as the front elevation, with a central unbroken section; recessed sections containing the unit's rear door and windows; and an unbroken recessed section (Figures 4.1.2.24–4.1.2.26).

The buildings designated as Type 4, of which there are 23 within the complex, are duplex units that each contain two four-bedroom apartments (Figure 4.1.2.27). Like the Type 3 buildings, the Type 4 plan is a rectangular structure with a Dutch gable roof. The front elevation has the same organization and look as the Type 3 plan, with a central brick veneer wall; recessed bays containing a door and window on the first story, beneath a hip-roofed porch, and a paired window on the second story; and an unbroken recessed wall on either side. The main difference in the exterior appearance of Type 3 and Type 4 buildings is on the side elevations (Figures 4.1.2.28 and 4.1.2.29). On the Type 4 buildings, the three sections of the side elevation are symmetrical. The central section is narrow and consists of a sided section on the upper two-thirds of the wall, containing a paired one-over-one window, and a recessed brick veneer section on the bottom one-third. Flanking the central section on either side is a wider bay, with an unbroken sided second story and a recessed first story, with a paired window set into a sided opening. Like the Type 3 plan, the rear elevation of Type 4 buildings has the same configuration as the front elevation (Figures 4.1.2.30 and 4.1.2.31).

Building Type 5 is a one-story, five-bedroom, single unit structure; there are six examples of Type 5 buildings within the Cornwallis Road (DH3983) development (Figure 4.1.2.32). This building type has a T-shaped plan and a gabled roof and is symmetrical in its layout. Based on the location of the front entrance door, the building is front-gabled, with a main, gabled section and projecting gabled sections on the front and rear elevations (Figures 4.1.2.33 and 4.1.2.34). The entrance to the building is recessed, beneath an inset porch that is created beneath the front-gabled projection and is supported by a metal post; also on the front-gabled projection is a single one-over-one window set into a sided opening on the side wall adjacent to the door. One side elevation consists of three sections, with a central, unbroken brick veneer wall that is flanked by two recessed, sided walls with a paired one-over-one window in one and a double patio door. The rear elevation is configured the same as the front elevation, with the entry door and window beneath the inset porch. The rear elevation of the building has three recessed bays that are separated by two expanses of unbroken brick veneer wall; the central bay has a paired window on the two exterior bays have single one-over-one windows (Figure 4.1.2.35).

There are two buildings constructed in the Type 6 plan, which consists of a single six-bedroom unit. Similar on the exterior to Type 5 buildings, this type also has a T-shaped plan and a gabled roof and is symmetrical in its layout (Figures 4.1.2.36–4.1.2.39). The main difference between the Type 5 and Type 6 buildings is on the front elevation, where there is a single one-over-one window adjacent to the door. The side elevations and rear elevation have the same configuration as the Type 5 plan.

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Figure 4.1.2.22. Cornwallis Road (DH3983), building Type 3, front oblique, facing south.



Figure 4.1.2.23. Cornwallis Road (DH3983), building Type 3, side elevation, facing southwest.

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Figure 4.1.2.24. Cornwallis Road (DH3983), building Type 3, rear oblique, facing west.



Figure 4.1.2.25. Cornwallis Road (DH3983), building Type 3, rear elevation, facing northwest.

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Figure 4.1.2.26. Cornwallis Road (DH3983), building Type 3, side elevation, facing northeast.



Figure 4.1.2.27. Cornwallis Road (DH3983), building Type 4, front elevation, facing southwest.

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Figure 4.1.2.28. Cornwallis Road (DH3983), building Type 4, front oblique, facing west.



Figure 4.1.2.29. Cornwallis Road (DH3983), building Type 4, side elevation, facing northwest.

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Figure 4.1.2.30. Cornwallis Road (DH3983), building Type 4, rear elevation, facing northeast.



Figure 4.1.2.31. Cornwallis Road (DH3983), building Type 4, rear oblique, facing east.

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Figure 4.1.2.32. Cornwallis Road (DH3983), building Type 5, front elevation, facing northwest.



Figure 4.1.2.33. Cornwallis Road (DH3983), building Type 5, front oblique, facing north.

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Figure 4.1.2.34. Cornwallis Road (DH3983), building Type 5, rear oblique, facing east.



Figure 4.1.2.35. Cornwallis Road (DH3983), building Type 5, rear elevation, facing northeast.

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Figure 4.1.2.36. Cornwallis Road (DH3983), building Type 6, front elevation, facing northwest.



Figure 4.1.2.37. Cornwallis Road (DH3983), building Type 6, front oblique, facing north.

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Figure 4.1.2.38. Cornwallis Road (DH3983), building Type 6, rear oblique, facing east.



Figure 4.1.2.39. Cornwallis Road (DH3983), building Type 6, side elevation, facing southwest.

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Also located within the Cornwallis Road (DH3983) development is an administration building. The administration building, which is located on the southeastern portion of the development, is a one-story, side-gabled building with a brick veneer exterior (Figure 4.1.2.40). Similar to the other buildings in the complex, the administration building includes recessed bays, interspersed with unbroken brick veneer walls. The front elevation has seven sections, which are, from west to east: an unbroken wall section; a recessed, sided bay with an entry door and paired window; a brick veneer wall with a single one-over-one window; a recessed, sided section with a paired window; an unbroken wall section; a recessed, sided section with a paired window; and an unbroken wall section (Figure 4.1.2.41). Each side elevation has a single, off-center, recessed bay, set within wall projections, that has a single one-over-one window surrounded by siding (Figure 4.1.2.42). The rear elevation consists of seven sections, with three recessed, sided bays, each with a paired one-over-one window, set between four unbroken brick veneer wall sections (4.1.2.43 and 4.1.2.44).

In early 1965, the Durham Housing Authority (DHA) was approved by HUD for 614 public housing units divided among four complexes, with a total budget of \$9.1 million; this included 200 units along Cornwallis Road that had been planned since 1963 (*The Durham Morning Herald* 22 November 1963:27; 29 January 1965:21). Ten months later, the DHA advertised for bids for a 200-unit complex to be built at the intersection of Cornwallis Road and Roxboro Street; the initial bid cycle resulted in the Durham-based William Muirhead Construction Company not accepting the contract terms and the project was again put out for bids in January 1966 (*The Durham Sun* 28 October 1965:1; *The Durham Morning Herald* 19 January 1966:13). The buildings, which were designed by Durham architecture firm John D. Latimer and Associates, were planned to include 20 one-bedroom apartments, 50 two-bedroom apartments, 76 three-bedroom apartments, 46 four-bedroom apartments, six five-bedroom dwellings, and two six-bedroom dwellings (Figure 4.1.2.45). The total projected budget for the project was just under \$3.2 million (*The Durham Morning Herald* 22 November 1963:27; *The Durham Sun* 28 October 1965:1). The low-bid contract for Cornwallis Road (DH3983) was awarded to the Nello B. Teer firm, of Durham, and Jay G. Roberts, of the John D. Latimer and Associates architecture firm, served as project architect (*The Durham Morning Herald* 17 December 1966:11).

In September 1966, the DHA announced that, although the initial September 1 date for the completion of 40 units at Cornwallis Road (DH3983) had not been met, the current construction schedule called for 120 units to be completed by January 1, 1967, which would put the complex as a whole ahead of its original completion projections (*The Durham Morning Herald* 22 September 1966:21). The first 40 units were completed by mid-December 1966, with additional units turned over to the DHA during the early portion of 1967, with 125 apartments completed by early March 1967 (*The Durham Morning Herald* 15 December 1966:26; 17 December 1966:11; 10 March 1967:13). The final 38 units of the 200-unit project were completed and turned over to the DHA on June 19, 1967 (*The Durham Sun* 19 June 1967:11).

NRHP Evaluation

Cornwallis Road (DH3983) is a low-income housing development that consist of 200 residential units, in 82 structures, and an administration building. Cornwallis Road (DH3983) was one of the final housing projects constructed by the Durham Housing Authority as a low-bid project, before the advent of the Turnkey program, which promoted the construction of public housing by private developers. As a Housing Authority designed and constructed project, Cornwallis Road (DH3983) has many of the characteristics of earlier developments, with groups of multifamily residential buildings arranged on a large, landscaped parcel, with open space and recreation areas. However, the complex also ventured into new concepts, such as including single-family dwellings, for larger

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families, among the multifamily units, as well as employing more contemporary design elements, such as multiple plane facades and varied roof structures, than earlier, more traditional and box-like designs.

Cornwallis Road (DH3983) is an example of the final stage of local housing authority constructed housing projects in Durham and is significant for its association with the pre-Turnkey low-income housing development procedures, as well as for its transitional elements of both older and newer design concepts for public housing. The overall layout of the roads, buildings, and landscape remains the same as during the late 1960s and the complex retains all of its original residential structures, with the same site layout and relationship between buildings. Although there have been alterations to exterior materials of individual structures, these do not detract from the integrity of the complex. Therefore, Cornwallis Road (DH3983) is recommended as eligible for the NRHP under Criterion A, as an example of late 1960s public housing policy and the adaptability of newer public housing designs. The proposed NRHP boundary is the boundaries of the complex from its original completion in 1967 (Figure 4.1.2.1).



Figure 4.1.2.40. Cornwallis Road (DH3983), administration building, front elevation, facing northwest.

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Figure 4.1.2.41. Cornwallis Road (DH3983), administration building, front oblique, facing north.



Figure 4.1.2.42. Cornwallis Road (DH3983), administration building, side elevation, facing northeast.

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Figure 4.1.2.43. Cornwallis Road (DH3983), administration building, rear oblique, facing east.



Figure 4.1.2.44. Cornwallis Road (DH3983), administration building, rear elevation, facing southeast.

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Figure 4.1.2.45. Cornwallis Road (DH3983), artist's rendition, 1965 (*The Durham Sun* 28 October 1965:1).

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4.1.3 *Damar Court (DH3984)*

Damar Court (DH3984) is a mid-1960s townhouse apartment complex, originally constructed by a private developer, that was purchased by the Durham Housing Authority in 1967. Damar Courts (DH3984) is located along Sherwood Drive, a road that is fully contained within the complex. The official address for the complex is 1028 Sherwood Drive (Figure 4.1.3.1). The Damar Court (DH3984) development consists of 102 apartments, evenly divided among the 17 buildings within the complex. The buildings, which are a single design and plan, each with six apartments, are organized in groups of two and three along the road, with parking lots serving each group of buildings (Figure 4.1.3.2). An office building was constructed on the site in 2019.

The 17 residential buildings at Damar Court (DH3974) are each two-story, side-gabled structures with brick veneer exteriors (Figure 4.1.3.3). Each building has 12 bays, which are divided into three groupings, with each grouping containing two apartment units (Figures 4.1.3.4 and 4.1.3.5). The groupings are organized with the two apartment entry doors adjacent to each other in a central section, which is covered with aluminum siding above the doors; the two doors are covered by a gabled portico, with composite shingles in the gable end, which is supported by Tuscan columns. On either side of the central section is bay that includes two-pane, vinyl sash, horizontal sliding windows on both the first and second stories, with siding between the windows and below the first story window. Between the door and window bays, the exterior walls of the building are brick veneer. Both side elevations of the buildings are unbroken brick veneers (Figure 4.1.3.6). The rear elevation of each building has six bays, corresponding to each of the apartments within the building (Figures 4.1.3.6–4.1.3.8). Each bay has two doors on the first story, one to the residential unit and one to an attached storage unit, and a two-pane, vinyl sash, horizontal sliding window on the second story; between the first and second stories, there is aluminum siding. These bays are interspersed between seven panels of brick veneer. The side-gabled roofs of the buildings have an overhang and boxed cornice, which is enclosed with vinyl; each roof is covered with composition shingles (Figure 4.1.3.9).

The 2019 office building is located in the eastern portion of the complex, on the triangular parcel that formerly held a pool (Figure 4.1.3.1). The office is a one-story, brick veneer building with an L-shaped form and a cross-gabled roof; along the water table of the building are two rows of soldier course bricks, that abut with the bottom of the window openings (Figures 4.1.3.10 and 4.1.3.11). The main section of the building is side-gabled and has five bays, which consist of an entry door unit, two four-pane casement windows, and two two-pane casement windows; the windows throughout the building have metal frames. On the front-projecting gabled section, there is a four-pane casement window. The west elevation has an off-center, side entry door, flanked on either side by a single four-pane casement window. On the rear elevation, the westernmost bay is a two-pane casement window, and the eastern three bays are four-pane casement windows; between these two sets of bays is a slight projection, which has two single-pane casement windows, situated in the upper section of the wall. The gabled roofline, which has a wide overhang in the gable ends, has boxed eaves and is covered with composition shingles.

The Damar Court development was originally designed by Durham architect Kenneth McCoy Scott and was permitted in two phases, one which was completed in 1965 and a second which was completed in 1966 (*The Durham Morning Herald* 29 October 1965:23; *The Durham Sun* 26 June 1967:17). Upon completion, the complex consisted of 17 buildings, each with six apartments; they were advertised as luxury apartments, with “flameless electric heating and air conditioning, modern electric kitchen, bath and one-half, swimming pool, storage space, and individual patios” (*The Durham Morning Herald* 2 January 1966:35). Photographs from the completion of the buildings show the two-story, side-gabled structures with brick veneer exterior (Figure 4.1.3.12). The following

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Figure 4.1.3.1. Aerial map showing the boundaries of Damar Court (DH3984).

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Figure 4.1.3.2. Streetscape along Sherwood Drive, Damar Court (DH3984), facing southeast.



Figure 4.1.3.3. Front elevation of residential building (1027 Sherwood Drive), Damar Court (DH3984), facing northeast.

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Figure 4.1.3.4. Front elevation of residential building (1012 Sherwood Drive), Damar Court (DH3984), facing south.



Figure 4.1.3.5. Front oblique of residential building (1015 Sherwood Drive), Damar Court (DH3984), facing north.

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Figure 4.1.3.6. Rear oblique of residential building (1014 Sherwood Drive), Damar Court (DH3984), facing southwest.



Figure 4.1.3.7. Rear elevation of residential building (1024 Sherwood Drive), Damar Court (DH3984), facing northeast.

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Figure 4.1.3.8. Rear oblique of residential building (1021 Sherwood Drive), Damar Court (DH3984), facing north.



Figure 4.1.3.9. Front oblique of residential building (1020 Sherwood Drive), Damar Court (DH3984), facing southwest.

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Figure 4.1.3.10. Front oblique of office building, Damar Court (DH3984), facing north.



Figure 4.1.3.11 Rear oblique of office building, Damar Court (DH3984), facing southwest.

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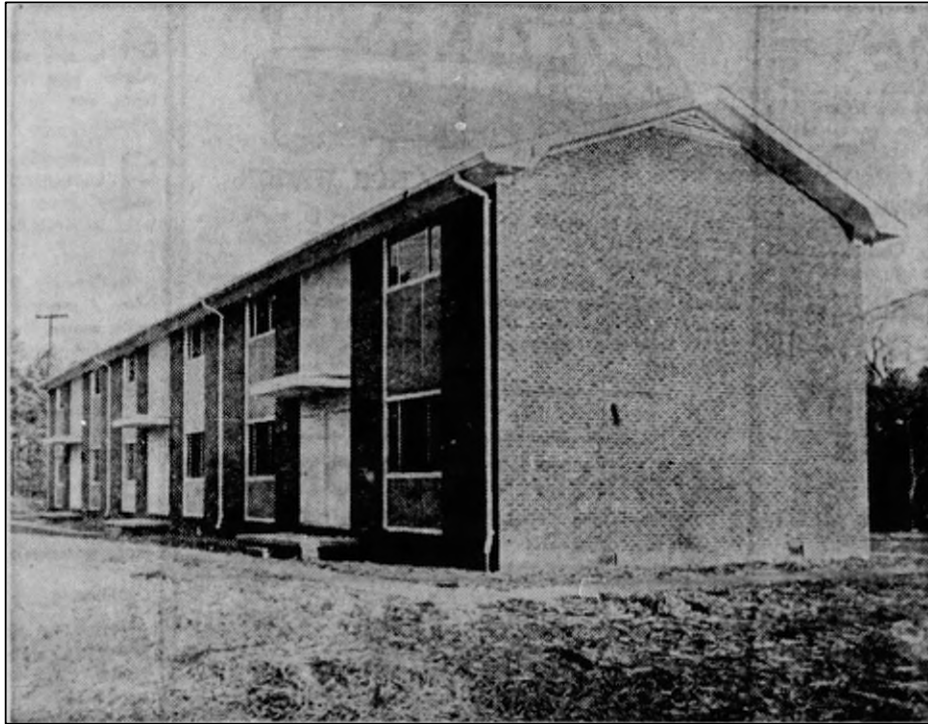


Figure 4.1.3.12. Photograph of Damar Court (DH3984) building, 1966 (*The Durham Morning Herald* 2 January 1966:35).

year, the apartment complex was purchased by the Housing Authority, following rumors that Duke University wished to purchase the development; now identified as project NC 13-13, approximately \$250,000 was dedicated to renovations of the units and site (*The Durham Morning Herald* 2 September 1967:11). The alterations to the complex were designed by Durham architecture firm Carr, Harrison, Pruden, and DePasquale, with site layout by Richard C. Bell Associates landscape architects and planning consultants. These renovations reportedly included the removal of air conditioning units and filling in of the on-site pool; however, the pool and air conditioning were still in place in May 1968, although the Housing Authority charged residents five dollars per month for access to use the air conditioning and a fee to use the pool (*The Durham Sun* 26 June 1967:17; *The Durham Morning Herald* 29 May 1968:13; *The Durham Sun* 29 May 1968:23). Based on aerial photographs, the pool remained on site until at least 1988, but had been infilled by 1994 (Figures 4.1.3.13 and 4.1.3.14).

NRHP Evaluation

Damar Court (DH3984) is a low-income housing development that consist of 102 apartments, in 17 structures, and a community building. Damar Court (DH3984) was the first of two already existing apartment complexes that were purchased by the DHA in the late 1960s to quickly add to its housing stock, in an effort to alleviate the need for more low-income housing units. The location of Damar Court (DH3984), to the northwest of the city center of Durham, was part of the Housing Authority's attempt to expand the footprint of public housing outside of the concentrated central areas. The uniform construction of the buildings and the relatively small lot size, for the number of buildings and units, represents the construction strategy of private developers at the time.

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Damar Court (DH3984) is an example a privately constructed apartment complex that was converted into public housing in the late 1960s, as policy shifted away from new construction of multifamily housing units to the renovation and rehabilitation of existing buildings. Although not part of the Turnkey program, as the renovations were completed by the Housing Authority as opposed to a private developer, the acquisition of Damar Court (DH3984) was based on the same concepts as Turnkey developments. The residential buildings retain the same massing and exterior design as when they were originally constructed, despite changes to windows and siding. The removal of the pool and the construction of a twenty-first century office building, however, have altered significant elements of the original site plan, setting, and spatial arrangement of the complex. Therefore, Damar Court is recommended as not eligible for the NRHP.



Figure 4.1.3.13. Aerial photograph of Damar Court (DH3984), 1988 (North Carolina Department of Transportation 1988).

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Figure 4.1.3.14. Aerial photograph of Damar Court (DH3984), 1988 (Durham County 1994).



4.1.4 Forest Hills Heights (DH3985)

Forest Hills Heights (DH3985) is a garden apartment development for low-income elderly residents that was completed in 1981. The buildings of Forest Hills Heights (DH3985) are located along an unnamed road that is fully contained within the complex; its official address is 700 South Magnum Drive (Figure 4.1.4.1). The Forest Hills Heights (DH3985) development, which is identified as project NC 13-20, consists of 55 apartments, divided among the eight residential buildings within the complex. There is no uniform design to the buildings, which consist of groupings of efficiency and one-bedroom units that are set together in an insular community, with a slightly sloping, terraced lot; the community has the single road that surrounds six of the eight residential buildings and there are sidewalks throughout the complex, connecting the structures (Figures 4.1.4.2 and 4.1.4.3). Roughly at the center of the complex is a community building.

The eight residential buildings, which are numbered 1 through 9, with no building number 6, have varying numbers of apartment units, ranging from six to nine (Figure 4.1.4.4). Each building rests on a continuous concrete foundation and is rectangular in shape, with a side-gabled roof; the groupings of units create rooflines of varying heights and setbacks, as some of the groupings are staggered. Throughout the complex, the buildings are covered with vinyl siding and the roofs have asphalt shingles. The fenestration consists of one-over-one, double hung, metal sash windows, which have inoperable shutters on most elevations.

The northernmost structure is Building 1 and it contains nine units (Figure 4.1.4.5). Within Building 1, there are four groupings of units, each having a different configuration (Figures 4.1.4.6–4.1.4.9). The easternmost section of Building 1 consists of two efficiency units, which both have the same layout (Figure 4.1.4.6). On the front elevation of the building, each unit consists of a single window and a recessed entry door, with the door located to the west of the window. The adjacent grouping consists of a one-bedroom unit and an efficiency unit, both oriented in the same direction (Figure 4.1.4.7). The one-bedroom unit, which has a slightly taller roofline than the adjacent efficiency units, has two single windows and a recessed door, with the door located to the west of the windows. The efficiency unit has the same front elevation as those to the east. The third grouping from the east consists of two one-bedroom units that are laid out as mirror images of each other (Figure 4.1.4.8). Each unit has two single windows and a recessed entry door, but the two doors are located adjacent to each other; this creates a façade with one unit having windows to the east of the door and one unit having windows to the west of the door. The westernmost grouping consists of two one-bedroom units and an efficiency unit (Figure 4.1.4.9). The front elevation of each unit has the same components as similar units in the complex, with two windows on one-bedroom units and one window on the efficiency unit; the three units are oriented with the door to the west of the windows. On the rear elevation, each efficiency unit has a rear door, a paired window, and a single window, while each one-bedroom unit has a door and two paired windows (Figure 4.1.4.10). The side elevations have no openings.

Building 2, which is located southeast of Building 1, has six units arranged in three groupings (Figures 4.1.4.11 and 4.1.4.12). The easternmost grouping consists of two efficiency units, each with a single window and recessed door, which are oriented as mirror images. This creates a front elevation that has the two doors central, with a window to the east of one door and to the west of the other door (Figure 4.1.4.13). The central grouping on Building 2 consists of two one-bedroom units, laid out as mirror images. Each apartment has two windows and a recessed door, and the façade of the grouping has two windows, two doors, and two windows (Figure 4.1.4.14). The remaining grouping has two one-bedroom units, both oriented with the windows located to the east of the recessed door. Along the rear elevation, the size of each unit is identifiable by the door-window groupings, with

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Figure 4.1.4.1. Aerial map showing the boundaries of Forest Hills Heights (DH3985).

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Figure 4.1.4.2. Forest Hills Heights (DH3985), facing north.



Figure 4.1.4.3. Forest Hills Heights (DH3985), facing west.

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Figure 4.1.4.4. Aerial map showing the building locations and number of units per building of Forest Hills Heights (DH3985).

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Figure 4.1.4.5. Building 1, Forest Hills Heights (DH3985), facing southwest.



Figure 4.1.4.6. Building 1, grouping of two efficiency units, Forest Hills Heights (DH3985), facing south.

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Figure 4.1.4.7. Building 1, grouping of an efficiency and a one-bedroom unit, Forest Hills Heights (DH3985), facing south.



Figure 4.1.4.8. Building 1, grouping of two one-bedroom units, Forest Hills Heights (DH3985), facing south.

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Figure 4.1.4.9. Building 1, grouping of an efficiency and two one-bedroom units, Forest Hills Heights (DH3985), facing south.



Figure 4.1.4.10. Building 1, rear elevation, Forest Hills Heights (DH3985), facing northeast.

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Figure 4.1.4.11. Building 2, Forest Hills Heights (DH3985), facing southwest.



Figure 4.1.4.12. Building 2, Forest Hills Heights (DH3985), facing southeast.

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Figure 4.1.4.13. Building 2, grouping of two efficiency units, Forest Hills Heights (DH3985), facing south.



Figure 4.1.4.14. Building 2, grouping of two one-bedroom units, Forest Hills Heights (DH3985), facing south.

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efficiency units having a single and a paired window, along with the door, and one-bedroom units having the door and two paired units (Figure 4.1.4.15).

Building 3, which is located west of Building 2, has seven units, arranged in three sections (Figures 4.1.4.16 and 4.1.4.17). The front elevations of the efficiency and one-bedroom units are consistent with those throughout the complex: two windows and a door for one-bedroom units and one window and a door for efficiency units. The easternmost grouping consists of an efficiency unit and a one-bedroom unit, oriented in the same direction, with windows to the east of the door; the one-bedroom unit is to the east and the efficiency unit is to the west of the pairing. The adjacent group to the west also has both an efficiency unit and a one-bedroom unit, oriented with windows to the east of the doors, but the efficiency unit is the eastern unit, and the one-bedroom unit is the western unit of this pair. The western grouping, which has three one-bedroom units, which share a continuous roof plane; the eastern two units are laid out as mirror images and the westernmost unit has its windows to the east of the door. The rear elevation door and window configurations match those of the other buildings in the complex.

Building 4 is located south of Building 3 and south of the road that curves around the complex. It contains seven units (Figures 4.1.4.18 and 4.1.4.19). The easternmost grouping on Building 4 is two efficiency units, with mirror image layouts. The central grouping consists of three one-bedroom units, with the eastern two units laid out as mirror images with adjacent doors, and the western unit oriented with the windows to the east of the door. The western grouping consists of two efficiency units, both oriented with the door to the west of the window. Building 5 consists of six units, organized in three groups; it is the southernmost building in the complex, located south of the complex road (Figures 4.1.4.20–4.1.4.22). It has the same configuration of Building 2 with: two mirror image efficiency units; two mirror image one-bedroom units; and two one-bedroom units oriented in the same direction.

Building 7, which is located south of Building 2, has seven units (Figures 4.1.4.23 and 4.1.4.24). The easternmost grouping consists of an efficiency unit and a one-bedroom unit, oriented in the same direction; the efficiency unit is to the east and the one-bedroom unit is to the west of the pairing. The adjacent group to the west has two one-bedroom units, oriented as mirror images, with the doors of the two units adjacent to each other. The western grouping has two one-bedroom units flanking an efficiency unit, each with the windows located east of the recessed door. Building 8 also has seven units; it is located south of Building 7 (Figures 4.1.4.25 and 4.1.4.26). The easternmost grouping of building 8 is two efficiency units, in a mirror image configuration. The central grouping consists of three one-bedroom units, sharing a roof plane; the eastern unit is oriented with the windows to the east of the recessed door and the remaining two units are laid out as mirror images of each other, with the doors of the units adjacent. The westernmost grouping has a one-bedroom unit and an efficiency unit, both oriented with the door to the west of the windows. Building 9 is arranged in the same configuration as both Buildings 2 and 5, with: two mirror image efficiency units; two mirror image one-bedroom units; and two one-bedroom units oriented in the same direction (Figures 4.1.4.27 and 4.1.4.28). Building 9 is located south of Building 8.

The centrally located community building is accessible via a parking lot and from the sidewalks that wind throughout the complex. This structure exhibits influences of modern architectural styles, with multiple shed-roofed sections that are connected by a central entryway on the front elevation (Figure 4.1.4.29). The door consists of a metal and glass unit, beneath a shed roof. On either side is a shed-roofed section that is oriented perpendicular to the entryway, each with a single two-pane, horizontal sliding window. On the east elevation,

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Figure 4.1.4.15. Building 2, rear elevation, Forest Hills Heights (DH3985), facing northwest.



Figure 4.1.4.16. Building 3, front elevation, Forest Hills Heights (DH3985), facing southwest.

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Figure 4.1.4.17. Building 3, front elevation, Forest Hills Heights (DH3985), facing southeast.



Figure 4.1.4.18. Building 4, front elevation, Forest Hills Heights (DH3985), facing south.

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Figure 4.1.4.19. Building 4, rear elevation, Forest Hills Heights (DH3985), facing northeast.



Figure 4.1.4.20. Building 5, front elevation, Forest Hills Heights (DH3985), facing southwest.

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Figure 4.1.4.21. Building 5, front elevation, Forest Hills Heights (DH3985), facing southeast.



Figure 4.1.4.22. Building 5, rear elevation, Forest Hills Heights (DH3985), facing northwest.

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Figure 4.1.4.23. Building 7, front elevation, Forest Hills Heights (DH3985), facing southwest.



Figure 4.1.4.24. Building 7, rear elevation, Forest Hills Heights (DH3985), facing northwest.

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Figure 4.1.4.25. Building 8, front elevation, Forest Hills Heights (DH3985), facing southwest.



Figure 4.1.4.26. Building 8, rear elevation, Forest Hills Heights (DH3985), facing northwest.

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Figure 4.1.4.27. Building 9, front elevation, Forest Hills Heights (DH3985), facing southwest.



Figure 4.1.4.28. Building 9, rear elevation, Forest Hills Heights (DH3985), facing north.



Figure 4.1.4.29. Community building, front elevation, Forest Hills Heights (DH3985), facing northeast.

there is a central block, consisting of four two-pane, horizontal sliding windows, that has a shorter wing on either side; the south wing has two two-pane, horizontal sliding windows and the north wing has one two-pane horizontal sliding window (Figure 4.1.4.30). The rear elevation has a similar configuration as the front elevation, with a shed-roofed central section dividing two adjacent shed-roofed blocks; each of the shed-roofed side sections has a single two-pane, horizontal sliding window (Figure 4.1.4.31). On the west elevation there are three, unevenly spaced, two-pane, horizontal sliding windows.

Forest Hills Heights (DH3985) has a landscaped lot, with mature trees that were planted when the complex was constructed. A 1994 aerial photograph shows the layout of the buildings before the trees had grown large enough to obscure the rooflines (Figure 4.1.4.32).

Planning for Forest Hills Heights (DH3985) was underway in 1975, after HUD approved \$23,000 in funding to "study the feasibility" of an elderly housing project near Mangum Street and Lakewood Avenue (*The Durham Sun* 5 February 1975:26). In late 1976, the Housing Authority sought approval from the Board of Adjustment to construct "an apartment complex for the elderly that does not face directly on the street" (*The Durham Sun* 23 November 1976:13). The plans for the complex were for a 55-unit development of nine one-story buildings, which were designed by John D. Latimer, architect with John D. Latimer and Associates (*The Durham Sun* 5 February 1975:26; 20 October 1976:35; 23 November 1976:13). In 1976, the Durham Housing Authority was awarded a grant to install a solar-powered heating and cooling system on 18 of the units within the complex, with the stipulation

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Figure 4.1.4.30. Community building, side elevation, Forest Hills Heights (DH3985), facing northwest.



Figure 4.1.4.31. Community building, rear oblique, Forest Hills Heights (DH3985), facing south.

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Figure 4.1.4.32. Aerial photograph of Forest Hills Heights (DH3985), 1994 (Durham County 1994).

that construction would begin in 90 days from the grant award; the rest of the units, as well as supplemental climate control for the 18 units, would use natural gas (*The Durham Sun* 20 October 1976:35). Although bids for the project were accepted multiple times over nearly four years, the Forest Hills Heights (DH3985) development had not begun construction by January 1979, due to the bids being higher than the approved amount for construction; at the time, the housing authority asked HUD for an increase in funding and the potential solar HVAC units grant was still on the table (*The Durham Sun* 15 January 1979:15).

Construction on the 55 units, and the community building, at Forest Hills Heights (DH3985) had begun by November 1979, with Ruffin-Woody Associates as the general contractor; the 20 one-bedroom and 35 efficiency apartments were expected to be complete by November of the following year. A grant of \$250,000 was used to furnish solar panels to 20 apartments, and the air conditioning system for the complex was planned to utilize pumped water from a reservoir located 250 feet below ground surface (*The Durham Sun* 15 November 1979:1). In November 1980, the housing authority indicated that the units had a new projected completion date of December 15, with all of the apartments anticipated to be occupied by January 1 (*The Durham Sun* 11 November 1980:13) (Figure 4.1.4.33). The project was officially named as Forest Hill Heights in July 1981 (*The Durham Morning Herald* 24 July 1981:19).

NRHP Evaluation

Forest Hill Heights (DH3985) is a low-income apartment development for senior citizens that consists of 55 apartments, in nine structures, and a community building. Forest Hill Heights (DH3985) was the fourth low-income elderly complex planned and constructed by the Durham Housing Authority during the period of 1950 to 1980.

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The arrangement of buildings, in the center of a large lot with significant amounts of open space, represented the design elements of public housing from the late 1970s, which were leaning toward smaller-scale developments and the phasing out of high-rise towers. Forest Hills Heights (DH3985) is an example of the adaptation of these architectural concepts to housing for low-income elderly residents, with accommodations made for the senior citizens who would be occupying the housing. Although the site plan and the arrangement of the buildings within the space has not changed, and all of the structures including the community center remain extant, there have been alterations to the exterior elements of the buildings, beyond the application of modern siding and the installation of new windows, including alterations to doorways and entrance areas. These alterations have compromised important elements of integrity of the complex and, therefore, Forest Hills Heights (DH3985) is recommended as not eligible for the NRHP.

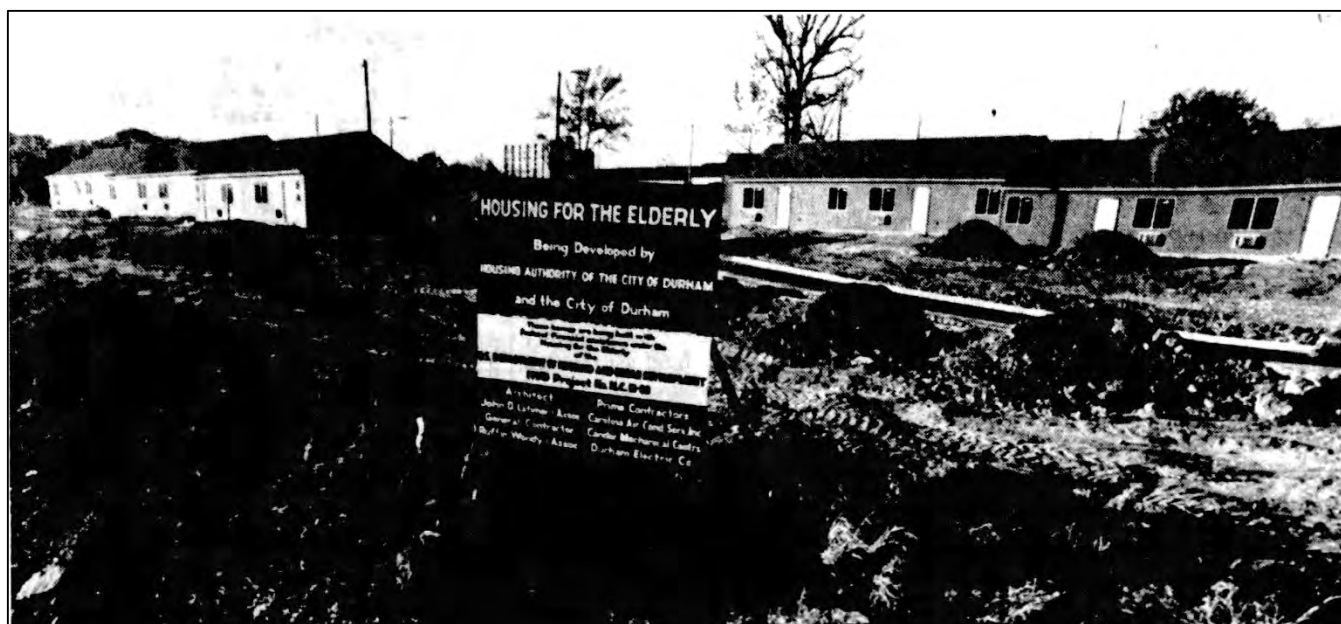


Figure 4.1.4.33. Photograph of Forest Hills Heights (DH3985), 1980 (*The Durham Sun* 11 November 1980:13).



4.1.5 *Hoover Road (DH3986)*

Hoover Road (DH3986) is a 54-unit townhouse apartment development, which was completed in 1968. There are seven residential buildings and one administration building within the Hoover Road (DH3986) complex and they are located along an unnamed road that is fully contained within the complex, creating a corner between South Hoover Road and Boone Street; its official address is 1126 South Hoover Road (Figure 4.1.5.1). The residential buildings within the Hoover Road (DH3986) development are two-stories and each is organized with three blocks, which are separated by a brick wall projection (Figures 4.1.5.2 and 4.1.5.3). The buildings have flat roofs, but each block has a faux-mansard roof structure that covers the second story, with cut out openings for windows; these roof structures are covered with raised-seam metal. Each building has brick veneer as its primary exterior material, with vertical metal siding filling sections around doors and windows, although some blocks have the vertical siding along the full façade. The windows throughout the complex are one-over-one, double hung, metal sashes.

Five of the seven buildings (Buildings 2, 4, 5, 6, and 7) within the Hoover Road (DH3986) development are organized with seven apartment units (Figure 4.1.5.4). These five buildings each have a central block, with three units, flanked by a two-unit block on either side (Figures 4.1.5.5 and 4.1.5.6). On the front elevation, each unit is delineated by a door and a paired window on the first story and a paired window on the second story, located above the first story window and visible via a cutout in the faux-mansard roof. Based on the spacing of the doors and windows, the apartments in the two side blocks are larger than those in the central block; they are oriented as mirror images, with the two doors adjacent to each other at the center of the block and the windows flanking the doors. The three units in the central section consist of two that are oriented with the door to the right of the window and one oriented with the door to the left of the window. The rear elevations of these buildings suggest differences in the units in each section (Figures 4.1.5.7 and 4.1.5.8). On the two side blocks, each unit has a door and two single windows in the first story, while the second story of each unit has two single windows. In the central block, each unit has a door and a single window on the first story and one paired window on the second story. The side elevations of the buildings consist of unbroken brick veneer.

The remaining two buildings have different configurations of the same two apartment types that are evident on the seven-unit buildings. Building 1 has 11 units, which are organized with five units in the central block and three units on each flanking block (Figures 4.1.5.9–4.1.5.12). The two side blocks on Building 1 consist of three of the larger units, which each have a door and paired window on the first and second stories of the front elevation, as well as a door with two single windows on the first story and two single windows on the second story of the rear elevation. On both blocks, two of the units are oriented as mirror images, with the doors adjacent to each other and the windows flanking them; the other unit is oriented with the door to the right of the window on the south block and the door to the left of the window on the north block. The central block consists of three smaller units and two larger units. On the front elevation, each of the units has the same door-window configuration, but the spacing between the three central units is smaller than the outer units. The central unit is organized with the door to the right of the window; the other units are organized in mirror image pairs, with the doors adjacent to each other and the windows flanking them. On the rear elevation, the three central units each have a door and a single window on the first story and a paired window on the second story; the flanking units each have a door and two windows on the first story and two single windows on the second story.

Building 3 consists of eight units, organized into two blocks of three and a block of two (Figures 4.1.5.13–4.1.5.15). The central block consists of three small units, each with a door and paired windows on both the first and second stories on the front elevation, and a door and single window on the first story, with a paired window on the

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Figure 4.1.5.1. Aerial map showing the boundaries of Hoover Road (DH3986).

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Figure 4.1.5.2. Hoover Road (DH3986), facing southeast.



Figure 4.1.5.3. Hoover Road (DH3986), facing northwest.

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Figure 4.1.5.4. Aerial map showing the building locations and number of units per building of Hoover Road (DH3986).

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Figure 4.1.5.5. Hoover Road (DH3986), seven-unit building (Building 7), facing southwest.



Figure 4.1.5.6. Hoover Road (DH3986), seven-unit building (Building 6), facing northeast.

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Figure 4.1.5.7. Hoover Road (DH3986), seven-unit building (Building 5), facing southeast.



Figure 4.1.5.8. Hoover Road (DH3986), seven-unit building (Building 6), facing northwest.

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Figure 4.1.5.9. Hoover Road (DH3986), Building 1, facing northwest.



Figure 4.1.5.10. Hoover Road (DH3986), Building 1 central block, facing west.

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Figure 4.1.5.11. Hoover Road (DH3986), Building 1, facing northeast.



Figure 4.1.5.12. Hoover Road (DH3986), Building 1, facing southwest.

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Figure 4.1.5.13. Hoover Road (DH3986), Building 3, facing northwest.



Figure 4.1.5.14. Hoover Road (DH3986), Building 3, facing southwest.

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Figure 4.1.5.15. Hoover Road (DH3986), Building 3, facing southeast.

second story, of the rear elevation. The block north of center has three of the larger units. On the front elevation, these units have a door on the first story and paired window on both the first and second stories; on the rear elevation, the door is flanked by two single windows on the first story and there are two single windows on the second story. The block south of center has two of the larger units, with the same door-window configuration as those on the north block.

At the southeast corner of the Hoover Road (DH3986) complex, there is an administration building (Figure 4.1.5.1). The brick veneer structure has two blocks, with the main section being a one-story rectangular building, with a square block, which is slightly taller, attached to its southeast corner (Figures 4.1.5.16–4.1.5.19). Both buildings have a shed-roofed projection that creates an awning around the building, which is covered with raised-seam metal. The front elevation, which is oriented to the west, has a recessed central section that has a double door and a paired window; it is covered with vertical siding. To the north of the recessed section is a ribbon of three windows, surrounded by vertical siding; to the south is an unbroken brick veneer wall. The north elevation is an unbroken brick veneer wall. The rear elevation has an L-shape, where the taller square block intersects the front section. On the east elevation of the main section, there is a recessed doorway and a ribbon of windows, as well as two small windows located in the upper section of the wall. The taller block has ribbons of windows and secondary exit doors on both its north and east elevations; these sections are enclosed with siding and located between brick veneer sections.

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Figure 4.1.5.16. Hoover Road (DH3986), administrative building, facing east.



Figure 4.1.5.17. Hoover Road (DH3986), administrative building, facing southeast.

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Figure 4.1.5.18. Hoover Road (DH3986), administrative building, facing southwest.



Figure 4.1.5.19. Hoover Road (DH3986), administrative building, facing northeast.

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The Hoover Road (DH3986) complex was designed as an insular block, with most of the buildings oriented inward, with a grouping of four buildings around a central courtyard and a grouping of two buildings facing each other. The front entrances to the units appear to have been designed to be the interior facing doors, which were accessed via an individual walkway to each unit from the complex sidewalk system. However, the increased use of personal automobiles, and the parking lots situated on the exterior of most of the complex, has created a *de facto* usage of the rear door as the main entrance for most units; these doors are located behind a brick wall screen, which resembles Flemish bond brick with the headers removed, that was originally designed to provide privacy in the rear outdoor space to create an extension of the apartment interior.

Hoover Road (DH3986) is a townhouse apartment complex that was developed under the Turnkey program of HUD, with a private developer building the units and the Durham Housing Authority purchasing them at an agreed-upon price once they were completed. Herndon Builders was the developer for the Hoover Road project and the cost of the development was estimated to be just over \$900,000. The original plans for the Hoover Road (DH3986) development were for 47 units, consisting of 33 four-bedroom apartments and 14 five-bedroom apartments, which were meant to fill the pressing need of housing for larger families; at some point, approximately half of the five-bedroom units were divided into smaller apartments, creating the current 54-unit complex (*The Durham Morning Herald* 20 June 1967:11; 22 June 1968:9; 17 November 1968:64). Descriptions of the new development noted the planned recreation spaces, including “paved basketball courts” and “tot lots”, as well as highlighting design concepts and the “townhouse arrangement... and colonial brick façade.” The plans were emphasized as being “contrary to the usual style of public housing projects”, with an emphasis on privacy and “back door areas [that] open street-side into a closed court, offering added space for gardening and household musts, such as garbage dispensing and clothes hanging” (*The Durham Morning Herald* 22 June 1968:9).

Part of the development of the project was an agreement between the North Carolina State Highway Commission and the Durham Housing Authority to provide accommodations for the families that were displaced by the Durham Expressway (*The Durham Morning Herald* 22 June 1968:9). The first six units of the complex were put into service on June 24, 1968, housing the last six families needing new housing from the road project (*The Durham Morning Herald* 22 June 1968:9). By November 1968, the complex was close to complete and was subjected to inspection by the mayor of Durham, as well as put on display on the year’s Parade of Homes (*The Durham Morning Herald* 14 November 1968:23; 17 November 1968:64). (Figures H20 and H21). The contemporary descriptions utilized flowery language to describe the new buildings, including describing a roof that “swoops to the first floor in a contemporary version of the French Mansard roof,” units that are “comfortable and efficient but warm and hospitable”, which include a rear patio that is enclosed “at the street end by an intriguing brick-screen fence”, and an overall “atmosphere of individualism, of fresh innovation” (*The Durham Morning Herald* 17 November 1968:64). This was in an effort to convince the public of the advantages of this new complex and to “take pride in this accomplishment of our community” (*The Durham Morning Herald* 17 November 1968:64).

The Hoover Road (DH3986) development was the subject of significant opposition from the surrounding neighbors, who argued that the surrounding residential properties would lose substantial value with the addition of public housing in the area (*The Durham Sun* 27 March 1968:22; 18 June 1969:9). They also argued that the southeast portion of the city had too many low-income housing developments, concentrating the public housing residents in one area of the city (*The Durham Sun* 18 June 1969:9). When the complex had already been partially occupied, the area neighborhood residents requested that a barricade, which took the form of five posts with stop signs on both sides of each, be constructed along Boone Road, just north of the complex, to keep the Hoover

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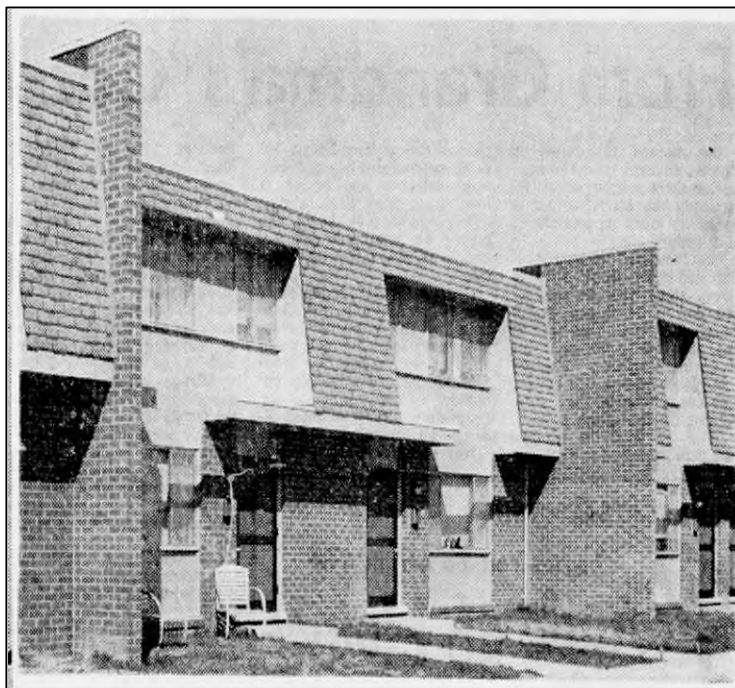


Figure 4.1.5.20. Front elevation of Hoover Road (DH3986) apartments, 1968 (*The Durham Morning Herald* 17 November 1968:64).



Figure 4.1.5.21. Rear elevation of Hoover Road (DH3986) apartments, 1968 (*The Durham Morning Herald* 17 November 1968:64).

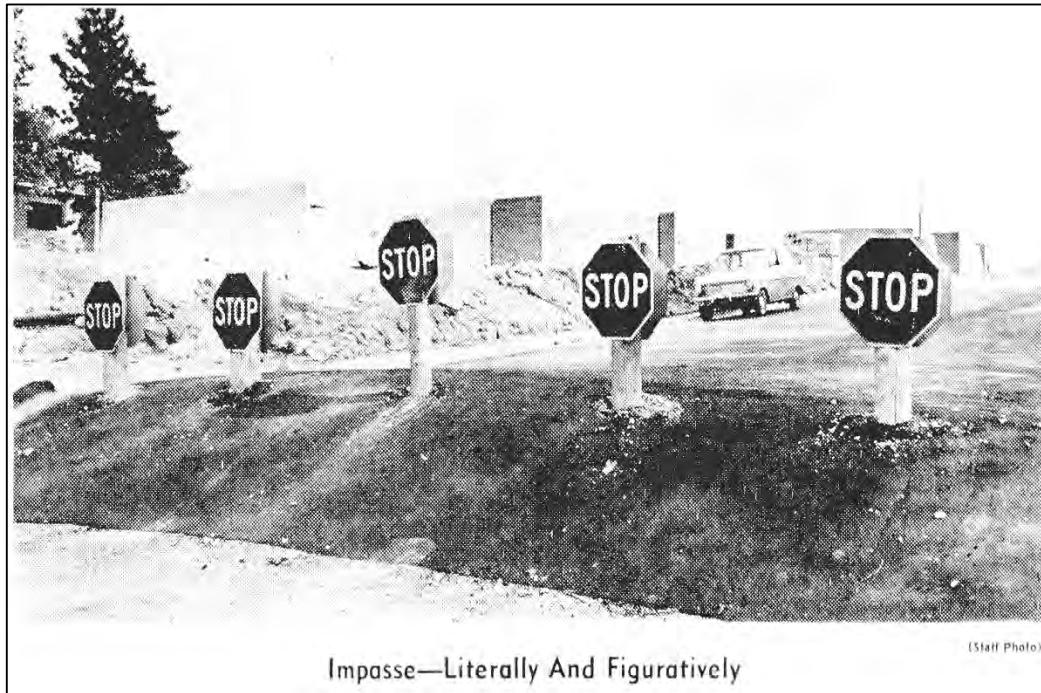


Figure 4.1.5.22. Barricades along Boone Street, near Hoover Road (DH3986), 1968 (*The Durham Morning Herald* 21 August 1968:1).

Road (DH3986) residents separated from the neighborhoods nearby (*The Durham Morning Herald* 22 August 1968:21) (Figure 4.1.5.22).

NRHP Evaluation

Hoover Road (DH3986) is a low-income townhouse apartment complex that was developed under the Turnkey program, one of two constructed in Durham during the late 1960s and early 1970s. It currently consists of 54 apartments spread among seven buildings, although it was originally built as 47 units. The arrangement of buildings, with front doors generally facing each other around small courtyards, along with the community building and recreation spaces, are generally the same as they were at the time of construction. All of the original buildings in the complex remain. Hoover Road (DH3986) demonstrates the architectural adaptations that were often used in Turnkey developments, which generally used more contemporary details than complexes built by housing authorities; the unique roofline, combination of exterior materials, and enclosed rear patios are elements of these adjustments. Although the site plan and the arrangement of the buildings within the space has not changed, there have been alterations to the apartments, including the creation of seven additional units by splitting larger, five-bedroom units into multiple smaller units, and the general reorganization of space in the complex to prioritize the rear, screened entrance, because of its proximity to parking. These alterations have compromised important elements of integrity of the complex and, therefore, Hoover Road (DH3986) is recommended as not eligible for the NRHP.



4.1.6 *J. J. Henderson (DH3987)*

J. J. Henderson (DH3987) is a nine-story, high rise apartment building that has 178 housing units; construction began in 1977 and it was put into service in 1978. J. J. Henderson is located at 807 South Duke Street (Figure 4.1.6.1). The building consists of two rectangular wings, joined by a central tower that houses an elevator (Figure 4.1.6.2). The front elevation of the structure faces to the west, fronting on South Duke Street; on the north block of the building, there are six bays on this elevation, each separated by a vertical concrete wall, with a concrete ledge between each story. On the second through ninth stories, each bay consists of a pair of window groupings that contain a one-pane casement and a one-over-one, double hung, metal sash window above a metal panel; the two groupings are separated by a vertical metal panel (Figures 4.1.6.3 and 4.1.6.4). The façade of the first story is recessed, and the open arcade is supported by rectangular concrete pillars; the façade consists of a continuous ribbon of metal-framed windows and a double entry door, which is located at the southernmost bay and is accessed by a flat-roofed, covered walkway that is supported by concrete pillars. The words J. J. Henderson and a stylized JJH, inscribed in a circle, are applied to the front of the covered walkway. At the south elevation of the north block, the elevator tower is attached and is stepped back from the façade; the south block of the building is attached to the south elevation of the elevator tower and is also stepped back. The nine above grade stories of the west elevation of the south block has two bays, each with the same configuration of window groupings as the front elevation of the north block. There is also a basement level on this elevation, with ribbons of large windows recessed beneath the floor of the main level.

On the north elevation of the north block, there is a stairwell enclosed in a tower, which is connected to the main block via a hyphen of open hallways, each with a metal railing (Figure 4.4.6.5). The rear of the building has an L-shape, where the north block and the south block intersect at a perpendicular angle (Figure 4.1.6.6). The basement level of both blocks on this elevation is continuous concrete, with metal access doors that allow for access to mechanical systems in the building. The east elevation of the north block has six bays, each with the same window configuration as the west elevation; these bays are present on stories one through nine on this elevation. On the first through ninth stories of the north elevation of the south block, there are five bays, also with the same window configuration as the other elevations. At the west elevation of the south block, an stairway within a tower is connected via a hyphen of open hallways on each level, like the tower at the north elevation of the north block; this tower has a stylized JJH, inscribed in a circle, attached to the top level (Figures 4.1.6.7 and 4.1.6.8). The south elevation of the south block has six bays (Figure 4.1.6.9). On the first through ninth stories, two bays that are second from the corner have the same window configuration as on the other elevations; the two center bays and the two corner bays are configured with a single one-pane casement window that is separated from a grouping of a one-over-one, double hung window flanked by a single-pane casement window by a vertical metal divider. On the basement level, the six bays are slightly recessed and have a continuous ribbon of metal-framed windows, with an entry door in the fourth bay from the west; the beam between the basement level and the first story has J. J. Henderson applied in metal lettering.

The property on which the J. J. Henderson project stands was acquired by the DHA in 1971 (Durham County Register of Deeds 1971 DB 380:99); a February 1973 aerial photograph shows that the building had not yet been constructed, while a November 1977 aerial photograph shows the completed footprint of the apartment building (Figures 4.1.6.10 and 4.1.6.11). The complex is designated as project NC 13-11 and was designed by Jack Pruden of Carr, Harrison, Pruden, and DePasquale in a modernist style that is reminiscent of the International style, but also borrows the vertical elements of the New Formalism architectural style that was often employed for office and municipal buildings in the 1950s through the 1970s; the building was constructed at a cost of approximate

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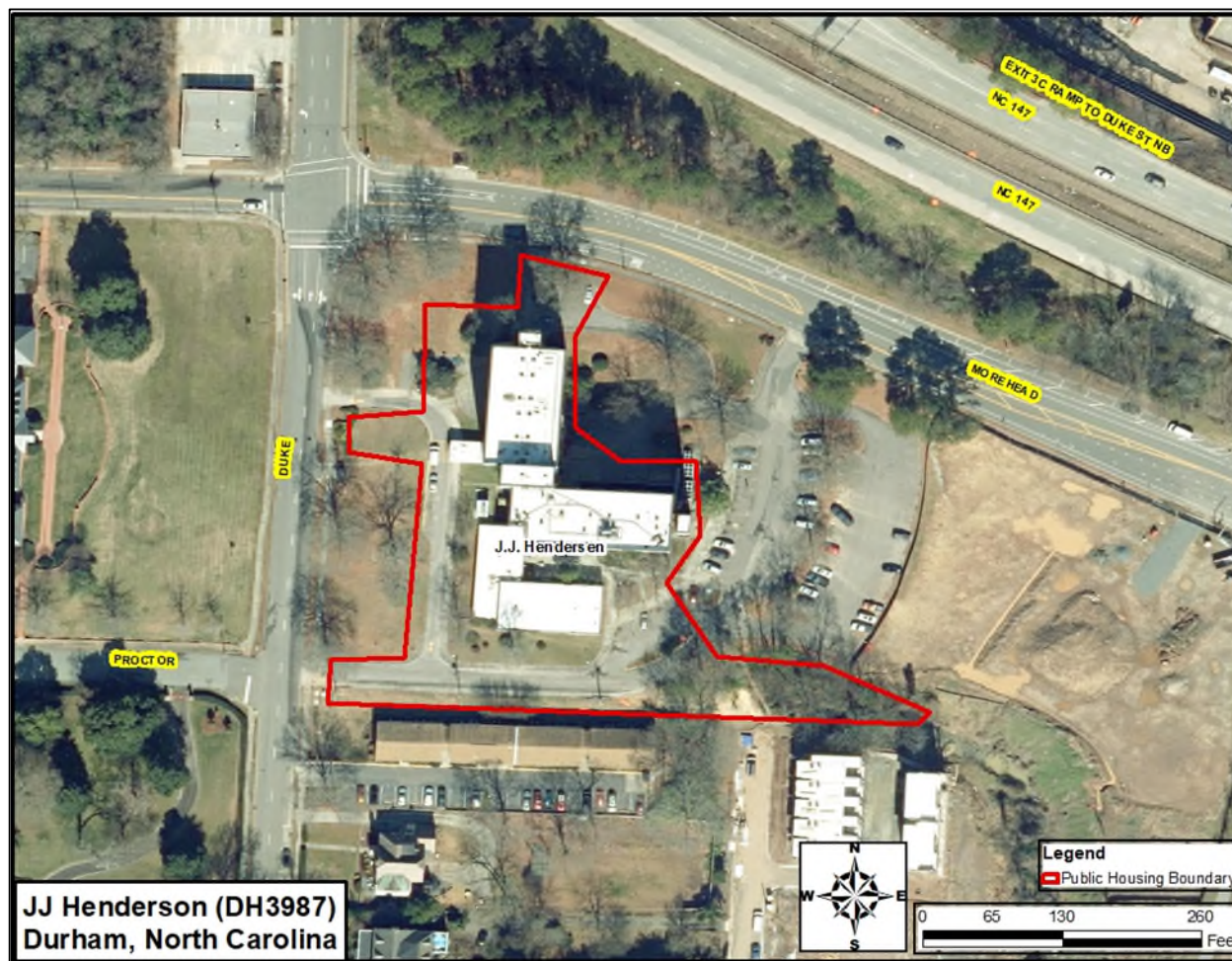


Figure 4.1.6.1. Aerial map showing the boundaries of J. J. Henderson (DH3987).

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Figure 4.1.6.2. J. J. Henderson (DH3987), facing northeast.



Figure 4.1.6.3. J. J. Henderson (DH3987), facing east.

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Figure 4.1.6.4. J. J. Henderson (DH3987), facing southeast.



Figure 4.1.6.5. J. J. Henderson (DH3987), facing south.

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Figure 4.1.6.6. J. J. Henderson (DH3987), facing southwest.



Figure 4.1.6.7. J. J. Henderson (DH3987), facing west.

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Figure 4.1.6.8. J. J. Henderson (DH3987), facing northwest.



Figure 4.1.6.9. J. J. Henderson (DH3987), facing north.

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\$5.5 million (*The Durham Sun* 1 December 1972: 1; *The Durham Morning Herald* 13 September 1978:21). It began accepting tenants in March of 1978 and was dedicated later that year (Figure 4.1.6.12). The original layout of the building included 141 efficiency units, 36 one-bedroom apartments, and an apartment that was designated for the building manager (*The Durham Morning Herald* 9 September 1978:5). However, this was a scaled down version of the original vision for the project, which called for a 13-story tower with 241 units (*The Durham Morning Herald* 10 February 1971:15; *The Durham Sun* 12 August 1971:19) (Figure 4.1.6.13).

J. J. Henderson (DH3987) is one of only two high-rise buildings constructed by the Durham Housing Authority, with the other being the former Oldham Towers (DH3970); it was one of three complexes built for low-income elderly residents during the 1960s and 1970s and it represents the prevalent theory on elderly public housing during the 1970s. During the mid-1960s, however, even as high-rise buildings fell out of favor for housing low-income families, they became the preferred choice for low-income senior citizens. These high-rise buildings were designed around the “Tower in the Park” concept of Le Corbusier, which emphasized high-density, skyscrapers that were set on large lots, which landscaped green space surrounding them. Although at only nine stories, J. J. Henderson is not as tall as larger towers built in other cities, it still embodied the concepts of “livability...providing natural light and air with panoramic views, in response to limited land availability”, as well as “superior natural ventilation and separation from street sounds” (*Progressive Architecture* April 1957, March 1961). The complex was named in honor of James Jackson “Babe” Henderson, a successful black businessman who was the chairman of the board of commissioners for the Durham Housing Authority when it was completed and had been a charter member when the board was founded in 1949 (*The Durham Morning Herald* 18 August 1978:15A).

Beginning in 2019, J. J. Henderson (DH3987) underwent an extensive renovation of its existing units, which also included the removal of a one-story building that was formerly located at the southwest corner of the building (Figure 4.1.6.14).

NRHP Evaluation

J. J. Henderson (DH3987) is a low-income high-rise apartment building for senior citizens that consist of 178 apartments in the nine-story building. J. J. Henderson (DH3985) was the third low-income elderly complex, and also the second tower-style building, planned and constructed by the Durham Housing Authority during the period of 1950 to 1980. J. J. Henderson (DH3985) represents the period of housing policy focusing on low-income elderly housing, as well as the growing need for public housing for the elderly population in Durham, in addition to the adaptation of the “Towers in the Park” design concepts to elderly housing complexes, which was a popular choice during the 1960s and early 1970s. However, the extensive renovations to the building, specifically the removal of the one-story section that was attached to the southwest corner of the tower, has significantly altered the spatial layout of the building on the site and the design of the structure, as well as removing original materials and workmanship. Based on this loss of integrity, J. J. Henderson (DH3987) is recommended as not eligible for the NRHP.

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Figure 4.1.6.10. Aerial photograph, 1973, showing the location of the J. J. Henderson (DH3987) (USGS 1973)



Figure 4.1.6.11. Aerial photograph, 1977, showing the location of J. J. Henderson (DH3987) (USGS 1977).

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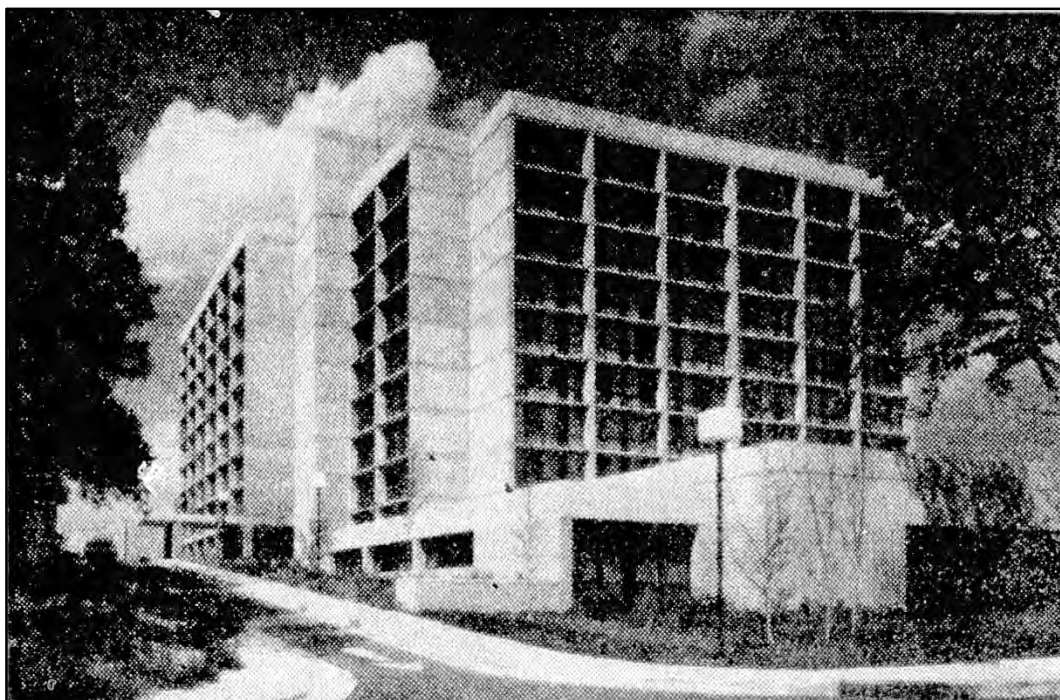


Figure 4.1.6.12. J. J. Henderson (DH3987), 1978 (*The Durham Morning Herald* 9 September 1978:5).

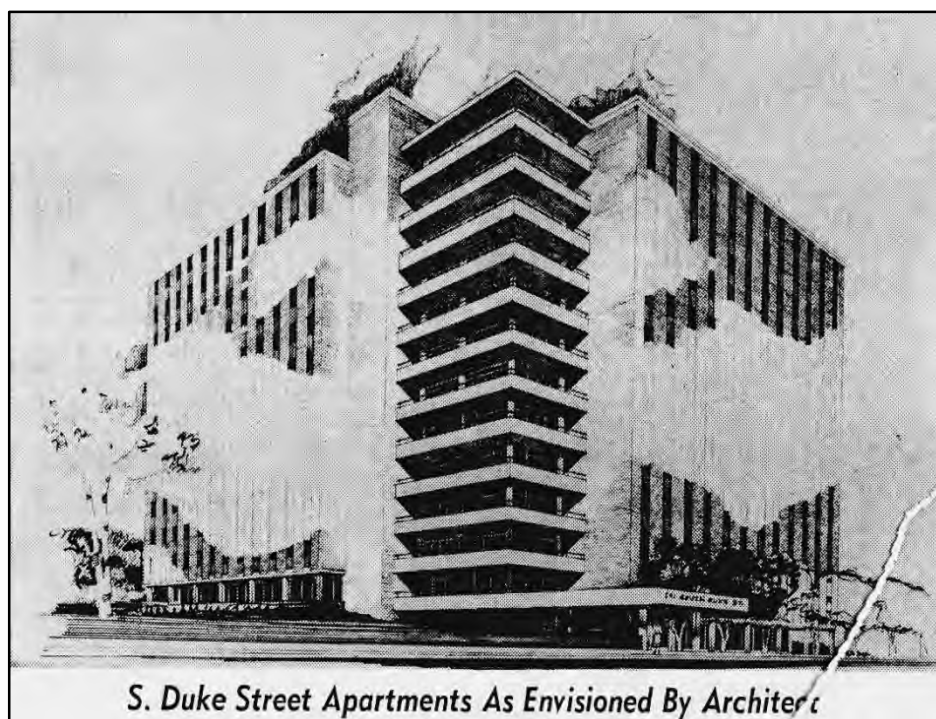


Figure 4.1.6.13. Original architect's concept for the J. J. Henderson (DH3987) project, 1971 (*The Durham Morning Herald* 10 February 1971:15).

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Figure 4.1.6.14. Aerial photograph, 2017, showing the J. J. Henderson (DH3987) pre-renovation (City of Durham 2017).



4.1.7 McDougald Terrace (DH3988)

McDougald Terrace (DH3988), which is bounded by Truman Street, Wabash Street, East Lawson Street, Sima Avenue, Moore Place, and Ridgeway Street, was constructed in two phases (Figure 4.1.7.1). The first, which is project NC 13-2, is the portion of the complex north of East Lawson Street and was completed in 1953 and the second phase, which consists of the two blocks south of East Lawson Street, is project NC 13-3 and was completed in 1959. The complex consists of 360 apartments, which are divided among 59 residential buildings, and an administration/community building (Figure 4.1.7.2).

Both sections of McDougald Terrace (DH3988) have buildings with similar forms and design elements (Figures 4.1.7.3 and 4.1.7.4). The residential buildings consist primarily of two-story, side-gabled, structures, although there are some that have a two-story central block and one-story wings. The exterior of each building is brick veneer, with wood weatherboard siding in the gable ends. The roof, which is covered with asphalt shingles, has a wide eave overhang on each of the long axis, with a boxed cornice, but is flush at the gables. Throughout the complex, the front doors are located beneath shed-roofed hood, which cover either a single door or a pair of doors, depending on the organization of the units within the building; the doors have concrete thresholds and concrete stoops, which are reached by brick and concrete stairs, that vary with the topography of the lot. The windows, which are either single or paired depending on the apartment type and are one-over-one, double hung, metal sashes, with brick sills. On the rear of each building, the door is also reached by a stoop; in Phase 1 of the development, the rear doors do not have a permanent hood over them, although some have metal awnings, but in Phase 2 the doors are covered with shed-roofed awnings. Along the rear roofline of each building are semicircular metal attic vents, which are in addition to the triangular vents integrated into the upper portion of the gable ends.

The first phase of McDougald Terrace consists of 38 residential buildings and the administration building, and the second phase has 21 residential buildings. The 360 apartments range from one-bedroom units to five-bedroom units (Table 4.1.7.1).

Table 4.1.7.1. Breakdown of unit types in McDougald Terrace (DH3988).

Unit Type	Description	Number of Type (1953)	Number of Type (1959)
Type 1	Two Bedrooms (townhouse)	100	35
Type 2	Three Bedrooms (townhouse)	68	32
Type 3	Four Bedrooms (townhouse)	42	18
Type 4	One Bedroom (flat)	21	0
Type 5	One Bedroom (one-story)	16	3
Type 6	One Bedroom (townhouse with wing)	0	18
Type 7	Two Bedroom (townhouse with wing)	0	1
Type 8	One Bedrooms (one-story, handicapped accessible)	0	1
Type 9	Five Bedrooms	0	5

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Figure 4.1.7.1. Aerial map showing the boundaries of McDougald Terrace (DH3988).

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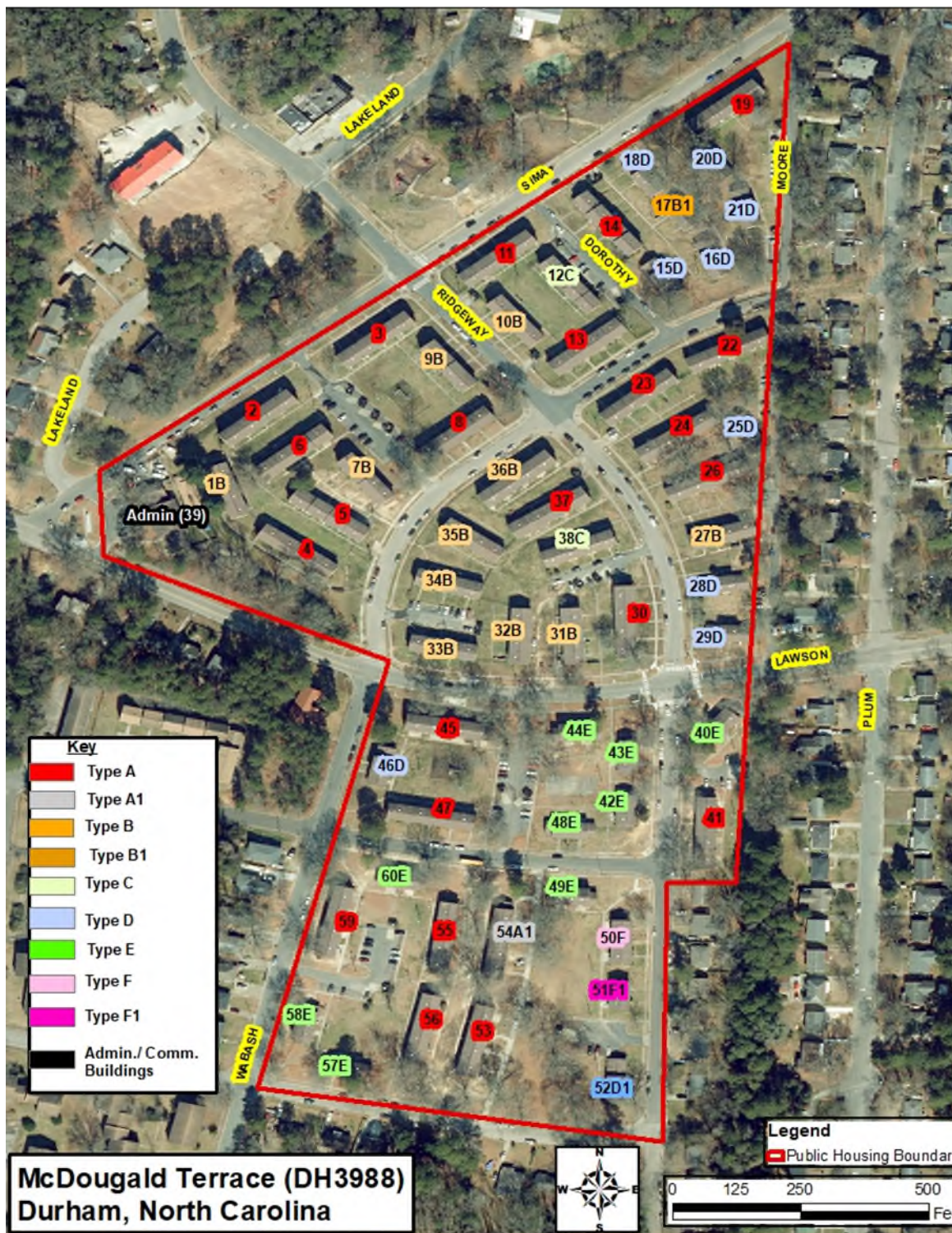


Figure 4.1.7.2. Aerial map showing the building locations and types of McDougald Terrace (DH3988).

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Figure 4.1.7.3. McDougald Terrace (DH3988), Phase 1 buildings, facing northeast.



Figure 4.1.7.4. McDougald Terrace (DH3988), Phase 1 buildings, facing northeast.

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Within the McDougald Terrace complex, there are six building types, although three of the types have a single building that is a variation of the type (Table 4.1.7.2). Phase 1 has four building types (Type A, Type B, Type C, and Type D); in Phase 2, building both Type A and Type D are present, along with two new building types, Type E and Type F (Figure 4.1.7.2).

Table 4.1.7.2. Building types (and unit makeup) in McDougald Terrace (DH3988).

Unit Type	Description	Number of Type (1953)	Number of Type (1959)
Type A	Two-story, 8 units (1-2-2-1 x2)	17	7
Type A1	Two-story, 8 units with one wing (7-2-2-1-1-2-2-1)	0	1
Type B	Two-story, 6 units (3-4-3 x2)	10	0
Type B1	Two-story, 3 units (3-4-3)	1	0
Type C	Two-story, 8 units (1 x8)	2	0
Type D	Two-story with one-story wing units, 4 units (5-1-1-5)	8	1
Type D1	Two-story with one-story wing units, one extended, 4 units (5-1-1-8)	0	1
Type E	Two-story with one-story wings, 4 units (6-3-3-6)	0	9
Type F	Two-story, 3 units (9 x3)	0	1
Type F1	Two-story, 2 units (9 x2)	0	1

Building Type A is the most common type within McDougald Terrace (DH3988), with 17 examples within Phase 1 and seven within Phase 2. This eight-unit building, with four two-bedroom units and four three-bedroom units, is two stories tall (Figures 4.1.7.7–4.1.7.9). On the front elevation, the first story is organized with: a door, two paired windows, two doors, two paired windows, two doors, two paired windows, two doors, two paired windows, and a door; the upper story has four groupings of three paired windows, with seven rows of slightly projecting bricks in a decorative pattern above each set of two doors. On the rear elevation, the different unit types are more apparent, because of the window variations. On the first story, the organization is: a door, a paired window, a single window, two doors, a single window, a paired window, and a door; there are two of these four-unit groupings on each building. On the second story, each apartment has a single small window and a paired window, resulting in a: single window, two paired windows, two single windows, two paired windows, single window pattern that is repeated twice. Building Type A1 is a variation on Type A, with one example in Phase 2 (Building 54). In this type, one of the end apartments has a one-story wing, creating a slightly larger two-bedroom unit (Figures 4.1.7.10 and 4.1.7.11).

Building Type B is the second most common type within the development; there are 10 examples of Type B, all within Phase 1. Type B, which is two stories, has six units, organized in two blocks of three (Figures 4.1.7.12–4.1.7.14). The front elevation has a paired window, two doors, two paired windows, a door, and a paired window; this pattern is repeated in a mirror image on the other half of the building. On the second story, each half of the building has four paired windows, and above the two-door section there are seven decorative rows of projecting

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Figure 4.1.7.5. McDougald Terrace (DH3988), Phase 2 buildings, facing southeast.



Figure 4.1.7.6. McDougald Terrace (DH3988), Phase 2 buildings, facing northwest.

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Figure 4.1.7.7. McDougald Terrace (DH3988), Building Type A, front oblique, facing southeast.



Figure 4.1.7.8. McDougald Terrace (DH3988), Building Type A, front oblique, facing northwest.

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Figure 4.1.7.9. McDougald Terrace (DH3988), Building Type A, rear elevation, facing east.



Figure 4.1.7.10. McDougald Terrace (DH3988), Building Type A1, front oblique, facing northeast.

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Figure 4.1.7.11. McDougald Terrace (DH3988), Building Type A1, rear oblique, facing southwest.



Figure 4.1.7.12. McDougald Terrace (DH3988), Building Type B, front elevation, facing north.

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Figure 4.1.7.13. McDougald Terrace (DH3988), Building Type B, front oblique, facing northeast.



Figure 4.1.7.14. McDougald Terrace (DH3988), Building Type B, rear elevation, facing northeast.

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bricks. On the rear elevation, each half of the building is organized on the first floor with: a single window, a door, a small single window, a door, a single window, two small single windows, a door, and a single window. On the second story, there is a paired window, a single window, two paired windows, a single window, and a paired window on each half of the building. There is also a single Type B1 (Building 17), a variation that is one-half of Type B and only has three units (Figures 4.1.7.15 and 4.1.7.16).

Building Type C is a two-story building, with eight units; each of the units in Type C is two bedrooms (Figure 4.1.7.17). The front elevation is organized with four groupings of two units, each with two central doors, with a paired window on either side, on the first story, and two paired windows on the second story, separated by seven rows of projecting bricks. On the rear elevation, each group of two units consists of a single window, two doors, and a single window on the first story, and a paired window, two small single windows, and a paired window on the second story.

Building Type D, which appears in both Phase 1 and Phase 2, has a two-story central block with one-story wings; there are four units in this building type, two one-story apartments and two townhouses (Figures 4.1.7.18–4.1.7.21). Each one-story wing has two paired windows and a door on its front elevation; the central block has a paired window, two doors, and a paired window on the first story, and two paired windows separated by rows of projecting bricks, over the doors, on the second story. On the rear elevation of this building type, each one-story wing has a small single window, a door, and a single window, while the two-story central block has a single window, two doors, and a single window on the first story, and a paired window, two small single windows, and a paired window on the second story. On the side elevations of the one-story units there is a single window. In Phase 2, there is one example of Type D1 (Building 52), on which one of the one-story units is extended to create a handicapped accessible unit (Figures 4.1.7.22 and 4.1.7.23). On the extended unit, there is a third paired window on the front elevation and one of the windows on the rear elevation has been infilled.

Building Type E has nine examples within the complex, which are found exclusively in Phase 2. This type has a two-story central block, with small one-story wings; there are four units in this building type, with the two interior units being two-story townhouses and the two exterior units having a two-story section and a one-story section (Figures 4.1.7.24–4.1.7.27). On the front elevation, each one-story wing, which is recessed slightly from the façade, has a paired window; the central two-story block consists of two blocks, each with a single window, two doors, and a paired window on the first story, and a single window and a paired window on the second story, separated by decorative projecting rows of bricks above the doors. On the rear elevation, the wings are flush with the rear wall and each have a single window; the central block is organized in two groupings of a single window, a door, a single small window, a door, and a single window on the first story, and a single window, a single small window, and a single window on the second story.

Building Types F and F1, which are both located in Phase 2, make up two structures within McDougald Terrace. These buildings contain five-bedroom apartments, with Type F having three units and Type F1 having two units (Figures 4.1.7.28–4.1.7.31). Each apartment is a single block within the building. On the front elevation, this consists of a central door, flanked by a paired window on the first story, and two paired windows separated by decorative projecting rows of brick on the second story. The rear elevation of each unit has a door and two single windows on the first story and a single small window flanked by a single window on either side on the second story; depending on the unit, the door is either to the right or to the left of both windows. On Type F (Building 50), there are three of these groupings, and on Type F1 (Building 51), there are two of these groupings.

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Figure 4.1.7.15. McDougald Terrace (DH3988), Building Type B1, front oblique, facing south.



Figure 4.1.7.16. McDougald Terrace (DH3988), Building Type B1, rear elevation, facing northeast.

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Figure 4.1.7.17. McDougald Terrace (DH3988), Building Type C, front oblique, facing west.



Figure 4.1.7.18. McDougald Terrace (DH3988), Building Type D, front elevation, facing east.

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Figure 4.1.7.19. McDougald Terrace (DH3988), Building Type D, front oblique, facing southeast.



Figure 4.1.7.20. McDougald Terrace (DH3988), Building Type D, front oblique, facing northwest.

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Figure 4.1.7.21. McDougald Terrace (DH3988), Building Type D, rear oblique, facing southeast.



Figure 4.1.7.22. McDougald Terrace (DH3988), Building Type D1, front elevation, facing west.

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Figure 4.1.7.23. McDougald Terrace (DH3988), Building Type D1, rear elevation, facing east.



Figure 4.1.7.24. McDougald Terrace (DH3988), Building Type E, front elevation, facing south.

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Figure 4.1.7.25. McDougald Terrace (DH3988), Building Type E, front oblique, facing northwest.



Figure 4.1.7.26. McDougald Terrace (DH3988), Building Type E, rear elevation, facing east.

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Figure 4.1.7.27. McDougald Terrace (DH3988), Building Type E, rear oblique, facing northeast.



Figure 4.1.7.28. McDougald Terrace (DH3988), Building Type F, front oblique, facing northwest.

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Figure 4.1.7.29. McDougald Terrace (DH3988), Building Type F, rear oblique, facing northeast.



Figure 4.1.7.30. McDougald Terrace (DH3988), Building Type F1, front elevation, facing west.

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Figure 4.1.7.31. McDougald Terrace (DH3988), Building Type F1, rear oblique, facing northeast.

The administration building is located in the southwest corner of the McDougald Terrace (DH3988) development, at the corner of East Lawson Street and Sima Avenue; it is building 39 in Phase 1 of the development (Figures 4.1.7.32–4.1.7.34). The building has three sections. The central section is side-gabled, with a roofline that is taller than the adjacent sections; across its front elevation are five sets of paired windows. On the southeast elevation of the central section is an adjacent side-gabled section, which is slightly shorter than the central portion; it has a double metal entry door and two paired windows on its front elevation. Attached to the northwest elevation of the central section is a cross-gabled section, also slightly shorter than the central portion. The side-gabled portion of this section has a glass and metal entry door and the front-gabled portion has three paired windows on its front elevation. The majority of the building has a brick veneer exterior, although the gables have vinyl siding; the roof of the building is covered with composition shingles.

The first phase of McDougald Terrace (DH3988) was the second public housing complex developed in Durham and it was originally designated as housing for low-income black residents, with the earlier Few Gardens designated for low-income white residents (*The Durham Sun* 7 May 1952:13; 10 June 1952:13). The Few Gardens (NC 13-1) and McDougald Terrace (NC 13-2) projects were both approved in August 1951 and \$57,000 was allocated for land acquisition for both projects. The land for McDougald Terrace (DH3988), which was in the “College View section of Hayti” had an estimated \$32,000 acquisition cost; this was the first of many redevelopment projects that would adversely affect the historically black Hayti neighborhood, where many residents and businesses were forced out during Urban Renewal (*Durham Morning Herald* 9 August 1951:1).

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Figure 4.1.7.32. McDougald Terrace (DH3988), administration building, facing north.



Figure 4.1.7.33. McDougald Terrace (DH3988), administration building, facing east.

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Figure 4.1.7.34. McDougald Terrace (DH3988), administration building, facing northeast.

The architect for the project was Vernon Harrison, who was working for George Watt Carr at the time (he later became a partner in the firm under the name Carr, Harrison, Pruden, and DePasquale). Construction for the project, which was planned for 247 units, began in 1952, with the formal groundbreaking on September 1 (*The Durham Morning Herald* 2 September 1953:13). A little more than a year later, the first 50 units were ready for occupancy and the first eight families moved into McDougald Terrace (DH3988) on December 1, 1953; additional units were turned over the Durham Housing Authority in batches, as they were completed, with an additional 56 units finished by December 10 (*The Durham Morning Herald* 2 December 1953:13; 10 December 1953:19). The complex, which consisted of 37 one-bedroom apartments, 100 two-bedroom apartments, 68 three-bedroom apartments, and 42 four-bedroom apartments, was fully occupied in early 1954 (*The Durham Sun* 31 May 1958:11).

Before the units for Phase 1 of the McDougald Terrace (DH3988) development were even completed, the Durham Housing Authority was already planning for and seeking approval for an expansion of the development. In April 1953, Durham's City Council voted to allocate \$24,000 for "paving and utilities projects" associated with the expansion (*The Durham Morning Herald* 24 April 1953:19). However, two months later the project was put on hold by a Public Housing Administration (PHA) order limiting planning activities for new public housing developments, based on the Congressional authorization for the 1954 fiscal year (Thall 1975). In 1956, when restrictions on the construction of new public housing limits were being lifted, the Durham City Council voted 8-4 to "reaffirm Durham's need for an additional 113 federal low-rent housing units" (*The Durham Sun* 4 January 1956:5).

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In February 1957, the Durham Housing Authority acquired the right to use condemnation proceedings to acquire the land for the McDougald Terrace (DH3988) expansion, which was owned by the Gates-Boykin-Malone Housing Development Corporation (*The Durham Sun* 22 February 1957:13). The plans for this new section of the development were also designed by Vernon Harrison, of George Watts Carr's architectural firm and were approved by the PHA in April 1958; the estimated cost for the 21 new buildings in Phase II development (NC 13-3) (*The Durham Morning Herald* 29 April 1958:18). On June 19, 1958, a building permit was issued for the construction of the Phase II buildings and general contractor Hunt Construction Company began working at the site (*The Durham Morning Herald* 20 June 1958:19; *The Durham Sun* 20 June 1958:17). In August 1959, McDougald Terrace Extension (NC 13-3) underwent its final inspection by the PHA and was put into service (*The Durham Sun* 18 August 1959:13). The additional 113 units, comprised of 22 one-bedroom apartments, 36 two-bedroom apartments, 32 three-bedroom apartments, 18 four-bedroom apartments, and five five-bedroom apartments, brought the total number of low-income housing units in McDougald Terrace to 360, and the total in Durham to 600 (*The Durham Morning Herald* 29 April 1958:18; *The Durham Sun* 6 February 1960:3).

Photographs from the 1950s show the layout of the original section of McDougald Terrace (DH3988) and the appearance of the buildings and the complex shortly after each phase was completed (Figures 4.1.7.35–4.1.7.37).

NRHP Evaluation

McDougald Terrace (DH3987) is a low-income housing development that consist of 360 residential units, in 59 structures, and a community building. McDougald Terrace (DH3987) was one two housing complexes developed relatively contemporaneously, it being as the complex designated for low-income black residents. As a DHA designed and constructed project, McDougald Terrace (DH3987) has many of the characteristics of early public housing developments, with groups of multifamily residential buildings arranged on a large, landscaped parcel, with open space and recreation areas. The buildings exhibit traditional design concepts, with large two-story, box-like designs with minimal Colonial Revival styling. The complex is located in the Hayti neighborhood, which was targeted for redevelopment under Urban Renewal. Overall, McDougald Terrace (DH3987) retains its integrity of overall design, with the large lot and open site plan, with the buildings organized in a linear pattern and around open spaces, with sidewalks connecting the buildings throughout the development. While the open spaces no longer hold formal recreation areas, they do remain intact and have been adapted for informal recreation. The buildings, while they have replacement windows, retain their integrity of design, materials, and workmanship as well.

McDougald Terrace (DH3987) represents both the period of Urban Renewal in Durham and the period of segregated public housing policy, with the construction of two separate complexes to separate low-income residents by race, as well as the growing need for public housing in Durham, making it eligible under Criterion A. Additionally, McDougald Terrace (DH3987) represents the work of local architect Vernon Harrison and design firm of George Watt Carr, as well as the contemporary concepts of public housing design; it is eligible under Criterion C. The proposed NRHP boundary is the boundaries of the complex from the completion of the second phase, in 1959 (Figure 4.1.7.1).

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Figure 4.1.7.35 McDougald Terrace (DH3988), aerial (*The Durham Morning Herald* 27 August 1953:19).



Figure 4.1.7.36. McDougald Terrace (DH3988), building under construction (*The Durham Morning Herald* 27 August 1953:19).

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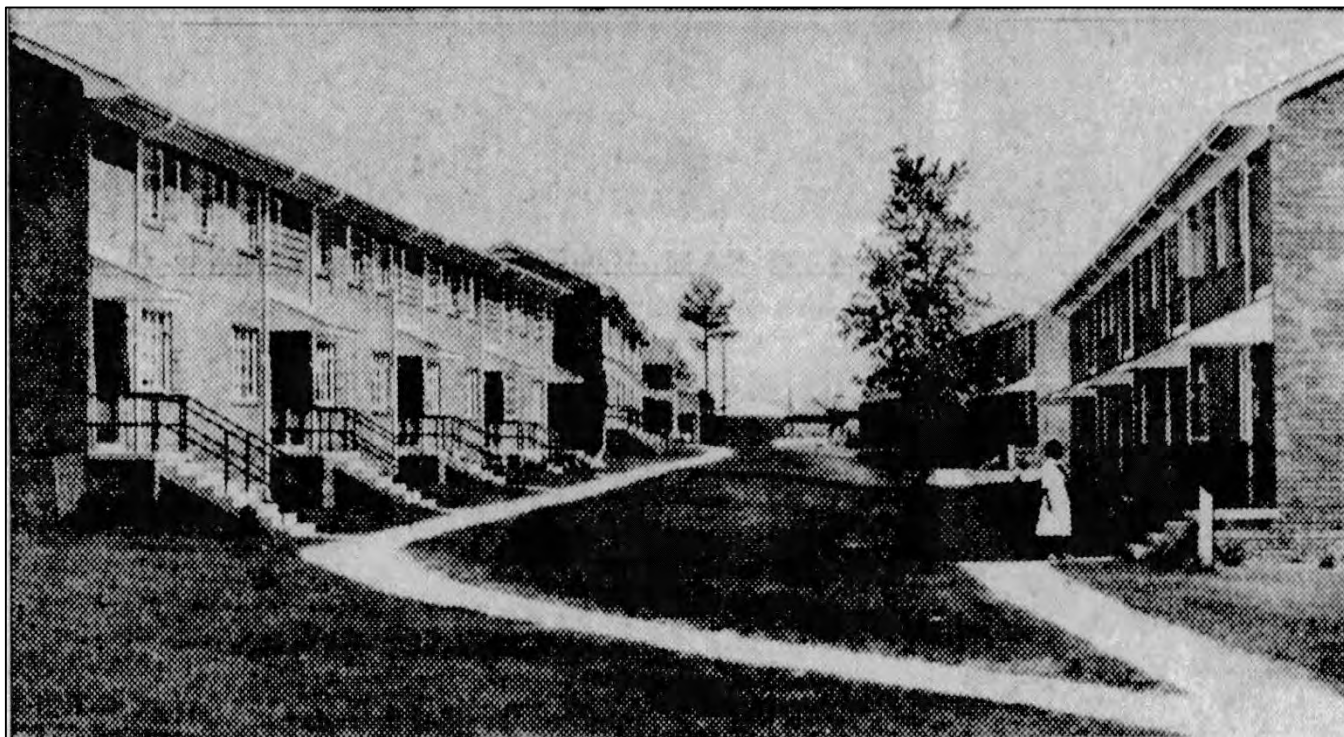


Figure 4.1.7.37. McDougald Terrace (DH3988), Phase II buildings (*Durham Sun* 18 August 1959:13).



4.1.8 *Morreene Road (DH3989)*

Morreene Road (DH3989) consists of 224 apartments, completed in 1962, which was purchased from Duke University in 1968 (Figure 4.1.8.1). This project was part of the Turnkey II program, which focused on purchasing already completed housing units from private owner. Identified as project NC 13-12, it is located west of Morreene Road, along Glasson, Holton, and Mordecai Streets; the development's official address is 3412 Morreene Road. The 224 units within Morreene Road (DH3989) are divided among 17 residential buildings, and there is an office building in the western portion of the complex; each building has an individual street address, but they were given building number identifiers for ease of mapping. There are four building types within the complex: three Type 1; nine Type 2; one Type 3; and four Type 4 (Figure 4.1.8.2; Table 4.1.8.1). The buildings in the Morreene Road (DH3989) complex are two stories, with a Dutch gable roof and brick veneer exterior that is laid to look like Flemish bond; the structures sit on continuous uncoursed stone foundations (Figures 4.1.8.3 and 4.1.8.4). The roofs of the buildings, which have wide eave overhangs and unadorned boxed undersides, are covered with composition shingles. The windows are one-over-one, double hung, vinyl sashes; they are set into vertical sections that are covered with vinyl siding. The windows and siding have been replaced, with the original siding being wood and the windows originally having metal sashes; the alterations were made between 2016 and 2023. The complex is insular, with the roads within it creating a loop off the main thoroughfare, Morreene Road, and the buildings are situated around the complex with similar setbacks from the road and at varying angles, following the curves of the streets.

Table 4.1.8.1. Breakdown of building types and number of units per type in Morreene Road (DH3989).

Building Type	Description	Number of Type	Total Units per Type
Type 1	One bedroom (eight units/building)	3	24
Type 2	One Bedroom (16 units/building)	9	144
Type 3	Efficiency (24 units/building)	1	24
Type 4	Two Bedroom (eight units/building)	4	32

Building Type 1 contains eight one-bedroom apartments, four each on both the first and second stories. On each story, the apartments are arranged in pairs, with a central exterior hallway and stairwell dividing them; a flat metal roof, which extends slightly from the hallway, is supported by metal posts and creates the look of a central porch (Figure 4.1.8.5). The front elevation is symmetrical, with paired windows and single windows, on both stories, flanking the central hallway on either side, with the paired windows closer to the stairwell and the single windows near the building corners; between the two sets of windows is an unbroken expanse of brick veneer. On either side of the central hallway/stairwell and at the corners of the building, there is a brick veneer wall that projects slightly from the façade. On each side elevation, there are two single windows on both the first and second stories, each set into a vertical panel of vinyl siding; on either side of each window section is an unbroken section of brick veneer (Figure 4.1.8.6 and 4.1.8.7). The rear elevation of this building type has the same configuration as the front elevation, with a central hallway/stairwell that is flanked by a paired and a single window on either side, on both the first and second stories. On the rear elevation, the hallway/stairwell has a metal divider that spans from the floor to the ceiling (Figures 4.1.8.8 and 4.1.8.9).

Building Type 2 contains 16 one-bedroom apartments, eight each on both the first and second stories. The front elevation of this type of building is symmetrical, with a central panel that consists of two paired one-over-one

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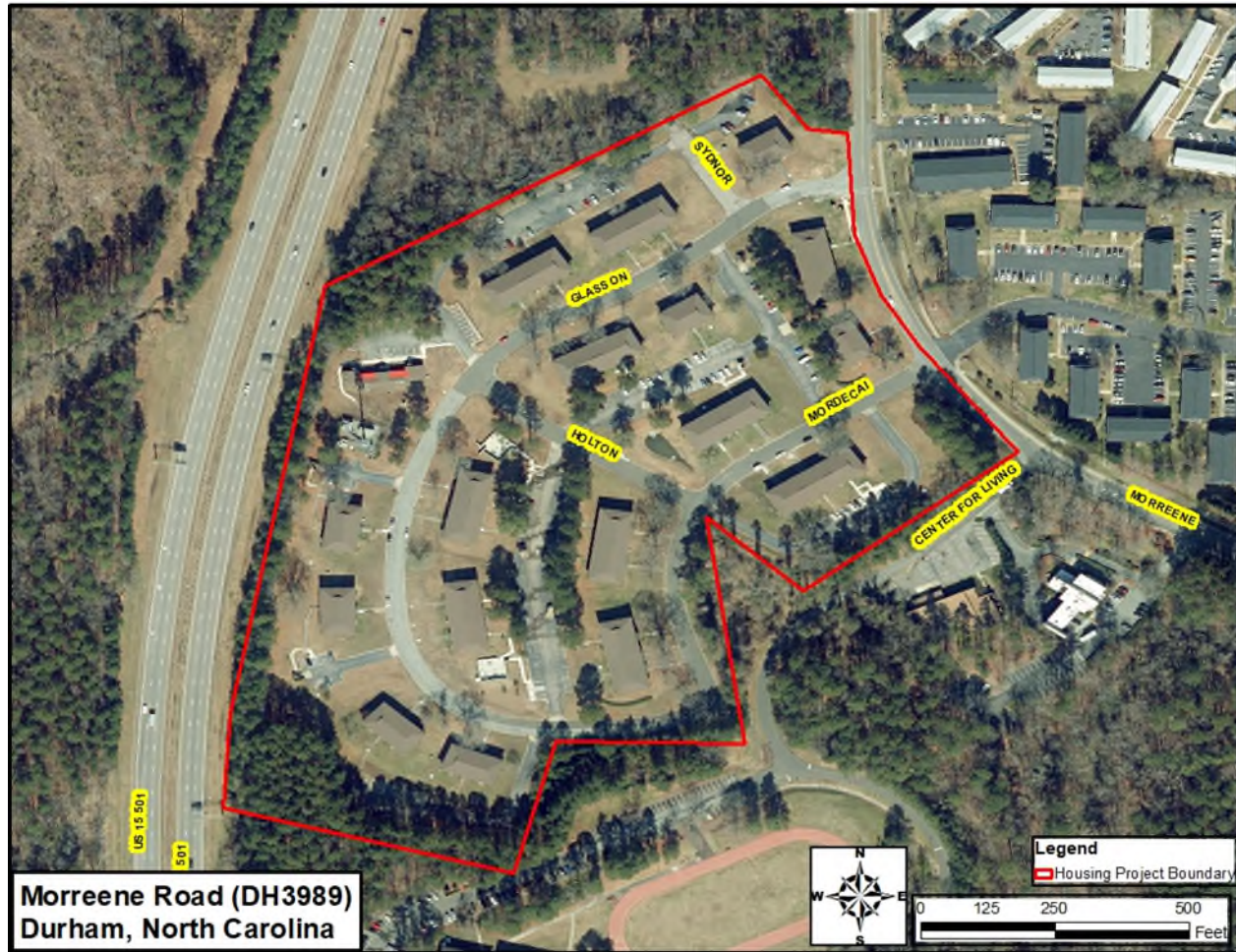


Figure 4.1.8.1. Aerial map showing the boundaries of Morreene Road (DH3989).

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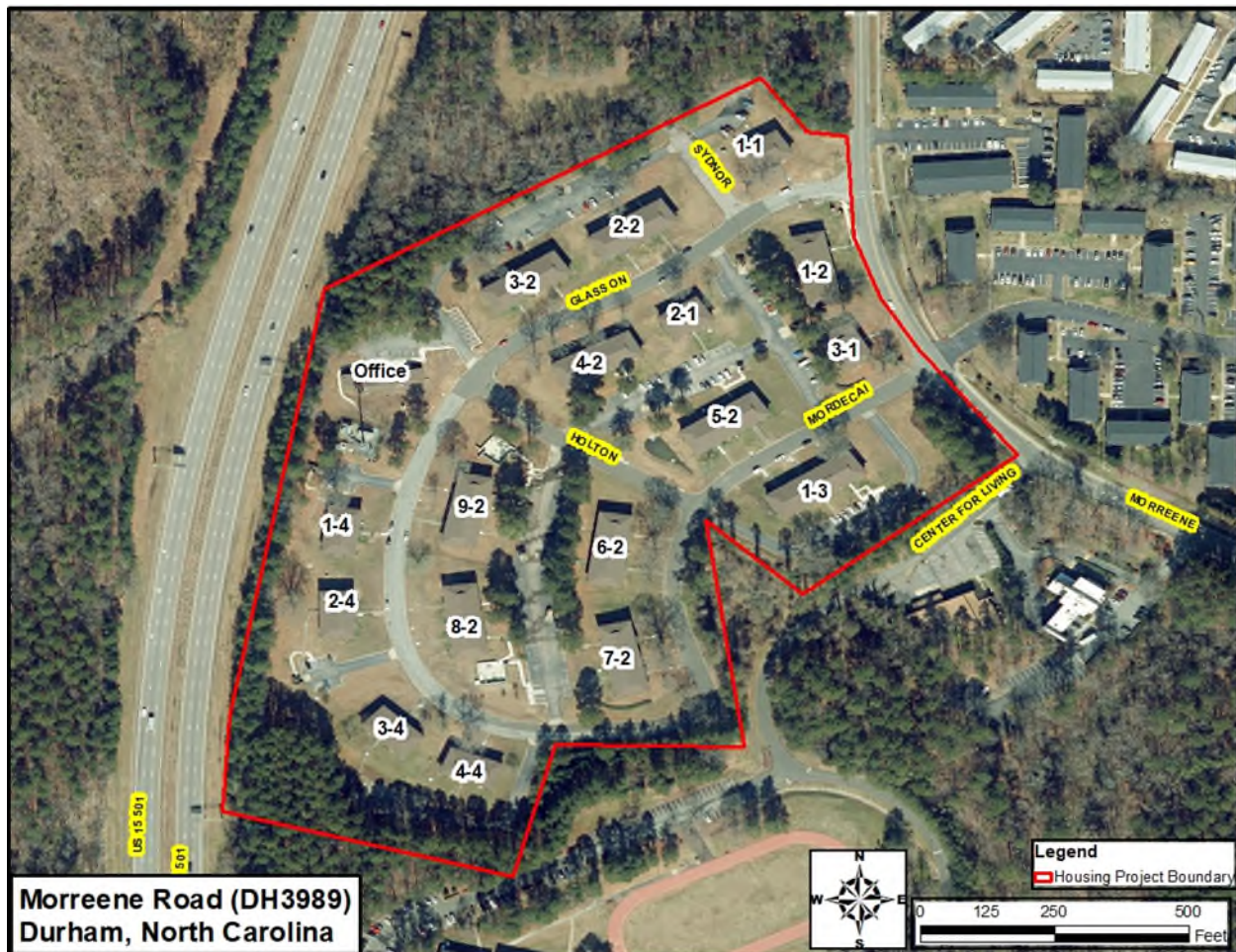


Figure 4.1.8.2. Aerial map showing the building locations and number of units per building of Morreene Road (DH3989).

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Figure 4.1.8.3. Morreene Road (DH3989), streetscape, facing northwest.



Figure 4.1.8.4. Morreene Road (DH3989), streetscape, facing south.

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Figure 4.1.8.5. Morreene Road (DH3989), Type 1 building (Building 2-1), front elevation, facing southeast.



Figure 4.1.8.6. Morreene Road (DH3989), Type 1 building (Building 2-1), front oblique, facing east.

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Figure 4.1.8.7. Morreene Road (DH3989), Type 1 building (Building 2-1), side elevation, facing northeast.



Figure 4.1.8.8. Morreene Road (DH3989), Type 1 building (Building 2-1), rear elevation, facing northwest.

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Figure 4.1.8.9. Morreene Road (DH3989), Type 1 building (Building 2-1), rear oblique, facing west.

windows on both the first and second stories, with panels of vinyl siding below the first story windows and between the first and second stories (Figures 4.1.8.10–4.1.8.12). On either side of this central panel the façade is arranged, from center to outside: unbroken brick veneer wall; paired windows on the first and second stories; hallway/stairwell; paired windows on the first and second stories; unbroken brick veneer; single window on the first and second stories. Like building Type 1, there are projecting brick walls on either side of the hallway/stairwells and at the corners of the building. On both side elevations, three unbroken brick veneer sections are divided by vertical panels with vinyl siding and a single one-over-one window on both the first and second stories in each panel (Figures 4.1.8.12 and 4.1.8.13). On the rear elevation, the arrangement is the same as the front elevation: single window on the first and second stories; unbroken brick veneer; paired window on the first and second stories; hallway/stairwell; paired window on the first and second stories; unbroken brick veneer; two sets of paired windows on the first and second stories; unbroken brick veneer; paired window on the first and second stories; hallway/stairwell; paired window on the first and second stories; unbroken brick veneer; and single window on the first and second stories (Figure 4.1.8.13 and 4.1.8.14). Each hallway/stairwell has a metal divider spanning from floor to ceiling.

Building Type 3 consists of 24 efficiency apartments, 12 on each story. The front elevation of the building consists of three sections, each with the same configuration (Figures 4.1.8.15 and 4.1.8.16). Each section consists of a central hallway/stairwell, with a projecting wall on either side and a flat-roofed projection covering the first story of the hallway; each hallway is flanked on either side by a section containing a paired window on both the first and second stories and an unbroken brick wall section. On the northeast side elevation, are two sections of windows that divide the three sections of unbroken brick veneer wall; on this elevation, one of the window sections has a

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Figure 4.1.8.10. Morreene Road (DH3989), Type 2 building (Building 3-2), front elevation, facing northwest.



Figure 4.1.8.11. Morreene Road (DH3989), Type 2 building (Building 3-2), front oblique, facing north.

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Figure 4.1.8.12. Morreene Road (DH3989), Type 2 building (Building 3-2), front oblique, facing west.



Figure 4.1.8.13. Morreene Road (DH3989), Type 2 building (Building 3-2), rear oblique, facing west.

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Figure 4.1.8.14. Morreene Road (DH3989), Type 2 building (Building 3-2), rear elevation, facing east.



Figure 4.1.8.15. Morreene Road (DH3989), Type 3 building (Building 1-3), front elevation, facing southeast.



Figure 4.1.8.16. Morreene Road (DH3989), Type 3 building (Building 1-3), front oblique, facing south.

single window on the first and second stories and one has a window only on the second story (Figures 4.1.8.17 and 4.1.8.18). A one-story, hip-roofed addition, with a single one-over-one window, has been attached to this elevation. The rear elevation of building Type 3 has the same configuration as the front elevation, with three sections, each with a central hallway/stairwell, flanked on either side by paired windows on both the first and second stories and a section of unbroken brick veneer wall (Figures 4.1.8.18 and 4.1.8.19). The openings of the hallway/stairwells on the rear elevation have floor to ceiling metal dividers. On the southwest elevation, there are three unbroken sections of brick veneer wall, which are interspaced with two vertical sections that each contain a single window on both the first and second stories (Figure 4.1.8.19).

Building Type 4 has eight two-bedroom apartments, four each on both the first and second stories. The front elevation of this type is symmetrical, with a central hallway/stairwell, with a projecting flat-roofed covering (Figures 4.1.8.20 and 4.1.8.21). On either side of the stairwell, which has projecting brick walls as its exterior supports, is a panel with vinyl siding and paired windows on both the first and second stories; an unbroken section of brick veneer wall; and a panel with vinyl siding and paired windows on both the first and second stories. Each side elevation has three unbroken brick veneer sections, which are interspersed with vertical two panels that each contain a single window on the first and second stories, as well as vinyl siding (Figures 4.1.8.22 and 4.1.8.23). On the rear elevation, the configuration is the same as the front elevation, with two panels of paired windows on the first and second stories, and an unbroken brick veneer wall between them, on either side of the central hallway/stairwell, which has a metal divider reaching from floor to ceiling (Figures 4.1.8.24 and 4.1.8.25). On some of the buildings of this floorplan, there is a one-story, hip-roofed addition on one or both side elevations; these

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Figure 4.1.8.17. Morreene Road (DH3989), Type 3 building (Building 1-3), side elevation, facing southwest.



Figure 4.1.8.18. Morreene Road (DH3989), Type 3 building (Building 1-3), rear oblique, facing west.

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Figure 4.1.8.19. Morreene Road (DH3989), Type 3 building (Building 1-3), rear oblique elevation, facing north.



Figure 4.1.8.20. Morreene Road (DH3989), Type 4 building (Building 2-4), front elevation, facing west.

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Figure 4.1.8.21. Morreene Road (DH3989), Type 4 building (Building 1-4), front oblique, facing southwest.



Figure 4.1.8.22. Morreene Road (DH3989), Type 4 building (Building 2-4), side elevation, facing south.

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Figure 4.1.8.23. Morreene Road (DH3989), Type 4 building (Building 1-4), rear oblique, facing southeast.



Figure 4.1.8.24. Morreene Road (DH3989), Type 4 building (Building 2-4), rear elevation, facing east.

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Figure 4.1.8.25. Morreene Road (DH3989), Type 4 building (Building 1-4), rear oblique, facing northeast.



Figure 4.1.8.26. Morreene Road (DH3989), Type 4 building (Building 2-4), front oblique, facing northwest.

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additions have three unbroken brick veneer walls (Figure 4.1.8.26). Building 1-4 has these additions on both side elevations and Building 2-4 has the addition on its south elevation.

In the west portion of the Morreene Road (DH3989) development is a one-story office building, which is oriented with its front elevation to the north, toward an off-road parking lot that is reached by a driveway (Figure 4.1.8.27). The office building is an expansion of an original laundry building, which was renovated in 2020. The original section of the building is the rectangular, hip-roofed rear section. On the north elevation of this building, a central gable and a shed-roofed porch, supported by square columns, have been added; the porch connects the projecting front-gabled sections that were added to either front corner of the building. Each front-gabled projection has a door, located beneath a gabled portico that is supported by square columns, and two single windows. Beneath the shed-roofed porch is an entry door and single and paired windows. On the rear elevation, the original building and the additions are evidenced by the change in brick color, with the original section being a lighter brick than the addition (Figures 4.1.8.28 and 4.1.8.29). On the rear elevation of the original structure, there are two paired, vinyl sash windows, a single vinyl sash window, and two openings with vinyl siding, one of which was originally a door that has been enclosed. On the addition sections, there are single six-over-six, vinyl sash windows and the roof on the south portion of these sections is a Dutch gable, which seeks to tie the building into the complex by utilizing the style used on the apartment buildings.

The Morreene Road (DH3989) development was originally constructed as married student housing for Duke University. Plans for the complex were announced in July 1961. Designed by Charlotte architecture firm J. N. Pease and Company, the development was originally slated for 208 apartments divided among 16 buildings; however, an August 1961 layout blueprint shows 19 buildings that would have had housed 240 apartments, but two of the buildings were never constructed (Figure 4.1.8.30). An artist's rendering of one building shows that the original planned form of the structures is still evident in the complex (Figure 4.1.8.31). At the time of their construction, the new apartments, with their modern aesthetic, were planned to be "up to date and quality construction in every respect" (*The Durham Morning Herald* 21 July 1961:21). Features included all electric heat, a "built-in kitchen stove, refrigerator, cabinets, and a 40-gallon hot water heater," as well as paved parking lots and underground cables and utilities; the "ultra-modern" buildings were designed with "brick, wood, and Duke stone construction on the outside and of fire-resistant construction inside" (*The Durham Morning Herald* 21 July 1961:21). By spring of 1962, the apartments, estimated to cost approximately \$2.62 million to complete, were under construction, with a projected completion date in the fall of that year (*The Durham Sun* 9 March 1962:19).

Less than five years after the completion of its Married Student Housing, Duke University made an offer to sell the 224-unit complex to the Durham Housing Authority in July 1967 (*The Durham Sun* 27 July 1967:1). Housing officials were citing a "critical need" for additional public housing in Durham at the time, and Duke University had recently instituted a master plan that prioritized construction between its East and West Campuses; the present day Morreene Road (DH3989) complex did not fit into this plan. Additionally, Duke also withdrew a bid to purchase the privately held Damar Court (DH3984) apartments, which are located across Morreene Road to the northeast (*The Durham Sun* 27 July 1967:1). Nearly a year after Duke's offer to sell the Married Student Housing, after much debate among Durham Housing Authority officials about the relatively isolated location of the complex, located away from ready access to city services and commercial areas, the Housing Authority voted to purchase the Morreene Road (DH3989) development in June 1968 (*The Durham Sun* 29 May 1968:24, 13 June 1968:25, 28 June 1968:9; *The Durham Morning Herald* 29 May 1968:13). The Durham Housing Authority took over the title to the property in late August 1968, with the stipulation that the 120 remaining Duke students residing in the complex be given until June 30, 1969, to find other accommodations and move out (*The Durham Sun* 30

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Figure 4.1.8.27. Morreene Road (DH3989), office building, front oblique, facing southeast.



Figure 4.1.8.28. Morreene Road (DH3989), office building, rear oblique, facing northwest.

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Figure 4.1.8.29. Morreene Road (DH3989), office building, rear oblique, facing northeast.

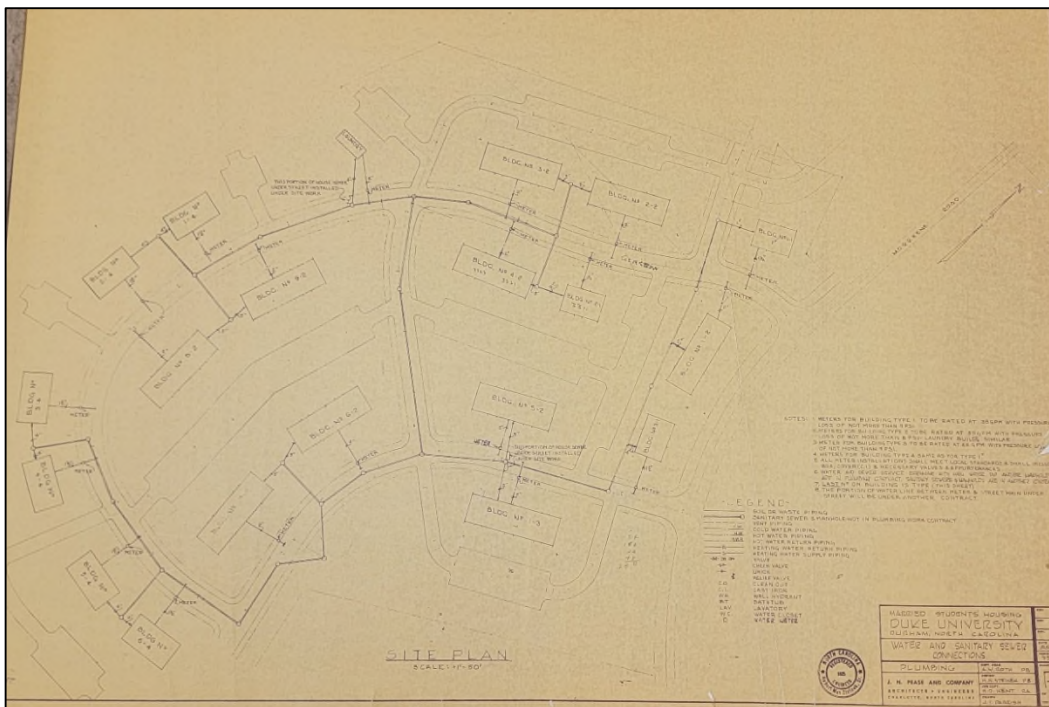


Figure 4.1.8.30. Layout plans for the Duke Married Student Apartments (now Morreene Road) (DH3989).

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Figure 4.1.8.31. Artist Rendering of Duke Married Student Housing (now Morreene Road) (DH3989) building, 1961 (*The Durham Morning Herald* 21 July 1961:21).

August 1968:19). The cost of the acquisition was approximately \$2.7 million; the layout of the buildings remains the same today as it did when the Housing Authority purchased the buildings (Figures 4.1.8.32 and 4.1.8.33).

NRHP Evaluation

Morreene Road (DH3989) is a low-income housing development that consist of 224 apartments, in 17 structures, and a community building. Morreene Road (DH3989) was the second of two Duke University-owned apartment complexes that were purchased by the DHA in the late 1960s to quickly add to its housing stock, in an effort to alleviate the need for more low-income housing units. The location of Morreene Road (DH3989), to the northwest of the city center of Durham, was part of the Housing Authority's attempt to expand the footprint of public housing outside of the concentrated central areas. The uniform construction of the buildings and the relatively small lot size, for the number of buildings and units, represents the construction policies of Duke University at the time.

Morreene Road (DH3989) is an example a privately constructed apartment complex that was converted into public housing in the late 1960s, as policy shifted away from new construction of multifamily housing units to the renovation and rehabilitation of existing buildings. Although not part of the Turnkey program, as the renovations were completed by the Housing Authority as opposed to a private developer, the acquisition of Morreene Road (DH3989) was based on the same concepts as Turnkey developments. The residential buildings retain the same massing and exterior design as when they were originally constructed, despite changes to windows and siding. The complex also retains the same layout and site plan as its original construction. The renovations and additions to the community building have altered its integrity, but it remains in the same location and the changes do not detract from the overall organization, spatial arrangement, and site layout of the original complex. Morreene Road (DH3989) is recommended as eligible for the NRHP under Criterion A, as an example of the shift in multiple aspects of public housing policy in both Durham and HUD, with the acquisition of already constructed complexes, the reliance on private industry to increase public housing stock, and the expansion of the footprint of public

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housing into multiple areas of the city. The proposed boundary for Morreene Road (DH3989) is the boundaries of the complex at the time of acquisition by the Durham Housing Authority in 1968 (Figure 4.1.8.1).



Figure 4.1.8.32. Former Duke Married Student Housing (now Morreene Road) (DH3989) building, 1967 (*The Durham Sun* 27 July 1967:1).



Figure 4.1.8.33. Former Duke Married Student Housing (now Morreene Road) (DH3989) building, 1968 (*The Durham Morning Herald* 28 August 1968:15).



4.1.9 Oxford Manor (DH3990)

Oxford Manor (DH3990) consists of 172 townhouse apartments, completed in 1972; the development was constructed under the Turnkey I program, where a developer built new housing units and then contracted to sell them to the Housing Authority. It is identified as project number NC 13-15. The 66 buildings are located on both sides of Dearborn Drive and are roughly bounded by Danube Lane, Old Oxford Road, and Wiggins Street; Keystone Place is a road that is completely contained within the complex and a portion of Dearborn Drive near the center of the complex is a pedestrian-only thoroughfare (Figure 4.1.9.1). The official address of Oxford Manor (DH3990) is 3633 Keystone Place. The buildings have individual street addresses, and each unit has a specified number or number/letter combination; however, for this survey were given building number identifiers for ease of mapping. There are currently six building types within the complex: 10 Type A; 34 Type B; 10 Type C; four Type D; five Type E; and three Type F (Figure 4.1.9.2; Table 4.1.9.1).

Table 4.1.9.1. Breakdown of building types and number of units per type in Oxford Manor (DH3990).

Building Type	Description	Number of Type	Total Units per Type
Type A	Five bedrooms (two units/building)	10	20
Type B	Four bedrooms (two units/building)	34	68
Type C	Two bedrooms (one unit/building)	10	10
	Three bedrooms (one unit/building);		10
	Five bedroom (one unit/building)		10
Type D	Three bedrooms (four units/building)	4	16
Type E	Three bedrooms (two units/building)	5	20
Type F	Three bedrooms (six units/building)	3	18

However, the original composition of the complex was 152 units, within 66 residential buildings, comprised of 34 three-bedroom units; 68 four-bedroom units; 40 five-bedroom units; and 10 six-bedroom units (*The Durham Sun* 7 May 1970:9; 10 July 1971:3). These were divided among five building types, identified in plans as I, II, III, IV, and V (Figure 4.1.9.3). Sometime after 1980, the original type III buildings, which contained two six-bedroom apartments each, were divided into four units, each three-bedrooms, and half of the original type II buildings, which contained two five-bedroom apartments, had one of the five-bedroom apartments divided into one two-bedroom and one three-bedroom unit, creating a three-unit building. This added 20 apartments to the complex and the newly divided units are evident by the addition of A and B to the original apartment numbers of the structures. The remaining three building types remained unchanged and correspond to the current building types: original type I is current Type B; original type IV is current Type D; and original type V is current Type F.

The buildings in the Oxford Manor (DH3889) complex are two stories, with side-gabled rooflines; the first story is brick veneer and the second story, which is slightly cantilevered over the first, is covered with vinyl siding (Figures 4.1.9.4 and 4.1.9.5). Throughout the complex, the windows are one-over-one, double hung, metal sashes, with exterior storm windows; the sills on the first story windows are brick, laid in a rowlock course. Although it connects to adjacent roads, and some of the buildings front on Danube Lane and Old Oxford Road, Oxford Manor is primarily self-contained and insular, with a clearly defined boundary. The residential structures have relatively

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Figure 4.1.9.1. Aerial map showing the boundaries of Oxford Manor (DH3990).

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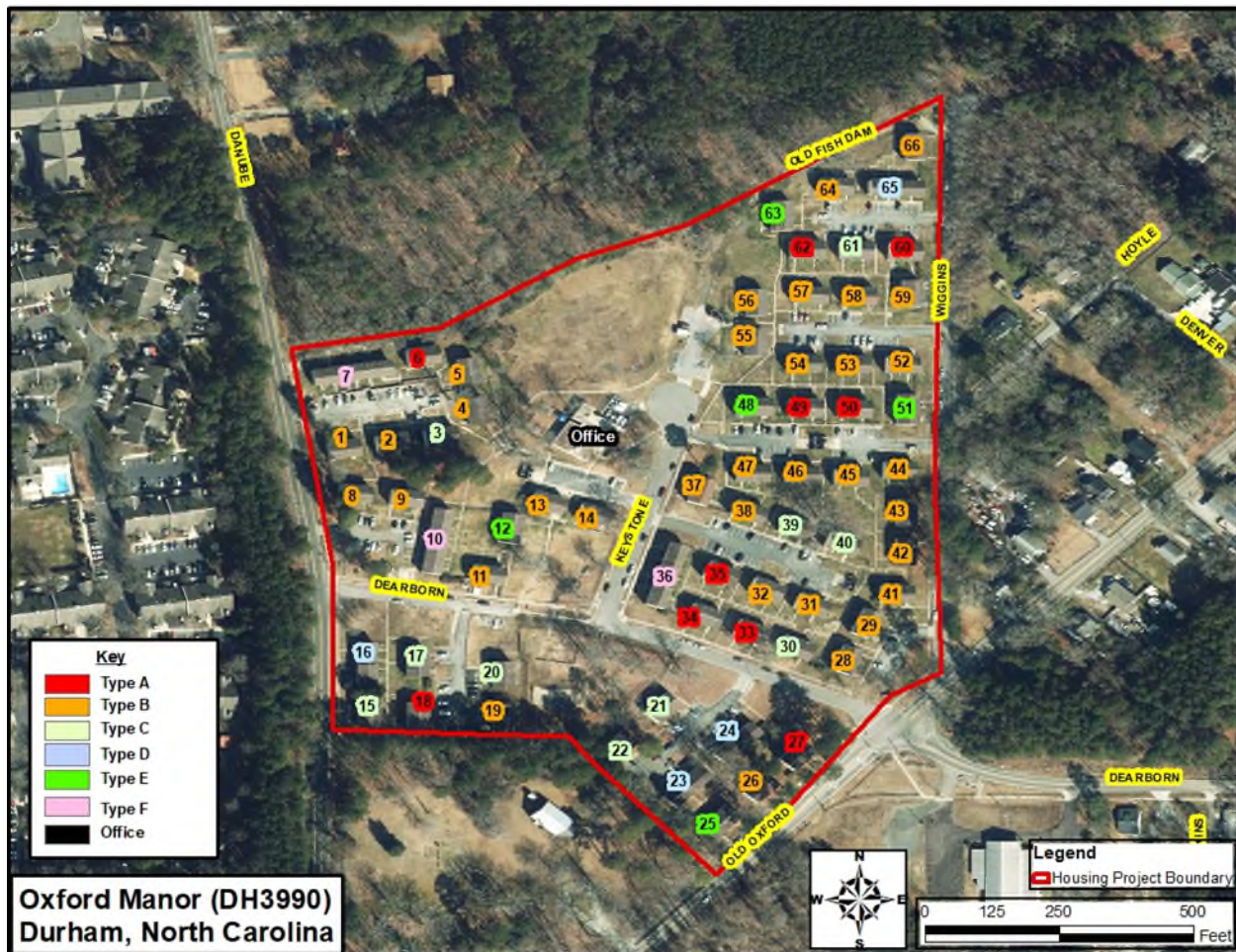


Figure 4.1.9.2. Aerial map showing the building locations and number of units per building of Oxford Manor (DH3990).

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Figure 4.1.9.3. Portion of a complex layout drawing for the Oxford Manor (DH3990) development.



Figure 4.1.9.4. Oxford Manor (DH3990), facing north.



Figure 4.1.9.5. Oxford Manor (DH3990), facing southwest.

uniform setbacks and are spaced along roughly grid plan streets, with parking lots between groups of buildings. Green space within the complex, originally planned as play yards, is mostly open space.

Building Type A is a duplex structure that consists of two five-bedroom apartment units and the front elevation is symmetrical (Figures 4.1.9.6–4.1.9.8). On the first story, there is a double window, a door, two single windows, a door, and a double window, while on the second story there are four single windows; each apartment consists of a double window, a door, and a single window on the first level and two single windows on the second level. The rear elevation of the building is also symmetrical; the first story has a single window, a door, two smaller single windows, a door, and a single window, while the upper story has four single windows. The side elevations of the building have no openings. Building Type C, which was originally had the same layout as Building Type A, has a similar front elevation to the Type A buildings; however, on building Type C, one of the first story single windows has been replaced with a door (Figures 4.1.9.9 and 4.1.9.10). The rear elevation of building Type C was unchanged in its configuration when the renovations occurred, leaving one apartment with no rear door (Figure 4.1.9.11).

Building Type B is a duplex structure that consists of two four-bedroom apartment units and the front elevation is symmetrical (Figures 4.1.9.12 and 4.1.9.13). On the first story, there is a door, two triple windows, and a door, while on the second story there are four single windows; each apartment consists of a door and a triple window on the first level and two single windows on the second level. The rear elevation of the building is also symmetrical; the first story has a small single window, two doors, and a small single window, while the upper story has four single windows (Figure 4.1.9.14). The side elevations of the building have no openings.

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Figure 4.1.9.6. Oxford Manor (DH3990), building Type A, front oblique, facing southwest.



Figure 4.1.9.7. Oxford Manor (DH3990), building Type A, front oblique, facing northwest.

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Figure 4.1.9.8. Oxford Manor (DH3990), building Type A, rear oblique, facing southeast.



Figure 4.1.9.9. Oxford Manor (DH3990), building Type C, front elevation, facing east.

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Figure 4.1.9.10. Oxford Manor (DH3990), building Type C, front oblique, facing northwest.



Figure 4.1.9.11. Oxford Manor (DH3990), building Type C, rear oblique, facing southwest.

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Figure 4.1.9.12. Oxford Manor (DH3990), building Type B, front oblique, facing northeast.



Figure 4.1.9.13. Oxford Manor (DH3990), building Type B, front oblique, facing southeast.

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Figure 4.1.9.14. Oxford Manor (DH3990), building Type B, rear elevation, facing north.

Building Type D has four units, each with three bedrooms. These building types are generally organized as two adjacent duplex blocks, which are mirror images of each other; depending on the topography of the lot, some of the Type D buildings have offset rooflines between the two blocks (Figures 4.1.9.15–4.1.9.17). On the front elevation, each apartment in these units consists of a door and a double window on the first story, and two single windows on the second story; the two apartments to the right of center have the window to the right of the door and the two apartments left of center have the window to the left of the door. On the rear elevation, each apartment consists of a door and a single small window on the first story, with two single windows, one larger and one smaller, on the second story (Figure 4.1.9.18). Building Type F, which has six three-bedroom units, is a larger version of Building Type D; it consists of three duplex blocks grouped together into a single building (Figure 4.1.9.19). The central block has one apartment oriented with the window to the right of the door and one with the window to the left of the door, while the block to the left of center has two apartments with the window to the left of the door and the block to the right of center has two apartments with the window to the right of the door. The rear elevation has the same configuration as building Type D, although with six groupings instead of four (Figure 4.1.9.20).

Building Type E has four three-bedroom units and a symmetrical front elevation; these building originally had two six-bedroom units that were later split into four apartments. The front elevation of the building has a single window, two doors, two single windows, two doors, and a single window on the first story and four single windows on the second story (Figures 4.1.9.21 and 4.1.9.22). On the rear elevation, the first story has a door, four single windows, and a door; the second story has a small single window, two larger single windows, and a small single window (Figure 4.1.9.23). Only two of the apartments have a rear door on this building type.

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Figure 4.1.9.15. Oxford Manor (DH3990), building Type D, front oblique, facing northeast.



Figure 4.1.9.16. Oxford Manor (DH3990), building Type D, front oblique, facing southeast.

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Figure 4.1.9.17. Oxford Manor (DH3990), building Type D, front oblique, facing northwest.



Figure 4.1.9.18. Oxford Manor (DH3990), building Type D, rear oblique, facing northwest.

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Figure 4.1.9.19. Oxford Manor (DH3990), building Type F, front oblique, facing northeast.



Figure 4.1.9.20. Oxford Manor (DH3990), building Type F, rear oblique, facing northwest.

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Figure 4.1.9.21. Oxford Manor (DH3990), building Type E, front elevation, facing west.



Figure 4.1.9.22. Oxford Manor (DH3990), building Type E, front oblique, facing northwest.



Figure 4.1.9.23. Oxford Manor (DH3990), building Type E, rear elevation, facing east.

Located west of Keystone Place, roughly central within the complex, is a one-story, flat-roofed community building (Figures 4.1.9.24 and 4.1.9.25). The brick veneer structure has an irregular form and its mass is camouflaged by the topography of the land on which it sits, where it blends into the sloping lot. The east elevation has three sections, each stepped back slightly behind the other. The frontmost section has two-pane, horizontal sliding windows in the upper section of the wall and a recessed doorway on its south elevation, located within a small covered opening created by a roof overhang; the central section has two vertical two-pane windows, with vinyl paneling above and below them; and the rear section has a modern metal and glass entry door unit. On the south elevation of the building, there is a combination of vertical two-pane windows, on the eastern section, and three-pane horizontal windows, on the western section. The north elevation has three-pane horizontal windows. The roof of the building is flat, and a boxed section extends past the wall surface, creating a faux awning, which is covered with vertically oriented vinyl siding.

A “medium income” apartment project, consisting of 224 units, was originally proposed for the tract in 1967 and again in 1968. The original proposal was planned under the Federal Housing Administration’s (FHA) 221D-3 financing program, where FHA would finance 90 percent of the development costs of a private entity at a low interest rate, in exchange for setting rental rate scales (*The Durham Sun* 2 February 1967:B1; 2 August 1968:B1). However, that project did not come to fruition but the project request did result in the property being annexed by the city and rezoned to apartment residential from single family residential (*The Durham Sun* 2 August 1968:B1).

In 1970, the Durham City Council awarded a contract for the development of the “Old Oxford Road” project, consisting of 152 apartment units, to Turnkey Associates, Inc., a development company with James F. O’Sullivan as

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Figure 4.1.9.24. Oxford Manor (DH3990), community building, facing northwest.



Figure 4.1.9.25. Oxford Manor (DH3990), community building, facing north.

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its president (*The Durham Sun* 16 April 1970:B1). The complex was proposed for construction over four stages, with the first batch of buildings completed approximately one year from the contract award, with each subsequent set of apartments completed in 60-day intervals afterward. The total cost of the development was estimated to be \$3.3 million (*The Durham Sun* 7 May 1970:B1; 20 May 1970:B1). By August 1970, Turnkey Associates had been issued building permits for 86 of the 152 apartment units (*The Durham Sun* 3 August 1970:A8). The first 36 units were completed by August 1971 and were purchased by the Housing Authority; in March 1972, the Housing Authority finalized the purchase of 32 additional units, with architecture firm Carr, Harrison, Pruden, and DePasquale serving as the final inspectors for the project (*The Durham Sun* 10 July 1971:A3; 6 March 1972:B1). The balance of the project was complete by October 1973, when Turnkey Associated sued the Durham Housing Authority for over \$46,000 in damages, resulting from delays that it claimed were caused by the Housing Authority's changes to plans, delays in materials shipments from those changes, and delays in issuing building permits (*The Durham Morning Herald* 2 October 1973:12B).

Photos from the 1970s and early 1980s show the Oxford Manor housing complex shortly after it was completed (Figures 4.1.9.26–4.1.9.28). The buildings originally had six-over-six, wood sash windows and the upper stories were covered with vertical wood siding. Later renovations, including those in 1999, overseen by Phil Freelon, a notable African American architect, resulted in changes to these original materials and likely interior material changes to the units (Phil Freelon Papers, North Carolina State University).

NRHP Evaluation

Oxford Manor (DH3990) is a low-income townhouse apartment complex that was developed under the Turnkey program, one of two constructed in Durham during the late 1960s and early 1970s. It currently consists of 172 apartments spread among 66 buildings, although it was originally built as 152 units. The larger number of smaller buildings within the complex, and the arrangement of buildings, located in a relatively linear pattern, which follows the streets and has the front doors of units generally facing parking lots and the rear doors of buildings generally facing each other or open space, reflect changes in public housing design during the early 1970s. The increased focus on cars and private transportation resulted in the construction of parking lots for complex residents, a feature that was often lacking on earlier public housing developments. However, the simple, side-gabled forms were holdovers from earlier design concepts. All of the original buildings in the complex remain, as does the original site plan, although the formal recreational spaces have generally been altered to more informal spaces. However, the changes to the interior arrangement of 14 of the original buildings, to create 20 additional, smaller apartment units, has altered the design of 21 percent of the buildings in the complex. These alterations have compromised important elements of integrity of the complex and, therefore, Oxford Manor (DH3990) is recommended as not eligible for the NRHP.

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Figure 4.1.9.26. Oxford Manor (DH3990), 1972 (*The Durham Sun* 2 March 1972:D1).

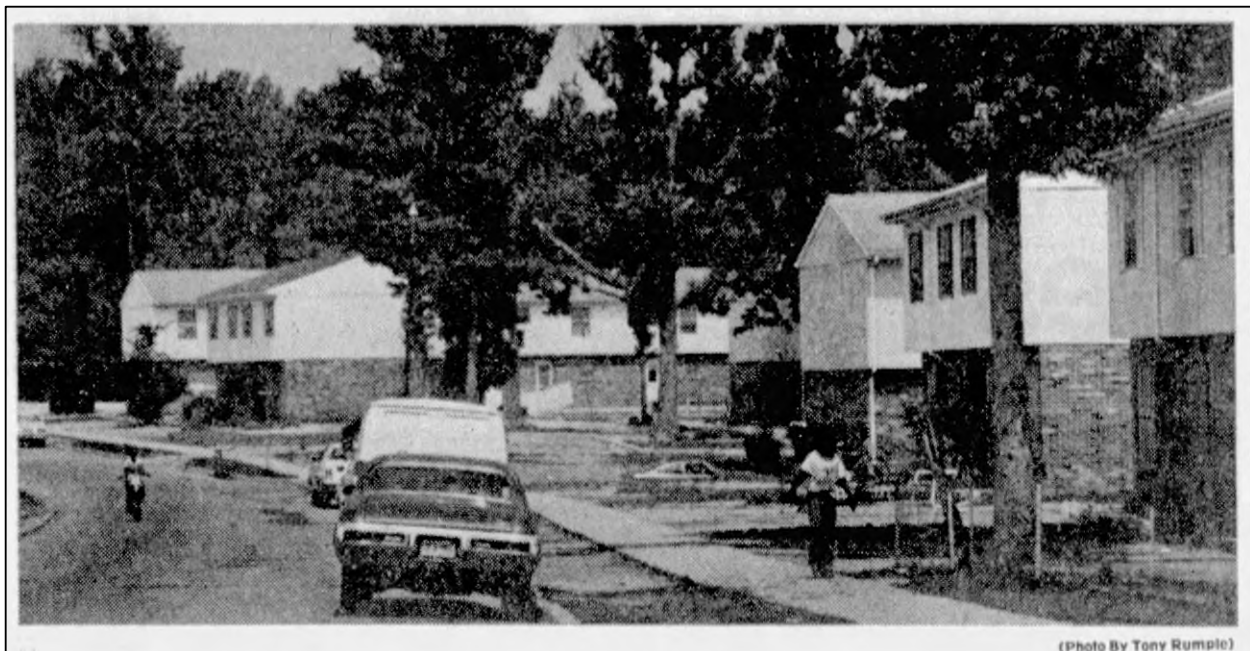


Figure 4.1.9.27. Oxford Manor (DH3990), 1979 (*The Durham Morning Herald* 11 June 1979:D1).

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Figure 4.1.9.28. Oxford Manor (DH3990) building, 1980 (*The Durham Morning Herald* 17 February 1980:A1).



4.1.10 Scattered Sites (DH3991)

Scattered Sites (DH3991) consists of 50 duplex apartments, completed in 1962, which are located in three grouped locations in the eastern part of Durham (Figure 4.1.10.1). The development, which is for low-income senior citizens, is identified as project number NC 13-4. The largest group of buildings are located along the 200 and 300 blocks of Gary Street and the 2400 block of Mozelle Street, with 38 units in 19 structures, as well as the community building, in this location (Figure 4.1.10.2). There is a grouping of four buildings, comprising eight units, on the 1100 block of Lowry Avenue and the 1200 block of North Hyde Park Avenue, and two buildings, with four units, are located in the 1500 block of North Hyde Park Avenue (Figures 4.1.10.3 and 4.1.10.4). There are two building types within the complex. Building Type 1 is a one-story, front-gabled residence that contains two one-bedroom units and building Type 2 is a one-story, side-gabled residence that has two efficiency units (Figures 4.1.10.2–4.1.10.4).

The houses in the Scattered Sites (DH3991) development are integrated into the surrounding neighborhoods, with similar size and scale to the single-family residences that are nearby (Figures 4.1.10.5 and 4.1.10.6). They have relatively uniform setbacks, sidewalks along the road, and driveways with parking area. Each of the buildings in the Scattered Sites (DH3991) development is a one-story, brick veneer duplex with a basic contemporary form and little detail; throughout the complex, foundations are concrete slab, roofs have a low pitch and are covered with asphalt shingles, and windows are single and paired one-over-one metal sashes.

Building Type 1 is a front-gabled residence, with a symmetrical front elevation (Figures 4.1.10.7–4.1.10.9). On the front-gabled section, there are two paired windows; on either side of the front gable is a wide overhang of the roof, which is supported by a square post and a metal beam, that creates an entry porch on each side elevation. On each side elevation, there is a recessed section, beneath the roof overhang and two doors. One door is located on the side of the front-gabled section; a second door is located on the recessed wall that faces the front of the building, behind a brick screen wall that is laid in stack bond with sections of missing brick to create eight open squares. On the side elevations of the house, there are two single windows. Building Type 2 is a side-gabled residence, with a symmetrical front elevation (Figures 4.1.10.10–4.1.10.12). The central section of the façade has two paired windows, and on either side there is a recessed entry porch that is located beneath the main roofline, which is supported by a square post and a metal beam. On each side elevation, the entry door is located on the side wall beneath the porch roof. On the main side walls of each structure is a single window and a side door.

The Scattered Sites (DH3991) community building is located on Gary Street and appears as a modified Type 1 building (Figures 4.1.10.13–4.1.10.15). It has a front-gabled roof, with two paired windows on the front elevation. However, only the south side of the building has a recessed porch, with the entry door on the side wall; unlike building Type 1, there is no second entry on this elevation and no brick screen wall. On the south elevation of the community building, is a paired window. On the north elevation, the wall is a single plane, with no recessed porch; there is a side entry door, which appears to have originally been larger because of a patch in the brickwork, that is reached by a handicap accessible ramp and a paired window.

The Scattered Sites (DH3991) development was designed to be less concentrated and for its buildings to fit into the surrounding residential neighborhood. This reflects a shift from earlier housing policy, which concentrated low-income residents into large blocks of multiple buildings. In the 1930s through the 1960s, public housing projects were built on large, insular parcels that isolated them and their residents from the rest of the city creating a stigma associated with public housing, and the uniformity of buildings created an institutional look to the

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Figure 4.1.10.1. Aerial map showing the boundaries of Scattered Sites (DH3991).

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Figure 4.1.10.2. Aerial map showing the building locations and number of units per building of Scattered Sites (DH3991), Gary Street and Mozelle Street.

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Figure 4.1.10.3. Aerial map showing the building locations and number of units per building of Scattered Sites (DH3991), Lowry Avenue and North Hyde Park Avenue.

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Figure 4.1.10.4. Aerial map showing the building locations and number of units per building of Scattered Sites (DH3991), 1500 block of North Hyde Park Avenue.

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Figure 4.1.10.5. Scattered Sites (DH3991), streetscape along Mozelle Street, facing east.



Figure 4.1.10.6. Scattered Sites (DH3991), streetscape along Gary Street, facing south.

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Figure 4.1.10.7. Scattered Sites (DH3991), building Type 1, front elevation, facing north.



Figure 4.1.10.8. Scattered Sites (DH3991), building Type 1, front oblique, facing northwest.

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Figure 4.1.10.9. Scattered Sites (DH3991), building Type 1, front oblique, facing northeast.



Figure 4.1.10.10. Scattered Sites (DH3991), building Type 2, front elevation, facing south.

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Figure 4.1.10.11. Scattered Sites (DH3991), building Type 2, front oblique, facing southeast.



Figure 4.1.10.12. Scattered Sites (DH3991), building Type 2, front oblique, facing southwest.

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Figure 4.1.10.13. Scattered Sites (DH3991), community building, front elevation, facing east.



Figure 4.1.10.14. Scattered Sites (DH3991), community building, front oblique, facing northeast.

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Figure 4.1.10.15. Scattered Sites (DH3991), community building, front oblique, facing southeast.

developments. By the 1960s, critics of public housing had begun to refer to these earlier projects as “institutional” or “barracks-like” and were advocating for the de-concentration of public housing units into smaller, less dense complexes (Dorigo and Ruter 2012).

By the 1960s, Durham had a significant need for affordable housing for residents over age 65; a 1961 study indicated that “553 elderly families in Durham live in substandard housing” (*The Durham Sun* 9 April 1962:B1). Discussions concerning developing the site in Gary Street as low-income elderly housing began in 1960, but the site did not originally meet conditions set out by federal Public Housing Authority (PHA) officials, as its streets were unpaved and there was no public bus route that served the site (*The Durham Morning Herald* 6 January 1961:C1). By February 1961, the Durham City Council had tentatively agreed to extend the water and sewer system to the site and pave the streets, remedying most of the PHA concerns with the site (*The Durham Sun* 2 February 1961:B1). Within nine months of the City’s commitment to these improvements, plans for a 50-unit development, split between Gary Street and North Hyde Park Avenue, had been developed and submitted to the federal agency for approval (*The Durham Morning Herald* 16 November 1961:C1). Construction on the 25 buildings began in March 1962, with six planned for the North Hyde Park Avenue sites and 19 planned for the Gary Street location (Figure 4.1.10.16 and 4.1.10.17). This “scattered sites” approach was the first of its kind in North Carolina and proved to be popular with potential residents, as the housing authority received 250 applications for the 50 units filed before the development was completed (*The Durham Sun* 9 April 1962:B1). The Scattered Sites (DH3991) development was praised by the PHA as innovative, with “homes which will provide the environment which encourages fullness of living in senior years” and a “delightful community of elderly residents” (*The Durham Sun* 9 April 1962:B1; *The Durham Morning Herald* 15 October 1964:B1).

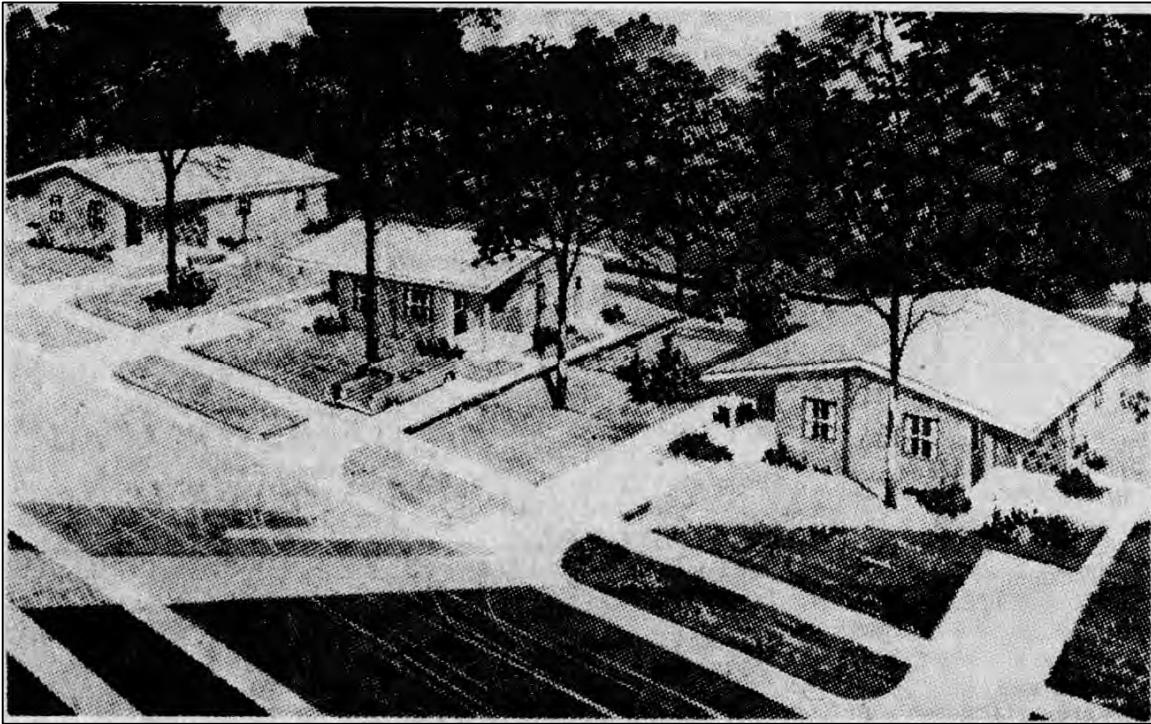


Figure 4.1.10.16. Scattered Sites (DH3991), rendering, 1962 (*The Durham Morning Herald* 9 April 1962:B1).

NRHP Evaluation

Scattered Sites (DH3991) is a low-income housing development for senior citizens that consist of 50 residential units, in 25 structures, and a community building, located in four groupings along Gary Street, Lowry Avenue, Mozelle Street, and North Hyde Park Avenue. Built in 1961, the Scattered Sites (DH3991) project was the first constructed in Durham for low-income elderly residents and was also, reportedly, the first development in North Carolina that put into practice the concept of scattered sites, which aimed to create public housing that was more like suburban residential development, and was located in different area of the city, and less like the concentrated blocks of buildings of earlier low-income housing projects. To meet the goals of this policy, the designs of the Scattered Sites (DH3991) units were created in a form, and with details, that resembled contemporary single-family residences and that generally fit into the surrounding neighborhood in size, scale, and feel. The Scattered Sites (DH3991) development is an early example of the shift in public housing policy toward smaller developments with less density, designed to better fit into surrounding residential neighborhoods. The development retains all of its original buildings, including the community center, and the layout of the dwellings fit seamlessly into the aesthetic of the surrounding neighborhood. The changes to exterior windows, made for energy efficiency purposes under HUD guidelines, do not detract from the overall integrity of the development; outside of these changes, the residential units retain their original architectural elements, including wide eave overhangs and brick screen walls. Scattered Sites (DH3991) is recommended eligible under Criterion A, as an example of innovative public housing policy in the early 1960s and an attempt to focus on the growing issue of housing the low-income elderly population in Durham. The proposed NRHP boundaries are the extent of the parcels which contain the 25 residential buildings and the community center (Figures 4.1.10.1–4.1.10.4).

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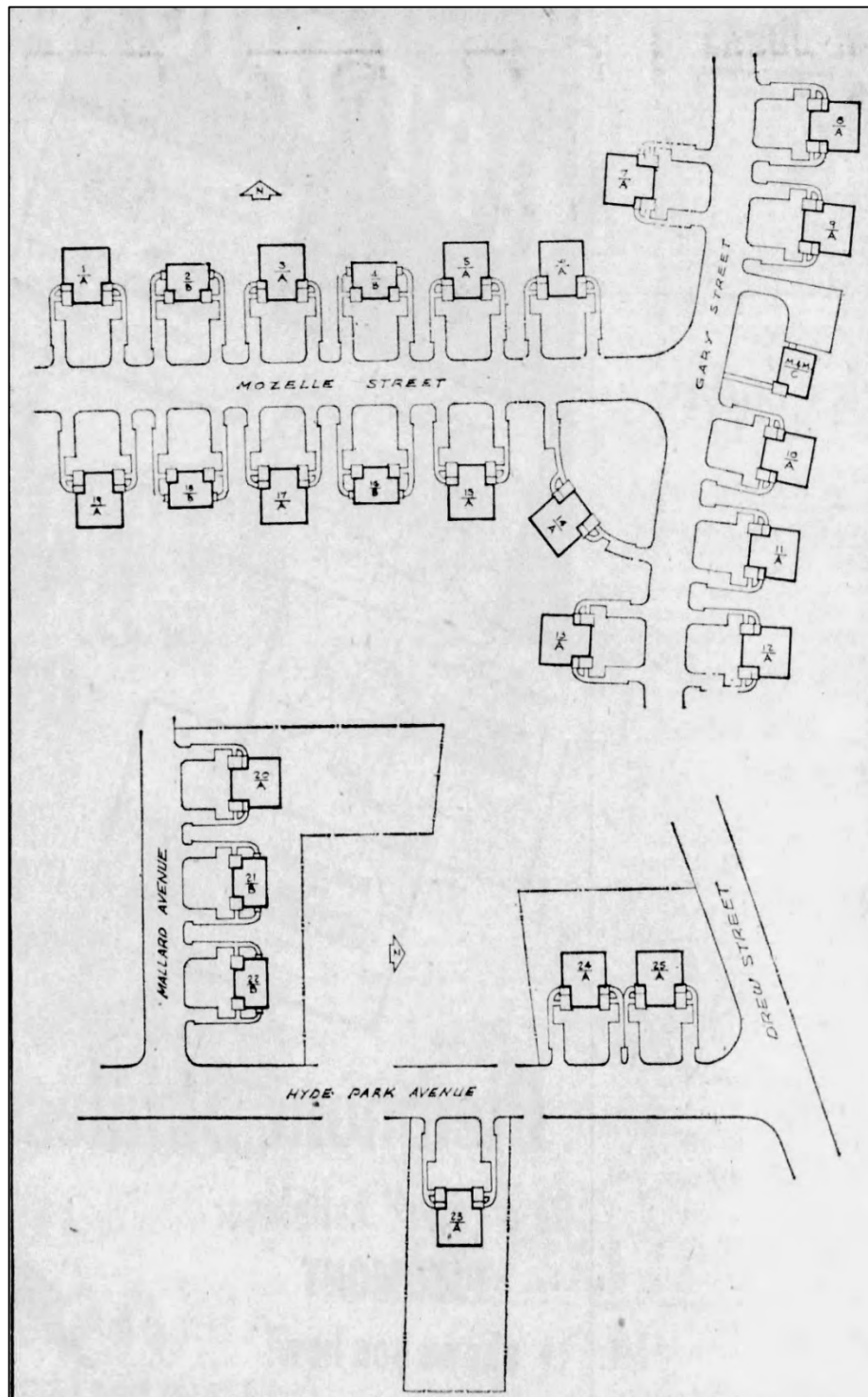


Figure 4.1.10.17. Scattered Sites (DH3991), community layout, 1962 (*The Durham Morning Herald* 9 April 1962:B1).



4.1.11 Birchwood Heights (DH3992)

Birchwood Heights (DH3992) consists of 199 single-family residences that were begun in 1970 and completed in 1972 (Figure 4.1.11.1). The project, identified as project number NC 13-18, is located south of Holloway Street in the eastern portion of Durham and was developed under the Turnkey III program, which encouraged home ownership by allowing tenants to live in their homes and make payments to the Housing Authority, ultimately resulting in the purchase of the home (*The Durham Sun* 18 August 1972:B14). Although no longer owned by the Durham Housing Authority, the Birchwood Heights project represents an innovative approach to public housing policy that was employed during the late 1960s and early 1970s.

Within the Birchwood Heights (DH3992), there are nine house types, identified by their exterior characteristics; they are all single-story residences designed using forms and styling that were popular in single-family residences during the period (Figure 4.1.11.2). The houses that were completed under the “Holloway Street home ownership project”, later Birchwood Heights (DH3992), are located along Cushman Street, Kramer Place, Lynn Road, Manson Place, Midgette Place, Plummer Place, Walton Street, and Wedgefield Avenue. The development is insular, with the roads within it creating loops off of the main thoroughfares, Holloway Street and Lynn Road, and development itself was designed using characteristics of post-World War II and mid-twentieth century suburbs, including curving streets, uniform lot sizes and setbacks, planned landscape elements such as shrubbery and trees, and standardization of designs and materials (Ames and McClelland 2002) (Figure 4.1.11.3).

House Type A is a one-story, side-gabled, Minimal Traditional house, with a one-bay gabled portico covering the front entrance; there are 14 of this house type within the development (Figures 4.1.11.4 and 4.1.11.5). On the front elevation, the central door has a large single window to one side and a smaller single window to the other side, likely denoting a public space and a private space, such as a bedroom. The side elevations have no openings. The porticos on this house type were originally likely supported by round wood posts, but some of them have been altered to square metal posts or decorative metal supports; the windows on some examples of this type have been replaced with modern vinyl fenestration, generally with a one-over-one pane configuration. Generally, the houses have brick veneer on the front elevation and originally had some type of wood siding on the side elevations; in many cases, the wood siding has been replaced with vinyl.

House Type B is a one-story, cross-gabled, Minimal Traditional house; there are 25 examples of this type within the development (Figures 4.1.11.6 and 4.1.11.7). The front-gabled section, which faces the road on the front elevation, has two single windows; the adjacent side-gabled section has a paired window and a recessed opening on its gable end, which is created by an overhang of the roof supported by a post. On the gable end of the side-gabled section, the entry door is located beneath the engaged porch, along with a single window; another single window is located on the side elevation, outside of the recessed section. The side elevation of the front-gabled section has a single window. On the Type B residences, a combination of brick veneer and wood siding was originally used; most examples have brick veneer on the front and side-gabled sections, with siding under the engaged porch and on the side elevation of the front-gabled section, however, there are examples with brick veneer only on the bottom section of the walls on these elevations, with siding above. Throughout the neighborhood, the siding on some of the Type B houses has been replaced with aluminum, vinyl, or wood composite. The windows on some Type B houses, which were originally wood sashes, generally with six-over-six or eight-over-eight pane configurations, have been replaced with vinyl sashes, often in a one-over-one configuration, and some paired windows have been combined into a single larger window. The support of the

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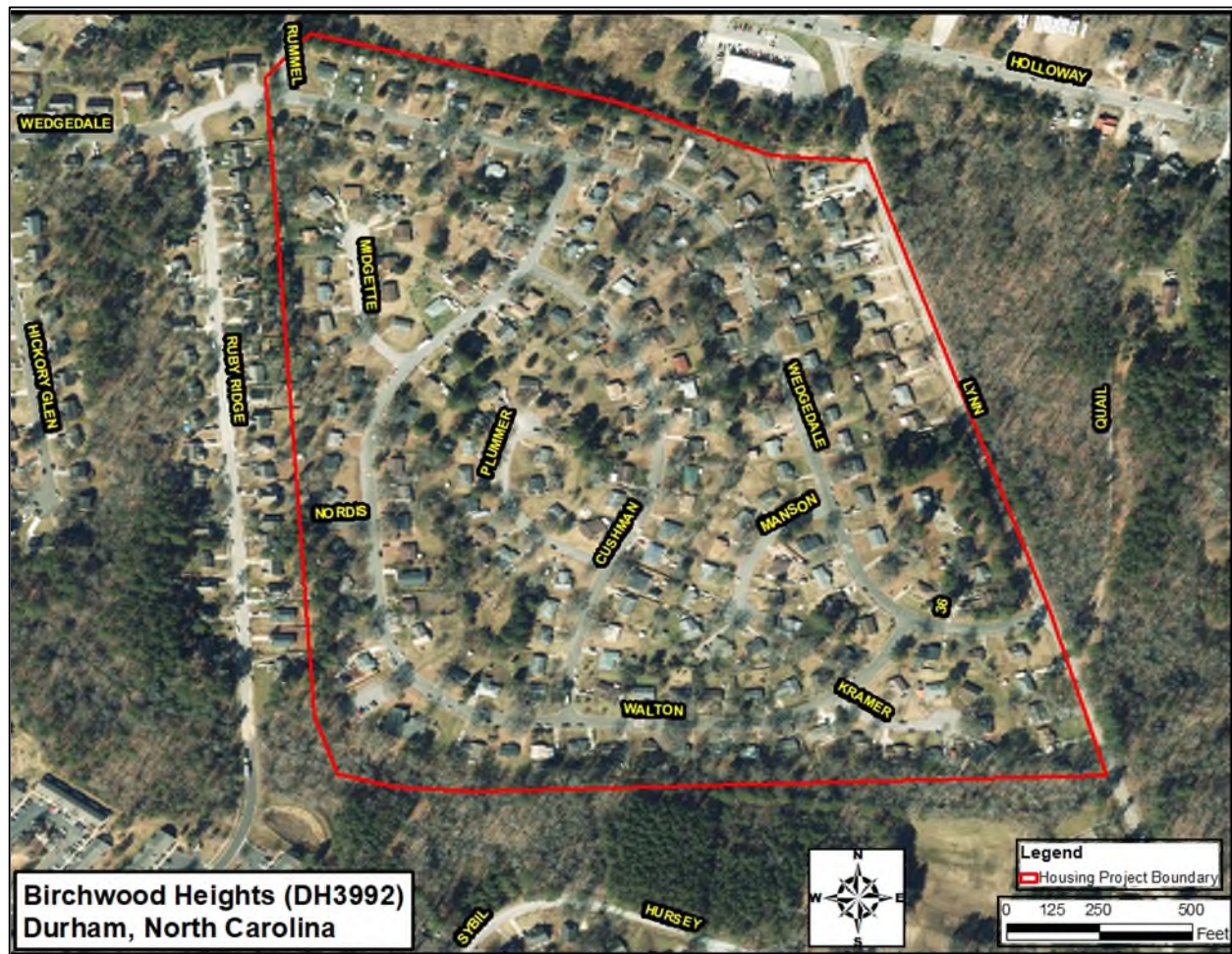


Figure 4.1.11.1. Aerial map showing the boundaries of Birchwood Heights (DH3992).

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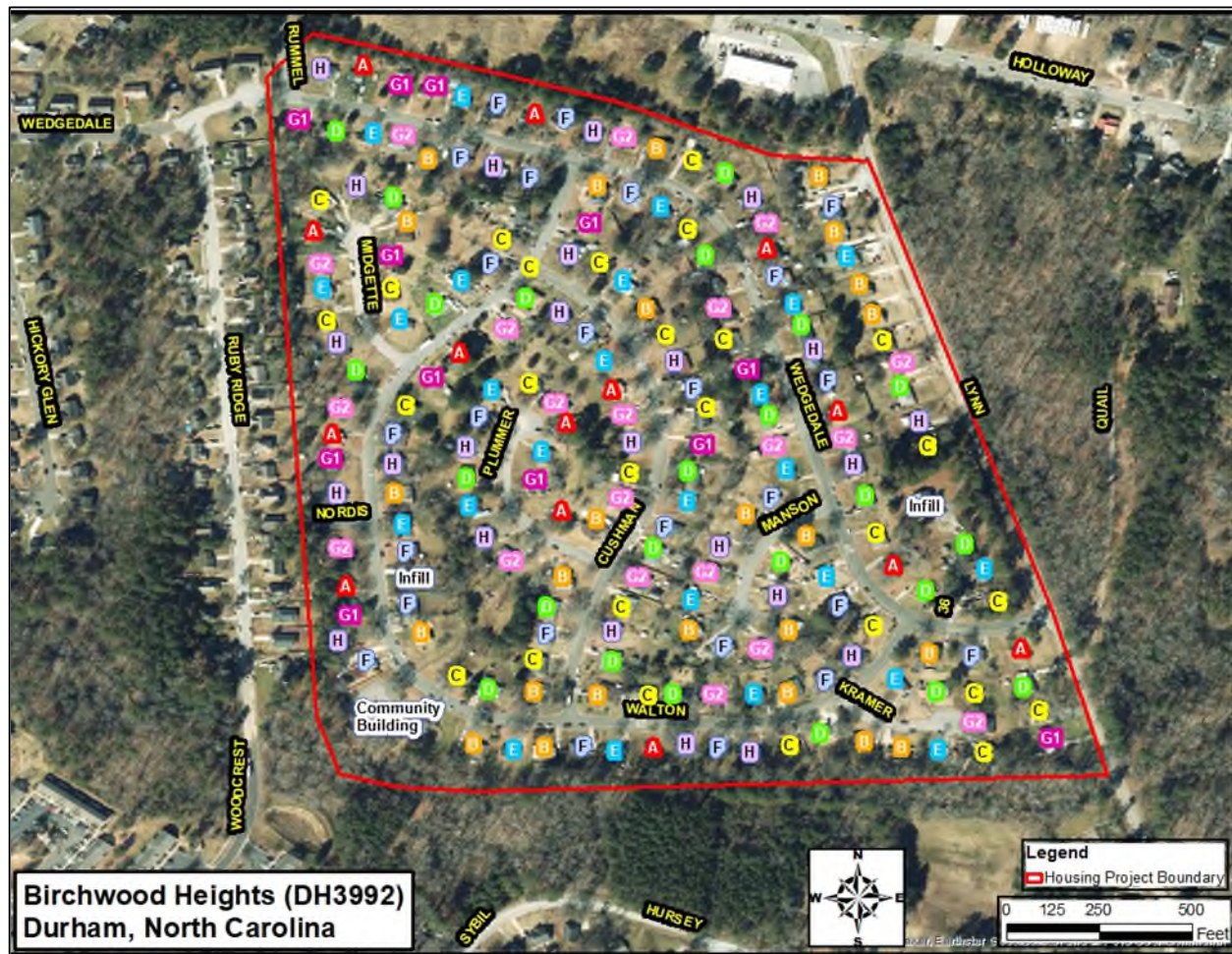


Figure 4.1.11.2. Aerial map showing the building locations and number of units per building of Birchwood Heights (DH3992).

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Figure 4.1.11.3. Birchwood Heights (DH3992), streetscape along Cushman Street, facing south.



Figure 4.1.11.4. Birchwood Heights (DH3992), building Type A, 506 Walton Street, facing southeast.

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Figure 4.1.11.5. Birchwood Heights (DH3992), building Type A, 404 Walton Street, facing northwest.



Figure 4.1.11.6. Birchwood Heights (DH3992), building Type B, 212 Cushman Street, facing southeast.

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Figure 4.1.11.7. Birchwood Heights (DH3992), building Type B, 503 Walton Street, facing northeast.

engaged porch on the side-gabled section was originally a brick post, but, in some examples, it has been replaced with decorative metal supports or a square wood post.

House Type C is a side-gabled Ranch form, with a recessed door at one end of the front elevation (Figures 4.1.11.8 and 4.1.11.9). This type has three single windows along the main façade of the front elevation and the door and a single window situated within a two-bay engaged porch, located beneath the main roof and supported by a post. Both side elevations of the house have two single windows. The houses of this type have a brick veneer front elevation and siding on the side and rear elevations; originally either vertical or horizontal wood siding, vinyl replacement has been installed on some examples. Generally, on Type C dwellings, the three single windows on the façade are plain, while the window within the engaged porch originally had a wood panel below it. However, changes to windows include the installation of vinyl one-over-one sashes, in place or original six-over-six or eight-over-eight examples, and changes in window type from double hung to bay or casement windows. The support post on the engaged porch was originally a brick post, but replacements, including decorative metal posts, have been installed. There are 27 examples of house Type C within the development.

House Type D is similar to Type C in its Ranch form and façade configuration but has a hipped roof instead of the side-gabled roof (Figures 4.1.11.10 and 4.1.11.11). Like Type C, the façade has three single windows and a two-bay engaged porch, supported by a post, that shades a single window and the door. Each side elevation also has two single windows. In general, the front elevation of this house type is brick veneer, with siding on the side elevations; the original wood siding has been replaced with vinyl or aluminum on some examples and some have had their brick veneer painted. Opposite of Type C houses, the three single windows on the façade of Type D houses have a

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Figure 4.1.11.8. Birchwood Heights (DH3992), building Type C, 201 Cushman Street, facing northeast.



Figure 4.1.11.9. Birchwood Heights (DH3992), building Type C, 11 Kramer Place, facing north.

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Figure 4.1.11.10. Birchwood Heights (DH3992), building Type D, 207 Cushman Street, facing northeast.



Figure 4.1.11.11. Birchwood Heights (DH3992), building Type D, 204 Cushman Street, facing southwest.

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panel below them, elongating the opening, and the window on the recessed section is plain. Fenestration on these houses was originally either six-over-six or eight-over-eight, double hung, wood sashes, but on multiple Type D houses in the neighborhood, these have been replaced with one-over-one, vinyl sashes. Like both Type B and Type C houses, the original brick post that supports the recessed porch is intact in some examples but has been replaced by a wood post or metal supports in others. There are 25 examples of house Type D within the development.

House Type E is a side-gabled Ranch form, with a gabled two-bay porch (Figures 4.1.11.12 and 4.1.11.13). The front elevation of this house type is four bays wide, with a single window, a door, and two smaller single windows; the gabled two-bay porch spans the two central bays, consisting of the door and one of the small single windows. Each side elevation has two single windows. Type E houses can be oriented with the door and the larger window to either the left or right of center, but the façade of each subtype has the same components. On Type E houses, the single larger window is plain, while the two smaller single windows have a panel below them, elongating the opening. In many examples in the neighborhood, the original windows have been replaced with vinyl sashes, often in a one-over-one pane configuration. The front elevation of this type of house is brick veneer, although in some instances the brick has been painted, and the side and rear elevations have siding, either original wood or replacement aluminum or vinyl. Porch supports on Type E models include turned posts, Tuscan columns, square wood posts, and decorative metal supports. There are 24 Type E dwellings within the development.

House Type F is a hip-roofed Ranch form, with a two bay, hip-roofed porch (Figures 4.1.11.14 and 4.1.11.15). The four-bay front elevation consists of a single window, a door, and two smaller single windows; the two-bay porch covers the door and the larger single window. Like Type E examples, Type F houses can be oriented with the door and the larger window to either the left or right of center, but the façade of each subtype has the same components. Unlike Type E dwellings, the windows on the Type F structures do not have lower panels; windows on some examples have been replaced with one-over-one vinyl sashes. The front elevation of Type F houses is brick veneer, with some examples having been painted, and the side and rear elevations have siding, some retaining original wood siding and others having aluminum or vinyl replacement siding. The porch supports for Type F houses include turned posts, which are the most common, and decorative metal posts.

House Type G1 and Type G2 have the same form but are different sizes; Type G1 is three bays wide and Type G2 is four bays wide (Figures 4.1.11.16–4.1.11.19). Each of these houses has a side-gabled roof and consists of two distinct blocks, one of which is slightly taller than the other. The taller block has a door and a single window that are located beneath an engaged porch that spans the width of the block. The adjacent, shorter, block has a single smaller window in Type G1 examples and two single smaller windows in Type G2 examples. The front elevation of these two house types is brick veneer, with some examples having been painted; the side elevations are siding, either original wood or replacement aluminum or vinyl. The windows, originally six-over-six, or eight-over-eight wood sashes, have been replaced on some houses with one-over-one vinyl sashes; on both Type G1 and G2 houses, the windows and door have a sided panel above them. Porch supports include square posts, fluted metal columns, and turned posts, which are the most common. Within the development, there are 12 examples of Type G1 houses and 21 examples of type G2 houses.

House Type H is similar to Types G1 and G2, with its side-gabled roof and distinct block; however, Type H has a taller central block with a shorter wing on either side (Figure 4.1.11.20 and 4.1.11.21). The four-bay front elevation of this house type consists of a single window, a door, and two smaller single windows; the central block contains the door and a smaller single window, located beneath an engaged porch that spans the width of the block. The

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Figure 4.1.11.12. Birchwood Heights (DH3992), building Type E, 426 Walton Street, facing southwest.



Figure 4.1.11.13. Birchwood Heights (DH3992), building Type E, 504 Walton Street, facing south.

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Figure 4.1.11.14. Birchwood Heights (DH3992), building Type F, 502 Walton Street, facing southeast.



Figure 4.1.11.15. Birchwood Heights (DH3992), building Type F, 206 Cushman Street, facing northeast.

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Figure 4.1.11.16. Birchwood Heights (DH3992), building Type G1, 406 Walton Street, facing northwest.



Figure 4.1.11.17. Birchwood Heights (DH3992), building Type G1, 310 Walton Street, facing west.

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Figure 4.1.11.18. Birchwood Heights (DH3992), building Type G2, 3022 Wedgedale Avenue, facing west.



Figure 4.1.11.19. Birchwood Heights (DH3992), building Type G2, 3001 Wedgedale Avenue, facing north.

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Figure 4.1.11.20. Birchwood Heights (DH3992), building Type H, 206 Cushman Street, facing southeast.



Figure 4.1.11.21. Birchwood Heights (DH3992), building Type H, 314 Walton Street, facing west.

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porch supports on Type H houses are generally turned posts, although there are examples with metal supports and round columns. The front elevation of these houses is brick veneer, with the side elevations having either wood, aluminum, or vinyl siding. The fenestration, which was originally six-over-six and 12-over-12 windows, has wood panels to elongate the openings beneath the two smaller windows; on some Type H houses, the windows have been replaced with vinyl sashes, often with one-over-one pane configuration. There are 26 Type H dwellings within the development.

Along Walton Street, in the southwest portion of the Birchwood Heights (DH3992) development, is the community building (Figure 4.1.11.22). This large structure consists of two slant-roofed sections that are connected by a central hyphen, also with a slant roof. The walls of the building are horizontal siding on the lower section, with faux board-and-batten patterning on the upper section. The recessed section, located between the two large sections, has horizontal siding throughout; there are two rows of two single-pane casement windows on the west wall of the east section and two rows of single-pane casement windows, with one on the lower row and four on the upper row, on the east wall of the west section.

The Birchwood Heights (DH3992) development was completed under HUD's Turnkey III program. Under the Turnkey III program, single-family housing units would be constructed by a private developer, essentially the same as the development of a new suburban development. Upon completion of the houses, they would be purchased by the local housing authority. Unlike the other Turnkey programs, under which the housing authority would pay for maintenance and retain ownership of the properties, the Turnkey III program provided for tenants in the houses to eventually obtain home ownership under a lease-to-own program. Instead of maintenance being provided by the housing authority, the residents would maintain their own houses and yards; the money saved by this work would be considered "sweat equity" and would be deposited into an account by the housing authority. In addition, the monthly payments made by residents, which would be at a rate of 20 percent of their income, were also deposited into the account. As the account builds, it would eventually be used as a down payment to secure a loan for purchasing the house or could be allowed to accumulate to the purchase price of the dwelling. Accepted residents in the program were required to go through counseling and training programs on home ownership and financial management (*The Durham Sun* 29 June 1970:A8; 22 October 1971:B1; 27 January 1972:B1; 22 April 1972:A3; *The Durham Morning Herald* 29 November 1970:6A).

The construction of Birchwood Heights (DH3992) proceeded quickly from the approval of the loans from HUD, in June 1970; permits for the 200 single-family units were issued on February 8, 1971 and completion and occupancy of the houses occurred in early 1972 (*The Durham Sun* 29 June 1970:A8; 6 January 1972:B1; 27 January 1972:B1; *The Durham Morning Herald* 15 January 1971:B1). The developer for the Birchwood Heights project was Site, Inc., an Atlanta firm, and the land planners and landscape architects were Durham firm Coulter Associated. The total cost for the project was approximately \$4.4 million (*The Durham Morning Herald* 23 April 1971:C1).

The original plans for the Birchwood Heights (DH3992) project were for 200 single-family houses, ranging from two bedrooms to five bedrooms, with "home exteriors...a combination of brick and other appropriate exterior materials" (*The Durham Sun* 27 October 1970:B1). The houses would consist of 25 two-bedroom residences, 100 three-bedroom residences, 50 four-bedroom residences, and 25 five-bedroom residences, with different floorplans and exterior aesthetics available (Figures 4.1.11.23 and 4.1.11.24). Currently 199 of the original houses remain within the neighborhood, and there are two infill structures (Figures 4.1.11.2 and 4.1.11.25). The houses in the Birchwood Heights (DH3992) have undergone alterations, which are often seen on other single-family

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Figure 4.1.11.22. Birchwood Heights (DH3992), community building, 416 Walton Street, facing south.



Figure 4.1.11.23. Birchwood Heights (DH3992), architect rendering, 1970 (*The Durham Sun* 27 October 1970:B1).

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Figure 4.1.11.24. Birchwood Heights (DH3992), under development, 1972 (*The Durham Sun* 24 October 1972:B1).



Figure 4.1.11.25. Birchwood Heights (DH3992), example of an infill building, 405 Walton Street, facing east.

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residences from this period: siding and windows have been replaced with modern vinyl materials; porch supports have been changed; and additions have been constructed to increase the square footage of the houses.

NRHP Evaluation

Birchwood Heights (DH3992) is a suburban housing development that consists of 199 single-family residences, which were built under the Turnkey III program and completed in 1972. This program allowed for the low-income residents who occupied the houses to earn equity and eventually purchase their residences. The complex is laid out in a similar fashion to contemporary suburban neighborhoods and the plans used for the dwellings are generally Ranch forms that were popular during the same period. Although the individual buildings have undergone some alteration to materials and workmanship, through the replacement of original windows and siding, these changes are often seen in suburban neighborhoods of the time and do not detract from the overall character, design, or feeling of the development. Overall, the houses in the Birchwood (DH3992) development remain in the same layout and configuration from the original plans. Parts of the original landscape plan, including front yard trees and shrubbery along the foundation of the houses, remain.

Birchwood (DH3992) is an example of an early 1970s housing development constructed in Durham using the tenants of HUD's Turnkey III program, in an attempt to allow low-income residents who would have difficulty saving for a down payment to purchase a house to eventually obtain down payment money through equity in their residences. The development of Birchwood (DH3992) by private company Site, Inc. resulted in an innovative approach to public housing buildings, designed as individual single-family residential units as opposed to earlier models of groupings of multi-family buildings. The use of developers who employed new concepts in the design of residential buildings and complexes as a whole, is a significant aspect of the Turnkey III program and Birchwood (DH3992) exhibits these characteristics. Although there have been alterations to exterior materials of individual structures, these do not detract from the integrity of the complex. The complex retains its original site plan and the majority of the structures, including the community building, have not undergone significant alterations, and there are only 2 infill buildings, representing one percent of the total number of residences; the landscape of the development also remains highly intact. Therefore, Birchwood (DH3992) is recommended as eligible for the NRHP under Criterion A, for its association with the Turnkey III policy of HUD in the early 1970s. The proposed NRHP boundary is the extent of the development at its original construction in 1970–1972 (Figure 4.1.11.1).

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4.2 Fayetteville

The Fayetteville Housing Authority was approved for funding for the construction of nine public housing complexes between 1950 and 1980; eight housing developments were completed between 1950 and 1980 and one was completed in 1981. Of these nine public housing complexes, one has been previously recorded. Campbell Terrace (CD0371). The remaining eight public housing developments are discussed individually below.

4.2.1 *Campbell Terrace (CD0371)*

Campbell Terrace (CD0371), which was located east of Old Wilmington Road on an extension of Campbell Avenue known as Campbell Terrace, was recorded in 2001 as part of an architectural survey of Fayetteville; it was identified in the survey records as being a circa 1942 public housing complex (Michael 2001) (Figure 4.2.1.1). Photographs from the survey show that Campbell Terrace was made up of two-story, side-gabled, brick veneer buildings, some of which had one-story wings (Figures 4.2.1.2 and 4.2.1.3). Aerial photographs of the complex indicate that it was built around 1952 and depict 34 residential buildings arranged around Campbell Terrace, with courtyards between groupings of structures, and a community building at the northwest corner of the complex (Figures 4.2.1.4–4.2.1.6). In 2008, Fayetteville received a grant from HUD to redevelop Campbell Terrace and replace them with mixed-income developments (United States Department of Housing and Urban Development 2008). Between 2009 and 2011, the existing buildings were demolished, and new residential buildings were constructed (Figures 4.2.1.7 and 4.2.1.8). The new development, now identified as Oak Run Apartments, consists of two-story townhouses and three-story apartment buildings, all varying in number of units; the property has recreational areas on the north of the property and drainage ponds on the south of the property (Figures 4.2.1.9).

NRHP Evaluation

Campbell Terrace (CD0371) is no longer extant.

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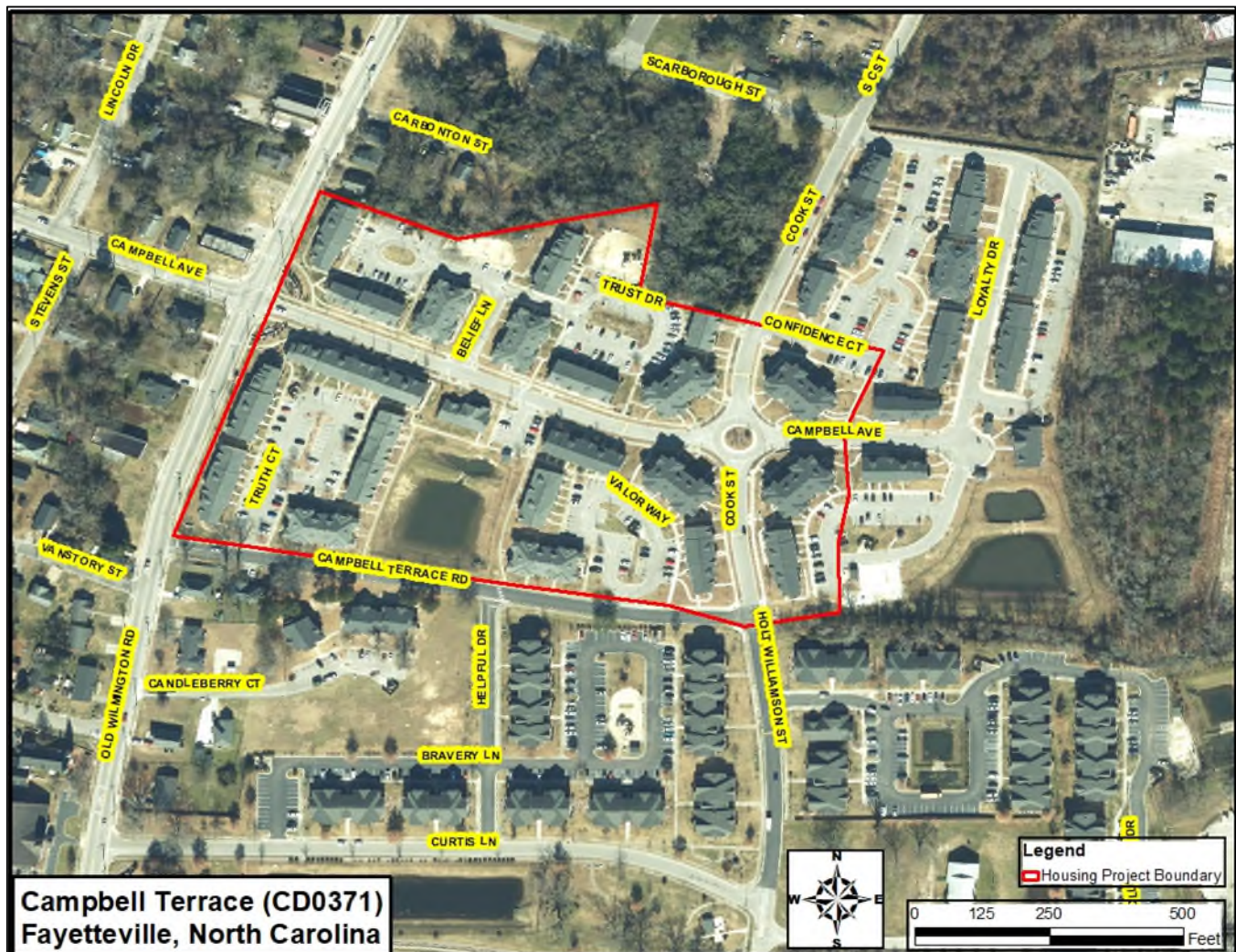


Figure 4.2.1.1. Aerial map showing the former location of Campbell Terrace (CD0371).

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Figure 4.2.1.2. Photograph of Cambell Terrace (CD0371) from 2001 survey.



Figure 4.2.1.3. Photograph of Cambell Terrace (CD0371) from 2001 survey.

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Figure 4.2.1.4. Aerial photograph, 1951, showing the approximate location of Campbell Terrace (CD0371) (USGS 1951).



Figure 4.2.1.5. Aerial photograph, 1959, showing the location of Campbell Terrace (CD0371) (NCDOT 1959).

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Figure 4.2.1.6. Aerial photograph, 1961, showing the location of Campbell Terrace (CD0371) (NCDOT 1961).



Figure 4.2.1.7. Aerial photograph, 2009, showing the location of Campbell Terrace (CD0371) (USDA 2009).

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Figure 4.2.1.8. Aerial photograph, 2011, showing the former location of Campbell Terrace (CD0371) (USGS 2011).



Figure 4.2.1.9. Two-story townhouse at Oak Run Apartments, former location of Campbell Terrace (CD0371), facing southeast.

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Figure 4.2.1.10. Two-story townhouse at Oak Run Apartments, former location of Campbell Terrace (CD0371), facing northwest.



Figure 4.2.1.11. Three-story apartment building at Oak Run Apartments, former location of Campbell Terrace (CD0371), facing northwest.



Figure 4.2.1.12. Three-story apartment building at Oak Run Apartments, former location of Campbell Terrace (CD0371), facing northwest.

4.2.2 Blueberry Place (CD1495)

Blueberry Place (CD1495) is located west of North Street, at 150 Blueberry Place (Figure 4.2.2.1). The complex consists of 18 residential buildings and an office, located along Blueberry Place, which is completely contained within the housing development; Blueberry Place has a traffic circle at its southern terminus, leading to two parking lots, which are both surrounded by residential buildings. The complex has little greenspace, and the buildings are oriented toward the road and parking lots, with sidewalks connecting the buildings along the road. There are five residential building types located within Blueberry Place (CD1495) (Figure 4.2.2.2; Table 4.2.2.1). Each of the buildings at Blueberry Place (CD1495) has an individual address, but they were given building numbers for inventory purposes.

Table 4.2.2.1. Breakdown of Building Types and Number of Units per Type in Blueberry Place (CD1495).

Building Type	Description	Number of Type	Total Units per Type
Type A	Single unit; one-story	2	2
Type B	Duplex; one-story	1	2
Type C	Four-plex; one-story	2	8
Type D	Duplex; two-story	8	16
Type E	Four-plex; two-story	5	20

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The buildings throughout Blueberry Place (CD1495) are similar in form, with side gable roofs covered with asphalt shingles and vinyl siding in the gable ends; recessed entryways with vinyl siding and brick columns; and brick veneer on the remaining portions of the exteriors of the buildings. The windows are generally horizontal two-over-two, double hung, metal sash windows with varying arrangements.

There are two Type A buildings within Blueberry Place (Figures 4.2.2.2). Type A buildings are one-story single units, with side-gabled roofs and brick veneer exteriors (Figures 4.2.2.3–4.2.2.6). The building has a five-bay front elevation, with a door and a paired window located in a recessed section that is supported by a brick post; the remaining bays on the front elevation are three paired windows. Each side elevation has two single windows, and the rear elevation has a paired window, a door, and a single window. The roof of the building is flush with the walls on the gable ends but has a wide eave overhang on the front and rear elevations, with the eaves having vinyl soffits.

Building Type B is a one-story duplex, with a side-gabled roof (Figures 4.2.2.7–4.2.2.10). The building has two apartments that are oriented as mirror images of each other; each apartment consists of a paired window on the façade and a door and a paired window beneath an engaged two-bay porch, which recessed into the main roofline and supported by a brick post. Each unit has two single windows on the side elevation and the rear elevation consists of a door; two two-pane, horizontal sliding windows set into the upper portion of the wall; and a paired window. Like Building Type A, the roof is flush in the gable ends, but has a wide eave overhang on the front and rear elevations, with vinyl soffits. There is one Type B building in the complex (Figure 4.2.2.2).

Building Type C is a one-story, four-plex, with a side-gabled roof (Figures 4.2.2.11–4.2.2.14). The front elevation of Type C buildings resembles two Type B buildings attached to each other, with each of the four units having a door and paired window in the recessed entry section and a paired window on the façade; the center of the building has two entry porches adjacent to each other, creating a four-bay recessed section that is supported by a single brick column. There are no door or window openings on the side elevations of Building Type C. On the rear elevation, each apartment has four bays and they are organized as two groupings of mirror image units; each grouping consists of a paired window, a door, four two-pane, horizontal sliding windows set in the upper section of the wall, and a paired window. The roof has a wide eave overhang on both the front and rear elevations but is flush with the walls on the gable ends. There are two Type C buildings within the Blueberry Place (CD1495) development, one of which has been adapted for handicapped access, with ramps on the front elevation (Figure 4.2.2.2).

Building Type D is a two-story, side-gabled duplex; the second story, which is covered with vinyl siding, is cantilevered over the brick veneer first story (Figures 4.2.2.15–4.2.2.18). On the first story, each apartment has a paired window that is located beneath a one-bay, recessed, engaged porch that is supported by a brick post that is a continuation of the side elevation wall. The entry door is on the side elevation of the recessed section. On the second story of the front elevation, each apartment has a paired window and a single window. The gable ends of Type D buildings are brick veneer walls, with no openings. On the rear elevation, each apartment has a central door, beneath a shed-roofed hood that is supported by triangular brackets, flanked by a paired window on either side on the first story; on the second story, each unit has two paired windows. There are eight Type D buildings within the Blueberry Place (CD1495) complex (Figure 4.2.2.2).

Building Type E is a two story, side-gabled, four-plex structure, with varied front roof planes (Figures 4.2.2.19–4.2.2.22). The four townhouse apartments in building Type E are arranged as two groups of mirror image units. On

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Figure 4.2.2.1. Aerial map showing the boundaries of Blueberry Place (CD1495).

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Figure 4.2.2.2. Aerial map showing the building types and locations in Blueberry Place (CD1495).

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Figure 4.2.2.3. Blueberry Place (CD01495), Building Type A, facing northwest.



Figure 4.2.2.4. Blueberry Place (CD01495), Building Type A, facing west.

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Figure 4.2.2.5. Blueberry Place (CD01495), Building Type A, facing north.



Figure 4.2.2.6. Blueberry Place (CD01495), Building Type A, facing south.

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Figure 4.2.2.7. Blueberry Place (CD01495), Building Type B, facing northwest.



Figure 4.2.2.8. Blueberry Place (CD01495), Building Type B, facing southwest.

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Figure 4.2.2.9. Blueberry Place (CD01495), Building Type B, facing north.



Figure 4.2.2.10. Blueberry Place (CD01495), Building Type B, facing southeast.

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Figure 4.2.2.11. Blueberry Place (CD01495), Building Type C, facing west.



Figure 4.2.2.12. Blueberry Place (CD01495), Building Type C, facing southeast.

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Figure 4.2.2.13. Blueberry Place (CD01495), Building Type C, facing south.



Figure 4.2.2.14. Blueberry Place (CD01495), Building Type C, facing southwest.

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Figure 4.2.2.15. Blueberry Place (CD01495), Building Type D, facing southeast.



Figure 4.2.2.16. Blueberry Place (CD01495), Building Type D, facing east.

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Figure 4.2.2.17. Blueberry Place (CD01495), Building Type D, facing southwest.



Figure 4.2.2.18. Blueberry Place (CD01495), Building Type D, facing northeast.

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Figure 4.2.2.19. Blueberry Place (CD01495), Building Type E, facing northwest.



Figure 4.2.2.20. Blueberry Place (CD01495), Building Type E, facing southwest.

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Figure 4.2.2.21. Blueberry Place (CD01495), Building Type E, facing southeast.



Figure 4.2.2.22. Blueberry Place (CD01495), Building Type E, facing northeast.

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the front elevation, each unit has a door and a paired window, which are recessed slightly beneath a cantilevered section of the second story, and an unbroken section of brick veneer wall on the first story. The second story has a paired window on the projecting section and a single window on a recessed section, which is above the brick veneer portion of the first story. In the center of the front elevation, two entry sections are attached to each other, creating a four-bay recessed section. Each side elevation has an unbroken wall of brick veneer. The rear elevation of Type E buildings is symmetrical between the two sections, as well as within each section, with the two apartments in the sections being oriented as mirror images; each apartment has a single window and a door, located beneath a shed-roofed hood that is supported by triangular brackets, on the first story and a paired window and a two-pane, horizontal sliding window, set into the upper section of the wall, on the second story. The second story, which is covered with vinyl siding, is cantilevered over the brick veneer first story. There are five Type E buildings located within the development (Figure 4.2.2.2).

The office building is located roughly central to the complex, along the west side of the traffic circle (Figure 4.2.2.2). The building is a one-story, brick veneer structure with a side-gabled roof that is covered with asphalt shingles (Figures 4.2.2.23–4.2.2.26). The three-bay front elevation has a central recessed section, which contains a metal-and-glass, double entry door; on either side of the central recessed section is a paired window. The north elevation has two paired windows, and the south elevation has two single windows. On the rear elevation of the office are two modern doors.

The buildings within Blueberry Place (CD1495) are situated along the road and parking lots, with uniform setbacks from the road and sidewalks (Figure 4.2.2.27). There are mature trees along the edges of the complex and trees that were part of a planned landscape interspersed among the buildings.

Blueberry Place (CD1495) was constructed in the early 1970s and finished circa 1972 (Figures 4.2.2.28–4.2.2.30). Based in the size and layout of the complex, along with the building types that were constructed within the development, Blueberry Place (CD1495) was likely part of the scattered sites policy of the late 1960s and the 1970s, which proposed the construction of lower-density housing developments, with attempts to locate them in various parts of the city, rather than larger-scale developments that were concentrated in the urban core.

NRHP Evaluation

Blueberry Place (CD1495) is a low-income housing complex that was completed circa 1972; it consists of 48 apartment units that are divided among 18 buildings. The smaller buildings within the complex, and the arrangement of buildings, located in a relatively linear pattern, which follows the streets and has the front doors of units generally facing parking lots and the rear doors of buildings generally facing open space, reflect changes in public housing design during the early 1970s. The increased focus on cars and private transportation resulted in the construction of parking lots for complex residents, a feature that was often lacking on earlier public housing developments. The simple, side-gabled forms were holdovers from earlier design concepts, but the form was adapted to include modern design elements, including varied planes on the façade. All of the original buildings in the complex remain, as does the original site plan. Although the exterior siding on the non-brick veneer sections of the buildings has been changed to vinyl, likely in an effort for greater energy efficiency and lower maintenance, the two-over-two, metal frame windows are likely original and energy efficiency upgrades have been achieved via exterior storm windows. Blueberry Place (CD1495) demonstrates the design concepts that were developed based on public housing policy of the late 1960s and the 1970s and the size and location of the complex was dictated by the effort to create low-income housing complexes that were more like private multi-family housing

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developments than earlier institution-like complexes. The development is recommended as eligible for the NRHP under Criterion A, as a representative example of Fayetteville's increased public housing construction during the 1970s, with proposed boundaries that are the parcel boundary for the complex (Figure 4.2.2.1).



Figure 4.2.2.23. Blueberry Place (CD01495), office, facing west.

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Figure 4.2.2.24. Blueberry Place (CD01495), office, facing southwest.



Figure 4.2.2.25. Blueberry Place (CD01495), office, facing northeast.

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Figure 4.2.2.26. Blueberry Place (CD01495), office, facing east.



Figure 4.2.2.27. Blueberry Place (CD01495), streetscape, facing southwest.

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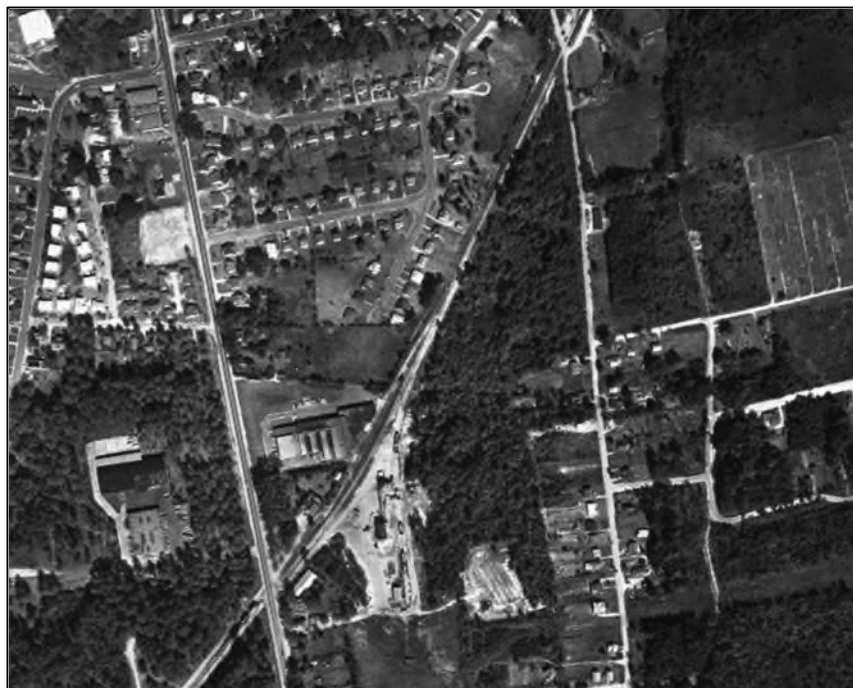


Figure 4.2.2.28. Aerial photograph, 1959, showing the approximate location of Blueberry Place (CD1495) (NCDOT 1959).



Figure 4.2.2.29. Aerial photograph, 1971, showing Blueberry Place (CD1495) under construction (NCDOT 1971).



Figure 4.2.2.30. Aerial photograph, 1975, showing Blueberry Place (CD1495) (NCDOT 1975).

4.2.3 *Hillside Manor (CD1496)*

Hillside Manor (CD1496) is a circa 1970 housing complex for low-income senior citizens, located at 1934 Rosehill Road (Figure 4.2.3.1). The complex is located to the east of Rosehill Rd and consists of 24 housing units, divided among nine buildings that are organized in a horseshoe pattern around a parking lot. There are three types of buildings located within the Hillside Manor (CD1496) development; each building in the development has its own address, but they were given building numbers for inventory purposes (Figure 4.2.3.2; Table 4.2.3.1). The buildings have a similar style and design with elements of contemporary architectural style, including low rooflines and wide eaves, and a combination of brick veneer exterior with vinyl siding (Figure 4.2.3.3).

Table 4.2.3.1. Breakdown of Building Types and Number of Units per Type in Hillside Manor (CD1496)

Building Type	Description	Number of Type	Total Units per Type
Type A	Duplex; one-story	1	2
Type B	Four-plex; one-story	4	16
Type C	Four-plex; two-story	2	8
Type D	Four-plex; two-story	2	8

Building Type A is a one-story duplex with a rectangular footprint and a gable-on-hip roof that is covered with asphalt shingles (Figures 4.2.3.4–4.2.3.8). The building has a covered entryway that runs the length of the front elevation and is roughly three unevenly spaced bays wide supported by brick columns with the brick The front

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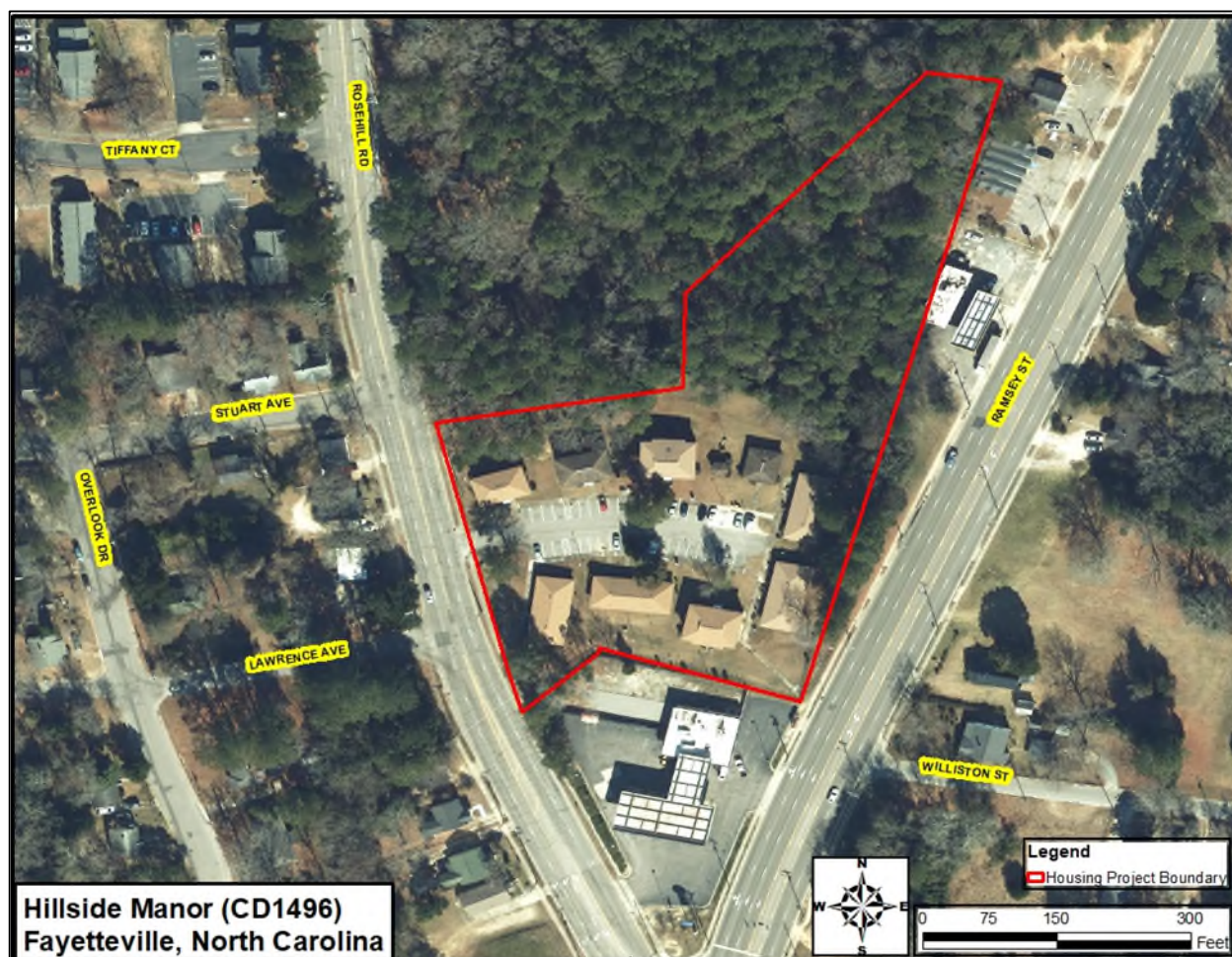


Figure 4.2.3.1. Aerial map showing the boundaries of Hillside Manor (CD1496).

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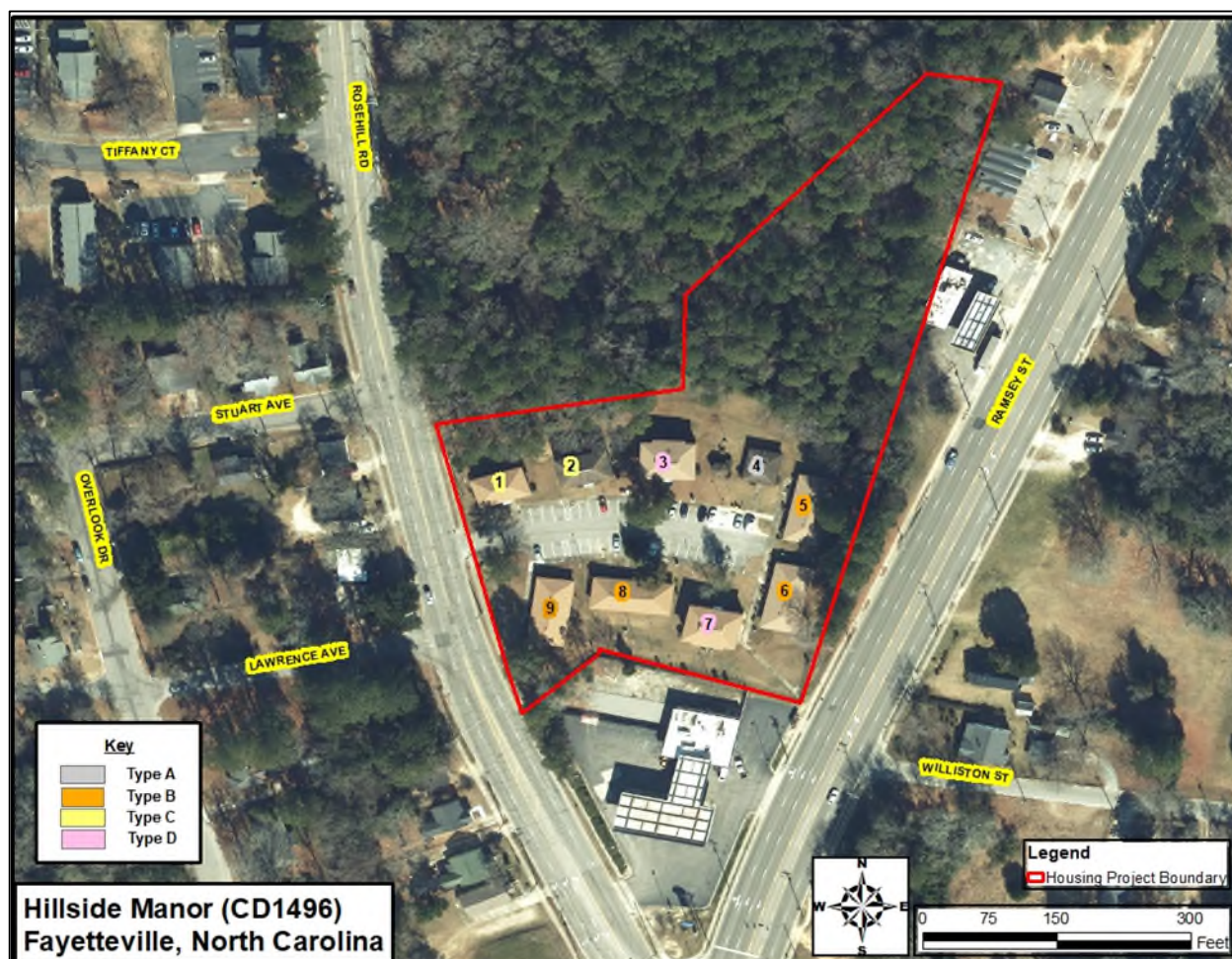


Figure 4.2.3.2. Aerial map showing the building types of Hillside Manor (CD1496).

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Figure 4.2.3.3. Hillside Manor (CD1496), streetscape, facing northeast.



Figure 4.2.3.4. Hillside Manor (CD1496), Building Type A, facing north.

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Figure 4.2.3.5. Hillside Manor (CD1496), Building Type A, facing northeast.



Figure 4.2.3.6. Hillside Manor (CD1496), Building Type A, facing southeast.

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Figure 4.2.3.7. Hillside Manor (CD1496), Building Type A, facing west.



Figure 4.2.3.8. Hillside Manor (CD1496), Building Type A, facing southwest.

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elevation is four bays wide, with each unit having a door and a two-pane, tall, narrow vinyl casement window. A full width, engaged porch, which is supported by heavy brick posts on the corners and slender brick columns flanking the entrances, spans the front elevation. Each side elevation has five window bays, that span nearly from the foundation to the roofline; each bay contains a two-pane, vinyl casement window, with vinyl siding below; the casement windows are a combination of the same tall windows as the front elevation and windows that are approximately half the height. The rear elevation of the building has two doors and a single window opening, with a two-pane, vinyl casement window. Hillside Manor has one Type A building (Figure 4.2.3.2).

Building Type B is a one-story, four-plex with a low-pitched, hipped roof and a rectangular footprint (Figures 4.2.3.9–4.2.3.14). The building has two groups of two units, which are oriented as mirror images to each other within the section. On the front elevation, each apartment has a two-bay, engaged porch, which is supported by a brick post, with an entry door and a two-pane, vinyl casement window, as well as a two-pane, vinyl casement window on the façade. The center section has two recessed porch areas adjacent to each other, creating a four-bay engaged porch, supported by a single brick post. The side elevations for Type B buildings have no openings. On the rear elevation, each unit has a two-pane, vinyl casement window and a smaller two-pane, vinyl casement window, organized with the smaller windows next to each other near the center of each section. There are four Type B buildings within Hillside Manor (CD1496) (Figure 4.2.3.2)

Building Type C is a two-story, four-plex building with a gable-on-hip roof (Figure 4.2.3.15). The front elevation is five bays wide, with a central recessed entry bay, which is flanked by brick wall projections, that contains a stairway and access to the four apartment doors. On either side of the central entry hall are two vertical strips of windows, slightly recessed into the wall, each consisting of a two-pane, vinyl casement window on both the first and second stories, and vinyl siding panels between the first and second story windows. The side elevations of Type C buildings have two of the vertical window openings. The rear elevation is symmetrical, with both the first and second stories having a two-pane, vinyl casement window; two smaller two-pane, vinyl casement windows; and a two-pane casement window. There are two Type C buildings within the Hillside Manor (CD1496) development (Figure 4.2.3.2).

Building Type D is a two-story, four-plex building with a gable-on-hip-roof (Figures 4.2.3.16 and 4.2.3.17). The front elevation consists of a central, recessed entrance bay, flanked by brick wall projections; inside the entry hall is a stairway that leads to the doors to each of the four apartments. On either side of the entry hall there is a single, vertical strip of windows, recessed into the wall with a brick projection on either side; each window section has a two-pane, vinyl casement window on both the first and second stories, with vinyl siding between the windows on the two stories. The side elevations of Type D buildings have three window bays, with the same fenestration arrangement as the front elevation. On the rear elevation, each apartment has a door, which is flanked by a two-pane, vinyl casement window and a smaller two-pane, vinyl casement window; there are four of these door-window groupings on the rear elevation and the second-story doors are reached by a metal stairway and uncovered metal porch. There are two Type D buildings in the complex (Figure 4.2.3.2).

Hillside Manor (CD1496) was constructed around 1970 (Figures 4.2.3.18–4.2.3.20). Based in the size and layout of the complex, along with the building types that were constructed within the development, Hillside Manor (CD1496) was likely part of the scattered sites policy of the late 1960s and the 1970s, which proposed the construction of lower-density housing developments, located in areas around the city, rather than larger-scale developments that were concentrated in the urban core. Hillside Manor (CD1496) is also part of the early 1970s need for public housing for low-income senior citizens and the push to develop complexes with adaptations for

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Figure 4.2.3.9. Hillside Manor (CD1496), Building Type B, facing east.



Figure 4.2.3.10. Hillside Manor (CD1496), Building Type B, facing northeast.



Figure 4.2.3.11. Hillside Manor (CD1496), Building Type B entry detail, facing southeast.



Figure 4.2.3.12. Hillside Manor (CD1496), Building Type B, facing north.

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Figure 4.2.3.13. Hillside Manor (CD1496), Building Type B, facing northwest.



Figure 4.2.3.14. Hillside Manor (CD1496), Building Type B, facing northwest.

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Figure 4.2.3.15. Hillside Manor (CD1496), Building Type C, facing south.



Figure 4.2.3.16. Hillside Manor (CD1496), Building Type D, facing northeast.

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Figure 4.2.3.17. Hillside Manor (CD1496), Building Type D, facing northwest.



Figure 4.2.3.18. Aerial photograph, 1961, showing the location of Hillside Manor (CD1496) (NCDOT 1961).

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Figure 4.2.3.19. Aerial photograph, 1971, showing Hillside Manor (CD1496) (USGS 1971).



Figure 4.2.3.20. Aerial photograph, 1983, showing Hillside Manor (CD1496) (NCDOT 1983).

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elderly residents and was the only senior citizen housing complex constructed in Fayetteville during the time period.

NRHP Evaluation

Hillside Manor (CD1496) is a low-income housing complex that was completed circa 1970; it consists of 24 apartment units that are divided among nine buildings. The smaller buildings within the complex, and the arrangement of buildings, located in a relatively linear pattern, which follows the insular street and has the front doors of units generally facing parking lots and the rear doors of buildings generally facing open space, reflect changes in public housing design during the early 1970s. The increased focus on cars and private transportation resulted in the construction of parking lots for complex residents, a feature that was often lacking on earlier public housing developments. Additionally, the development has multiple one-story apartment options, which were constructed to make the complex accessible for low-income senior citizens. All of the original buildings in the complex remain, as does the original site plan. Although the exterior siding on the non-brick veneer sections of the buildings has been changed to vinyl, as have the windows, likely in an effort for greater energy efficiency and lower maintenance, this is a common alteration in public housing complexes; the size and organization of openings has not been altered and the material changes do not detract from the design, massing, and architectural elements of the buildings. Hillside Manor (CD1496) demonstrates the design concepts that were developed based on public housing policy of the late 1960s and the 1970s, specifically those associated with housing for low-income elderly residents and the scattered site policy, as the size and location of the complex was dictated by the effort to create low-income housing complexes that were more like private multi-family housing developments than earlier institution-like complexes. The development is recommended as eligible for the NRHP under Criterion A, as a representative example of Fayetteville's increased public housing construction during the 1970s, with proposed boundaries that are the parcel boundary for the complex (Figure 4.2.3.1).



4.2.4 *Holland Homes (CD1497)*

Holland Homes (CD1497) is a circa 1970 low-income housing complex that is located on both the north and south of Enterprise Road, southwest of the center of Fayetteville (Figure 4.2.4.1). The address for the complex is 3081 Enterprise Avenue. The complex consists of 60 housing units, divided among 15 residential buildings and a head start building. The structures are organized in three groupings, which are each located along a road or parking lot that are exclusive to the development and the buildings are oriented with the front elevations to the road or parking lot (Figures 4.2.4.2 and 4.2.4.3). There are three building types, each of which have sub-types, within Holland Homes (CD1497) (Figure 4.2.4.4). The buildings within the complex are one- and two-story, side-gabled structures, with brick veneer as the primary exterior material; the windows throughout the complex generally have vinyl sashes.

Table 4.2.4.1. Breakdown of Building Types and Number of Units per Type in Holland Homes (CD1497).

Building Type	Description	Number of Type	Total Units per Type
Type A1	Single unit; one-story, door left	4	4
Type A2	Single unit; one-story, door right	4	4
Type B1	Duplex sections; one-story (x3)	2	12
Type B2	Duplex sections; one-story (x4)	1	8
Type C1	Eight-plex; two-story	2	16
Type C2	Eight-plex; two-story	2	16

Building Type A is a one-story, side-gabled, single-family residence, in a basic Ranch form with two attached blocks; Type A1 and A2 are the same building form, set at mirror images of each other (Figures 4.2.4.5–4.2.4.14). Type A buildings have a four bay front elevation, with two bays located on a slightly taller block and two bays on a shorter, slightly recessed block. On the taller block, there is an entry door and a picture window that consists of three vinyl panes; on the recessed block there are two two-pane, vinyl casement windows, which are set into tall window openings with vinyl siding below them. There is a projecting course of bricks along the water table of the house. On the gable end on the taller block, there is a single side entry door, reached by a stoop, which is covered with a shed-roofed hood, supported by triangular brackets, on some units; on the side elevation of the smaller block there are no openings. The rear elevation of Type A buildings consists of two two-pane, vinyl casement windows and two smaller two-pane, vinyl casement windows, which are arranged in an alternating pattern. In addition to the brick veneer on the exterior of each building, the gable ends have vinyl siding. There are eight Type A buildings, four Type A1 and four Type 1B, which are located north of Enterprise Avenue, on the cul-de-sac of Toledo Court (Figure 4.2.4.4).

Building Type B consists of a one-story duplex block, which is arranged in attached groups into a single building; Type B1 has three sections of duplex units and Type B2 has four sections (Figures 4.2.4.15–4.2.4.19). In Type B buildings, each section contains two apartment units, arranged as mirror images of each other; each unit has a three-pane, vinyl picture window; a door; and a two-pane, vinyl casement window, with the windows each having vinyl siding located beneath them. On each section, an unsupported overhang of the main roofline covers the central four bays, consisting of the door and the casement window of both units. The side elevations of Type B buildings have no openings, but have vinyl siding in the gable ends, above the brick veneer exterior. On the rear

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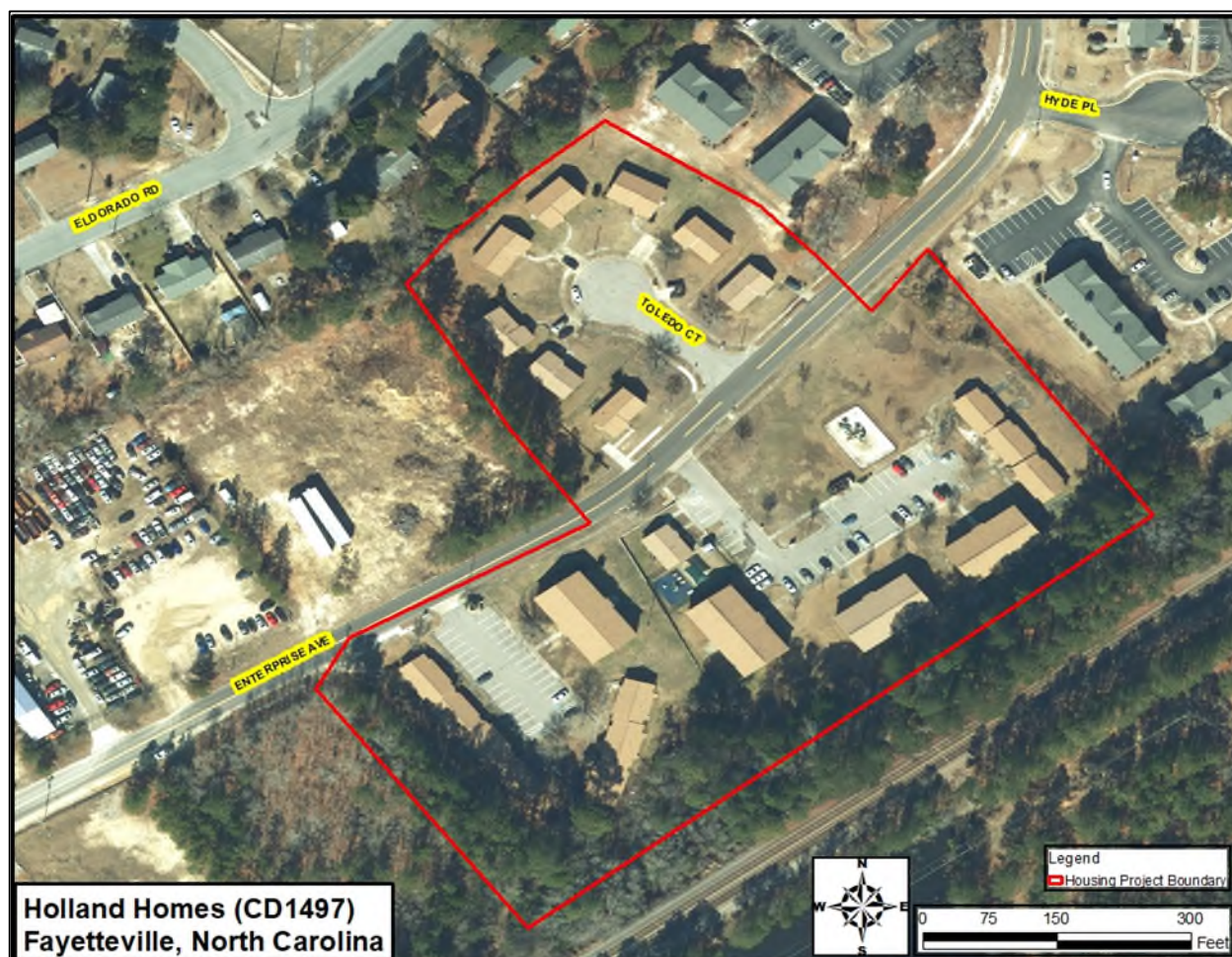


Figure 4.2.4.1. Aerial map showing the boundaries of Holland Homes (CD1497).

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Figure 4.2.4.2. Holland Homes (CD1497), streetscape, facing northwest.



Figure 4.2.4.3. Holland Homes (CD1497), streetscape, facing southwest.

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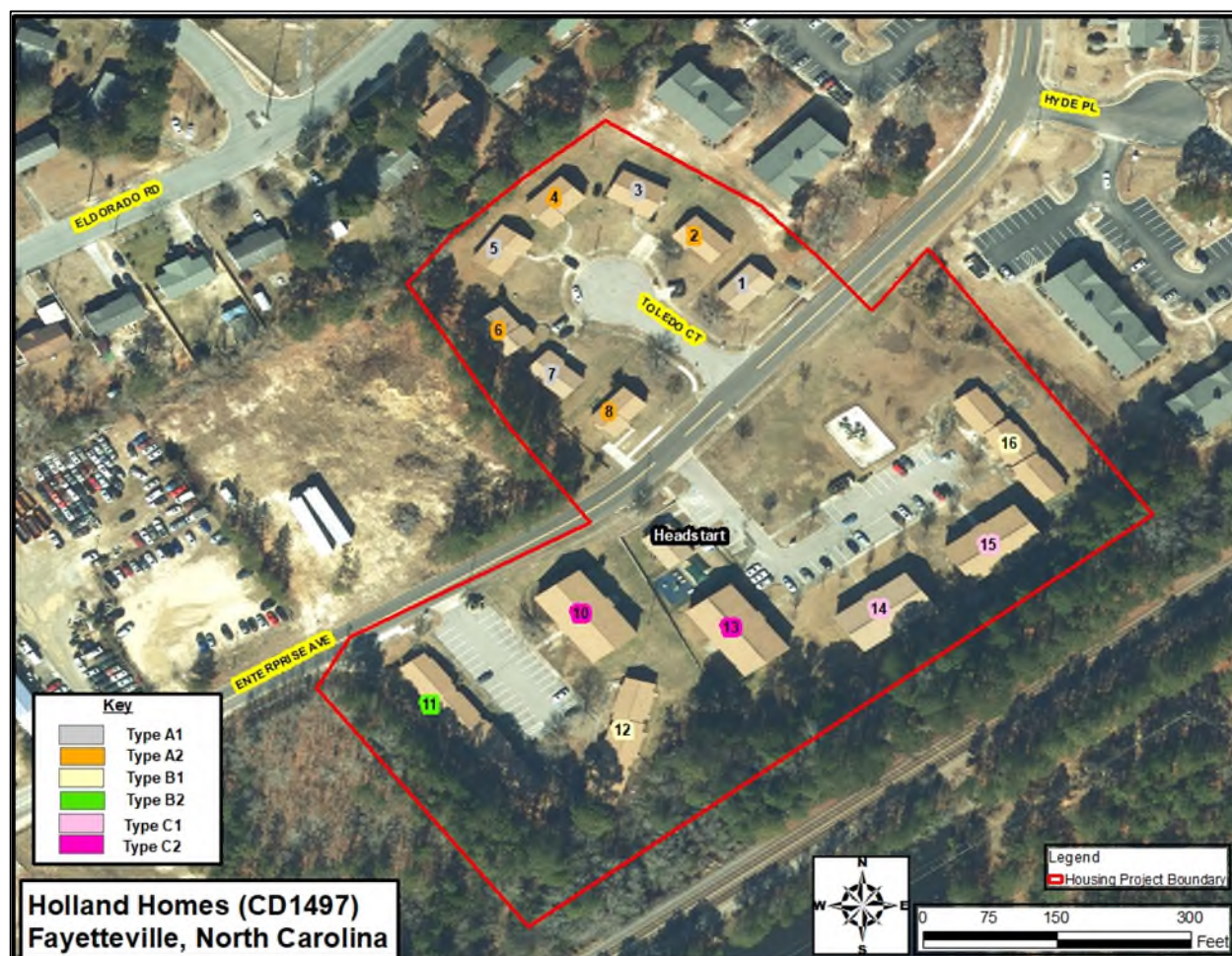


Figure 4.2.4.4. Aerial map showing the building types and locations in Holland Homes (CD1497).

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Figure 4.2.4.5. Holland Homes (CD1497), Type A1, facing northwest.



Figure 4.2.4.6. Holland Homes (CD1497), Type A1, facing north.

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Figure 4.2.4.7. Holland Homes (CD1497), Type A1, facing west.



Figure 4.2.4.8. Holland Homes (CD1497), Type A1, facing southwest.

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Figure 4.2.4.9. Holland Homes (CD1497), Type A1, facing east.



Figure 4.2.4.10. Holland Homes (CD1497), Type A2, facing northwest.

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Figure 4.2.4.11. Holland Homes (CD1497), Type A2, facing north.



Figure 4.2.4.12. Holland Homes (CD1497), Type A2, facing west.

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Figure 4.2.4.13. Holland Homes (CD1497), Type A2, facing southwest.



Figure 4.2.4.14. Holland Homes (CD1497), Type A2, facing east.

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Figure 4.2.4.15. Holland Homes (CD1497), Type B1, facing southeast.



Figure 4.2.4.16. Holland Homes (CD1497), Type B2, facing south.

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Figure 4.2.4.17. Holland Homes (CD1497), Type B1, facing southeast.



Figure 4.2.4.18. Holland Homes (CD1497), Type B2, facing west.

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Figure 4.2.4.19. Holland Homes (CD1497), Type B2, facing southeast.

elevation, each unit consists of a door and two two-pane, vinyl casement windows, with one being smaller and situated in the upper portion of the wall. There are two Type B1 and one Type B2 buildings located in the Holland Homes (CD1497) development (Figure 4.2.4.4).

Building Type C is a two-story, side-gabled structure that contains eight apartment units; Type C1 has a five-bay front elevation and Type C2 has seven-bay front elevation (Figures 4.2.4.20–4.2.4.24). Each Type C building has a recessed central entry hall, which contains a stairway and the doors to each of the eight apartments, which consist of two front units and two rear units on each story. On either side of the entry hall are window bays, which are vertical panels with windows on each story and vinyl siding between them. Building Type C1 has a three-pane, vinyl picture window and a two-pane, vinyl casement window on each side of the hall; building Type C2 has a three-pane, vinyl picture window and two two-pane, vinyl casement windows on each side of the hall. Each side elevation of both Type C1 and Type C2 buildings has two bays of two-pane, vinyl sash windows on both the first and second stories. The rear elevation of each building subtype is organized with the same entry hall and window configuration as its front elevation. There are two Type C1 and two Type C2 buildings within the complex (Figure 4.2.4.4)

Located roughly central within the complex, south of Enterprise Avenue, is a one-story, side-gabled, head start building (Figures 4.2.4.25 and 4.2.4.26). The building has two metal doors, one with a shed-roofed hood that is created by an extension of the main roofline, on its front elevation; the rear elevation has a single metal door. On each side elevation, there are two two-pane, vinyl casement windows, set into a vertical panel of vinyl siding.

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Figure 4.2.4.20. Holland Homes (CD1497), Type C1, facing southeast.



Figure 4.2.4.21. Holland Homes (CD1497), Type C1, facing northeast.

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Figure 4.2.4.22. Holland Homes (CD1497), Type C2, facing northeast.



Figure 4.2.4.23. Holland Homes (CD1497), Type C2, facing north.

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Figure 4.2.4.24. Holland Homes (CD1497), Type C2, facing south.



Figure 4.2.4.25. Holland Homes (CD1497), head start building, facing south.

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Figure 4.2.4.26. Holland Homes (CD1497), head start building, facing north.



Figure 4.2.4.27. Aerial photograph, 1964, showing the approximate location of Holland Homes (CD1497) (US Air Force 1964).

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Figure 4.2.4.28. Aerial photograph, 1971, showing Holland Homes (CD1497) (USGS 1971).



Figure 4.2.4.29. Aerial photograph, 1972, showing Holland Homes (CD1497) (NCDOT 1972).

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Holland Homes (CD1497) was constructed in the early 1970s (Figures 4.2.4.27–4.2.4.29). Based in the size and layout of the complex, along with the building types that were constructed within the development, Holland Homes (CD1497) was likely part of the scattered sites policy of the late 1960s and the 1970s, which proposed the construction of lower-density housing developments, with attempts to locate them in various parts of the city, rather than larger-scale developments that were concentrated in the urban core.

NRHP Evaluation

Holland Homes (CD1497) is a low-income housing complex that was completed circa 1970; it consists of 60 apartment units that are divided among 15 buildings. The inclusion of smaller buildings within the complex, and the arrangement of buildings, located in a relatively linear pattern, which follows the streets and has the front doors of units generally facing parking lots and the rear doors of buildings generally facing open space, reflect changes in public housing design during the early 1970s. The increased focus on cars and private transportation resulted in the construction of parking lots for complex residents, a feature that was often lacking on earlier public housing developments. The simple, side-gabled forms of the larger buildings were holdovers from earlier design concepts. All of the original buildings in the complex remain, as does the original site plan. Although the exterior siding on the non-brick veneer sections of the buildings has been changed to vinyl, as have the windows, likely in an effort for greater energy efficiency and lower maintenance, these changes have not affected the overall arrangement of openings or the form, massing, or vertical design elements of the buildings. Holland Homes (CD1497) demonstrates the design concepts that were developed based on public housing policy of the late 1960s and the 1970s and the size and location of the complex was dictated by the effort to create low-income housing complexes that were more like private multi-family housing developments than earlier institution-like complexes. The development is recommended as eligible for the NRHP under Criterion A, as a representative example of Fayetteville's increased public housing construction during the 1970s, with proposed boundaries that are the parcel boundary for the complex (Figure 4.2.4.1).

4.2.5 *Lewis Heights (CD1498)*

Lewis Heights (CD1498) is a public housing development that is located at 4992 Denada Court, which is one of three complex-specific roads that end in parking areas; the complex is located south of Johnson Street and west of Bickett Street, which ends within Lewis Heights (CD1498) as a cul-de-sac (Figure 4.2.5.1). The development consists of 48 units, divided among 19 residential structures, which are primarily grouped around parking areas adjacent to the road; there is also a Head Start building within the complex (Figures 4.2.5.2 and 4.2.5.3). The buildings, which are a combination of one-and two-story buildings, have Dutch gable roofs that have wide eave overhangs. The structures have brick veneer exteriors, with sections of vinyl siding on some structures; the windows in the complex are primarily one-over-one, double hung, vinyl sashes. There are four building types within Lewis Heights (CD1498) (Figure 4.2.5.4; Table 4.2.5.1).

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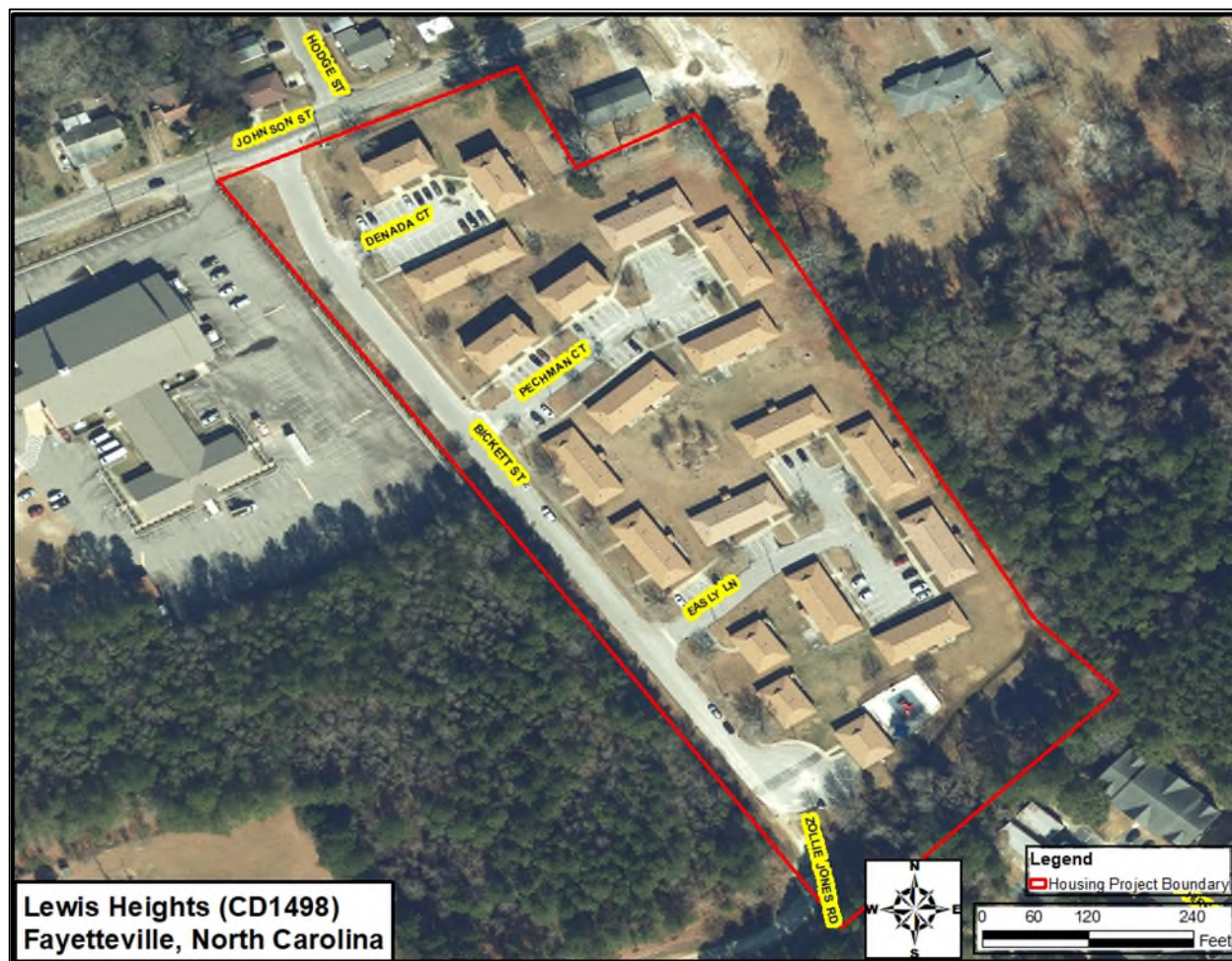


Figure 4.2.5.1. Aerial map showing the boundaries of Lewis Heights (CD1498).

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Figure 4.2.5.2. Lewis Heights (CD1498), streetscape, facing southeast.



Figure 4.2.5.3. Lewis Heights (CD1498), streetscape, facing east.

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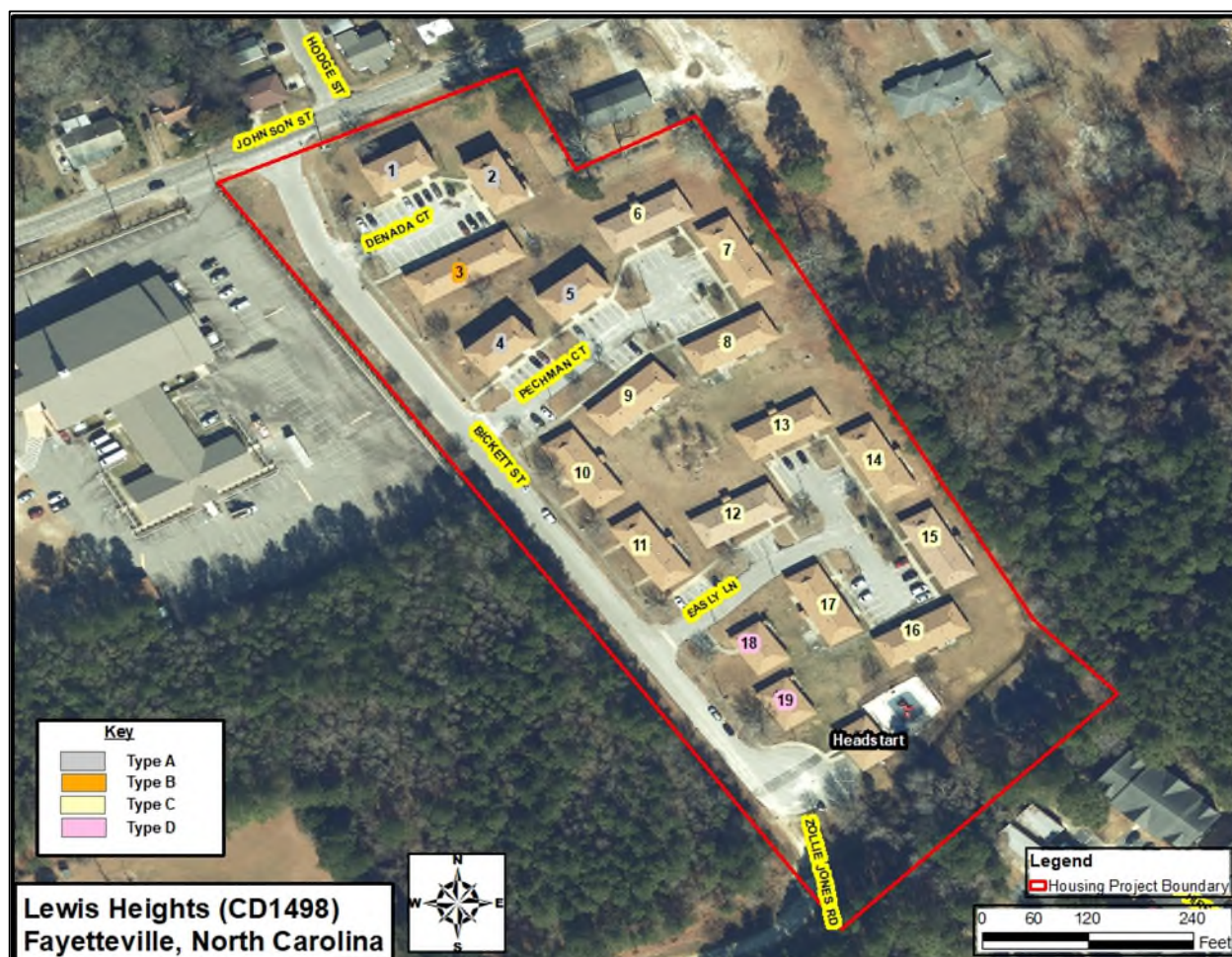


Figure 4.2.5.4. Aerial map showing the building types of Lewis Heights (CD1498).



Table 4.2.5.1. Building Types and Number of Units per Type in Lewis Heights (CD1498)

Building Type	Description	Number of Type	Total Units per Type
Type A	Four units; two-story	4	16
Type B	Six units; one-story	1	6
Type C	Duplex; one-story	12	24
Type D	Single unit; one-story	2	2

Building Type A is a two story building with four townhouse-style apartments, arranged in groups of two units that are set at mirror images to each other (Figures 4.2.5.5–4.2.5.9). On the front elevation, each unit has a door and a paired window, with a rectangular panel beneath the center section, on the first story and a paired window on the second story, which is slightly cantilevered over the first and covered with vinyl siding. The units are flanked by a slightly projecting brick wall, that reaches from the ground to the roofline. The side elevations of Type A buildings have no openings. On the rear elevation, the units are also separated by a brick wall projection and the second story is cantilevered over the first. On the first story, each unit has a door and a single window; on the second story, each unit has a paired window. A small, gabled rear storage building is shared by sets of two units and has a door in each gable end. There are four Type A buildings within Lewis Heights (CD1498) (Figure 4.2.5.4; Table 4.2.5.1).

Building Type B is a one-story structure with a long, rectangular form, which contains six apartment units, with each unit is demarcated by a slightly projecting brick wall (Figures 4.2.5.10–4.2.5.12). On the front elevation, each unit has a door and a paired window, with a rectangular panel beneath the center section. The side elevations of building Type B each have a paired window. On the rear elevation, the apartments each have two single windows, one of which is smaller than the other. There is one Type B building within the development (Figure 4.2.5.4; Table 4.2.5.1).

Building Type C is a one-story duplex, with a brick wall projection located between the two units, which are oriented as mirror images of each other (Figures 4.2.5.13–4.2.5.16). On the front elevation, each apartment has a paired window, with a rectangular panel beneath the center section, a door, a single window, and a paired window. The side elevations of building Type C each have two single windows, one of which is smaller than the other. On the rear elevation, the apartments have a door and three single windows, with one window being smaller than the other two, and the units share an exterior, one-story, gabled storage building, which is covered with vinyl siding and has entry doors on both gable ends. There are 12 Type C buildings within Lewis Heights (CD1498) (Figure 4.2.5.4; Table 4.2.5.1).

Building Type D is a one-story building that contains a single residential unit; it resembles a Ranch house form (Figures 4.2.5.17–4.2.5.20). On the front elevation, Type D buildings have a paired window, with a panel beneath the central section, a door, a paired window, a single window, and a paired window. On the side elevation closest to the door there is a paired window; on the other side elevation, there are two single windows. The rear elevation of building Type D has a paired window, a single window, a paired window, a door, and a single window. There is a small, gabled storage structure, covered in vinyl siding, behind the Type D buildings. There are two Type D buildings within the Lewis Heights (CD1498) complex (Figure 4.2.5.4; Table 4.2.5.1).

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Figure 4.2.5.5. Lewis Heights (CD1498), building Type A, facing northeast.



Figure 4.2.5.6. Lewis Heights (CD1498), building Type A, facing northwest.

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Figure 4.2.5.7. Lewis Heights (CD1498), building Type A, facing northeast.



Figure 4.2.5.8. Lewis Heights (CD1498), building Type A, facing south.

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Figure 4.2.5.9. Lewis Heights (CD1498), building Type A, facing southwest.



Figure 4.2.5.10. Lewis Heights (CD1498), building Type B, facing southeast.

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Figure 4.2.5.11. Lewis Heights (CD1498), building Type B, facing west.



Figure 4.2.5.12. Lewis Heights (CD1498), building Type B, facing northwest.

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Figure 4.2.5.13. Lewis Heights (CD1498), building Type C, facing east.



Figure 4.2.5.14. Lewis Heights (CD1498), building Type C, facing southeast.

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Figure 4.2.5.15. Lewis Heights (CD1498), building Type C, facing north.



Figure 4.2.5.16. Lewis Heights (CD1498), building Type C, facing southeast.

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Figure 4.2.5.17. Lewis Heights (CD1498), building Type D, facing east.



Figure 4.2.5.18. Lewis Heights (CD1498), building Type D, facing southeast.

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Figure 4.2.5.19. Lewis Heights (CD1498), building Type D, facing northwest.



Figure 4.2.5.20. Lewis Heights (CD1498), building Type D, facing southwest.

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Located within the southern portion of Lewis Heights (CD1498) is a Head Start building (Figures 4.2.5.21 and 4.2.5.22). The Head Start building is a one-story, brick veneer structure with a Dutch gable roof. The four-bay front elevation has a door, which is flanked by a paired window on either side, with an additional single window to the east. The side elevation closest to the door has a paired window and the other side elevation has a two single windows.

Lewis Heights (CD1498) was constructed around 1980 utilized the same building plans as Stanton Arms (CD1502) (Figures 4.2.5.23–4.2.5.25). Based in the size and layout of the complex, along with the building types that were constructed within the development, Lewis Heights (CD1498) was likely part of the scattered sites policy of the late 1960s and the 1970s, which proposed the construction of lower-density housing developments, with attempts to locate them in various parts of the city, rather than larger-scale developments that were concentrated in the urban core.



Figure 4.2.5.21. Lewis Heights (CD1498), Head Start building, facing east.

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Figure 4.2.5.22. Lewis Heights (CD1498), Head Start building, facing north.



Figure 4.2.5.23. Aerial photograph, 1976, showing the approximate location of Lewis Heights (CD1498) (USGS 1976).

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Figure 4.2.5.24. Aerial photograph, 1981, showing Lewis Heights (CD1498) (USGS 1981).



Figure 4.2.5.25. Aerial photograph, 1987, showing Lewis Heights (CD1498) (USGS 1987).



NRHP Evaluation

Lewis Heights (CD1498) is a low-income housing complex that was completed circa 1980; it consists of 48 apartment units that are divided among 19 buildings. The inclusion of smaller buildings within the complex, and the arrangement of buildings, located in a relatively linear pattern, which follows the street and has the front doors of units generally facing parking lots and the rear doors of buildings generally facing open space, reflect changes in public housing design during the early 1970s. The increased focus on cars and private transportation resulted in the construction of parking lots for complex residents, a feature that was often lacking on earlier public housing developments. The simple, side-gabled forms of the larger buildings were holdovers from earlier design concepts. All of the original buildings in the complex remain, as does the original site plan. Although the exterior siding on the non-brick veneer sections of the buildings has been changed to vinyl, as have the windows, likely in an effort for greater energy efficiency and lower maintenance, these changes have not affected the overall arrangement of openings or the form, massing, or vertical design elements of the buildings. Lewis Heights (CD1498) demonstrates the design concepts that were developed based on public housing policy of the late 1960s and the 1970s and the size and location of the complex was dictated by the effort to create low-income housing complexes that were more like private multi-family housing developments than earlier institution-like complexes. The development is recommended as eligible for the NRHP under Criterion A, as a representative example of Fayetteville’s increased public housing construction during the 1970s, with proposed boundaries that are the parcel boundary for the complex (Figure 4.2.5.1).

4.2.6 Melvin Place (CD1499)

Melvin Place (CD1499) is a public housing development that is located at 201 Melvin Place, which is a complex-specific road, with a cul-de-sac near the middle of its length, that is west of Rosehill Road (Figure 4.2.6.1). The development consists of 58 units, divided among 16 residential structures, which are grouped around parking areas adjacent to the road (Figure 4.2.6.2). The buildings, which are a combination of one-and two-story buildings, have brick veneer exteriors, with sections of vinyl siding (Figure 4.2.6.3). There are four building types within Melvin Place (CD1499) and two have subtypes (Figure 4.2.6.2; Table 4.2.6.1).

Table 4.2.6.1. Building Types and Number of Units per Type in Melvin Place (CD1499)

Building Type	Description	Number of Type	Total Units per Type
Type A	Single unit; one-story	4	4
Type B1	Duplex; one-story	4	8
Type B2	Single unit; one-story	1	1
Type C1	Six units; two-story	5	30
Type C2	Seven units; two-story	1	7
Type D	Eight units; two-story	1	8

Building Type A is a one-story, single unit with a cross-gabled Ranch form and brick veneer exterior (Figures 4.2.6.4–4.2.6.9). The five-bay front elevation consists of two bays on the front-gabled section and three on the side-gable portion. The front-gabled section has the entry door and a three-part picture window, which are both recessed slightly into an unsupported entry nook; the side-gabled section has three single two-pane, metal frame

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Figure 4.2.6.1. Aerial map showing the boundaries of Melvin Place (CD1499).

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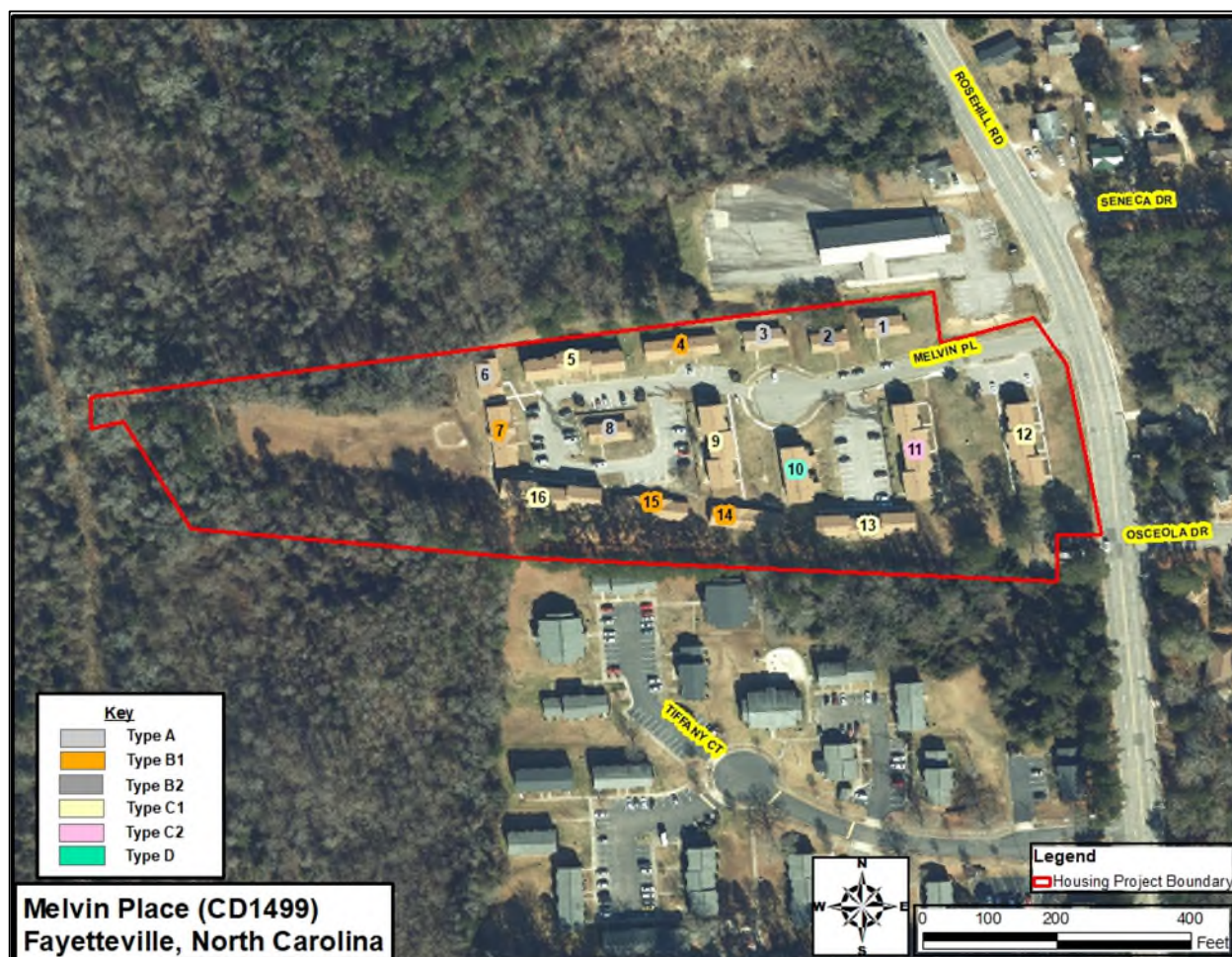


Figure 4.2.6.2. Aerial map showing the building types of Melvin Place (CD1499).

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Figure 4.2.6.3. Melvin Place (CD1499), streetscape, facing southwest.



Figure 4.2.6.4. Melvin Place (CD1499), building Type A, facing north.

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Figure 4.2.6.5. Melvin Place (CD1499), building Type A, facing northwest.



Figure 4.2.6.6. Melvin Place (CD1499), building Type A, facing northeast.

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Figure 4.2.6.7. Melvin Place (CD1499), building Type A, facing south.



Figure 4.2.6.8. Melvin Place (CD1499), building Type A, facing southwest.

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Figure 4.2.6.9. Melvin Place (CD1499), building Type A, facing northwest.

casement windows. On the side elevation adjacent to the front-gable section, there is an entry door, located beneath a gabled hood that is supported by triangular brackets, and a two-pane, metal frame, casement window. The rear elevation consists of three two-pane, metal frame, casement windows, with one being smaller than the other two. The remaining side elevation has a small, one-room, side-gabled extension and no openings. There are four examples of building Type A within Melvin Place (CD1499) (Figure 4.2.6.2).

Building Type B1 is a one-story, brick veneer duplex, which has two units arranged as mirror images of each other (Figure 4.2.6.10 and 4.2.6.11). The front elevation of each unit has four bays, with the door and a three-part, metal frame picture window located beneath a two-bay, gabled porch that is supported by brick wall projections; outside of the porch, the remaining two bays are two-pane, metal frame, casement windows. The side elevations of Building Type B1 have no openings. The rear elevation of each unit has a door, located beneath a gabled hood that is supported by triangular brackets, and three two-pane, metal frame, casement windows, of which one is smaller than the other two. Building Type B2 is a single unit arranged in the same configuration as one side of Building Type B1 (Figures 4.2.6.12–4.2.6.14). There are four examples of Type B1 and one example of Type B2 within the Melvin Place (CD1499) complex (Figure 4.2.6.2).

Building Type C1 is a two-story, side-gabled structure that contains six apartment units (Figures 4.2.6.15–4.2.6.19). This building type consists of three sections of two units, each with the same configuration; they are attached to each other with the central section set back slightly from the flanking sections. The apartments in each section are configured as mirror images of each other and are separated by a brick wall projection that reaches from the ground to the roof eaves. On the front elevation, each unit has a door and a three-part, metal frame, picture window on the first story and a two-pane, metal frame, casement window on the second story. The second story,

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Figure 4.2.6.10. Melvin Place (CD1499), building Type B1, facing northeast.



Figure 4.2.6.11. Melvin Place (CD1499), building Type B1, facing northwest.

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Figure 4.2.6.12. Melvin Place (CD1499), building Type B2, facing north.



Figure 4.2.6.13. Melvin Place (CD1499), building Type B2, facing northeast.

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Figure 4.2.6.14. Melvin Place (CD1499), building Type B2, facing southeast.



Figure 4.2.6.15. Melvin Place (CD1499), building Type C1, facing northwest.

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Figure 4.2.6.16. Melvin Place (CD1499), building Type C1, facing east.



Figure 4.2.6.17. Melvin Place (CD1499), building Type C1, facing northeast.

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Figure 4.2.6.18. Melvin Place (CD1499), building Type C1, facing southeast.



Figure 4.2.6.19. Melvin Place (CD1499), building Type C1, facing southeast.

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which is covered with vinyl siding, is cantilevered over the first story, which is brick veneer. There are no openings on the side elevations of building Type C1. On the rear elevation, each section is symmetrical, with a central dividing brick wall projection. On either side of this wall, a two-story, shed-roofed projection, with no openings, encompasses the central portion of the unit; on the second story, the projection is flanked by a two-pane, metal frame, casement window on either side, and on the first story there is a two-pane, metal frame, casement window on one side and a rear door that is located in a recessed section behind a portion of the extension, which overhangs on the second story. Building Type C2 has the same configuration as Type C1, except the central section has three units instead of two (Figure 4.2.6.20). Within the Melvin Place (CD1499) complex, there are five Type C1 buildings and one Type C2 building (Figure 4.2.6.2).

Building Type D is a two-story, side-gabled structure that has eight apartment units (Figures 4.2.6.21–4.2.6.23). This building type has four apartments on each story, with each reached by a door on the front elevation; the first story apartments have a concrete patio, and the second-story apartments are accessed via a metal, switchback stairway, located beneath a shed-roofed, brick veneer vestibule, and a metal balcony. The front elevation of each unit has a door, which is located beneath an unsupported shed-roofed extension of the main roofline, and a three-part, metal frame, picture window. There are no openings on the side elevations of building Type D. On the rear elevation, there are eight two-pane, metal frame casement windows, meaning that each apartment has a single window on this elevation. On building Type D, the first story is brick veneer, as is the portion surrounding the door on the second story; the remainder of the second story is covered with vinyl siding. There is one example of building Type D in the Melvin Place (CD1499) development.



Figure 4.2.6.20. Melvin Place (CD1499), building Type C2, facing north.

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Figure 4.2.6.21. Melvin Place (CD1499), building Type D, facing southeast.



Figure 4.2.6.22. Melvin Place (CD1499), building Type D, facing south.



Figure 4.2.6.23. Melvin Place (CD1499), building Type D, facing northeast.

Melvin Place (CD1499) was constructed around 1970 (Figures 4.2.6.24–4.2.6.26). Based in the size and layout of the complex, along with the building types that were constructed within the development, Melvin Place (CD1499) was likely part of the scattered sites policy of the late 1960s and the 1970s, which proposed the construction of lower-density housing developments, with attempts to locate them in various parts of the city, rather than larger-scale developments that were concentrated in the urban core.

NRHP Evaluation

Melvin Place (CD1499) is a low-income housing complex that was completed circa 1970; it consists of 58 apartment units that are divided among 16 buildings. The inclusion of smaller buildings within the complex, and the arrangement of buildings, located in a relatively linear pattern, which follows the street and has the front doors of units generally facing parking lots and the rear doors of buildings generally facing open space, reflect changes in public housing design during the early 1970s. The increased focus on cars and private transportation resulted in the construction of parking lots for complex residents, a feature that was often lacking on earlier public housing developments. The simple, side-gabled forms of the larger buildings were holdovers from earlier design concepts. All of the original buildings in the complex remain, as does the original site plan. Although the exterior siding on the non-brick veneer sections of the buildings has been changed to vinyl, as have the windows, likely in an effort for greater energy efficiency and lower maintenance, these changes have not affected the overall arrangement of openings or the form, massing, or vertical design elements of the buildings. Melvin Place (CD1499) demonstrates the design concepts that were developed based on public housing policy of the late 1960s and the 1970s and the size and location of the complex was dictated by the effort to create low-income

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housing complexes that were more like private multi-family housing developments than earlier institution-like complexes. The development is recommended as eligible for the NRHP under Criterion A, as a representative example of Fayetteville's increased public housing construction during the 1970s, with proposed boundaries that are the parcel boundary for the complex (Figure 4.2.6.1).



Figure 4.2.6.24. Aerial photograph, 1961, showing the approximate location of Melvin Place (CD1499) (NCDOT 1961).



Figure 4.2.6.25. Aerial photograph, 1971, showing Melvin Place (CD1499) (USGS 1971).

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Figure 4.2.6.26. Aerial photograph, 1983, showing Melvin Place (CD1499) (NCDOT 1983).

4.2.7 *Murchison Townhouses (CD1500)*

Murchison Townhouses (CD1500) is located at 201 Rosemary Street, west of Murchison Road, and consists of 60 units divided among 11 residential buildings (Figure 4.2.7.1). There are two types of buildings within the Murchison Townhouses (CD1500) complex, which are arranged in four groupings, each around a parking area; the townhouse buildings are located on both sides of Rosemary Street (Figure 4.2.7.2). The buildings consist of both one- and two-story structures, with side-gabled rooflines and a combination of brick veneer and vinyl siding exteriors. The windows are generally one-over-one, metal sashes.

Building Type A is a one-story, side-gabled, four-plex (Figures 4.2.7.3–4.2.7.6). The building consists of two sections of two units, which are arranged at mirror images of each other; the two sections are staggered, to create a non-continuous roofline. Each unit has a group of two windows and a door in a vinyl-sided section; an unbroken brick veneer section; a single window in a vinyl-sided section; and an unbroken section of brick veneer on the front elevation. A full width engaged porch is created by an overhang of the main roofline that is supported by projecting walls that resemble pilasters. There are no openings on the side elevations of building Type A. The rear elevation of each units has a door and a group of two windows in a vinyl-sided section, an unbroken brick veneer section, and a two-pane, horizontal sliding window; each unit also has a concrete patio and a vinyl-sided privacy wall. There are two examples of building Type A within the development (Figure 4.2.7.2).

Building Type B1 is a two-story, side-gabled structure that contains six townhouse apartments (Figures 4.2.7.7–4.2.7.11). The building consists of three groupings of two units, which are arranged as mirror images of each other, that are attached as the gable ends. There are three types of units groupings that are used in the Type A

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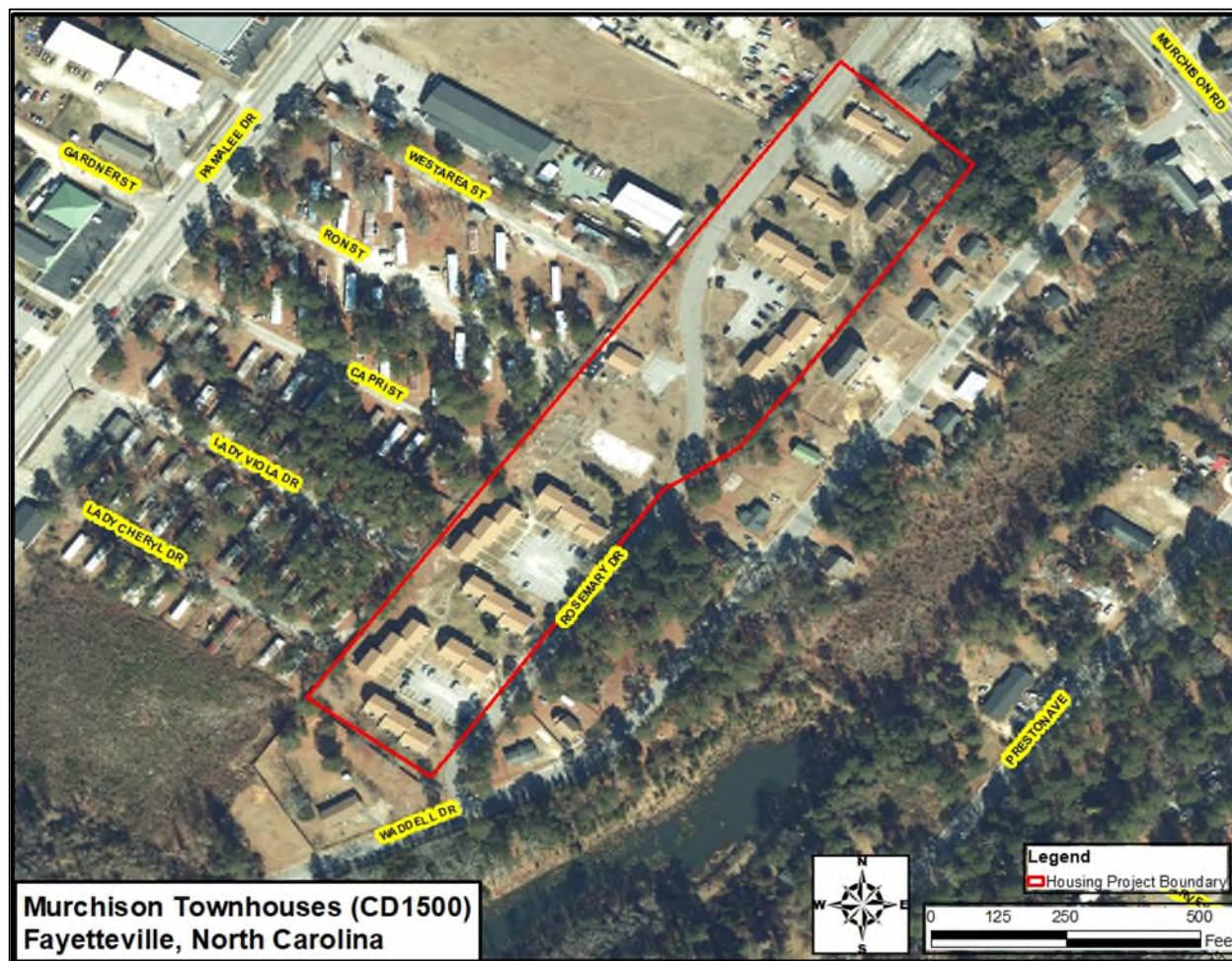


Figure 4.2.7.1. Aerial map showing the boundaries of Murchison Townhouses (BP1500).

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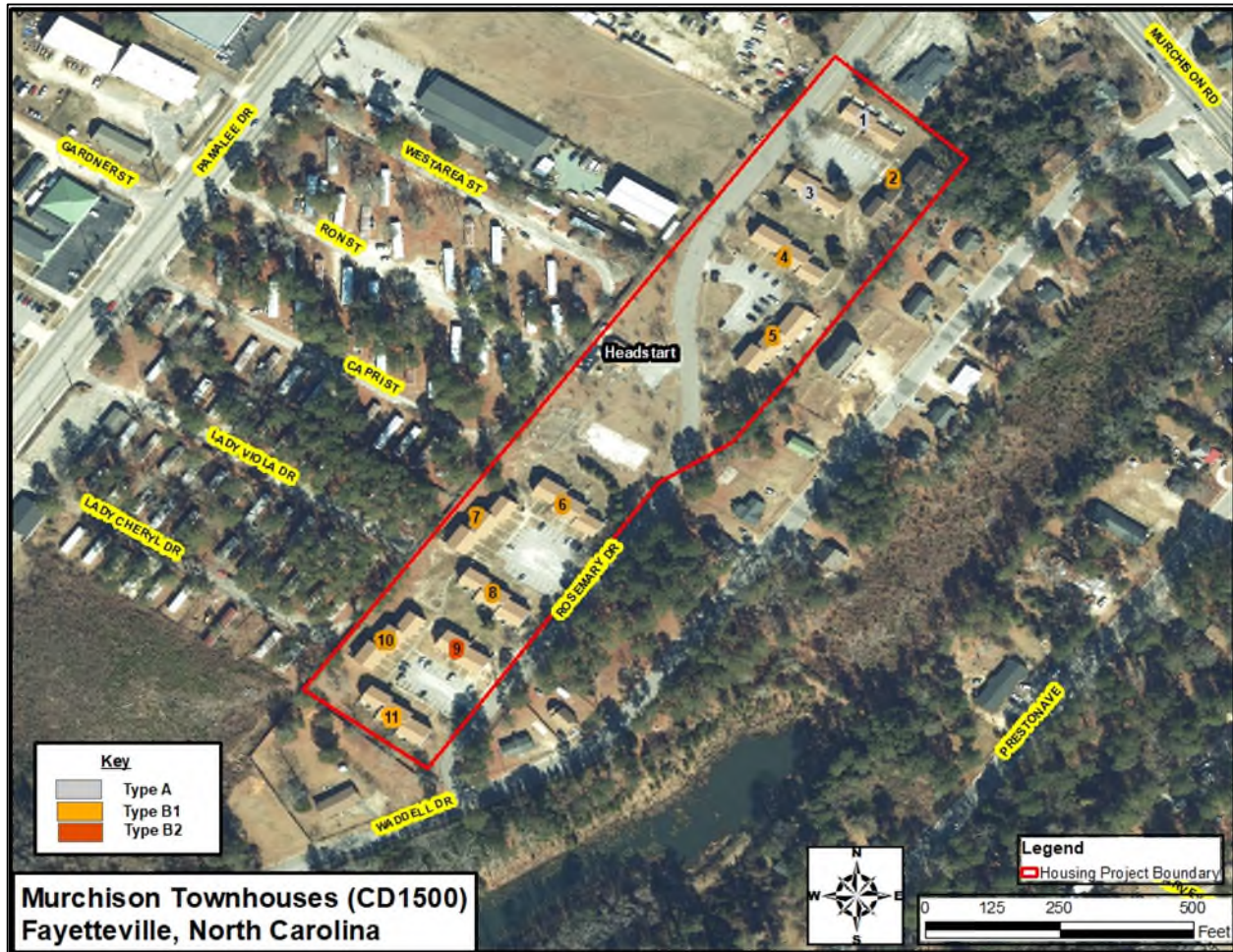


Figure 4.2.7.2. Aerial map showing the building types and locations in Murchison Townhouses (CD1500).

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Figure 4.2.7.3. Murchison Townhouses (CD1500), building Type A, facing northeast.



Figure 4.2.7.4. Murchison Townhouses (CD1500), building Type A, facing east.

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Figure 4.2.7.5. Murchison Townhouses (CD1500), building Type A, facing west.



Figure 4.2.7.6. Murchison Townhouses (CD1500), building Type A, facing north.

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Figure 4.2.7.7. Murchison Townhouses (CD1500), building Type B, facing northwest.



Figure 4.2.7.8. Murchison Townhouses (CD1500), building Type B, facing northeast.

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Figure 4.2.7.9. Murchison Townhouses (CD1500), building Type B, facing northwest.



Figure 4.2.7.10. Murchison Townhouses (CD1500), building Type B, facing north.



Figure 4.2.7.11. Murchison Townhouses (CD1500), building Type B, facing southwest.

buildings. One apartment type consists of a door and a grouping of two windows on the first story, with a wide expanse of brick veneer between them; on the second story, there is a grouping of two windows and a one-pane casement window. The second apartment type has a door and a grouping for two windows on the first story, which are organized together in a vinyl sided section that is between two brick veneer sections; the upper story has a single window and a one-pane casement window. The third apartment type has the same first story configuration as the second apartment type, with the door and windows grouped together in a vinyl sided section, and the second story has two single windows and a one-pane casement window. The side elevations of building Type A have no openings. On the rear elevation, the configuration is based on apartment type, although each of the unit types has a cantilevered second story, a small patio area, and a vinyl-sided privacy wall. The first apartment type has a door and two single windows on the first story, with three single windows and a two-pane, horizontal sliding window on the second story. The second apartment type has a door and a single window on the first story and three single windows on the second story. The third apartment type has a door and two single windows on the first story, with a single window and a two-pane, horizontal sliding window on the second story. Building Type B2 is similar to Type B1, except instead of six units, it only has four. There are eight Type B1 and one Type B2 buildings within the Murchison Townhouses (CD1500) (Figure 4.2.7.2).

Located roughly central within the complex, between the two groupings that are on the east side of Rosemary Road and the two groupings that are on the west side of Rosemary Road, is a one-story, side-gabled, Head Start building (Figure 4.2.7.12–4.2.7.16). The front elevation, which is a combination of brick veneer and vinyl siding, consists of a door, a ribbon of five metal frame windows, and a door, which are located beneath a full width, engaged porch that is supported by projections of the side walls. Each side elevation of the building has no openings. On the rear elevation, there is a grouping of a door and a window; a grouping of two windows; and a

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Figure 4.2.7.12. Murchison Townhouses (CD1500), Head Start building, facing southwest.



Figure 4.2.7.13. Murchison Townhouses (CD1500), Head Start building, facing west.



Figure 4.2.7.14. Murchison Townhouses (CD1500), Head Start building, facing south.



Figure 4.2.7.15. Murchison Townhouses (CD1500), Head Start building, facing northeast.

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Figure 4.2.7.16. Murchison Townhouses (CD1500), Head Start building, facing north.

grouping of a door and a window; each are in sections of vinyl siding, which are separated by unbroken sections of brick veneer.

Murchison Townhouses (CD1500) was constructed in the early 1970s (Figures 4.2.7.17–4.2.7.19). Based in the size and layout of the complex, along with the building types that were constructed within the development, Murchison Townhouses (CD1500) was likely part of the scattered sites policy of the late 1960s and the 1970s, which proposed the construction of lower-density housing developments, with attempts to locate them in various parts of the city, rather than larger-scale developments that were concentrated in the urban core.

NRHP Evaluation

Murchison Townhouses (CD1500) is a low-income housing complex that was completed circa 1970; it consists of 60 apartment units that are divided among 11 buildings. The inclusion of both one- and two-story buildings within the complex, and the arrangement of buildings, located in a relatively linear pattern, with groupings of buildings around parking lots, reflect changes in public housing design during the early 1970s. The increased focus on cars and private transportation resulted in the construction of parking lots for complex residents, a feature that was often lacking on earlier public housing developments. The simple, side-gabled forms of the larger buildings were holdovers from earlier design concepts. All of the original buildings in the complex remain, as does the original site plan. The exterior siding on the non-brick veneer sections of the buildings has been changed to vinyl, and the windows are replacement metal sashes, likely installed as part of an effort for greater energy efficiency and lower maintenance. Although these changes have not affected the overall arrangement of openings or the form and massing of the buildings, the amount of vinyl siding on the Murchison Townhouses (CD1500) is

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significantly greater than the amount of brick veneer, which is different from many of the other complexes built during this period, which are primarily brick veneer with small sections of siding. This change in a large amount of exterior material has altered the integrity of Murchison Townhouses (CD1500) in a way that smaller sections of replacement siding generally do not. Although Murchison Townhouses (CD1500) demonstrates the design concepts that were developed based on public housing policy of the late 1960s and the 1970s and the size and location of the complex was dictated by the effort to create low-income housing complexes that were more like private multi-family housing developments than earlier institution-like complexes, it is not the best example of this type and period of public housing development. Murchison Townhouses (CD1500) is recommended as ineligible for the NRHP.



Figure 4.2.7.17. Aerial photograph, 1964, showing the approximate location of Murchison Townhouses (CD1500) (US Air Force 1964).

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Figure 4.2.7.18. Aerial photograph, 1971, showing Murchison Townhouses (CD1500) (USGS 1971).



Figure 4.2.7.19. Aerial photograph, 1974, showing Murchison Townhouses (CD1500) (NCDOT 1974).



4.2.8 *Point Place (CD1501)*

Point Place (CD1501) is a public housing development that is located at 304 Point Place, which is a complex-specific road, with a cul-de-sac near the middle of its length, that is south of Chestnut Road and adjacent to the Cape Fear River to the east (Figure 4.2.8.1). The development consists of 52 units, divided among nine residential structures, which are grouped around parking areas adjacent to the road (Figure 4.2.8.2). The buildings, which are a combination of one- and two-story buildings, have brick veneer exteriors, with sections of vinyl siding (Figures 4.2.8.3 and 4.2.8.4). There are three building types within Point Place (CD1501), and one has subtypes (Figure 4.2.8.2; Table 4.2.8.1).

Table 4.2.8.1. Building Types and Number of Units per Type in Point Place (CD1501)

Building Type	Description	Number of Type	Total Units per Type
Type A	Duplex; one-story	3	6
Type B	Six units; two-story	3	18
Type C1	Ten units; two-story	2	20
Type C2	Eight units; two-story	1	8

Building Type A is a one-story, brick veneer duplex, which has two units arranged as mirror images of each other (Figure 4.2.8.5–4.2.8.8). The front elevation of each unit has four bays, with the door and a three-part, metal frame picture window located beneath a two-bay, gabled porch that is supported by brick wall projections; outside of the porch, the remaining two bays are two-pane, metal frame, casement windows. The side elevations of Building Type B1 have no openings. The rear elevation of each unit has a door, located beneath a gabled hood that is supported by triangular brackets, and three two-pane, metal frame, casement windows, of which one is smaller than the other two. There are three examples of building Type A within the Point Place (CD1501) complex (Figure 4.2.8.2).

Building Type B is a two-story, side-gabled structure that contains six apartment units (Figures 4.2.8.9–4.2.8.11). This building type consists of three sections of two units, each with the same configuration; they are attached to each other with the central section set back slightly from the flanking sections. The apartments in each section are configured as mirror images of each other and are separated by a brick wall projection that reaches from the ground to the roof eaves. On the front elevation, each unit has a door and a three-part, metal frame, picture window on the first story and a two-pane, metal frame, casement window on the second story. The second story, which is covered with vinyl siding, is cantilevered over the first story, which is brick veneer. There are no openings on the side elevations of building Type B. On the rear elevation, each section is symmetrical, with a central dividing brick wall projection. On either side of this wall, a two-story, shed-roofed projection, with no openings, encompasses the central portion of the unit; on the second story, the projection is flanked by a two-pane, metal frame, casement window on either side, and on the first story there is a two-pane, metal frame, casement window on one side and a rear door that is located in a recessed section behind a portion of the extension, which overhangs on the second story. Within the Point Place (CD1501) complex, there are three Type B buildings (Figure 4.2.8.2).

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Figure 4.2.8.1. Aerial map showing the boundaries of Point Place (CD1501).

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Figure 4.2.8.2. Aerial map showing the building types of Point Place (CD1501).

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Figure 4.2.8.3. Point Place (CD1501), streetscape, facing south.



Figure 4.2.8.4. Point Place (CD1501), streetscape, facing north.

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Figure 4.2.8.5. Point Place (CD1501), building Type A, facing west.



Figure 4.2.8.6. Point Place (CD1501), building Type A, facing northwest.

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Figure 4.2.8.7. Point Place (CD1501), building Type A, facing southwest.



Figure 4.2.8.8. Point Place (CD1501), building Type A, facing southeast.

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Figure 4.2.8.9. Point Place (CD1501), building Type B, facing northeast.



Figure 4.2.8.10. Point Place (CD1501), building Type B, facing south.

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Figure 4.2.8.11. Point Place (CD1501), building Type B, facing southeast.



Figure 4.2.8.12. Point Place (CD1501), building Type C1, facing south.

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Building Type C1 is a two-story, side-gabled structure that has ten apartment units (Figures 4.2.8.12–4.2.8.15). This building type has five apartments on each story, with each reached by a door on the front elevation; the first story apartments have a concrete patio, and the second-story apartments are accessed via a metal, switchback stairway, located beneath a shed-roofed, brick veneer vestibule, and a metal balcony. The front elevation of each unit has a door, which is located beneath an unsupported shed-roofed extension of the main roofline, and a three-part, metal frame, picture window. There are no openings on the side elevations of building Type C1. On the rear elevation, there are ten two-pane, metal frame casement windows, meaning that each apartment has a single window on this elevation. On building Type C1, the first story is brick veneer, as is the portion surrounding the door on the second story; the remainder of the second story is covered with vinyl siding. Building Type C2 has the same configuration as building Type C1 but has eight apartments (Figure 4.2.8.16). There are two examples of building Type C1 and one of building Type C2 in the Point Place (CD1501) development.

Point Place (CD1501) was completed around 1972 (Figures 4.2.8.24–4.2.8.26). Based in the size and layout of the complex, along with the building types that were constructed within the development, Point Place (CD1501) was likely part of the scattered sites policy of the late 1960s and the 1970s, which proposed the construction of lower-density housing developments, with attempts to locate them in various parts of the city, rather than larger-scale developments that were concentrated in the urban core.



Figure 4.2.8.13. Point Place (CD1501), building Type C1, facing southeast.

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Figure 4.2.8.14. Point Place (CD1501), building Type C1, facing southeast.



Figure 4.2.8.15. Point Place (CD1501), building Type C1, facing southeast.

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Figure 4.2.8.16. Point Place (CD1501), building Type C2, facing west.



Figure 4.2.8.17. Aerial photograph, 1965, showing the approximate location of Point Place (CD1501) (NCDOT 1965).

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Figure 4.2.8.18. Aerial photograph, 1971, showing Point Place (CD1501), under construction (USGS 1971).



Figure 4.2.8.19. Aerial photograph, 1972, showing Point Place (CD1501) (NCDOT 1972).

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Figure 4.2.8.20. Aerial photograph, 1973, showing Point Place (CD1501) (NCDOT 1973).

NRHP Evaluation

Point Place (CD1501) is a low-income housing complex that was completed circa 1972; it consists of 58 apartment units that are divided among 16 buildings. The inclusion of smaller buildings within the complex, and the arrangement of buildings, located in a relatively linear pattern, which follows the street and has the front doors of units generally facing parking lots and the rear doors of buildings generally facing open space, reflect changes in public housing design during the early 1970s. The increased focus on cars and private transportation resulted in the construction of parking lots for complex residents, a feature that was often lacking on earlier public housing developments. The simple, side-gabled forms of the larger buildings were holdovers from earlier design concepts. All of the original buildings in the complex remain, as does the original site plan. Although the exterior siding on the non-brick veneer sections of the buildings has been changed to vinyl, as have the windows, likely in an effort for greater energy efficiency and lower maintenance, these changes have not affected the overall arrangement of openings or the form, massing, or vertical design elements of the buildings. Point Place (CD1501) demonstrates the design concepts that were developed based on public housing policy of the late 1960s and the 1970s and the size and location of the complex was dictated by the effort to create low-income housing complexes that were more like private multi-family housing developments than earlier institution-like complexes. The development is recommended as eligible for the NRHP under Criterion A, as a representative example of Fayetteville's increased public housing construction during the 1970s, with proposed boundaries that are the parcel boundary for the complex (Figure 4.2.8.1).



4.2.9 *Stanton Arms (CD1502)*

Stanton Arms (CD1502) is a public housing development that is located at the southeast corner of Whitfield Street and Camden Road (Figure 4.2.9.1). The development consists of 52 units, divided among 16 residential structures, which are grouped around two complex-specific roads, Halcyon Circle and Slim Circle, each of which are no-outlet roads with designated street-adjacent parking areas (Figures 4.2.9.2 and 4.2.9.3). The buildings are a combination of one- and two-story buildings, with Dutch gable roofs that have wide eave overhangs; the structures have brick veneer exteriors, with sections of vinyl siding on some structures and the windows in the complex are primarily one-over-one, double hung, vinyl sashes. There are four building types within Stanton Arms (CD1502) (Figure 4.2.9.4; Table 4.2.9.1).

Table 4.2.9.1. Building Types and Number of Units per Type in Stanton Arms (CD1502)

Building Type	Description	Number of Type	Total Units per Type
Type A	Four units; two-story	5	20
Type B	Six units; one-story	6	18
Type C	Duplex; one-story	6	12
Type D	Single unit; one-story	2	2

Building Type A is a two-story building with four townhouse-style apartments, arranged in groups of two units that are set at mirror images to each other (Figures 4.2.9.5–4.2.9.8). On the front elevation, each unit has a door and a paired window, with a rectangular panel beneath the center section, on the first story and a paired window on the second story, which is slightly cantilevered over the first and covered with vinyl siding. The units are flanked by a slightly projecting brick wall, that reaches from the ground to the roofline. The side elevations of Type A buildings have no openings. On the rear elevation, the units are also separated by a brick wall projection and the second story is cantilevered over the first. On the first story, each unit has a door and a single window; on the second story, each unit has a paired window. A small, gabled rear storage building is shared by sets of two units and has a door in each gable end. There are four Type A buildings within Stanton Arms (CD1502).

Building Type B is a one-story structure with a long, rectangular form, which contains six apartment units, with each unit demarcated by a slightly projecting brick wall (Figures 4.2.9.9–4.2.9.12). On the front elevation, each unit has a door and a paired window, with a rectangular panel beneath the center section. The side elevations of building Type B each have a paired window. On the rear elevation, the apartments each have two single windows, one of which is smaller than the other. There is one Type B building within the development.

Building Type C is a one-story duplex, with a brick wall projection located between the two units, which are oriented as mirror images of each other (Figures 4.2.9.13–4.2.9.16). On the front elevation, each apartment has a paired window, with a rectangular panel beneath the center section, a door, a single window, and a paired window. The side elevations of building Type C each have two single windows, one of which is smaller than the other. On the rear elevation, the apartments have a door and three single windows, with one window being smaller than the other two, and the units share an exterior, one-story, gabled storage building, which is covered with vinyl siding and has entry doors on both gable ends. There are 12 Type C buildings within Stanton Arms (CD1502).

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Figure 4.2.9.1. Aerial map showing the boundaries of Stanton Arms (CD1502).

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Figure 4.2.9.2. Stanton Arms (CD1502), streetscape along Slim Circle, facing southeast.



Figure 4.2.9.3. Stanton Arms (CD1502), streetscape along Halcyon Circle, facing east.

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Figure 4.2.9.4. Aerial map showing the building types of Stanton Arms (CD1502).

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Figure 4.2.9.5. Stanton Arms (CD1502), building Type A, facing west.



Figure 4.2.9.6. Stanton Arms (CD1502), building Type A, facing northwest.

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Figure 4.2.9.7. Stanton Arms (CD1502), building Type A, facing south.



Figure 4.2.9.8. Stanton Arms (CD1502), building Type A, facing northeast.

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Figure 4.2.9.9. Stanton Arms (CD1502), building Type B, facing south.



Figure 4.2.9.10. Stanton Arms (CD1502), building Type B, facing southeast.

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Figure 4.2.9.11. Stanton Arms (CD1502), building Type B, facing northwestwest.



Figure 4.2.9.12. Stanton Arms (CD1502), building Type B, facing southwest.

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Figure 4.2.9.13. Stanton Arms (CD1502), building Type C, facing north.



Figure 4.2.9.14. Stanton Arms (CD1502), building Type C, facing south.

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Figure 4.2.9.15. Stanton Arms (CD1502), building Type C, facing northwest.



Figure 4.2.9.16. Stanton Arms (CD1502), building Type C, facing northeast.

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Building Type D is a one-story building that contains a single residential unit; it resembles a Ranch house form (Figures 4.2.9.17–4.2.9.19). On the front elevation, Type D buildings have a paired window, with a panel beneath the central section, a door, a paired window, a single window, and a paired window. On the side elevation closest to the door there is a paired window; on the other side elevation, there are two single windows. The rear elevation of building Type D has a paired window, a single window, a paired window, a door, and a single window. There is a small, gabled storage structure, covered in vinyl siding, behind the Type D buildings. There are two Type D buildings within the Stanton Arms (CD1502) complex.

Stanton Arms (CD1502) was constructed around 1980 and utilized the same building plans as Lewis Heights (CD1498) (Figures 4.2.9.20–4.2.9.22). Based in the size and layout of the complex, along with the building types that were constructed within the development, Stanton Arms (CD1502) was likely part of the scattered sites policy of the late 1960s and the 1970s, which proposed the construction of lower-density housing developments, with attempts to locate them in various parts of the city, rather than larger-scale developments that were concentrated in the urban core.

NRHP Evaluation

Stanton Arms (CD1502) is a low-income housing complex that was completed circa 1980; it consists of 52 apartment units that are divided among 16 buildings. The inclusion of smaller buildings within the complex, and the arrangement of buildings, located in a relatively linear pattern, which follows the street and has the front doors of units generally facing parking lots and the rear doors of buildings generally facing open space, reflect changes in public housing design during the early 1970s. The increased focus on cars and private transportation resulted in the construction of parking lots for complex residents, a feature that was often lacking on earlier public housing developments. The simple, side-gabled forms of the larger buildings were holdovers from earlier design concepts. All of the original buildings in the complex remain, as does the original site plan. Although the exterior siding on the non-brick veneer sections of the buildings has been changed to vinyl, as have the windows, likely in an effort for greater energy efficiency and lower maintenance, these changes have not affected the overall arrangement of openings or the form, massing, or vertical design elements of the buildings. Stanton Arms (CD1502) demonstrates the design concepts that were developed based on public housing policy of the late 1960s and the 1970s and the size and location of the complex was dictated by the effort to create low-income housing complexes that were more like private multi-family housing developments than earlier institution-like complexes. The development is recommended as eligible for the NRHP under Criterion A, as a representative example of Fayetteville's increased public housing construction during the 1970s, with proposed boundaries that are the parcel boundary for the complex (Figure 4.2.9.1).

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Figure 4.2.9.17. Stanton Arms (CD1502), building Type D, facing southeast.



Figure 4.2.9.18. Stanton Arms (CD1502), building Type D, facing southeast.

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Figure 4.2.9.19. Stanton Arms (CD1502), building Type D, facing east.



Figure 4.2.9.20. Aerial photograph, 1972, showing the approximate location of Stanton Arms (CD1502) (NCDOT 1972).

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Figure 4.2.9.21. Aerial photograph, 1981, showing Stanton Arms (CD1502) (NCDOT 1981).



Figure 4.2.9.22. Aerial photograph, 1984, showing Stanton Arms (CD1502) (NCDOT 1984).



4.3 Greensboro

The Greensboro Housing Authority was approved for funding for the construction of 13 public housing complexes within Greensboro between 1950 and 1980; nine housing developments were completed between 1950 and 1980 and four were completed in 1982. Of these 13 public housing complexes, two have been previously recorded, Hall Towers (GF9105) and Ray Warren Homes (GF9133). The 13 public housing developments are discussed individually below.

4.3.1 *Hall Towers (GF9105)*

Hall Towers (GF9105) is a nine-story, brick high rise tower, completed in 1970 to house low-income elderly residents of Greensboro. It is located at the southeast corner of North Church Street and 12th Street, north of the center of Greensboro (Figure 4.3.1.1). Officially named Alonzo C. Hall Towers, after the Greensboro Housing Authority's first chairman of its Board of Commissioners, Hall Towers (GF9105) was designed by local architecture firm Loewenstein, Atkinson and Wilson (McDaniel and Mroczka 2019).

Fronting North Church Street, the building sits back from the road and has a landscaped front area, with trees and planted shrubs (Figure 4.3.1.2). The tower is divided into two massed blocks, situated on either side of a recessed vertical entrance tower (Figure 4.3.1.3). This section has a modern metal and glass door and window unit on the first story, beneath a flat-roofed, cast concrete entry porch that has seven small decorative arches on its underside. The upper stories each have a balcony, with metal railing that spans between the two adjacent sections; a full-height door, flanked by two-pane, fixed, full height windows, are centrally located on each story. The massed blocks on either side of the entry are unequal in size but have the same emphasis on vertical lines and groupings of windows and wall spaces, organized into vertical panels (Figures 4.3.1.4 and 4.3.1.5). Each vertical panel is comprised of a central wall space with a rectangular vent, flanked on either side by a paired one-over-one, aluminum sash window above a metal insert on each story; these windows are separated from the wall surface by a projecting vertical column of brick. The panels are placed adjacent to each other, so that, outside of the windows on the building ends and those adjacent to the entrance tower, there are two sets of windows abutting each other. These double windows are separated by a vertical brick column that projects farther than the one separating the windows from the wall, and it extends above the upper story window to the roofline. Each story of windows is separated by a thin triangular sill, which is designed to not draw the eye away from the vertical massing. The southern section of the front elevation has three of these vertical panels and the northern section has six vertical panels.

The north elevation of the building has a projecting stair tower, set slightly east of center, and no openings, outside of a metal access door on the first story (Figure 4.3.1.6). The rear elevation of the building, which faces to the east, has the same configuration of windows and wall spaces, organized in vertical panels, as the front elevation, with six panels to the north of the tower section and three panels to the south. On this elevation, the entrance tower is not recessed, but remains flush with the wall and has a vertical ribbon of paired one-over-one windows, separated by metal inserts, to the roof, which extends above the roof of the main structure and houses an elevator and mechanical systems (Figures 4.3.1.6 and 4.3.1.7). The slope of the lot reveals a basement level on the south and east elevations of the building, which is grooved concrete and has metal entrance doors and single one-over-one windows (Figures 4.3.1.8 and 4.3.1.9). On the south elevation, a projecting vertical stair tower is located east of center. On both the south and west sides of this tower is a tall, vertical grate that is the lone opening on this elevation; a grate of the same design is located on the north stair tower (Figure 4.3.1.10).

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Figure 4.3.1.1. Aerial map showing the boundaries of Hall Towers (GF9105).

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Figure 4.3.1.2. Hall Towers (GF9105), front elevation, facing east.



Figure 4.3.1.3. Hall Towers (GF9105), front elevation, entrance, facing east.

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Figure 4.3.1.4. Hall Towers (GF9105), front elevation, facing southeast.



Figure 4.3.1.5. Hall Towers (GF9105), front elevation, facing northeast.

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Figure 4.3.1.6. Hall Towers (GF9105), rear oblique, facing southwest.



Figure 4.3.1.7. Hall Towers (GF9105), rear oblique, facing northwest.

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Figure 4.3.1.8. Hall Towers (GF9105), side elevation, facing north.



Figure 4.3.1.9. Hall Towers (GF9105), side elevation, facing north.

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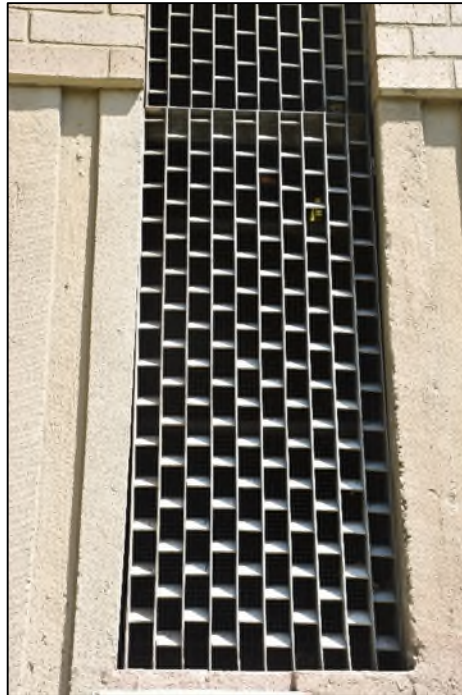


Figure 4.3.1.10. Hall Towers (GF9105), side elevation, grate detail, facing north.

NRHP Eligibility

Similar to Oldham Towers (DH3970), which was built during the same period in Durham, and the slightly later J. J. Henderson (DH3987) project in Durham, Hall Towers (GH9105) is an example of the “Tower in the Park” concept that was adapted to low-income senior citizen housing during the late 1960s and 1970s. Despite renovations to Hall Towers (GF9105) that included the replacement of original windows in 2002, the development remains a significant example of public housing policy and Modernist architecture during the late 1960s and early 1970s. It retains the overall form, design, and feeling from its original construction (Figures 4.3.1.11 and 4.3.1.12). In 2019, Hall Towers (GF9105) was determined eligible for the NRHP, under Criterion A for its association with Greensboro’s public housing efforts and under Criterion C, as an example of Modernist design and the work of locally significant architectural firm Loewenstein, Atkinson and Wilson.

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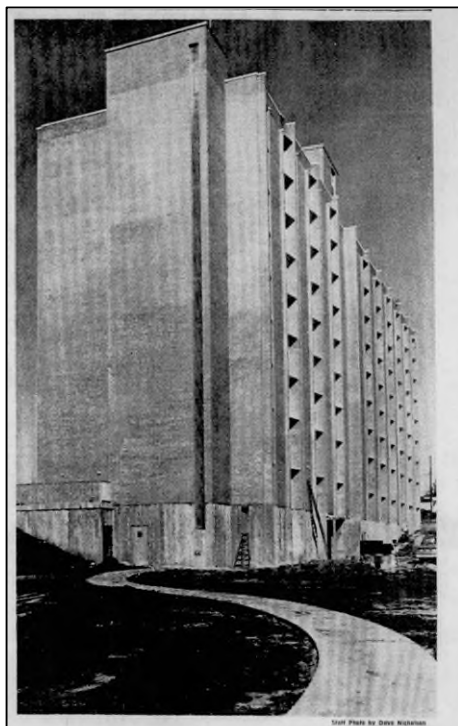


Figure 4.3.1.12. Hall Towers (GF9105), 1970 (*The Greensboro Record* 4 February 1970:D1).



Figure 4.3.1.11. Hall Towers (GF9105), 1974 postcard.



4.3.2 *Ray Warren Homes (GF9133)*

Ray Warren Homes (GF9133) is a 236-unit housing project that was completed in 1959; it is located south of East Gate City Boulevard, east of the center of Greensboro (Figure 4.3.2.1). The development, identified as project NC 11-3, was planned and constructed for low-income African American families, and was named for Ray Warren, the first executive director of the Greensboro Housing Authority (*The Greensboro Record* 13 June 1957:25; 20 June 1959:9). The housing units are divided among 70 buildings, which are located on Baron Walk, Benajamin Benson Street, Burbank Street, Decatur Street, East Bragg Street, East Gate City Boulevard, Logan Street, Pasadena Street, and Rugby Street; it is integrated into the surrounding residential neighborhoods and the houses have the same setbacks and lot sizes (Figures 4.3.2.2 and 4.3.2.3). There are six building types located within the Ray Warren Homes (GF9133) complex (Figure 4.3.2.4; Table 4.3.2.1). Overall, the buildings are a combination of one- and two-story structures, with side-gabled roofs and brick veneer exteriors.

Table 4.3.2.1. Building Types and Number of Units per Type in Ray Warren Homes (GF9133)

Building Type	Description	Number of Type	Total Units per Type
Type A	One-story duplex	4	8
Type B	Two-story duplex, all single windows	5	10
Type C	Two-story duplex, single and paired windows	13	26
Type D	Two-story central block with one-story wings (two paired windows), four-plex	5	20
Type E	Two-story central block with one-story wings (three paired windows), four-plex	13	52
Type F	Two-story four-plex	30	120

There are four examples of building Type A in the Ray Warren Homes (GF9133) development (Figure 4.3.2.4). This building type is a one-story, side-gabled duplex, with two mirror-image units (Figures 4.3.2.5–4.3.2.7). On the front elevation, each unit consists of a paired window, a door, and two paired windows; the door is located beneath a gabled portico, which is supported by square wood posts. The side elevations of Type A buildings have no openings, and the gable ends are covered with siding. The rear elevation of this building type is symmetrical, like the front elevation; each unit has a door, two single windows, and a paired window and the two units are configured as mirror images to each other.

Type B buildings are two-story, side-gabled duplexes, with single windows on both the first and second stories; there are five examples of this building type within the development (Figure 4.3.2.4). Each of these buildings consists of two units, which are organized as mirror images to each other (Figures 4.3.2.8–4.3.2.10). The front elevation of each unit consists of two single windows, a door, and a single window on the first story and three single windows on the second story; a two-bay, hip-roofed porch, which is supported by round metal posts, is centered within the façade of each unit. On each side elevation, there is a single small window on the first story. Like the front elevation, the rear elevation of Type B buildings is symmetrical. Each unit has a central door, beneath a shed-roofed hood, flanked by a single window and a paired window, on the first story; on the second story, a single small window is flanked by a paired window on either side.

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Figure 4.3.2.1. Aerial map showing the boundaries of Ray Warren Homes (GF9133).

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Figure 4.3.2.2. Ray Warren Homes (GF9133), streetscape along Pasadena Street, facing northwest.



Figure 4.3.2.3. Ray Warren Homes (GF9133), streetscape along Pasadena Street, facing south.

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Figure 4.3.2.4. Aerial map showing the building types and locations of the Ray Warren Homes (4.3.2.9133) development.

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Figure 4.3.2.5. Ray Warren Homes (GF9133), building Type A, front oblique, facing northeast.



Figure 4.3.2.6. Ray Warren Homes (GF9133), building Type A, front oblique, facing west.

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Figure 4.3.2.7. Ray Warren Homes (GF9133), building Type A, rear oblique, facing southeast.



Figure 4.3.2.8. Ray Warren Homes (GF9133), building Type B, front elevation, facing east.

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Figure 4.3.2.9. Ray Warren Homes (GF9133), building Type B, front oblique, facing northeast.



Figure 4.3.2.10. Ray Warren Homes (GF9133), building Type B, rear oblique, facing southwest.

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There are 13 examples of building Type C within the Ray Warren Homes (GF9133) complex (Figure 4.3.2.4). This two-story, side-gabled building has two units, like Type B, but the window configuration, and likely the number of rooms in the units, is different (Figures 4.3.2.11–4.3.2.13). On the front elevation, each unit consists of three bays and the two units are mirror images of each other. On the first story, the door is flanked by a paired window on either side and the outside two bays are located beneath a hip-roofed porch, which is supported by round posts; on the second story, there is a paired window and two single windows. The side elevations of this building type have no openings. On the first story of the rear elevation, each unit has a door, located beneath a shed-roofed hood, flanked by a single window on either side; the second story has two single windows and a paired window.

Type D has five examples within the development (Figure 4.3.2.4). This building type has a central two-story block, with one-story wings; there are four units in Type D buildings, two in the central block and one in each of the wings (Figures 4.3.2.14–4.3.2.16). The façade of Type D buildings is symmetrical, with the central block having four bays and each wing having three bays. The one-story wing apartments have a door, located beneath a gabled portico that is supported by square posts, flanked by a paired window on either side. Each unit in the two-story section has a door, located beneath a gabled portico, and a paired window on the first story, and two single windows on the second story; the units are arranged with the doors as the outer bays and the paired windows as the inner bays. There is a single window on the side elevation of each one-story wing. On the rear elevation, the units are arranged symmetrically. Each wing has a door, a single window, and an enclosed single window opening; each unit on the two-story section has a door, beneath a shed-roofed hood, flanked by a single window on either side on the first story, with a paired window and an enclosed single window opening on the second story.

Type E has 13 examples within the development (Figure 4.3.2.4). This building type is similar to Type D, with a central two-story block, with one-story wings, also housing four units, two in the central block and one in each of the wings (Figures 4.3.2.17–4.3.2.19). The façade of Type E buildings is symmetrical, with the central block having four bays and each wing having four bays. The one-story wing apartments have a door, located beneath a gabled portico that is supported by square posts, with one paired window to one side and two paired windows to the other side. Each unit in the two-story section has a door, located beneath a gabled portico, and a paired window on the first story, and two single windows on the second story; the units are arranged with the doors as the outer bays and the paired windows as the inner bays. There are no openings on the side elevation of building Type E. On the rear elevation, the units are arranged symmetrically. Each wing has a door, two windows, and a paired window; each unit on the two-story section has a door, beneath a shed-roofed hood, with a single window on one side and a paired window on the other side on the first story, with a single window and an enclosed single window opening on the second story.

The most common building type within the Ray Warren Homes (GF9133) development is Building Type F, with 30 located throughout the complex (Figure 4.3.2.4). This building type is a two-story, side-gabled structure with four units; the units are organized in two sets of two, with the two units in the same block being mirror images of each other (Figures 4.3.2.20–4.3.2.22). On the front elevation, each unit is two bays wide, with a paired window and a door, located beneath a gabled portico supported by square posts, on the first story, and with two single windows on the second story. The units are oriented so that the doors are the two interior bays, and the windows are the two exterior bays on each block; the two two-unit block placed together result in a configuration of double window, two doors, two double windows, two doors, double window. There are no openings on the side elevations of Type F buildings. On the rear elevation, each unit has a door, located beneath a shed-roofed hood, flanked by a single window on either side on the first story, with a paired window and an enclosed single window opening on the second story.

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Figure 4.3.2.11. Ray Warren Homes (GF9133), building Type C, front elevation, facing east.



Figure 4.3.2.12. Ray Warren Homes (GF9133), building Type C, front oblique, facing northeast.

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Figure 4.3.2.13. Ray Warren Homes (GF9133), building Type C, rear oblique, facing southwest.



Figure 4.3.2.14. Ray Warren Homes (GF9133), building Type D, front elevation, facing west.

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Figure 4.3.2.15. Ray Warren Homes (GF9133), building Type D, front oblique, facing northwest.



Figure 4.3.2.16. Ray Warren Homes (GF9133), building Type D, rear oblique, facing southeast.

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Figure 4.3.2.17. Ray Warren Homes (GF9133), building Type E, front elevation, facing west.



Figure 4.3.2.18. Ray Warren Homes (GF9133), building Type E, front oblique, facing northwest.

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Figure 4.3.2.19. Ray Warren Homes (GF9133), building Type E, rear oblique, facing northeast.



Figure 4.3.2.20. Ray Warren Homes (GF9133), building Type F, front elevation, facing southwest.

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Figure 4.3.2.21. Ray Warren Homes (GF9133), building Type F, front oblique, facing southwest.



Figure 4.3.2.22. Ray Warren Homes (GF9133), building Type F, rear oblique, facing northeast.

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Located at the corner of East Gate City Boulevard and Burbank Street, in the northeast corner of the complex, is the office building for the Ray Warren Homes (GF9133). This T-shaped structure is one-story tall, with a cross-gabled roofline (Figure 4.3.2.23). The south elevation has a one-story rectangular section with a front-gabled roof, with a double entry door on its south elevation, which is beneath a gabled portico; on each side elevation are six single windows. This section is attached to a taller, front-gabled section, with windows in the upper portion of the wall and a door on its west elevation. It is attached to a side-gabled section, which has a paired window on its south elevation. The majority of the office building is brick, with portions having siding on the upper walls and gable ends. Also located in the northeastern portion of the complex is a one-story, rectangular building, with a Dutch gable roof, that serves as the childcare building for the complex (Figure 4.3.2.24).

The Ray Warren Homes (GF9133) complex, which was planned to house low-income black families, was proposed in 1957 and was approved for construction by the federal Public Housing Administration in February 1958; ground was broken for the new complex on March 7, 1958 (*The Greensboro Record* 26 February 1958:13; 8 March 1958:9) (Figures 4.3.2.25 and 4.3.2.26). Designed by Greensboro architectural firm McMinn, Norfleet, and Wicker, the complex construction was awarded to W. H. Weaver Construction Company, a Greensboro firm, while the specialty systems were installed by Copeland Plumbing Company, of Durham, and Thomas Electrical Contractors, Inc., of Greensboro (*The Greensboro Record* 15 February 1958:9; 26 February 1958:13). The total cost of the 236-unit project was estimated to be \$3.25 million and the number of bedrooms in the complex units ranged from one to five, with one, two, and three-bedroom units having one bathroom and four and five-bedroom units having one and one-half bathrooms. The first 74 units of the Ray Warren Homes (GF9133) were opened for occupation on April 6, 1959; by June 20, the entire complex was occupied (*The Greensboro Record* 29 March 1959:17; 20 June 1959:9).

Throughout the complex, the original wood siding on the gable ends, and in the porticos, has been replaced with composite shingles and the windows have been replaced with one-over-one, double hung, vinyl sashes. Outside of these replacements, the complex as a whole and the buildings within it retain their integrity of location, setting, design, feeling, and workmanship; although the updates to the buildings have altered original materials, public housing complexes were designed with a short service period and replacement during maintenance is to be expected in these types of buildings. The Ray Warren Homes (GF9133) complex exhibits the siting and design theory of the Greensboro Housing Authority in the 1950s, informed by guidance and trends of federal public housing policy during the period.

NRHP Evaluation

Ray Warren Homes (GF9133) is a low-income housing development that consist of 236 residential units, in 72 structures, as well as an office building and a childcare building. Ray Warren Homes (GF9133) was constructed by the Greensboro Housing Authority for low-income black residents and was completed in 1959. As a Greensboro Housing Authority designed and constructed project, Ray Warren Homes (GF9133) has many of the characteristics of early public housing developments, with groups of multifamily residential buildings arranged on a large, landscaped parcel, with open space and recreation areas. The buildings exhibit traditional design concepts, with large two-story, box-like designs with minimal Colonial Revival styling. Overall, Ray Warren Homes (GF9133) retains its integrity of overall design, with the large lot and landscaped site plan, with the buildings organized in a linear pattern fronting along the complex roads, with sidewalks connecting the buildings throughout the development. While the open spaces no longer hold formal recreation areas, they do remain intact and have been

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adapted for informal recreation. The buildings, while they have replacement windows, retain their integrity of design, materials, and workmanship as well.

Ray Warren Homes (GF9133) represents a transitional period of public housing construction, where large developments were still common, but they were no longer organized as insular complexes, with units facing each other, but were, instead, fronted on roads with parking, which was becoming increasingly necessary as private automobile transportation became the norm for people of all income brackets. Additionally, Ray Warren Homes (GF9133) represents the period of segregated public housing policy, along growing need for public housing in Greensboro, especially for low-income black families, as this complex, unlike earlier developments, was constructed without a counterpart for low-income white residents. Ray Warren Homes is eligible under Criterion A for its association with these contexts. The proposed NRHP boundary is the boundaries of the complex from the completion of the second phase, in 1959 (Figure 4.3.2.1).



Figure 4.3.2.23. Ray Warren Homes (GF9133), office building, front elevation, facing northeast.

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Figure 4.3.2.24. Ray Warren Homes (GF9133), child care building, front elevation, facing north.

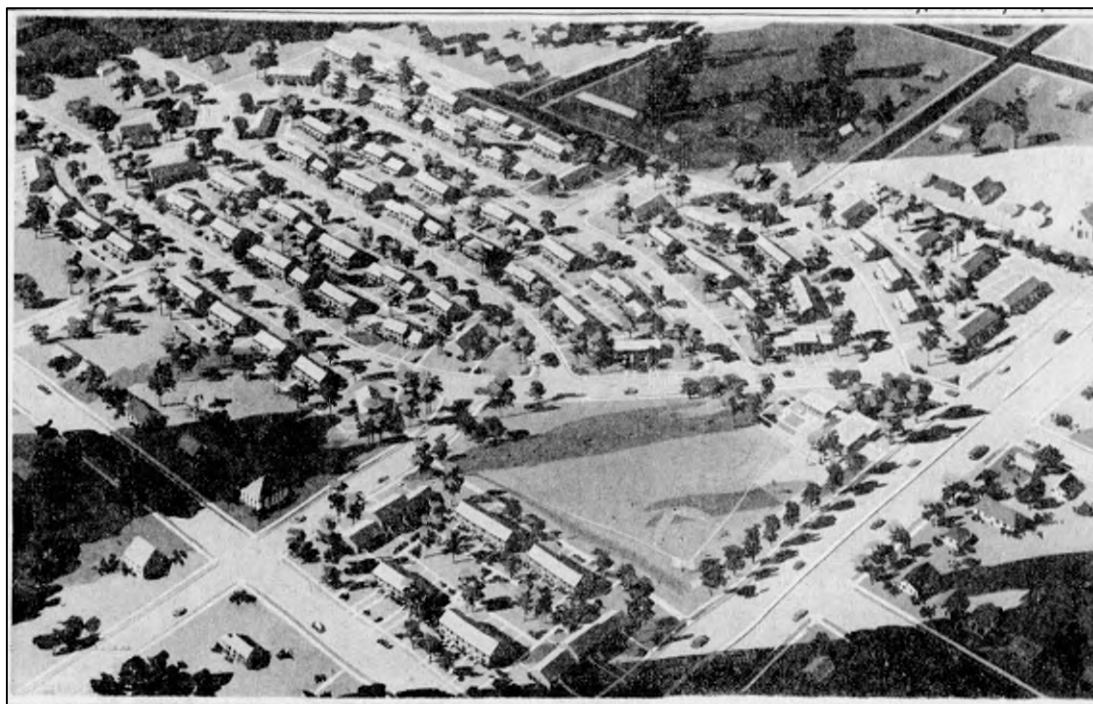


Figure 4.3.2.25. Ray Warren Homes (GF9133), artist rendering of layout, 1958 (*The Greensboro Record* 15 February 1958:9).

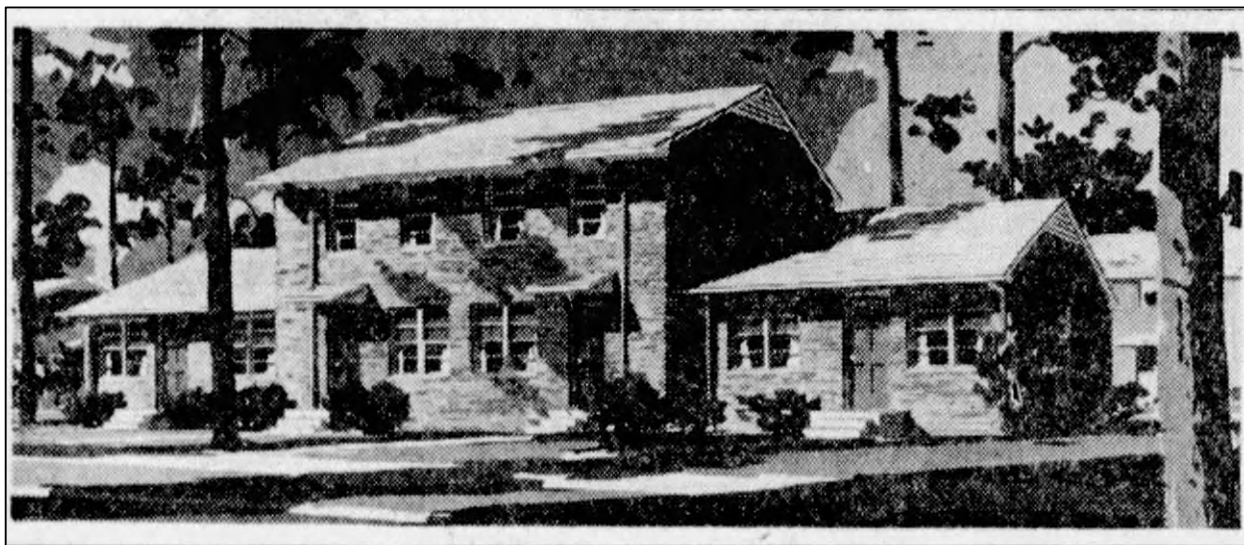


Figure 4.3.2.26. Ray Warren Homes (GF9133), artist rendering of building Type D, 1958 (*The Greensboro Record* 15 February 1958:9).

4.3.3 *Applewood (GF9650)*

Applewood (GF9650) is a ten-building complex that contains 50 apartments; identified as project NC 11-16, it was completed in 1982. The Applewood (GF9650) development is a self-contained complex that is located west of Old Battleground Road, northwest of the Greensboro city center (Figure 4.3.3.1). The ten buildings are accessed via an insular road that connects to parking lots in front of each building; there are four building types within the complex (Figures 4.3.3.2 and 4.3.3.3).

Building Type A, of which there are three within the complex, contains four units and is a one-story structure with a central block and smaller wings (Figures 4.3.3.4–4.3.3.6). Each Type A building is symmetrical, with a central recessed entry vestibule that has two single doors, each with a sidelight; to either side of this recessed section is a paired and a single window on the façade. Attached to each gable end of the main block is a slightly shorter, recessed gabled section, with a paired window; the door to the end apartments is located on the gable end of this wing section, beneath an engaged porch that is created by the gabled roof of an attached storage room supported by a square post.

There are two Type B buildings within the development. Building Type B, which sits on a sloped lot that allows for an open basement level, located below parking lot grade, has four units (Figures 4.3.3.7–4.3.3.9). The building is symmetrical, with each half having two units; the units are separated from each other by a slight wall projection. The two end units each have a paired window and a door, as well as a door to an exterior storage unit, on the front elevation. The two interior units have a door and two single windows. Each unit is accessed via a wood stair that leads to a wood deck. Below grade, the end units have a single window and two doors and the interior units have a single window and a door. On each side elevation there is a small shed-roofed projection that has a tall casement window.

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Figure 4.3.3.1. Aerial map showing the boundaries of Applewood (GF9650).

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Figure 4.3.3.2. Aerial map showing the building types of Applewood (GF9650).

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Figure 4.3.3.3. Streetscape within Applewood (GF9650), facing south.



Figure 4.3.3.4. Applewood (GF9650), building Type A, front elevation, facing east.

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Figure 4.3.3.5. Applewood (GF9650), building Type A, front oblique, facing north.



Figure 4.3.3.6. Applewood (GF9650), building Type A, front oblique, facing southeast.

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Figure 4.3.3.7. Applewood (GF9650), building Type B, front elevation, facing west.



Figure 4.3.3.8. Applewood (GF9650), building Type B, front oblique, facing southwest.



Figure 4.3.3.9. Applewood (GF9650), building Type B, front oblique, facing south.

Building Type C has six units and, like Type B, sits on a sloped lot, that allows for an open basement level; there are four Type C buildings within the complex. Type C buildings are comprised of three blocks of units, which have staggered rooflines and facades (Figures 4.3.3.10–4.3.3.12). The central block, which is recessed, consists of two units, each with a door and two single windows, which are situated between two slight wall projections and are accessed by wood stairs to a wood deck. The flanking blocks also each have two units, with the exterior unit having a paired window and the interior unit having two single windows. On the rear elevation of these buildings, the two central units and the interior units on the flanking blocks each have a door, a single window, and a storage unit door on the first story and two single windows on the second story; the end units each have two single windows on both the first and second stories.

There is one building type D within the development. It consists of six one-story units, arranged in three identical blocks, with the central block recessed slightly from the flanking blocks (Figures 4.3.3.13 and 4.3.3.14). Each block has a recessed central vestibule, which contains two doors, each with a sidelight; on either side of the recessed section there is a paired window. The side elevations of this building each have two single windows. On the rear elevation, each unit has a door and a single window, as well as an attached storage room, with an exterior door.

On the west side of the Applewood (GF9650) complex is a one-story office building (Figure 4.3.3.15). This square structure is situated with a corner facing the parking lot and the entry door recessed beneath the wide roof overhang. The elevation to the north of the door has two paired windows and the elevation to the south has two doors. The roof has a low pitch to the point it meets the center section, which has a sharp angular point. Like the other buildings within the complex, the office has replacement vinyl siding and vinyl one-over-one windows.

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Figure 4.3.3.10. Applewood (GF9650), building Type C, front oblique, facing southwest.



Figure 4.3.3.11. Applewood (GF9650), building Type C, front oblique, facing northwest.

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Figure 4.3.3.12. Applewood (GF9650), building Type C, rear oblique, facing north.



Figure 4.3.3.13. Applewood (GF9650), building Type D, front oblique, facing northeast.

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Figure 4.3.3.14. Applewood (GF9650), building Type C, rear oblique, facing northwest.



Figure 4.3.3.15. Applewood (GF9650), office, facing west.

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Originally referred to as the Old Battleground Road project, the Applewood (GF9650) development was proposed as early as 1980 but was the subject of much public protest and criticism, as nearby homeowners did not think the public housing project fit within their section of Greensboro (*The Greensboro Record* 22 May 1980:C1, C2; 28 May 1981:21). The complex was considered as a scattered site development, as it was a lower density than other, earlier projects (Figure 4.3.3.16). Although the plan originally called for units of one to four bedrooms, the complex was eventually constructed with 12 one-bedroom units, 28 two-bedroom units, and 10 three-bedroom units; the plans for the Applewood (GF9650) were designed by Asheville architect Jan Wiegman (*The Greensboro Record* 22 May 1980:C1). The land for Applewood (GF9650) was purchased in August 1981 and bids for the project were opened August 13, with the contract for construction awarded to Site, Inc., an Atlanta firm (*The Greensboro Record* 6 August 1981:D1; 28 August 1981:38). The estimated cost for the development was \$1.3 million and it was completed by 1982 (*Greensboro News and Record* 2 January 1981:B2). Newspaper photographs show the complex shortly after its completion (Figures 4.3.3.17 and 4.3.3.18).

NRHP Evaluation

Applewood (GF9650) is a low-income housing development that consists of 50 apartments, in ten structures, and a community building. Applewood (GF9650) was one of three 50-unit developments that were planned together during the Greensboro Housing Authority's shift to a scattered site policy during the 1970s. Scattered sites was a policy promoted by HUD to encourage smaller public housing developments and to attempt to have new public housing located in various areas throughout cities, instead of concentrating it in one area. Greensboro embarked on an extensive program of scattered sites public housing in the late 1970s, resulting in seven complexes that would meet the HUD definition, including having less than 150 housing units. In Greensboro, most of these complexes were controversial among residents in nearby neighborhoods and resulted in public protests at Zoning and City Council meetings. Applewood (GF9650) is an example of the type of development that was constructed as part of this scattered sites program. The designs of these types of projects differed from earlier public housing, with smaller lots, a fewer number of buildings, and architectural elements that moved away from the traditional two-story box of earlier non-high-rise structures. Applewood (GF9650) exemplifies these characteristics, with a layout of buildings facing parking areas and a lot that is small, with little open space, but a planned landscape. Despite changes to exterior finishes on the residential buildings at Applewood (GF9650), the buildings on the site remain in the same configuration and with the same spatial characteristics as when they were constructed. Together with the other complexes built during the scattered sites era of the Greensboro Housing Authority, Applewood (GF9650) is eligible for the NRHP, as a representation of the shifting theory in public housing policy and its manifestation in Greensboro. The proposed NRHP boundaries are the parcel boundaries for the complex (Figure 4.3.3.1).

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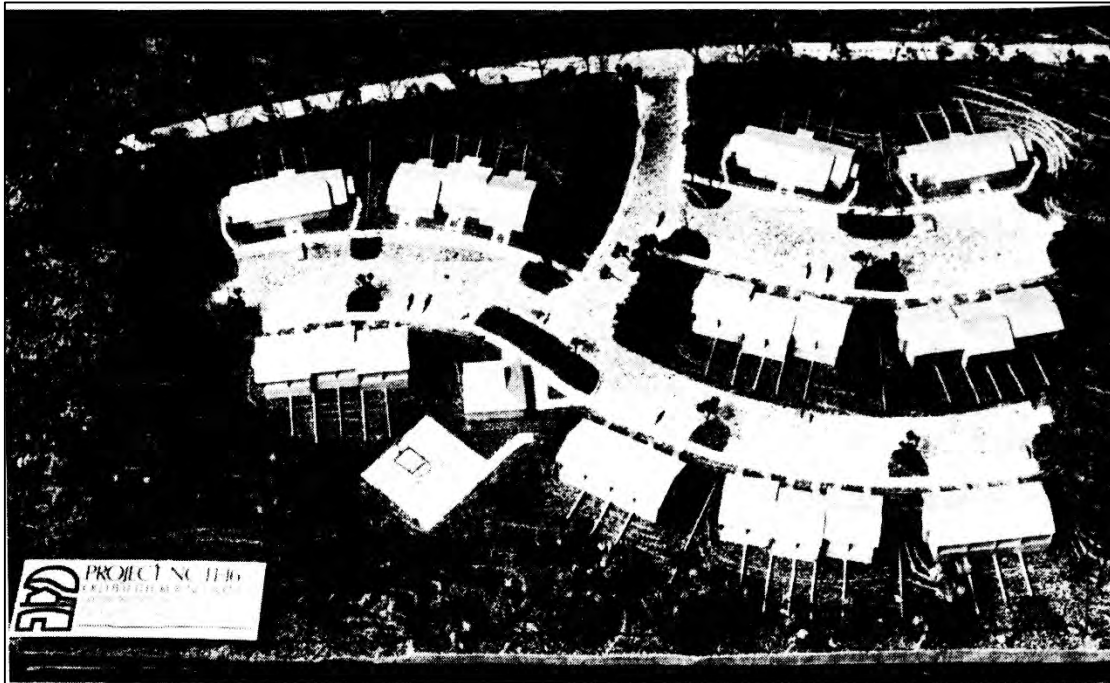


Figure 4.3.3.16. Model of the Applewood (GF9650) complex, 1981 (*The Greensboro Record* 6 August 1981:27).



Figure 4.3.3.17. Photo of the Applewood (GF9650) complex, 1985 (*The Greensboro News and Record* 2 January 1985:13).

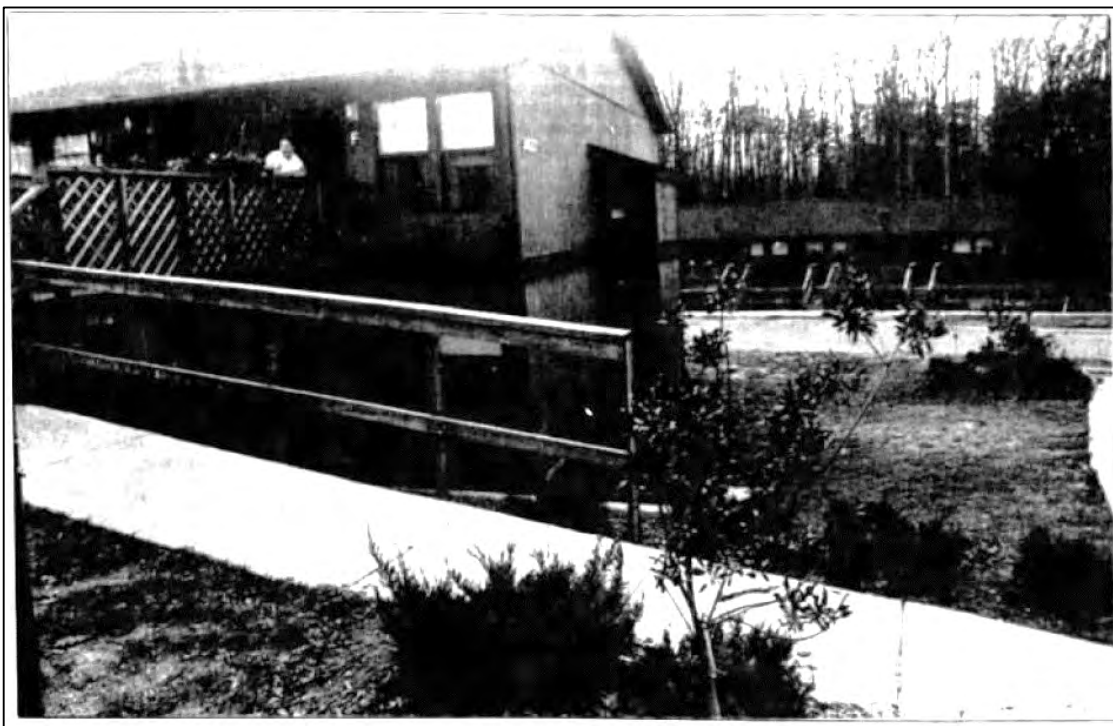


Figure 4.3.3.18. Photo of the Applewood (GF9650) complex, 1985 (*The Greensboro News and Record* 2 January 1985:13).

4.3.4 *Baylor Court (GF9651)*

Baylor Court (GF9651) is a public housing development that consist of 11 single family residences; it is located west of Baylor Street, north of the center of Greensboro (Figure 4.3.4.1). The 11 residences, which are made up of two building types, are located along the complex-specific Baylor Court and along Baylor Street (Figure 4.3.4.2). The two house types include a one-story residence and a two-story residence that are situated with uniform setbacks from the road, on a curved street that has a suburban residential feel (Figure 4.3.4.3). Throughout the complex, the original siding on the buildings has been replaced with vinyl siding and the windows are replacement one-over-one, vinyl sashes.

Building Type A is a one-story residence; there are seven located within the development. This house type has a low pitched, cross-hip roof (Figures 4.3.4.4–4.3.4.6). The front elevation is five bays, with two single windows being located on the front-projecting hip-roofed section; on the side-projecting section, there is a door, a casement window, and a single window. Each of the windows is set within a vertical section that has siding below it and is set off from the wall surface by a slight brick projection. The door and the casement window are in a large, recessed section, which is covered with siding, that is adjacent to the intersection of the two hip-roofed sections. The side elevation of the side-projecting section has two single windows, and the rear elevation has a recessed section that contains a door (Figure 4.3.4.7). The exterior the Type A dwellings is primarily brick veneer, with siding in the window and door openings. The hipped roof, which is covered with composition shingles, has a wide

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Figure 4.3.4.1. Aerial map showing the boundaries of Baylor Court (GF9651).

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Figure 4.3.4.2. Aerial map showing the building locations and type of Baylor Court (GF9651).

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Figure 4.3.4.3. Baylor Court (GF9651), streetscape, facing west.



Figure 4.3.4.4. Baylor Court (GF9651), building Type A, front elevation, facing south.

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Figure 4.3.4.5. Baylor Court (GF9651), building Type A, front oblique, facing southeast.



Figure 4.3.4.6. Baylor Court (GF9651), building Type A, front oblique, facing west.

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Figure 4.3.4.7. Baylor Court (GF9651), building Type A, rear oblique, facing northwest.

overhang with boxed eaves. Some of the Type A houses are oriented with the front-projecting section to the right and some are oriented as a mirror image, with the front-projecting section to the left.

Building Type B is a two-story residence and there are four located within the development. The dwelling is constructed in the Contemporary style, with a main block with multiple projections and intersecting rooflines (Figures 4.3.4.8–4.3.4.11). The front elevation is two bays. On the first story, the door is recessed and is located beneath an upper story projection, which is supported by brick posts; the remaining bay on the first story is a single window. The upper story of the front elevation has two projecting sections, each covered in siding with a single window; between the two sections there is a small single window between the two stories. On the side elevation furthest from the door, the second story section projects past the main wall of the house and has a single window; behind this section there is a single window on both the first and second stories. On the side elevation adjacent to the door, the wall projects in a side gable and has a single window on each story. On the rear elevation, there is a single window on each story of the main wall and a single window on each story of a shed-roofed rear projection. The exterior of Building Type B is a combination of brick veneer and siding, with the main walls being brick veneer and the second story projections having siding.

Baylor Courts (GF9651) was proposed as early as 1976 but was the subject of much public protest by members of the nearby Spicewood community, with neighborhood members attempting to get parcels rezoned to block the development (*The Greensboro Record* 23 December 1976:19; *The Greensboro Daily News* 3 July 1977:32). The complex was considered as a scattered site development, as it was a lower density than other, earlier projects and an attempt to spread public housing throughout the city, instead of concentrating it in a single area (Figure 4.3.4.12). By 1979, the Baylor Court (GF9651) development, which consisted of seven four-bedroom and four five-

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Figure 4.3.4.8. Baylor Court (GF9651), building Type B, front elevation, facing southwest.



Figure 4.3.4.9. Baylor Court (GF9651), building Type B, front oblique, facing southwest.

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Figure 4.3.4.10. Baylor Court (GF9651), building Type B, front oblique, facing east.



Figure 4.3.4.11. Baylor Court (GF9651), building Type B, rear oblique, facing northeast.

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Figure 4.3.4.12. Photo of Baylor Court (GF9651), 1983 (*The Greensboro Record* 14 February 1983:A1).

bedroom houses, was under construction, and it was completed for occupancy by February of the following year (*The Greensboro Record* 24 September 1979:19; 27 February 1980:14).

NRHP Evaluation

Baylor Court (GF9651) is a low-income housing development that consists of 11 single-family residences that were completed in 1980. Baylor Court (GF9651) was one of seven small-scale developments that were constructed during the Greensboro Housing Authority's shift to a scattered site policy during the 1970s. Scattered sites was a policy promoted by HUD to encourage smaller public housing developments and to attempt to have new public housing located in various areas throughout cities, instead of concentrating it in one area. Greensboro embarked on an extensive program of scattered sites public housing in the late 1970s. In Greensboro, most of these complexes were controversial among residents in nearby neighborhoods and resulted in public protests at Zoning and City Council meetings. Baylor Court (GF9651) is an example of the type of development that was constructed as part of this scattered sites program. The designs of these types of projects differed from earlier public housing, with smaller lots, a fewer number of buildings, and architectural elements that moved away from the traditional two-story box of earlier non-high-rise structures. Baylor Court (GF9651), which consists of one-story houses with Ranch forms and of two-story residences with contemporary elements, represents a shift from multi-family residential buildings to single-family housing, which was appropriate for the larger families that qualified for public housing. Together with the other complexes built during the scattered sites era of the Greensboro Housing Authority, Baylor Court (GF9651) is eligible for the NRHP, as a representation of the shifting theory in public housing policy and its manifestation in Greensboro. The proposed NRHP boundaries are the parcel boundaries for the complex (Figure 4.3.3.1).

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4.3.5 Claremont Courts (GF9652)

Claremont Courts (DH9652) is a 250-unit apartment development, which was completed in 1969. Claremont Courts (DH9652) is bounded by Phillips Avenue to the south, Bywood Road to the west, Buchanan Road to the north, and Woodbriar Avenue to the east, with Patio Place bisecting the property (Figure 4.3.5.1). The residential buildings within the development are arranged in a staggered pattern throughout the property, generally facing either a road or a parking lot, with sidewalks winding through the complex and mature trees near the buildings. The residential structures are two stories, with flat roofs and pediment parapets, however, because of the topography of the lot, some of the buildings present as one-story structures to the road but are two stories on their interior elevations (Figures 4.3.5.2 and 4.3.5.3). Each building has brick veneer as its primary exterior material; the buildings that present as one-story on their front elevation have brick veneer on both levels, while the two-story buildings have brick veneer on the first story and composite siding on the second story, with a shed-roofed awning section separating the two stories. The windows throughout the complex are nine-over-one and twelve-over-one, single hung, vinyl sashes.

There are 250 units in the Claremont Courts (GF9652) development, divided among 29 residential buildings. There are five unit types within the complex, which are combined to form different building types; there are five main building types, although two of the types are divided into subtypes by their size (Figure 4.3.5.4; Tables 4.3.5.1 and 4.3.5.2).

Table 4.3.5.1. Unit Types and Number of Units per Type in Claremont Courts (GF9652)

Unit Type	Description	Number of Type	Total Units per Type
Type A	Duplex, with portico (two apartments per unit)	37	74
Type B	Duplex, no portico (two apartments per unit)	28	56
Type C	Single unit, 1 st story paired window, 2 nd story single and paired window	32	32
Type D	Single unit, 1 st story paired window, 2 nd story paired window	4	4
Type E	Four-plex of flats; one-story front elevation, two-story rear elevation (four apartments per unit)	21	84

Table 4.3.5.2. Building Types and Number of Units per Type in Claremont Courts (GF9652)

Building Type	Description	Number of Type	Total Units per Type
Type 1	Unit Type E – multiple sections (three subtypes)	7 (3 Type 1A, 1 Type 1B, 3 Type 1C)	84
Type 2	Unit Type B – three sections	2	12
Type 3	Unit Type A – multiple sections (two subtypes)	2 (1 Type 3A, 1 Type 3B)	10
Type 4	Unit Types A, B, C – eight units (C-A-B-A-C)	16	128
Type 5	Unit Types B and D – eight units (B-D-B-D-B)	2	16

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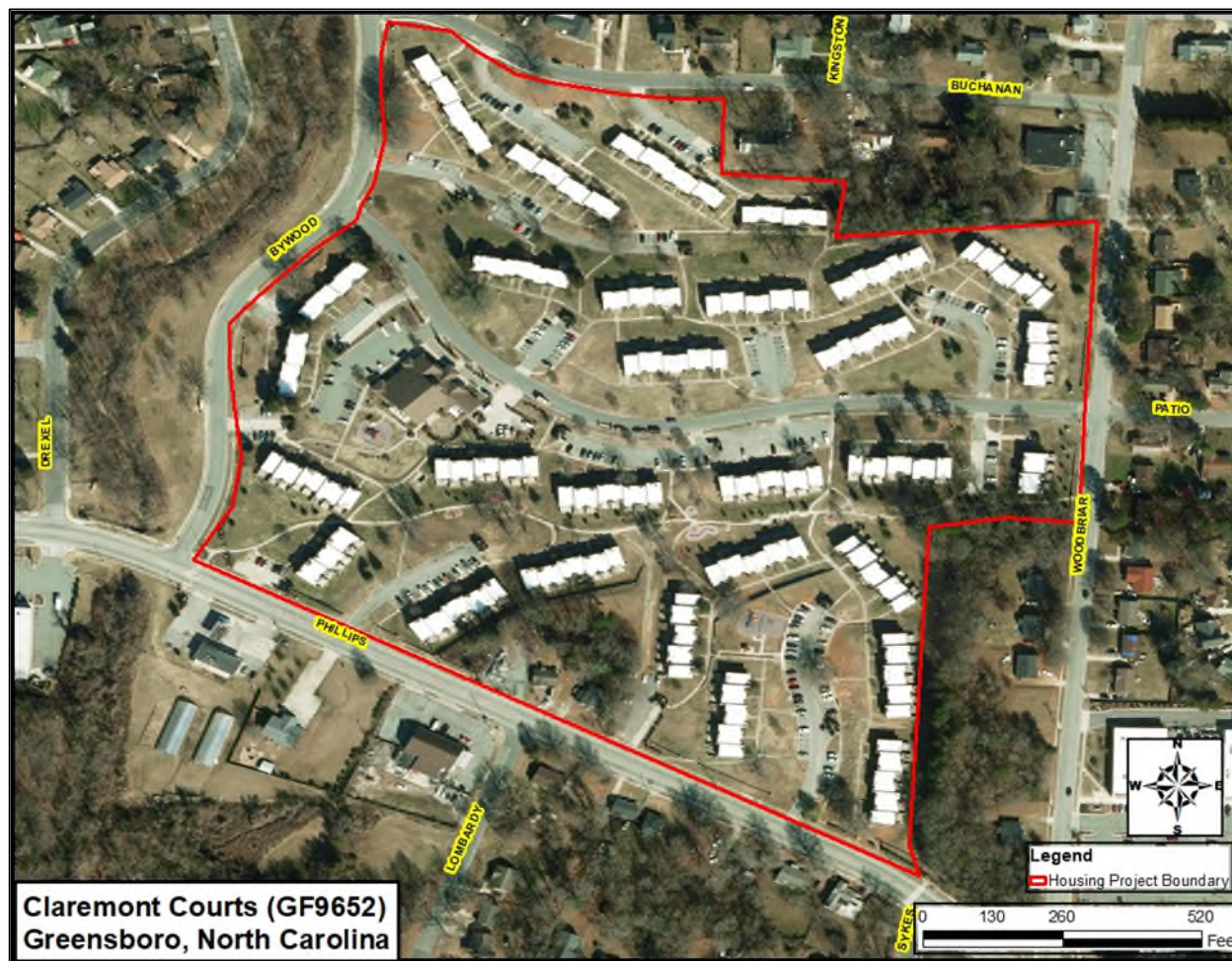


Figure 4.3.5.1. Aerial map showing the boundaries of Claremont Courts (GF9652).

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Figure 4.3.5.2. Claremont Courts (DH9652), facing northwest.



Figure 4.3.5.3. Claremont Courts (DH9652), facing west.

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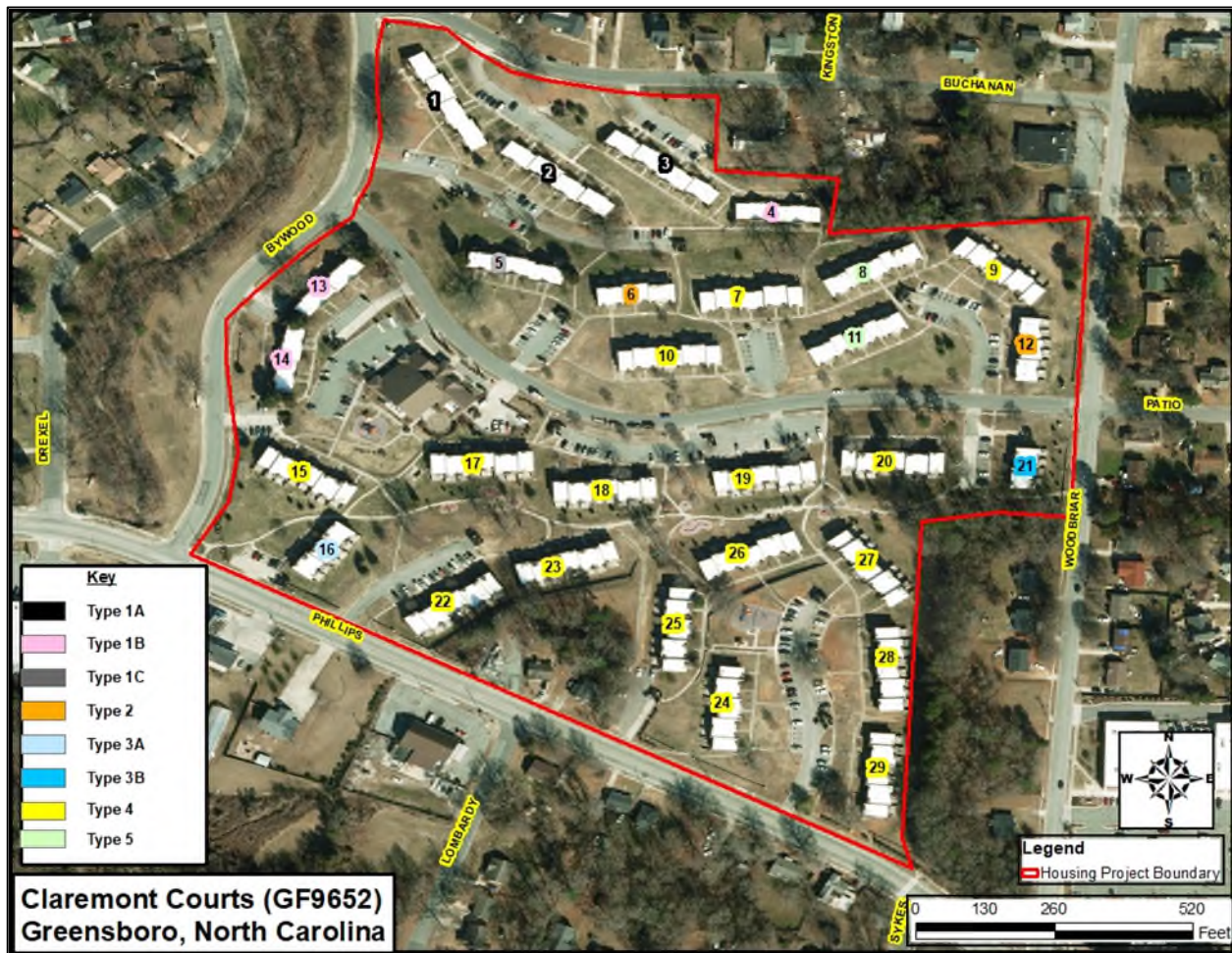


Figure 4.3.5.4. Aerial map showing the building types of Claremont Courts (GF9652).

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Unit Type A is a duplex unit; the townhouse apartments in Unit A are organized as mirror images, with the two doors as the center two bays and a gabled portico, supported by square columns, covers both doors (Figure 4.3.5.5). Each unit has a paired window on both the first and second story of the front elevation. On the rear elevation, Unit Type A the first story has a single window, a door, and a small single window for each apartment, the rear patios of which are separated by a section of wood fencing (Figure 4.3.5.6). Separating the first and second stories is a shed-roofed awning and above each door is a gabled hood, which is integrated into the shed-roofed section. The second story of the rear elevation has four single windows.

Unit Type B is a duplex unit with townhouse apartments that are organized as mirror images (Figure 4.3.5.7). Each unit has a door, which is flanked by a wood pilaster on either side, and a paired window. A gabled hood over each door is integrated into the shed-roofed awning that separates the first and second stories. The rear elevation of Unit B has two apartments that are separated by a wood fence section (Figure 4.3.5.8). The first story of each apartment has a single window, a door, and a small single window; the second story has two single windows. Above each door is a gabled hood that is integrated into the shed-roofed awning.

Unit Type C is a single townhouse unit, which is only located at the ends of building Type 4. The front elevation has a door, flanked by wood pilasters and with a gabled hood above it, and a paired window on the first story; the second story has a single window and a paired window (Figure 4.3.5.9). The rear elevation of Unit Type C has a single window, a door, and a single small window on the first story, with a gabled hood over the door, and two single windows on the second story (Figure 4.3.5.10).

Unit Type D is a single townhouse unit. The front elevation has a door and a paired window on the first story, with the door flanked by wood pilasters and with a gabled hood above it; the second story has a paired window (Figure 4.3.5.11). On the rear elevation, Unit Type D has a single window, a door, and a single small window on the first story, with a gabled hood over the door, and two single windows on the second story (Figure 4.3.5.12).

Unit Type E is a one-story flat, which are organized in four-unit blocks. On the front elevation of each section, there are two units, organized as mirror images of each other (Figure 4.3.5.13). Each apartment has a door and a single window, located beneath a hip-roofed porch that is supported by square columns that rest on brick piers. There are no other openings on the expanse of wall that flanks the porch on either side. On the rear elevation, the front units have rear doors on the second story and there are two lower-story units, which are not visible on the front elevation (Figure 4.3.5.14). Each apartment has a door and a paired window, which is recessed beneath a hip-roofed porch that is supported by brick wall projections; the second story balconies from the upper units are also supported by square metal columns. On either side of the two-story recessed porch there is a single window on both the first and the second stories, with composite shingles between the two windows.

Building Type 1 is made up of groupings of Unit Type E (Figures 4.3.5.15 and 4.3.5.16). There are three subtypes of building Type 1: Type 1A has four sections, for a total of 16 apartments; Type 1B has three sections, for a total of 12 apartments; and Type 1C has two sections, for a total of eight apartments. The Type 1 buildings are located in the western portion of the complex, in both the north and south sections (Figure 4.3.5.4). Building Type 2 is comprised of three sections of Type B units, for a total of six apartments (Figure 4.3.5.17). The Type 2 buildings are located in the northern section of the development. Building Type 3 is comprised of Unit Type A and there are two subtypes: Type 3A has three sections, for six total apartments and Type 3B has two sections, for four total apartments (Figure 4.3.5.18). The Type 3 buildings are located in the southern portion of the development. Building Type 4 consists of eight units, with a combination of Type A, Type B, and Type C units (Figures 4.3.5.19–

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Figure 4.3.5.5. Claremont Courts (DH9652), Unit Type A, front elevation, facing north.



Figure 4.3.5.6. Claremont Courts (DH9652), Unit Type A, rear elevation, facing south.

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Figure 4.3.5.7. Claremont Courts (DH9652), Unit Type B, front elevation, facing north.



Figure 4.3.5.8. Claremont Courts (DH9652), Unit Type B, rear elevation, facing south.

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Figure 4.3.5.9. Claremont Courts (DH9652), Unit Type C, front elevation, facing north.



Figure 4.3.5.10. Claremont Courts (DH9652), Unit Type C, rear elevation, facing south.

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Figure 4.3.5.11. Claremont Courts (DH9652), Unit Type D, front elevation, facing north.



Figure 4.3.5.12. Claremont Courts (DH9652), Unit Types B and D, rear elevation, facing south.

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Figure 4.3.5.13. Claremont Courts (DH9652), Unit Type E, front elevation, facing south.



Figure 4.3.5.14. Claremont Courts (DH9652), Unit Type E, rear elevation, facing northeast.

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Figure 4.3.5.15. Claremont Courts (DH9652), building Type 1B, front elevation, facing south.



Figure 4.3.5.16. Claremont Courts (DH9652), Unit Type 1A, rear elevation, facing northeast.

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Figure 4.3.5.17. Claremont Courts (DH9652), building Type 2, front elevation, facing northeast.



Figure 4.3.5.18. Claremont Courts (DH9652), Unit Type 3B, front elevation, facing southeast.

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Figure 4.3.5.19. Claremont Courts (DH9652), building Type 4, front elevation, facing south.

4.3.5.21). This building type is organized with the Type B unit in the center, flanked by a Type A unit and a Type C unit on either side. Building Type 4 is the most prevalent building type in the complex and there are examples located in both the north and south sections. Building Type 5 is an eight-unit building, comprised of Unit Type B and Unit Type D (Figures 4.3.5.22 and 4.3.5.23). The units are organized with a Type B in the center, flanked by a Type D and a Type B on either side. The Type 5 buildings are located in the center of the northern section of the development.

The Claremont Courts (GF9652) community building is located central to the community, south of Patio Place. The building has a long, rectangular axis parallel to the road (Figures 4.3.5.24–4.3.5.26). The primary block has a recessed entrance, with a double metal and glass door unit with a four-section transom, that is accessed via a hip-roofed entry porch, which is supported by square columns. On either side of the entrance is a front-gabled section; the section to the west has three paired 12-pane casement windows and the section to the east has two paired 12-pane casement windows. The gabled roof over the central section, behind the entry porch, is two stories and has a rectangular tower with four nine-pane casement windows. On the east side of the front elevation, there is a long expanse of unbroken wall.

Claremont Courts (GF9652) was approved by the Greensboro Planning Board in May 1968, with an estimated budget of \$3.6 million for construction. The project was developed under the Turnkey I program, where private developers constructed new multi-family housing units and then sold them to the local housing authority (*The Greensboro Daily News* 16 May 1968:60; 25 January 1970:27). The plans for Claremont Courts were developed by Collins and Kronstadt, Leahy, Hogan, and Collins, architecture firm from Silver Springs, Maryland; the developer for

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Figure 4.3.5.20. Claremont Courts (DH9652), Unit Type 4, front elevation, facing northeast.



Figure 4.3.5.21. Claremont Courts (DH9652), Unit Type 4, front elevation, facing northwest.

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Figure 4.3.5.22. Claremont Courts (DH9652), building Type 5, front elevation, facing northwest.



Figure 4.3.5.23. Claremont Courts (DH9652), Unit Type 5, front elevation, facing east.

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Figure 4.3.5.24. Claremont Courts (DH9652), office/community center, facing southwest.



Figure 4.3.5.25. Claremont Courts (DH9652), office/community center, facing west.

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Figure 4.3.5.26. Claremont Courts (DH9652), office/community center, facing south.

the project was Housing, Inc., which was headed by Greensboro resident Eugene Gullledge (*The Greensboro Daily News* 16 May 1968:60). The complex was planned with units ranging from one to five bedrooms; noted features of the complex design included “large dining rooms and kitchens with up to two baths...[and] each apartment [with] a balcony or patio” (*The Greensboro Daily News* 16 May 1968:60). An artist’s rendering of the plans shows a design that was in line with the contemporary styles of the late 1960s (Figure 4.3.5.27). The design principles of the community were meant to move away from the earlier “compound” feeling of public housing and Claremont Courts was described as “a credit to any middle-income section of the city”, with “an abundance of green space and attractive views...carefully planned walks, enclosed patios, children’s playgrounds, and adult recreation facilities, all creating an atmosphere of a private residential development” (*The Greensboro Daily News* 24 October 1968:26) (Figure 4.3.5.28).

In May 1969, the first section of 48 units were acquired by the Greensboro Housing Authority, and residents were moved in quickly in order to diffuse racial conflict in the Smith Homes complex (*The Greensboro Daily News* 28 May 1969:25). Approximately half of the development was completed by January 1970 and the final 120 units were completed and ready for families to move in by May 1970 (*The Greensboro Daily News* 25 January 1970:27; 27 April 1970:31). Despite the early praise for the development, by 1972 the director of the Greensboro Housing Authority indicated that the quality of design and construction of the development was not to the level they expected and that many repairs were necessary within the first two years of occupancy of the complex, due to substandard materials used. Specific complaints included a lack of closet doors and a heating system with ceiling vents that did not adequately heat the first story of the units (*The Greensboro Daily News* 6 October 1972:29).

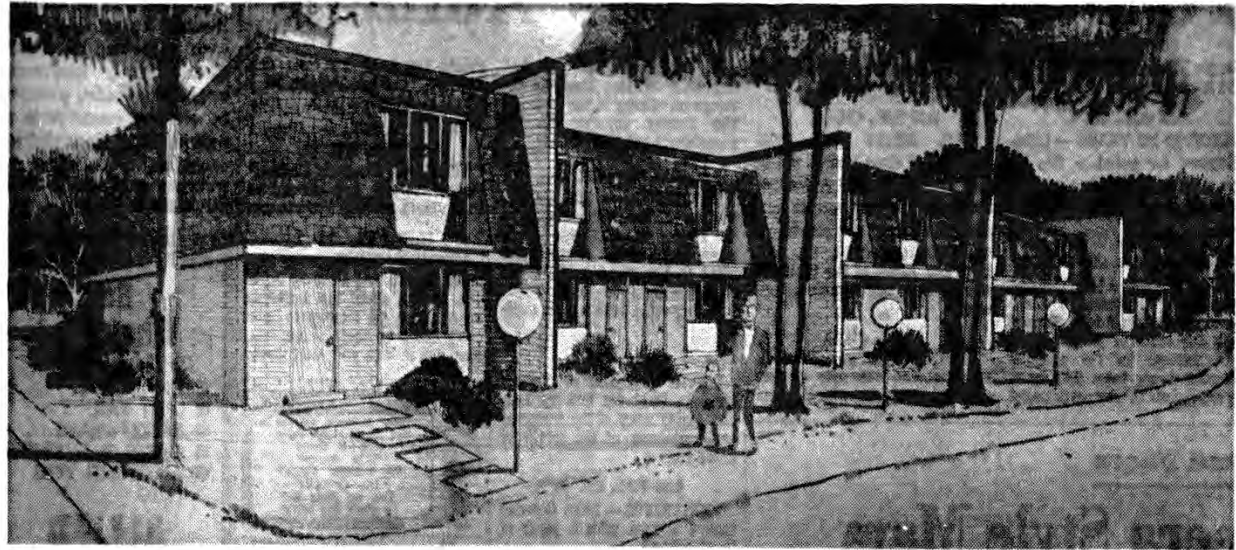
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These Low-Rent Housing Units Feature Private Patios, Day Care Center, Play Lots

Figure 4.3.5.27. Claremont Courts (DH9652), artist rendering of plans, 1968 (*The Greensboro Daily News* 16 May 1968:60).



Figure 4.3.5.28. Claremont Courts (DH9652), buildings near completion, 1969 (*The Greensboro Daily News* 28 March 1969:25).

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The Claremont Courts (GF9652) development has undergone significant alterations since its original construction. Photos from 2008 show the units and buildings with their original roof configurations, but by 2012 the deep faux-Mansard roofs on the structures had been removed and the front of the buildings had been reworked using the modern Colonial Revival elements of the gabled porticos and gabled parapets (Figures 4.3.5.29 and 4.3.5.30). The community building was also updated, with the one-story structure being given a varied gabled roofline and a second story on the central section, as well as a projecting entry porch to extend the recessed entryway (Figure 4.3.5.31).

NRHP Evaluation

Claremont Courts (GF9652) is a low-income townhouse apartment complex that was developed under the Turnkey program, the only one constructed in Greensboro during the late 1960s. It currently consists of 250 apartments spread among 29 buildings. The larger number of smaller buildings within the complex, and the arrangement of buildings, on a landscaped lot with connecting sidewalk and with the front elevations generally facing roads or parking areas, is part of the evolution of housing project planning. All of the original buildings in the complex remain and the site arrangement is the same. Claremont Courts (GF9652) demonstrates the architectural adaptations that were often used in Turnkey developments, which generally used more contemporary details than complexes built by housing authorities; the unique rooflines of the original buildings and combination of exterior materials were representative of these changes. However, significant alterations to the exterior finishes and detailing of the buildings, creating architectural elements that were not part of the original design, has compromised the integrity of design, materials, workmanship, and feeling at Claremont Courts (GF9652), making it ineligible for the NRHP.



Figure 4.3.5.29. Claremont Courts (DH9652), 2008 (Google Street View 2008).

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Figure 4.3.5.30. Claremont Courts (DH9652), 2008 (Google Street View 2008).



Figure 4.3.5.31. Claremont Courts (DH9652), community building, 2008 (Google Street View 2008).



4.3.6 *Hampton Homes (GF9653)*

Hampton Homes (GF9653) is a 285-unit complex that consists of one- and two-story buildings, housing townhouse-style apartments and single units. It was completed in two phases, with Phase I finished in 1965 and Phase II finished in 1968. The development consists of 107 buildings that are located on a parcel that is bounded by Ashe Street to the west, Sussman Street to the south, South Elm-Eugene Street to the east, and West Whittington Street to the north; contained within the complex are Baker Drive, Flag Street, and Ogden Street, which wind through the development (Figure 4.3.6.1). The structures within the Hampton Homes (GF9653) complex are located with relatively wide setbacks from the rights-of-way and they have connecting sidewalks, resembling a suburban development from the period (Figures 4.3.6.2 and 4.3.6.3). Throughout the complex, the buildings are covered with composite wood siding, with brick veneer on the lower sections of the walls and on the porches. Each structure has a main side-gabled roofline, with a low pitch and wide roof overhang; the two-story buildings have front-gabled projections from the main block and both the one- and two-story buildings have a gabled porch on each unit. Throughout the complex, the windows are either six-over-six or eight-over-eight, single hung, vinyl sashes.

There are 285 units in the Hampton Homes (GF9653) development, divided among 107 residential buildings; 69 residential buildings were originally part of the Phase I development, of which there are 65 remaining, and 42 are part of the Phase II development. There are nine building types within the complex and one structure has been converted into a maintenance building; there is also an office near the center of the development (Figure 4.3.6.4; Table 4.3.6.1).

Table 4.3.6.1. Building Types and Number of Units per Type in Hampton Homes (GF9653)

Building Type	Description	Number of Type	Total Units per Type
Type A	Triplex; two-story (double window 1 st story, one window 2 nd story)	29	87
Type B	Triplex; two-story (single window 1 st story, two windows 2 nd story)	35	105
Type C	Duplex; one-story (two double windows x2)	9	18
Type D	Duplex; one-story (two double windows; one single and one double window)	12	24
Type E	Single unit; one-story (three double and one single window)	7	7
Type F	Eight-plex; one-story, U-shaped building	1	8
Type G	Duplex; one-story (center gable and shed-roof porches)	3	6
Type H	Duplex; one-story (one single and one double window x2; single gabled porch)	5	10
Type I	Four-plex; one-story (center duplex with gabled porch; shed-roofed unit on either side)	5	20

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Figure 4.3.6.1. Aerial map showing the boundaries of Hampton Homes (GF9653).

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Figure 4.3.6.2. Hampton Homes (GF9653), streetscape along Ogden Street, facing north.



Figure 4.3.6.3. Hampton Homes (GF9653), streetscape along Baker Drive, facing east.

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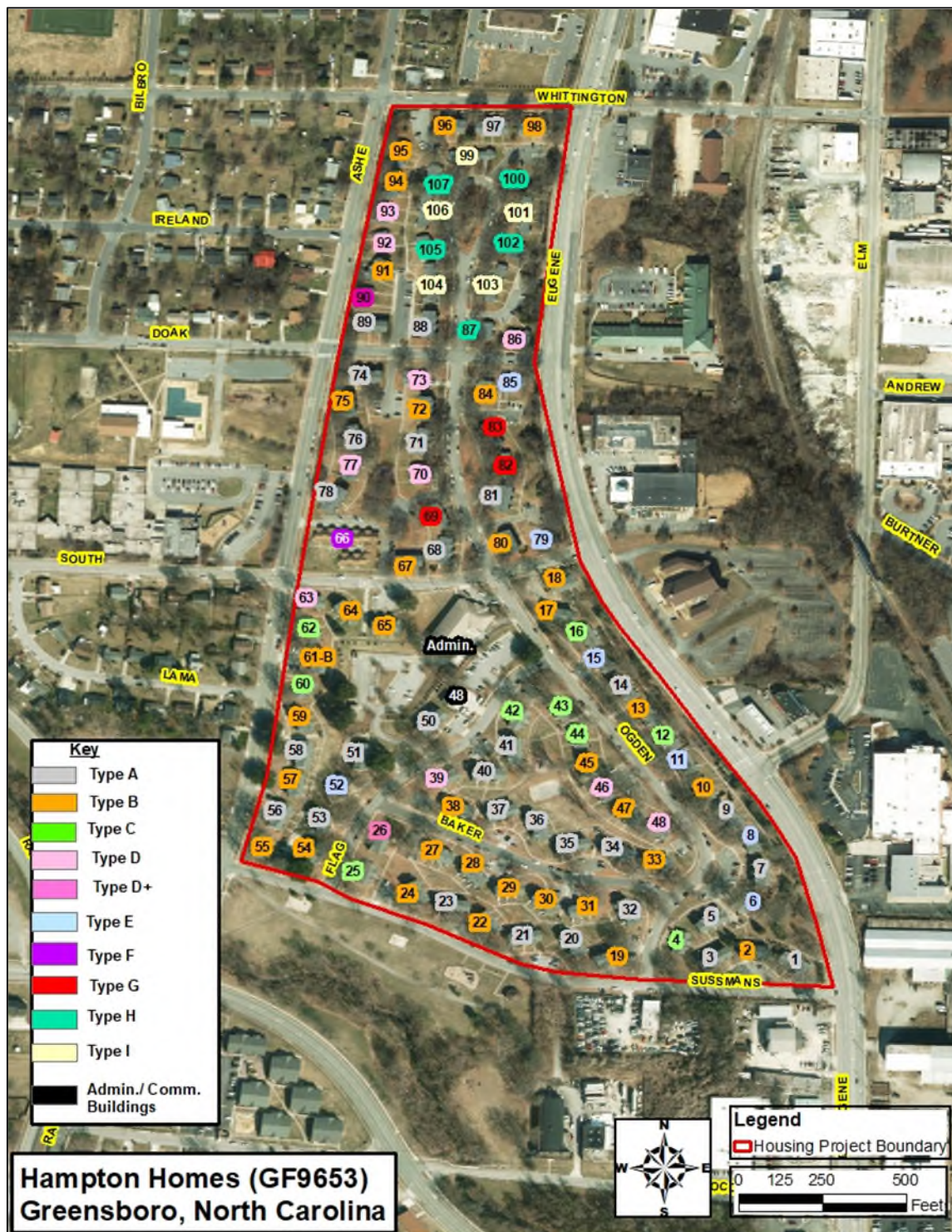


Figure 4.3.6.4. Aerial map showing the building types and locations of the Hampton Homes (GF9653) development.

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Building Type A is a two-story building with three townhouse apartments (Figures 4.3.6.5 and 4.3.6.6). Each unit has the same groupings of windows and there are three groupings arranged along the front elevation. The left side of each unit has an engaged porch, which is inset beneath a gabled projection on the second story, that has a gabled entry; the porch sections are supported by tapered square wood columns that rest on brick walls. Beneath the porch roof is a paired window and a door; on the projecting section there is a single window. To the right of the porch and the projecting section, there is a paired window on both the first and second stories. The rear elevation is also organized with a grouping of windows and doors, which is repeated three times (Figures 4.3.6.7 and 4.3.6.8). Each unit has a one-story gabled rear projection that has a door beneath a one-bay porch on the main section, which is supported by a metal post; to one side of the door, a smaller gabled section projects farther and has a single window. On the main wall of the rear elevation, each unit has a single window on the first story and a paired window and single window on the second story. This building type has no openings on the side elevations. There are 29 Type A buildings located throughout Hampton Homes (GF9653), in both the Phase I and Phase II sections (Figure 4.3.6.4).

Building Type B is a two-story building with three townhouse apartments (Figures 4.3.6.9 and 4.3.6.10). Like building Type A, there are three groupings of windows and doors arranged along the front elevation. The entry door and a paired window are located within an engaged porch, which is inset beneath a gabled projection on the second story and is accessed by a one-bay gabled entry porch. The porch sections are supported by tapered square wood columns that rest on brick walls. The front-gabled, second story projection has two single windows. On the main wall of the front elevation, outside of the porch footprint, each unit has a single window on the first story and no openings on the second story. The rear elevation is organized similar to building Type A, with projecting rear sections and windows and doors that are repeated three times (Figure 4.3.6.11). Each unit has a one-story gabled rear projection, with a single window on a smaller projecting section; the rear door is beneath a one-bay porch on the main section, which is supported by a metal post. On the main wall of the rear elevation, each unit has a single window on the first story and a paired window and single window on the second story. Building Type B has no openings on the side elevations. There are 35 Type B buildings located throughout Hampton Homes (GF9653) and they are located in both the Phase I and Phase II sections (Figure 4.3.6.4).

Building Type C is a one-story, duplex building (Figures 4.3.6.12 and 4.3.6.13). The front elevation is symmetrical, with each unit having a door and two paired windows; the two units are arranged as mirror images of each other, with the doors being adjacent to each other in the center. Above each door and one window is a two-bay, gabled porch, which is supported by tapered square wood columns that rest on brick walls. Each side elevation has two single windows. The rear elevation of Type C buildings is also symmetrical (Figures 4.3.6.14 and 4.3.6.15). The two doors are located centrally, beneath a small shed-roofed projection of the main roofline. Each unit also has a gabled rear projection, with a single window, and two single windows on the primary rear wall. There are nine examples of building Type C within the complex and they are located within Phase I of the development (Figure 4.3.6.4).

Building Type D is a one-story, duplex building with two different apartment types (Figures 4.3.6.16 and 4.3.6.17). Each unit has three bays on the front elevation and a two-bay, gabled porch that is supported by tapered square wood columns that rest on brick walls. One unit has a door flanked by two paired windows, with the door and a paired window beneath the porch; the other unit has a paired window, a single window, and a door, with the single window and door beneath the porch roof. On the side elevation of the unit with the single window, there are two single windows, one of which is smaller than the other; on the side elevation of the unit with two paired windows, there are two single windows of the same size. The rear elevation of Type D buildings is asymmetrical in

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Figure 4.3.6.5. Hampton Homes (GF9653), Building Type A, front elevation, facing northeast.



Figure 4.3.6.6. Hampton Homes (GF9653), Building Type A, front oblique, facing north.

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Figure 4.3.6.7. Hampton Homes (GF9653), Building Type A, rear elevation, facing southwest.



Figure 4.3.6.8. Hampton Homes (GF9653), Building Type A, rear oblique, facing south.

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Figure 4.3.6.9. Hampton Homes (GF9653), Building Type B, front elevation, facing west.



Figure 4.3.6.10. Hampton Homes (GF9653), Building Type B, front oblique, facing southwest.

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Figure 4.3.6.11. Hampton Homes (GF9653), Building Type B, rear oblique, facing southwest.



Figure 4.3.6.12. Hampton Homes (GF9653), Building Type C, front elevation, facing southwest.

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Figure 4.3.6.13. Hampton Homes (GF9653), Building Type C, front oblique, facing west.



Figure 4.3.6.14. Hampton Homes (GF9653), Building Type C, rear elevation, facing northwest.

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Figure 4.3.6.15. Hampton Homes (GF9653), Building Type C, rear oblique, facing south.



Figure 4.3.6.16. Hampton Homes (GF9653), Building Type D, front oblique, facing south.



Figure 4.3.6.17. Hampton Homes (GF9653), Building Type D, front oblique, facing west.

its organization (Figures 4.3.6.18 and 4.3.6.19). Each unit has a one-bay, gabled portico, which is supported by metal posts. The unit with the two paired windows has three single windows of different sizes on its rear elevation; the unit with the single window has a single small window on its rear elevation. In addition to the traditional Type D building, there is one modified example, identified as Type D+ (Figures 4.3.6.20 and 4.3.6.21). The Type D+ building has the same two units as Type D buildings, but the smaller unit, with the door, single window, and paired window, is oriented with the door and the porch on the side elevation. There are 11 Type D buildings and one Type D+ building, with Type D buildings located in both Phase I and Phase II (Figure 4.3.6.4).

Building Type E is a single unit in a one-story, Ranch form house (Figures 4.3.6.22 and 4.3.6.23). The front elevation is five bays, with a single window, two paired windows, a door, and a paired window; the door and one paired window are located beneath a two-bay gabled porch that is supported by tapered square columns that rest on a brick wall. The side elevation adjacent to the door has one single window; the other side elevation has two single windows. On the rear elevation, there is a door, located beneath a shed-roofed hood; adjacent to the door is a one-bay, gabled rear projection with a single window (Figures 4.3.6.24 and 4.3.6.25). The remaining openings on the rear elevation are four single windows, with the two center windows being smaller than the flanking windows. There are seven Type E buildings located within Hampton Homes (GF9653) and they are located in both the Phase I and Phase II sections (Figure 4.3.6.4).

Building Type F is a one-story, U-shaped building that holds eight apartments (Figures 4.3.6.26–4.3.6.28). The units are arranged around a center courtyard, with each having a door, a single window, and a paired window on its front elevation; a two-bay, gabled porch, supported by tapered square columns that sit on wood piers, spans the

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Figure 4.3.6.18. Hampton Homes (GF9653), Building Type D, rear elevation, facing east.



Figure 4.3.6.19. Hampton Homes (GF9653), Building Type D, rear oblique, facing southwest.

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Figure 4.3.6.20. Hampton Homes (GF9653), Building Type D+, front oblique, facing northeast.



Figure 4.3.6.21. Hampton Homes (GF9653), Building Type D+, rear oblique, facing southwest.

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Figure 4.3.6.22. Hampton Homes (GF9653), Building Type E, front elevation, facing northeast.



Figure 4.3.6.23. Hampton Homes (GF9653), Building Type E, front oblique, facing southeast.

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Figure 4.3.6.24. Hampton Homes (GF9653), Building Type E, rear oblique, facing northwest.



Figure 4.3.6.25. Hampton Homes (GF9653), Building Type E, rear oblique, facing southwest.

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Figure 4.3.6.26. Hampton Homes (GF9653), Building Type F, oblique, facing northwest.



Figure 4.3.6.27. Hampton Homes (GF9653), Building Type F, oblique, facing northeast.



Figure 4.3.6.28. Hampton Homes (GF9653), Building Type F, oblique, facing southeast.

door and the single window. The units have different rear elevations, depending on their locations. Units that have rear elevations on South Street have two-bay gabled porches, a door, and three single windows on the rear elevations. Units on each end of the U-shape have two single windows and their porch wraps around to the side elevation and appears as a side-gabled porch. The units that have rear elevations on the parking lot to the east have a door, a single window, and a paired window, with a gabled portico supported by tapered square columns resting on wood piers. The units that have rear elevations along the parking lot to the north each have a one-bay gabled projection, with a single window, a door and a single window. There is one Type F building within the complex (Figure 4.3.6.4).

Building Type G is a one-story, duplex structure (Figures 4.3.6.29 and 4.3.6.30). The front elevation of Type G buildings is symmetrical, with a two bay gabled front projection at the center; this front projection has two single windows. On either side of the front-gabled projection are three bays, consisting of a door that is flanked by a paired window on either side; a two-bay, shed-roofed porch, supported by tapered square columns resting on a brick wall, covers the door and one window. Each side elevation of this building type has a single window. On the rear elevation, which is arranged symmetrically with each unit as a mirror image of the other, there is a door, a single window, a paired window, and a single window for each apartment (Figures 4.3.6.31 and 4.3.6.32). The two doors, which are located next to each other at the center of the rear elevation, are covered with a gabled porch that is supported by metal posts. There are three Type G buildings in the development and they are within the Phase II section (Figure 4.3.6.4).

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Figure 4.3.6.29. Hampton Homes (GF9653), Building Type G, front elevation, facing northeast.



Figure 4.3.6.30. Hampton Homes (GF9653), Building Type G, front oblique, facing south.

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Building Type H is a one-story, duplex structure (Figures 4.3.6.33 and 4.3.6.34). This building has two mirror image apartments, each having a single window, a door, and a paired window; the door and paired window of both units are spanned by a single gabled porch, which is supported by tapered square posts that rest on a brick wall. Each side elevation has two single windows. On the rear elevation of Type H buildings, each unit has a door, located beneath a shed-roofed hood, and a one-bay, gabled rear projection, with a single window (Figures 4.3.6.35 and 4.3.6.36). There are five Type H buildings, which are located in the northern section of Phase II of the development (Figure 4.3.6.4).

Building Type I is a one-story structure with four apartments, which are organized into three building sections (Figures 4.3.6.37 and 4.3.6.38). The central portion of Type I buildings is four bays wide and holds two apartments. The central two bays are recessed into the façade and are located beneath a gabled porch, which is supported by tapered square posts that rest on a brick wall; beneath the porch are two single windows on the and the entrance doors to the apartments are located on the side walls, facing each other. There is a single apartment on each side of the central block; these apartments each have a door flanked by a paired window on either side and a single window, with the door and one paired window located beneath a shed-roofed porch that is supported by tapered square columns that rest on a brick wall. The side elevations of this building type each have a single window. The rear elevation of building Type I is symmetrical, with each half representing two units (Figures 4.3.6.39 and 4.3.6.40). Each half is organized, from outside to center, with a door, a one-bay gabled projection, two single windows, a door, and a one-bay gabled projection; each gabled projection has a single window, and each door is located beneath a shed-roofed hood. There are five Type I buildings, which are located in the northern section of Phase II of the development (Figure 4.3.6.4).

The Administration Building is located at the southwest corner of the intersection of South Street and Ogden Street, along the northern boundary of Phase I of the Hampton Homes (GF9653) development and roughly in the center of the complex (Figure 4.3.6.4). The L-shaped, brick veneer building has a hipped roof, with a hip-roofed central projection that contains the metal-and-glass entry door unit, beneath a gabled hood, and four tall one-pane casement windows; on either side of the projection are three tall one-pane casement windows (Figures 4.3.6.41 and 4.3.6.42). The west elevation has eleven one-pane casement windows and a side entry door; the east elevation has a door and a single pane casement window on the projecting sections, with a double entry door and single pane casement windows on the long wall to the rear.

The William Hampton Homes (GF9653) development was named in honor of an African American physician and civic leader in Greensboro (*The Greensboro Record* 8 November 1962:17). The project was approved as a two-phase development and was part of the Warnersville Redevelopment Project 2-A, instituted under Urban Renewal as a slum clearance project. The Greensboro Housing Authority proposed to purchase the southern portion of the development, approximately 26 acres, where Phase I would be constructed; this land contained 40 houses, of which 85 percent were rated as “substandard” (Figures 4.3.6.43 and 4.3.6.44). The second phase of the development would be on 14 acres land that was conveyed to the Housing Authority by the Greensboro Redevelopment Commission, from the Warnersville Project 2-A lands; within this parcel were 80 dwellings, of which 68 percent were rated “substandard” (Figure 4.3.6.45). The plans called for the retention of a small group of apartments in the southwest corner of this parcel, the building currently at the northeast corner of Ashe Street and South Street (*The Greensboro Record* 12 January 1962:13). The original plans for the development called for 275 units in the Hampton Homes (GF9653), ranging from one to five bedrooms, with 30 units designated for housing of low-income elderly residents (*The Greensboro Record* 8 November 1962:17). The two-phase approach

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Figure 4.3.6.31. Hampton Homes (GF9653), Building Type G, rear elevation, facing west.



Figure 4.3.6.32. Hampton Homes (GF9653), Building Type G, rear oblique, facing southwest.

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Figure 4.3.6.33. Hampton Homes (GF9653), Building Type H, front elevation, facing east.



Figure 4.3.6.34. Hampton Homes (GF9653), Building Type H, front oblique, facing northeast.

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Figure 4.3.6.35. Hampton Homes (GF9653), Building Type H, rear elevation, facing west.



Figure 4.3.6.36. Hampton Homes (GF9653), Building Type H, rear oblique, facing southwest.

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Figure 4.3.6.37. Hampton Homes (GF9653), Building Type I, front elevation, facing east.



Figure 4.3.6.38. Hampton Homes (GF9653), Building Type I, front elevation, facing west.

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Figure 4.3.6.39. Hampton Homes (GF9653), Building Type I, rear oblique, facing southeast.



Figure 4.3.6.40. Hampton Homes (GF9653), Building Type I, rear oblique, facing northeast.

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Figure 4.3.6.41. Hampton Homes (GF9653), Administration Building, facing east.



Figure 4.3.6.42. Hampton Homes (GF9653), Administration Building, facing south.

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Figure 4.3.6.43. Hampton Homes (GF9635), Phase I aerial, 1965 (*The Greensboro Daily News* 16 January 1965:9).



Figure 4.3.6.44. Hampton Homes (GF9635), Phase I aerial, 1965 (*The Greensboro Record* 3 June 1965:19).

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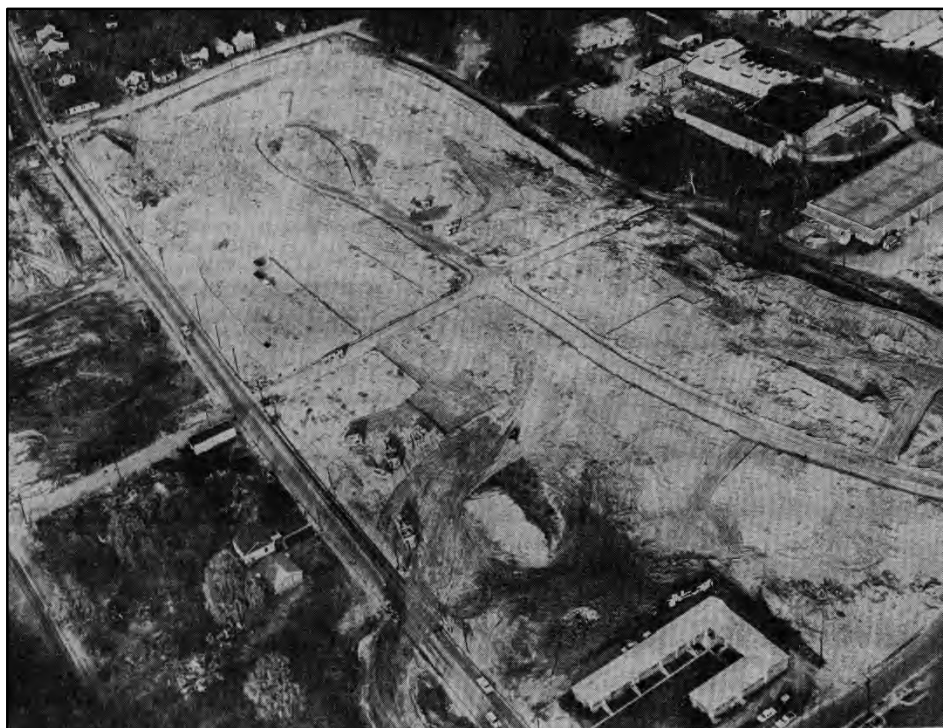


Figure 4.3.6.45. Hampton Homes (GF9653), Phase II aerial, 1966 (*The Greensboro Record* 26 December 1966:17).

was planned to allow for relocation of the residents of houses on the first section of development, and then having room on Phase I to move the residents living in houses on the second section slated for development.

The first phase of the Hampton Homes (GF9653) project, designated as project NC 11-5A consisted of 176 units, with an estimated cost of \$2 million. The initial plans were for brick veneer buildings, both one and two stories, and were designed by Charles C. Hartmann, Jr.; bids for the Phase I portion of the project were opened in early March 1964, with W. H. Weaver Construction Company being the lowest bidder (*The Greensboro Daily News* 1 February 1964:9; 6 March 1964:21; *The Greensboro Record* 6 March 1964:9). Construction on the first 173 units, consisting of 16 two-bedroom units, 75 three-bedroom units, 69 four-bedroom units, and 13 five-bedroom units, began April 6, 1964 (*The Greensboro Daily News* 27 July 1964:11). As part of the Urban Renewal push for slum clearance, the housing project was highlighted as a significant improvement to the former housing stock that was on the parcels, "giving a new, seemingly dazzling light to an ancient area of Greensboro" (*The Greensboro Daily News* 30 August 1964:57) (Figures 4.3.6.46 and 4.3.6.47). In the June 1965 dedication ceremony for the Hampton Homes (GF9653) development, the apartments were touted as "a pleasant and healthy environment for 170 Greensboro families who otherwise would live in conditions which would be termed unhealthy and unsanitary", with the contrast between the new development and the surrounding "slums" publicized (*The Greensboro Daily News* 4 June 1965:21) (Figure 4.3.6.48).

Phase I of the Hampton Homes (GF9653) project was completed in March 1965 and the apartments were 95 percent occupied by June (*The Greensboro Daily News* 15 March 1965:2; *The Greensboro Record* 25 May 1965:18; 3

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Figure 4.3.6.46. Hampton Homes (GF9653), under construction, 1964 (*The Greensboro Daily News* 30 August 1964:57).



Figure 4.3.6.47. Hampton Homes (GF9635), under construction, 1964 (*The Greensboro Record* 28 November 1964:9).

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Figure 4.3.6.48. Hampton Homes (GF9635), Phase I, 1965 (*The Greensboro Daily News* 4 June 1965:21).

June 1965:19). By late September 1965, the Greensboro Redevelopment Commission was in the process of acquiring the land for Phase II of the project, but was waiting for condemnation proceedings on nine parcels, totaling approximately two-and-one-half acres (*The Greensboro Record* 23 September 1965:17). The Greensboro Housing Authority eventually received the title to the lands from the Redevelopment Commission in June 1966 and intended to solicit bids for the construction of the additional units in the summer of that year; Blue Ridge Enterprises of Mount Airy was the low bidder and served as the contractor on this portion of the project (*The Greensboro Record* 2 May 1968:55). The new buildings, which were also designed by Charles C. Hartmann, Jr., were planned to include 30 apartments for elderly residents, consisting of 10 efficiency units and 20 one-bedroom units, as well as six one-bedroom units, 30 three-bedroom units, 27 four-bedroom units, and nine five-bedroom units for family occupancy (*The Greensboro Record* 17 June 1966:19; 26 December 1966:17). At some point additional units were added to the development, which may account for the apartment complex that predates the development and was subsumed into the housing complex. Approximately half of the Phase II units were completed in April 1968, with the remaining units accepted by the Greensboro Housing Authority on May 1, 1968 (*The Greensboro Daily News* 20 April 1968:17; 2 May 1968:55) (Figure 4.3.6.49).

Between 2002 and 2005, the Hampton Homes (GF9653) complex underwent significant renovations, which included both interior changes to the kitchens and bathrooms, as well as a complete redesign of the exterior, which added Craftsman-style detailing to the original side-gabled structures (Figures 4.3.6.50 and 4.3.6.51). The multi-phase redevelopment was planned to cost \$16.5 million (*The Greensboro News and Record* 21 February 2004:13). This redevelopment included the construction of a new, larger administrative office and community building (Figure 4.3.6.52 and 4.3.6.53). Between 2006 and 2007, four buildings in the Phase I section of the development were demolished (Figure 4.3.6.54).

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Figure 4.3.6.49. Hampton Homes (GF9653), Phase II, under construction, 1967 (*The Greensboro Record* 30 December 1967:15).



Figure 4.3.6.50. Hampton Homes (GF9653), pre-2004 (Image from www.PublicHousing.com).

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Figure 4.3.6.51. Hampton Homes (GF9653), pre-2004 (Image from www.PublicHousing.com).



Figure 4.3.6.52. Hampton Homes (GF9653), aerial, 2002 (USDA 2002).

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Figure 4.3.6.53. Hampton Homes (GF9653), aerial, 2006 (USDA 2006).



Figure 4.3.6.54. Hampton Homes (GF9653), aerial, 2007 (USDA 2007).

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NRHP Evaluation

Hampton Homes (GF9653) is a low-income apartment complex consisting of 285 residential units, completed in two phases in 1965 and 1968. The units are spread out among 107 residential buildings. The larger number of smaller buildings within the complex, and the arrangement of buildings, located in a relatively linear pattern, which follows the streets and has the front doors of units generally facing parking lots and the rear doors of buildings generally facing each other or open space, reflect changes in public housing design during the early 1970s. The increased focus on cars and private transportation resulted in the construction of parking lots for complex residents, a feature that was often lacking on earlier public housing developments. Although the site arrangement and spatial layout of Hampton Homes (GF9653) remains the same, there has been the demolition of four residential buildings and the demolition and reconstruction of a new community center. The original building form was a more traditional two-story, side-gabled, multi-family box, with some one-story buildings, that adapted a form used on earlier low-income developments to a smaller size building. However, the significant alterations to the exterior of the buildings in the early 2000s has changed the design, feeling, materials, and workmanship of the development. Hampton Homes (GF9653) is ineligible for the NRHP.

4.3.7 *Hickory Trails (GF9654)*

Hickory Trails (GF9654), which is bounded by Baker Avenue, Bernau Avenue, Romaine Street, and Sellars Avenue, contains 127 units and was originally referred to as the Romaine-Bernau development; it was completed in two sections, with the first phase finished in 1980 and the second completed in 1982 (Figure 4.3.7.1). Sellers Street is a self-contained road that bisects the complex, before ending in a parking lot. The buildings are situated throughout the parcel, generally oriented with the front elevations facing the road or an interior parking lot, with rear elevations that face an integrated system of sidewalks that wind throughout the development (Figures 4.3.7.2 and 4.3.7.3). The apartments in the Hickory Trails (GF9654) development are divided among 32 residential buildings. There are nine unit types within the complex, which organized in different configurations to create varied building footprints throughout the complex (Figure 4.3.7.4; Table 4.3.7.1). The residential structures are one and two stories, with a combination of brick veneer and siding exteriors; the multiple combinations of unit types create an appearance of attached blocks, often with front elevations on different planes and rooflines that are offset from each other (Figures 4.3.7.5–4.3.7.8). The majority of the buildings are side-gabled, although one structure type has a hipped roof. The windows throughout the complex are generally one-over-one, single hung, vinyl sashes.

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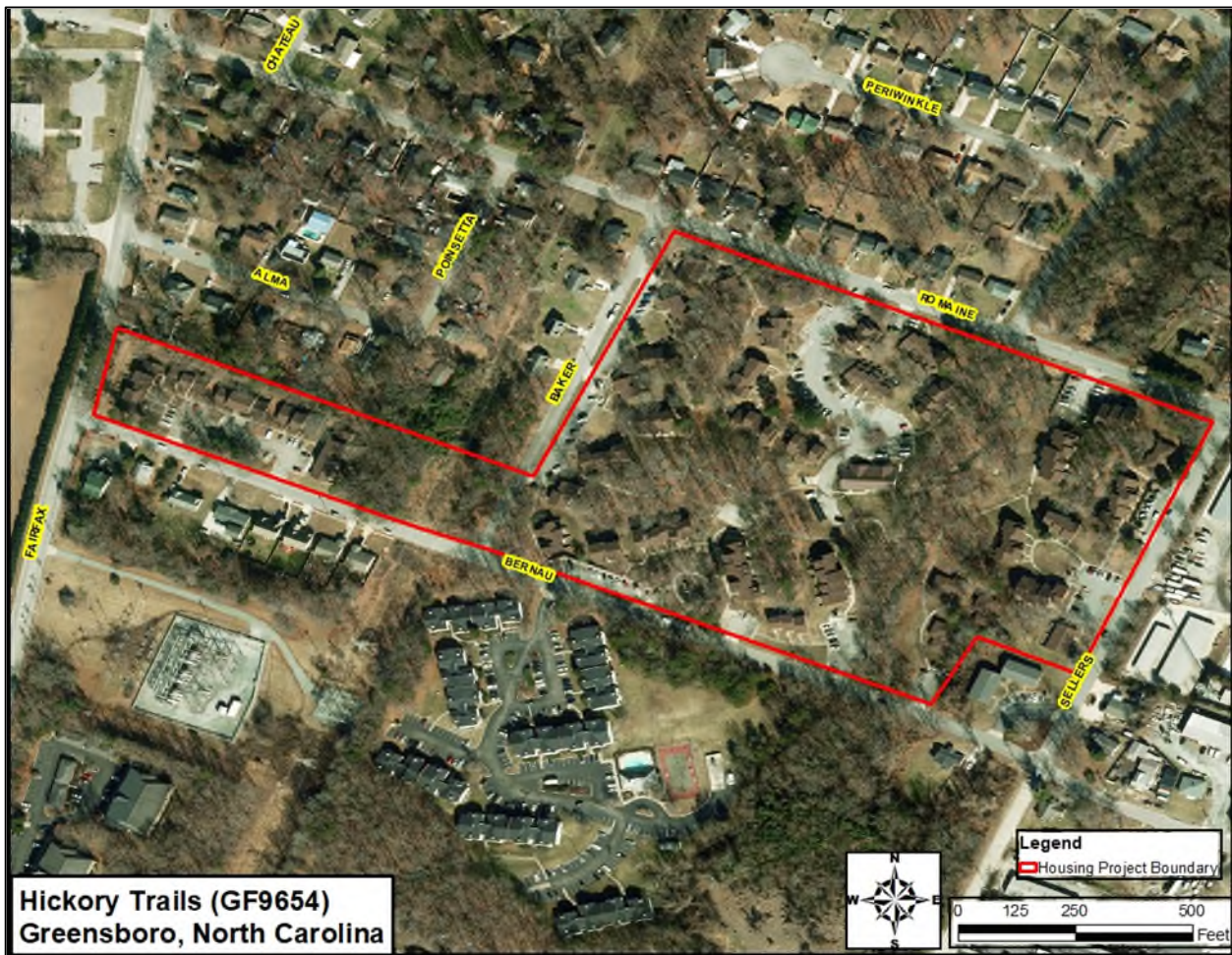


Figure 4.3.7.1. Aerial map showing the boundaries of Hickory Trails (GF9654).

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Figure 4.3.7.2. Hickory Trails (GF9654), view along Sellers Street, facing north.



Figure 4.3.7.3. Hickory Trails (GF9654), view along interior sidewalks, facing southwest.

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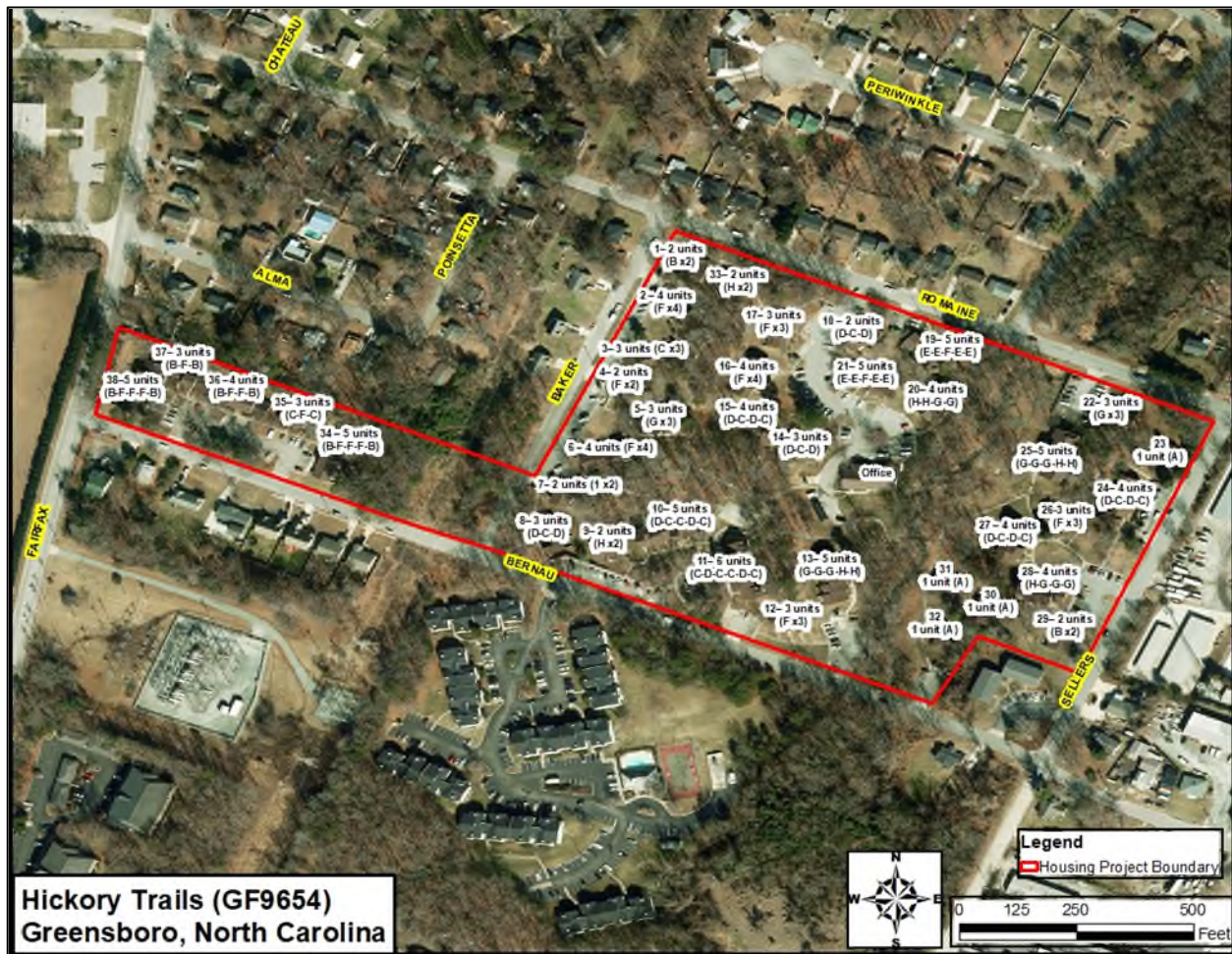


Figure 4.3.7.4. Aerial map showing the building locations and number of units per building of Hickory Trails (GF9654).

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Figure 4.3.7.5. Hickory Trails (GF9654), Building 15, facing south.



Figure 4.3.7.6. Hickory Trails (GF9654), Building 3, facing southeast.

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Figure 4.3.7.7. Hickory Trails (GF9654), Building 16, facing southwest.



Figure 4.3.7.8. Hickory Trails (GF9654), Building 20, facing south.



Table 4.3.7.1. Unit Types and Number of Units per Type in Hickory Trails (GF9654)

Unit Type	Description	Number of Type
Type A	One-story, hip-roofed, L-shaped	4
Type B	One-story, recessed door, single window	12
Type C	One-story, recessed door, two single windows	22
Type D	One-story with half-width second story	16
Type E	Two-story, recessed door, single windows both stories, non-recessed upper windows	8
Type F	Two-story, recessed first story, two paired windows both stories, recessed upper windows	35
Type G	Two-story, recessed first story with columns	17
Type H	Two-story, recessed first story, two windows both stories	11
Type I	Two-story, recessed first story, three windows second stories	2

Unit Type A is a one-story, hip-roofed, L-shaped, Ranch form residence; these units are stand-alone houses, with a five-bay front elevation (Figure 4.3.7.9). The front-projecting section has two single windows, while the side-projecting section has a single window and a recessed entryway, containing a door and a single window. The majority of the exterior is covered with brick veneer; however, each window is flanked by a slight brick wall projection and has panels of aluminum siding above and below and aluminum siding covers the recessed door entry. There are four Type A units, which are located in the eastern portion of the Hickory Trails (GF9654) complex, in the first phase of the development (Figure 4.3.7.4).

Unit Type B is a one-story, side-gabled unit with a recessed door and single window (Figure 4.3.7.10). The Type B units in the first phase of the Hickory Trails (GF9654) development are arranged in mirror-image pairs, as duplex buildings and there are two buildings, comprising four units, located within the complex, at opposite corners of the parcel; the remaining eight examples of Unit Type B are in the second phase of the development and are then end units of multi-unit buildings (Figure 4.3.7.4). Each unit is three bays wide, with a single window on the main façade and a door and single window in a two-bay recessed section; the recessed section is flanked by a brick wall projection on either side and one of the wall projections forms the division between the two units. The front elevation of the unit is covered with aluminum siding; the side elevations have brick veneer exteriors and a single window.

Unit Type C is a one-story, side-gabled unit with a recessed door and two single windows on the façade (Figures 4.3.7.6 and 4.3.7.11). These units are located throughout the complex and are arranged in groups, either with other Type C units or with other units. The front elevation is covered with aluminum siding and the walls separating the unit from adjacent units are brick veneer. There are 22 Type C units located throughout Hickory Trails (GF9654) in ten buildings; the majority of Type C units are located within the first phase of construction and are grouped with Type D units (Figure 4.3.7.4).

Unit Type D is a one-story, side-gabled block with a half-width second story that is slightly cantilevered over the first story (Figures 4.3.7.5 and 4.3.7.12). The first story has two single windows on the façade and a recessed door; the second story has a single window. The front elevation is covered with aluminum siding and the side walls are

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Figure 4.3.7.9. Hickory Trails (GF9654), Unit Type A, facing northwest.



Figure 4.3.7.10. Hickory Trails (GF9654), Unit Type B, facing west.

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Figure 4.3.7.11. Hickory Trails (GF9654), Unit Type C, facing south.



Figure 4.3.7.12. Hickory Trails (GF9654), Unit Type D, facing south.

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brick veneer. Type D units are located throughout the first phase of the complex, comprising 16 units in eight buildings; they are arranged in groupings with Type C units (Figure 4.3.7.4).

Unit Type E is a two-story, side-gabled, townhouse-style apartment; it has aluminum siding on the front elevation and brick veneer for the side walls (Figure 4.3.7.13). On the first story, Unit Type E has a single window and a recessed door, and it has a single window centered in the second story. There are four Type E units, located within two buildings in the north central portion of the development, in the first section of the complex (Figure 4.3.7.4).

Unit Type F is a two-story, side-gabled unit, housing a townhouse apartment. The second story is cantilevered over the first story and has a paired window that is recessed into the façade; on the first story there is a door and a paired window (Figures 4.3.7.14 and 4.3.7.15). The front elevation is covered with aluminum siding and the side walls are brick veneer. Type F units are grouped, either together with other Type F units or with Type E units; there are 35 Type F units located within 14 buildings throughout the complex, in both the first and second phases of the development (Figure 4.3.7.4). Unit Type G is configured similar to Unit Type F, with the cantilevered second story and the same window configuration; however, Type G units have a more deeply recessed first story and the second story is supported by two brick wall sections that extend down from the roofline through the upper story (Figures 4.3.7.16 and 4.3.7.17). There are 17 Type G units within Hickory Trails (GF9654), which are organized either together or with Type H units; the Type G units are located in six buildings (Figure 4.3.7.4).

Unit Type H is a two-story, side-gabled unit, with aluminum siding on the front elevation and brick veneer on the side walls (Figures 4.3.7.18 and 4.3.7.19). On the front elevation, the first story is cantilevered over the second story; there are two single windows and a door on the first story and two single windows on the second story. There are 11 Type H units within the first phase of the Hickory Trails (GF9654) complex; they are located within six buildings, either grouped together or with Type G units (Figure 4.3.7.4).

Unit Type I is a two-story, side-gabled, townhouse apartment (Figures 4.3.7.20 and 4.3.7.21). The first story has two single windows and a recessed door; the second story, which is cantilevered over the first, has three single windows. Unit Type I has aluminum siding on the front elevation and brick veneer on the side walls. There are two Type I units within the development, organized together in a single building (Figure 4.3.7.4).

Roughly central within the development is the Hickory Trails (GF9654) office building (Figures 4.3.7.22 and 4.3.7.23). The one-story building has a side-gabled roof, with front-projecting cross gables. The central entryway is recessed between the two front-gabled sections and is a modern metal and glass door unit; each front-gabled section has two pairs of tall, rectangular, single pane casement windows. The rear elevation of the building has a recessed central double metal door; on either side of the recessed section are two two-pane, metal frame, horizontal sliding windows that are located in the upper section of the wall. The front elevation of the office building is brick veneer, while the side and rear elevations are covered with aluminum siding.

Although the Hickory Trails (GF9654) complex would not be completed until 1980, planning for the development was in progress as early as 1970, when the Greensboro Housing Authority began acquiring land for the complex (*The Greensboro Daily News* 24 June 1970:21). In 1972, a \$4 million allocation was made for five public housing projects, including what would become Hickory Trails (GF9654) (*The Greensboro Daily News* 17 January 1972:42). However, a moratorium on new housing projects from the federal government delayed the development by nearly a decade and the subsequent rise in building costs limited the size of the development, initially slated to be larger,

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Figure 4.3.7.13. Hickory Trails (GF9654), Unit Type E, facing northeast.



Figure 4.3.7.14. Hickory Trails (GF9654), Unit Type F, facing northeast.

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Figure 4.3.7.15. Hickory Trails (GF9654), group of Unit Type F, facing southeast.



Figure 4.3.7.16. Hickory Trails (GF9654), Unit Type G, facing west.

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Figure 4.3.7.17. Hickory Trails (GF9654), Group of Unit Type G, facing northwest.



Figure 4.3.7.18. Hickory Trails (GF9654), Unit Type H, facing west.

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Figure 4.3.7.19. Hickory Trails (GF9654), group of Unit Type H, facing west.



Figure 4.3.7.20. Hickory Trails (GF9654), Unit Type I, facing northeast.

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Figure 4.3.7.21. Hickory Trails (GF9654), Unit Type I, facing southeast.



Figure 4.3.7.22. Hickory Trails (GF9654), office building, facing southeast.

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Figure 4.3.7.23. Hickory Trails (GF9654), office building, facing north.

to 107 units, although an additional 20 units were added in a Hickory Trails annex along Bernau Street later (*The Greensboro Record* 17 July 1979:20).

Development plans at the site, which was planned under the scattered sites program that required complexes to be less than 150 units each, recommenced in fall 1977 using the plans that were drawn earlier in the decade by Atlanta architectural firm Sheetz and Bradfield, which designed multiple public housing complexes throughout the southeast in the 1960s and 1970s (*The Greensboro Record* 17 July 1979:20). The plans for the complex called for the “buildings...to fit the topography., with each unit being an identifiable one, instead of just part of a building (*The Greensboro Daily News* 10 September 1977:21). The bids for the project, though, came in nearly \$500,000 higher than the original architect’s estimates for construction and additional funds from the federal government was necessary to make up the difference in projected versus actual costs; the project was awarded to low bidder Romeo Guest Associates, a Greensboro firm, in late 1977 (*The Greensboro Record* 22 June 1977:44; *The Greensboro Daily News* 10 September 1977:21). Construction on the complex began in early 1978 and the first section, comprising 107 units, was slated for completion by November 15, 1979 (*The Greensboro Record* 24 September 1979:19; *The Greensboro Daily News* 9 July 1980:15) (Figure 4.3.7.24). This group of units was comprised of eight one-bedroom units, 38 two-bedroom units, 34 three-bedroom units, 23 four-bedroom units, and four five-bedroom units; by the end of February 1980, the units were nearly half occupied and by April 1980, 73 of the units were occupied (*The Greensboro Record* 24 September 1979:19; 27 February 1980:14; 1 April 1980:14). Approval for the additional 20 units, located at the northeast corner of Bernau Avenue and Fairfax Road, was obtained in 1980; this section was planned for eight one-bedroom units, six two-bedroom units, and six three-bedroom units. The contract was awarded to Greensboro firm Kirkpatrick and Associates and the second development phase of

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Figure 4.3.7.24. Hickory Trails (GF9654), aerial (*The Greensboro Record* 28 April 1980:19).

Hickory Trails (GF9654) was completed in early 1982 (*The Greensboro Record* 28 August 1980:27; 27 April 1982:15; *The Greensboro Daily News* 26 September 1980:11).

NRHP Evaluation

Hickory Trails (GF9654) is a low-income housing development that consists of 127 apartments, in 32 residential buildings, and a community building. Hickory Trails (GF9650) was one of seven developments that were constructed by the Greensboro Housing Authority as part of the adoption of a scattered site policy during the 1970s. Scattered sites was a policy promoted by HUD to encourage smaller public housing developments and to attempt to have new public housing located in various areas throughout cities, instead of concentrating it in one area. Greensboro embarked on an extensive program of scattered sites public housing in the late 1970s, resulting in seven complexes that would meet the HUD definition, including having less than 150 housing units. In Greensboro, most of these complexes were controversial among residents in nearby neighborhoods and resulted in public protests at Zoning and City Council meetings. Hickory Trails (GF9654) is an example of the type of development that was constructed as part of this scattered sites program. The designs of these types of projects differed from earlier public housing, with smaller lots, a fewer number of buildings, and architectural elements that moved away from the traditional two-story box of earlier non-high-rise structures. Hickory Trails (GF9654) exemplifies these characteristics, with a layout of buildings that face the roads and parking areas and a parcel that is small, with little open space, but a planned landscape, including planted trees and sidewalks that run throughout the complex. The varied planes of the façades of the buildings and rooflines that varied from traditional side-gables, are also design elements that are adaptations of the policy, which had a goal of making public housing look less institutional. Despite changes to exterior finishes on the residential buildings at Hickory

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Trails (GF9654), the buildings on the site remain in the same configuration and with the same spatial characteristics as when they were constructed. Together with the other complexes built during the scattered sites era of the Greensboro Housing Authority, Hickory Trails (GF9654) is eligible for the NRHP, as a representation of the shifting theory in public housing policy and its manifestation in Greensboro. The proposed NRHP boundaries are the parcel boundaries for the complex (Figure 4.3.7.1).

4.3.8 Lakespring (GF9655)

Lakespring (GF9655) consists of 60 apartments, originally referred to as the Yanceyville project, and was completed in 1982. It is located to the east of Yanceyville Road, with the address to the complex being 4 Lake Spring Court (Figure 4.3.8.1). The apartments in the Lakespring (GF9655) development are divided among 17 buildings, with one of the structures having been converted into an office, which are grouped around parking areas on Lake Spring Court, a road that is fully contained within the complex (Figures 4.3.8.2 and 4.3.8.3). There are four unit types within the complex, which are organized in different configurations to create varied building footprints throughout the development (Figure 4.3.8.4; Table 4.3.8.1). The residential structures are one and two stories, with a combination of brick veneer and siding exteriors; the multiple combinations of unit types create an appearance of groups of attached blocks (Figures 4.3.8.5 and 4.3.8.6). The majority of the buildings are side-gabled, although one structure type has a hipped roof. The windows throughout the complex are generally one-over-one, single hung, vinyl sashes.

Table 4.3.8.1. Unit Types and Number of Units per Type in Lakespring (GF9655)

Unit Type	Description	Number of Type
Type A	One-story, hip-roofed, L-shaped	4
Type B	One-story, recessed door, two single windows	8
Type C	One-story, recessed door, three single windows	18
Type D	Two-story, recessed first story, two paired windows both stories, recessed upper windows	30

Unit Type A is a one-story, hip-roofed, L-shaped, Ranch form residence; these units are stand-alone houses, with a five-bay front elevation (Figure 4.3.8.7 and 4.3.8.8). The front-projecting section has two single windows, while the side-projecting section has a single window and a recessed entryway, containing a door and a single window. The majority of the exterior is covered with brick veneer; however, each window is flanked by a slight brick wall projection and has panels of aluminum siding above and below and aluminum siding covers the recessed door entry. There are four Type A units, which are grouped together in the central portion of the Lakespring (GF9655) complex (Figures 4.3.8.4 and 4.3.8.9)

Unit Type B is a one-story, side-gabled unit with a recessed door and two single windows (Figure 4.3.8.10). The Type B units in the Lakespring (GF9655) development are located as the end apartments in groupings of multiple units; there are eight Type B units, located in four separate buildings (Figure 4.3.8.4). Each unit is two bays wide, with a single window on the main façade and a single window in a recessed section. The door to the unit is located on the interior wall of the recessed section. The front elevation of the unit is covered with aluminum siding; the side elevations have brick veneer exteriors and two single windows that have aluminum siding above and below (Figure 4.3.8.11).

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Figure 4.3.8.1. Aerial map showing the boundaries of Lakespring (GF9655).

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Figure 4.3.8.2. Lakespring (GF9655), view of buildings off Lake Spring Court, facing northwest.



Figure 4.3.8.3. Lakespring (GF9655), view of buildings and roundabout along Lake Spring Court, facing northeast.

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Figure 4.3.8.4. Aerial map showing the building locations and number of units per building of Lakespring (GF9655).

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Figure 4.3.8.5. Lakespring (GF9655), Building 11 (10 Lakespring Court), facing east.



Figure 4.3.8.6. Lakespring (GF9655), Building 13 (17 Lakespring Court), facing east.

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Figure 4.3.8.7. Lakespring (GF9655), Unit Type A (7D Lakespring Court), facing northeast.



Figure 4.3.8.8. Lakespring (GF9655), Unit Type A (7B Lakespring Court), facing northeast.

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Figure 4.3.8.9. Lakespring (GF9655), Unit Type A (7A and 7B Lakespring Court), facing northwest.



Figure 4.3.8.10. Lakespring (GF9655), Unit Type B on Building 13 (17 Lake Spring Court), facing east.

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Figure 4.3.8.11. Lakespring (GF9655), side elevation of Unit Type B on Buildings 10 and 11 (8 and 10 Lake Spring Court), facing northeast.

Unit Type C is a one-story, side-gabled unit with a recessed door and three single windows on the façade (Figure 4.3.8.12). Each Type C unit has two single windows on the façade and a single window in a recessed section, with the door on the interior wall of this recessed section. The front elevation is covered with aluminum siding and the side elevations are brick veneer, with a single window that has aluminum siding above and below (Figure 4.3.8.13). These units are located throughout the complex and are generally the end apartments in groups of multiple units; there are 18 Type C units that are located throughout Lakespring (GF9655), spread out amongst nine buildings (Figure 4.3.8.4). The office building was originally two Type C units in a single building that have been converted to administrative usage.

Unit Type D is a two-story, side-gabled unit, housing a townhouse apartment. The second story is cantilevered over the first story and has a paired window that is recessed into the façade; on the first story there is a door and a paired window (Figures 4.3.8.14 and 4.3.8.15). The front elevation is covered with aluminum siding and the side walls are brick veneer. Type D units are grouped together, as a central block between either Type B or Type C units; there are 30 Type D units within the Lakespring (GF9655), located within 12 buildings (Figure 4.3.8.4).

The Lakespring (GF9655) development was one of a group of five scattered site housing projects that were proposed in the early 1970s, but which were not fully constructed until the early 1980s (*The Greensboro Record* 28 August 1980:27). Like Hickory Trails (GF9654) a federal moratorium on new housing projects delayed the development, as did an increase in building costs, which resulted in the prioritization of other complexes, including the first phase of Hickory Trails (GF9654). Approval by the Department of Housing and Urban

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Figure 4.3.8.12. Lakespring (GF9655), Unit Type C on Building 15 (11 Lake Spring Court), facing north.



Figure 4.3.8.13. Lakespring (GF9655), Unit Type C on Building 15 (11 Lake Spring Court), facing northeast.

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Figure 4.3.8.14. Lakespring (GF9655), Unit Type D on Building 15 (11 Lake Spring Court), facing north.



Figure 4.3.8.15. Lakespring (GF9655), grouping of Unit Type D on Building 13 (17 Lake Spring Court), facing east.

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Development (HUD) was granted for 60 units at the Yanceyville site in August 1978 and the Greensboro Housing Authority intended to use the early 1970s plans drawn by Sheetz and Bradfield, an architecture firm from Atlanta that was involved in multiple public housing developments (*The Greensboro Record* 8 August 1978:17; *The Greensboro Daily News* 9 August 1978:10). However, the project faced vocal protests by residents of surrounding neighborhoods objected to the suitability of the site for public housing (*The Greensboro Record* 2 August 1978:51; 10 August 1978:37). By 1980, the Lakespring (GF9655) development project was again up for consideration and funding, in conjunction with the second phase of the Hickory Trails (GF9654) development; the estimated cost for both complexes was \$2.37 million (*The Greensboro Record* 28 August 1980:27). The two projects, which together totaled 80 units, were awarded to Kirkpatrick and Associates, Inc., a Greensboro firm (*The Greensboro Daily News* 26 September 1980:11). The units were completed in late 1982 (*The Greensboro Record* 14 February 1983:8).

NRHP Evaluation

Lakespring (GF9655) is a low-income housing development that consists of 60 apartments, in 17 structures, one of which has been converted to an office. Lakespring (GF9655) was one of seven developments, each having less than 150 units, that were built during the Greensboro Housing Authority's shift to a scattered site policy during the 1970s. Scattered sites was a policy promoted by HUD to encourage smaller public housing developments and to attempt to have new public housing located in various areas throughout cities, instead of concentrating it in one area. In Greensboro, most of these complexes were controversial among residents in nearby neighborhoods and resulted in public protests at Zoning and City Council meetings. Lakespring (GF9655) is an example of the type of development that was constructed as part of this scattered sites program. The designs of these types of projects differed from earlier public housing, with smaller lots, a fewer number of buildings, and architectural elements that moved away from the traditional two-story box of earlier non-high-rise structures. Lakespring (GF9655) exemplifies these characteristics, with a layout of buildings facing parking areas and a lot that is small, with little open space, but a planned landscape. Despite changes to exterior finishes on the residential buildings at Lakespring (GF9655), the buildings on the site remain in the same configuration and with the same spatial characteristics as when they were constructed. Together with the other complexes built during the scattered sites era of the Greensboro Housing Authority, Lakespring (GF9655) is eligible for the NRHP, as a representation of the shifting theory in public housing policy and its manifestation in Greensboro. The proposed NRHP boundaries are the parcel boundaries for the complex (Figure 4.3.8.1).



4.3.9 *Pear Leaf (GF9656)*

Pear Leaf (GF9656) consists of 50 apartments and is located at the southeast corner of South Holden Street and West Florida Street; the complex address is 2917 West Florida Street (Figure 4.3.9.1). The development, which consists of 12 residential buildings that are made up of four unit types, was completed in 1982 (Figure 4.3.9.2, Table 4.3.9.1). The buildings are a mixture of one and two stories and are arranged in groups around insular parking areas, with generally wide setbacks from the parking lots and a landscape that includes mature trees and planned vegetation (Figures 4.3.9.3 and 4.3.9.4). The structures have side-gabled rooflines and rest on brick foundations, with vinyl siding on the front and rear elevations and brick veneer around the entryways and on the side elevations. The rear elevations of the structures show the varied roof surfaces that are created by the connection of the blocks of each unit type (Figures 4.3.9.5 and 4.3.9.6).

Table 4.3.9.1. Breakdown of unit types and number of each type in Pear Leaf (GF9656).

Building Type	Description	Number of Type	Total Units per Type
Type A	Duplex, two-story	23	46
Type B	Single unit, one-story	1	1
Type C	Duplex, one-story	1	2
Type D	Single unit, two-story	1	1

Unit Type A, which is the most common type within the Pear Leaf (GF9656) complex, is a two-story, duplex of townhouse-style apartments (Figures 4.3.9.7 and 4.3.9.8). The central block of the unit is a four-bay, side-gabled section, with two paired windows on the first story and two single windows on the second story. On either side of the central block, two-story recessed hyphen extends from the side elevation, with a single window on the second story and a recessed entrance vestibule on the first story, with the entrance door located on the side elevation of the main block. Ten of the buildings within the complex consist of two Type A units grouped together, creating a four-unit building; the remaining three Type A units are on buildings that contain other unit types (Figure 4.3.9.2).

Unit Type B is a one-story, single unit (Figure 4.3.9.9). It has a hyphen section connecting it to the adjacent unit, which has a brick veneer wall, and a metal and glass entry door; the main section of the Type B unit has a paired window on the front elevation. This unit type is adapted for handicapped access; there is one of these unit types in the complex and it is attached to a group of two Type A units (Figure 4.3.9.2).

Unit Type C is a one-story, duplex structure (Figure 4.3.9.10). It has a symmetrical front elevation, with a central block that has two paired windows and a one-story hyphen that connects it to the attached units and contains the recessed entry door, which is located on the side elevation of the main block. There is one Type C unit located in the Pear Leaf (GF9656) development (Figure 4.3.9.2).

Unit Type D is a two-story single townhouse unit (Figure 4.3.9.11). The two-story section has a single paired window on the first story and a single window on the second story. Attached to the side elevation is a two-story, recessed hyphen that contains the entry vestibule that shelters the door, which is located on the side elevation of the two-story section. There is one Type D unit in the complex, situated at the end of a block of Type A and Type C units (Figure 4.3.9.2).

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Figure 4.3.9.1. Aerial map showing the boundaries of Pearl Leaf (GF9656).

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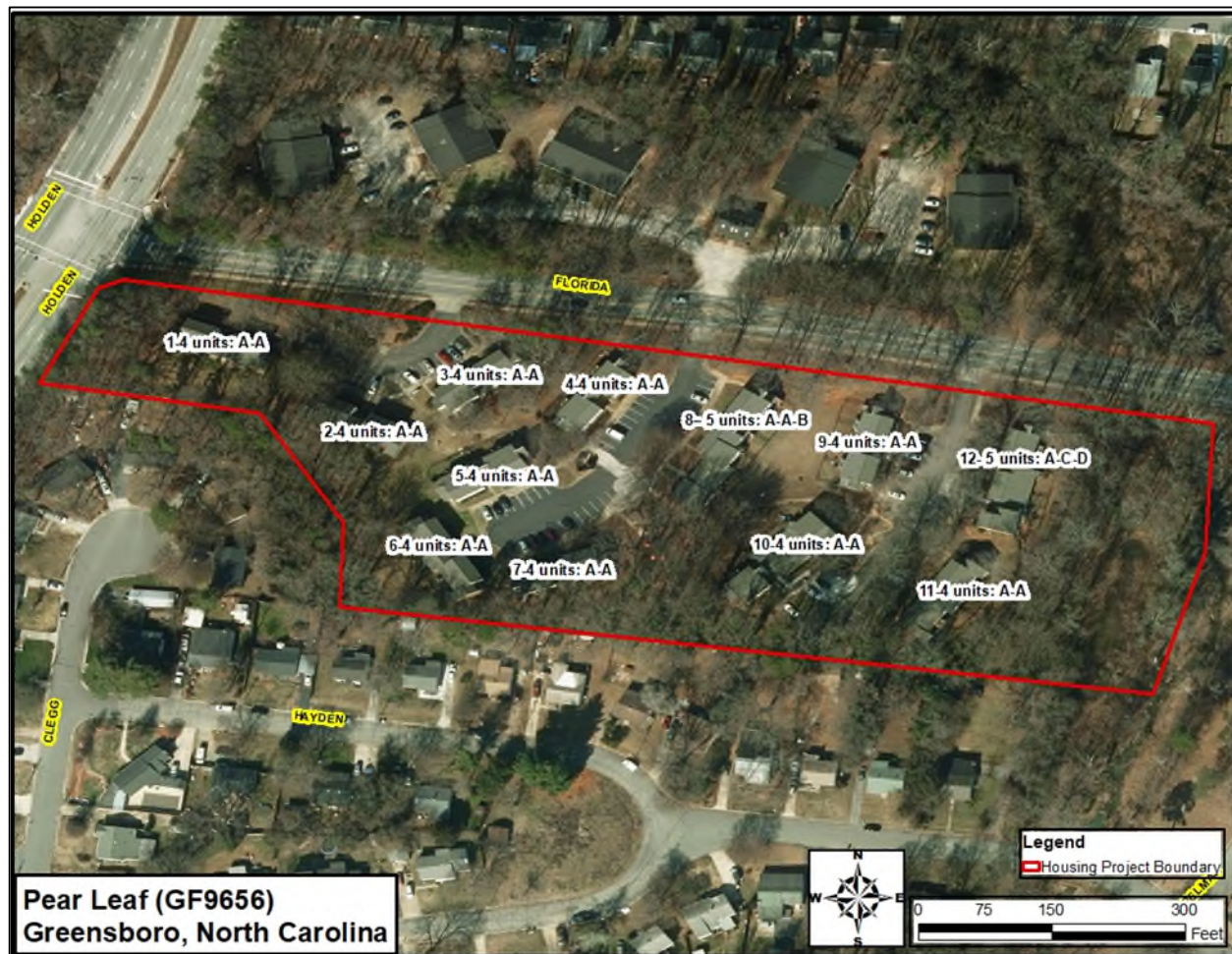


Figure 4.3.9.2. Aerial map showing the building locations and number of units per building of Pear Leaf (GF9656).

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Figure 4.3.9.3. Pear Leaf (GF9656), view of Building 12, facing south.



Figure 4.3.9.4. Pear Leaf (GF9656), view of Buildings 4 and 5, facing southwest.

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Figure 4.3.9.5. Pear Leaf (GF9656), rear elevation of Building 3, facing west.



Figure 4.3.9.6. Pear Leaf (GF9656), rear elevation of Building 12, facing northwest.

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Figure 4.3.9.7. Pear Leaf (GF9656), Unit Type A, facing east.



Figure 4.3.9.8. Pear Leaf (GF9656), group of Type A units, facing south.

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Figure 4.3.9.9. Pear Leaf (GF9656), Unit Type B, facing northeast.



Figure 4.3.9.10. Pear Leaf (GF9656), Unit Type C, facing east.

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Figure 4.3.9.11. Pear Leaf (GF9656), Unit Type D, facing northeast.

The Pear Leaf (GF9656) development was originally identified as the Holden Road and Florida Street project, was first announced in 1979 as part of three 50-unit complexes to be developed under the scattered sites policy, which called for smaller complexes spread out among different sections of the community (*The Greensboro Record* 21 December 1979:33). After seeking the Department of Housing and Urban Development's (HUD) approval of their site and plans, the housing authority began acquisition of the site the following year (*The Greensboro Daily News* 27 November 1979:17; 1 April 1980:15). The contract for the complex, valued at \$1.338 million, was authorized in July 1981 and work began shortly afterward; in April 1982, the Pear Leaf (GF9656) complex was still under construction, but had been completed by the end of that year (*The Greensboro Record* 6 August 1981:28; 28 August 1981:38; 27 April 1982:15; *The Greensboro Daily News* 14 February 1983:6).

NRHP Evaluation

Pear Leaf (GF9656) is a low-income housing development that consists of 50 apartments, in 12 structures. Pear Leaf (GF9656) was one of three 50-unit developments that were planned together during the Greensboro Housing Authority's shift to a scattered site policy during the 1970s. Scattered sites was a policy promoted by HUD to encourage smaller public housing developments and to attempt to have new public housing located in various areas throughout cities, instead of concentrating it in one area. Greensboro embarked on an extensive program of scattered sites public housing in the late 1970s, resulting in seven complexes that would meet the HUD definition, including having less than 150 housing units. In Greensboro, most of these complexes were controversial among residents in nearby neighborhoods and resulted in public protests at Zoning and City Council meetings. Pear Leaf (GF9656) is an example of the type of development that was constructed as part of this scattered sites program.



The designs of these types of projects differed from earlier public housing, with smaller lots, a fewer number of buildings, and architectural elements that moved away from the traditional two-story box of earlier non-high-rise structures. Pear Leaf (GF9656) exemplifies these characteristics, with a layout of buildings facing parking areas and a lot that is small, with little open space, but a planned landscape. Despite changes to exterior finishes on the residential buildings at Pear Leaf (GF9656), the buildings on the site remain in the same configuration and with the same spatial characteristics as when they were constructed. Together with the other complexes built during the scattered sites era of the Greensboro Housing Authority, Pear Leaf (GF9656) is eligible for the NRHP, as a representation of the shifting theory in public housing policy and its manifestation in Greensboro. The proposed NRHP boundaries are the parcel boundaries for the complex (Figure 4.3.9.1).

4.3.10 Silverbriar (GF9657)

Silverbriar (GF9657) consists of 50 apartments, organized in duplex and quadplex buildings, that were completed in 1982. It is located west of Muirs Chapel Road, with the buildings arranged around Silverbriar Court, which is a road that is confined to the complex (Figure 4.3.10.1). The structures have relatively consistent setbacks from the road and integrated parking areas and there are sidewalks and mature trees throughout the complex (Figures 4.3.10.2 and 4.3.10.3). The residential buildings are one- and two-story structures with side-gabled roofs; they have concrete slab foundations, and the exteriors are covered with vinyl siding. The windows throughout the complex are one-over-one, single hung, vinyl sashes. There are four building types within the Silverbriar (GF9657) complex (Figure 4.3.10.4; Table 4.3.10.1).

Table 4.3.10.1. Building Types and Number of Units per Type in Silverbriar (GF9657)

Building Type	Description	Number of Type	Total Units per Type
Type A	One-story duplex	2	4
Type B	Two-story quadplex	3	12
Type C	Two-story duplex	5	10
Type D	Two-story quadplex	6	24

Building Type A is a one-story duplex, which contains two units that are arranged as mirror images (Figures 4.3.10.5–4.3.10.7). The building has three sections; the side-gabled central block, which has two single windows, is flanked by a side-gabled wing on either side, which are recessed from the façade. Each wing has a paired window and a gabled projection on the side elevation, which is half open to form a recessed, one-bay entry porch that is supported by a square post; the door is on the side elevation of the side-gabled wing. A secondary door in the side-gabled projection, also beneath the one-bay porch, leads to a storage area. On the rear elevation of the buildings, each unit has a door and a single window. There is a single window on the side elevation, behind the gabled projection that holds the storage unit. There are two Type A buildings within the Silverbriar (GF9657) complex, both located in the central grouping of buildings (Figure 4.3.10.4).

Building Type B is a one-story, side-gabled structure that holds four apartments (Figures 4.3.10.8–4.3.10.10). The building consists of two symmetrical blocks that are attached to each other, each holding two apartments that are arranged as mirror images to each other. Each block has a central recessed section, which has two entry doors, each with a single sidelight; the recessed entry section is flanked by a single paired window on either side. The side elevations of the building each have two single windows of different sizes. On the rear elevation, each half of

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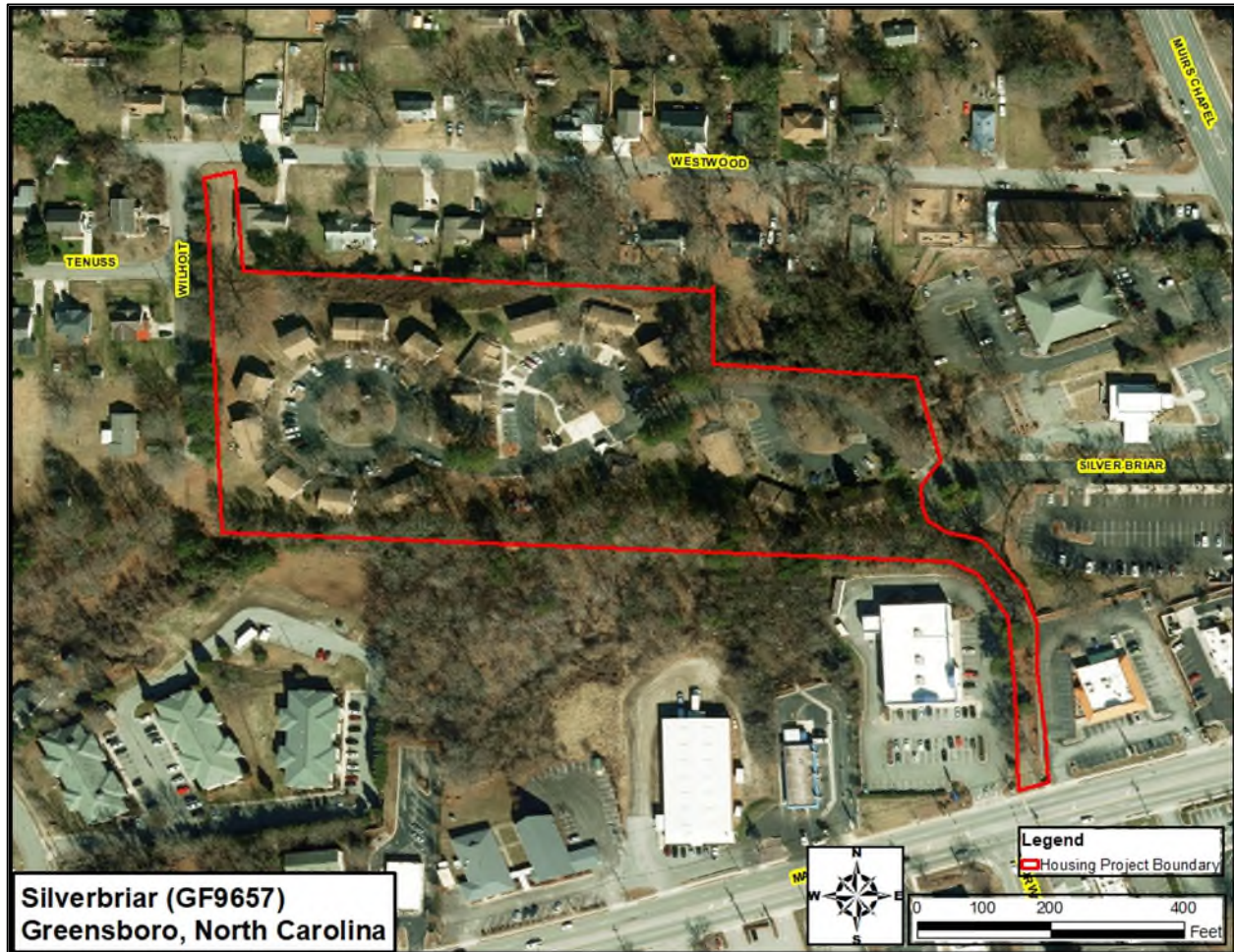


Figure 4.3.10.1. Aerial map showing the boundaries of Silverbriar (GF9657).

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Figure 4.3.10.2. Silverbriar (GF9657), streetscape along Silverbriar Court, facing southeast.



Figure 4.3.10.3. Silverbriar (GF9657), streetscape along parking lot off Silverbriar Court, facing northwest.

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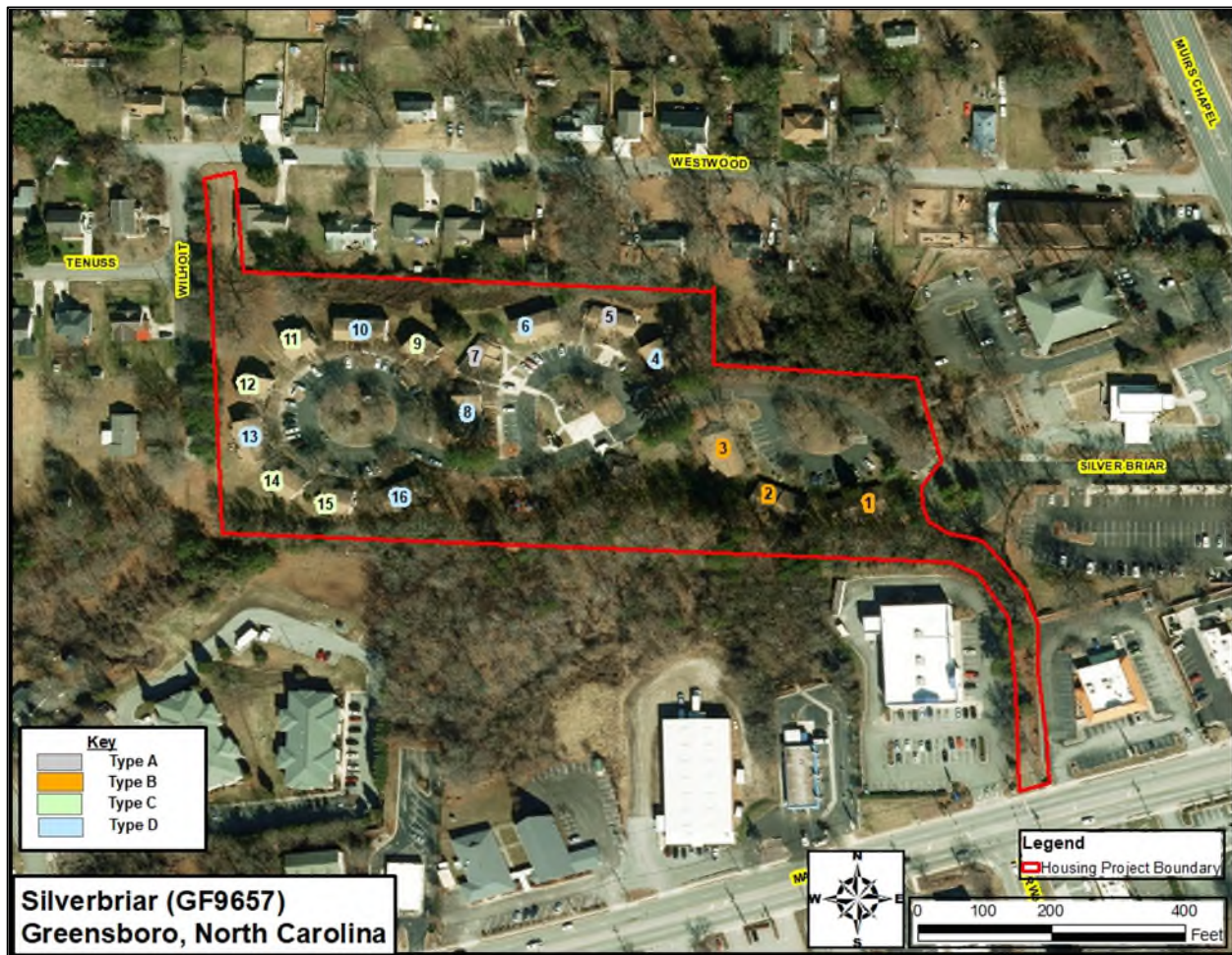


Figure 4.3.10.4. Aerial map showing the building locations and number of units per building of Silverbriar (GF9657).

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Figure 4.3.10.5. Silverbriar (GF9657), building Type A, front elevation, facing northwest.



Figure 4.3.10.6. Silverbriar (GF9657), building Type A, front oblique, facing northeast.

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Figure 4.3.10.7. Silverbriar (GF9657), building Type A, rear oblique, facing southwest.



Figure 4.3.10.8. Silverbriar (GF9657), building Type B, front elevation, facing west.

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Figure 4.3.10.9. Silverbriar (GF9657), building Type B, front oblique, facing south.



Figure 4.3.10.10. Silverbriar (GF9657), building Type B, rear oblique, facing north.

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the building has a central shed-roofed projection that holds an exterior storage room, as well as a door and a single window for each unit. There are three Type B buildings located within the development, which are concentrated in the eastern grouping of buildings (Figure 4.3.10.4).

Building Type C is a two-story, side-gabled duplex, with a symmetrical front elevation (Figures 4.3.10.11–4.3.10.13). The front of each structure has a two-bay, recessed central section on the first story, which holds the entry doors for both units; a wall projection that spans from the ground to the roofline between the units partially supports this recessed entryway. Each unit has a paired window on the first story and two single windows on the second story of the front elevation. The side elevations each have a small shed-roofed projection, with a tall, narrow, single pane casement window. The rear elevation of building Type C is also symmetrical, with a one-story, shed-roofed projection, holding exterior storage rooms, located in the center; on the first story, each unit has a door and a single window and on the second story each has a single window. There are five Type C buildings located within Silverbriar (GF9657), which are located in the western grouping of buildings (Figure 4.3.10.4).

Building Type D is a two-story, side-gabled structure that contains four townhouse apartments (Figures 4.3.10.14–4.3.10.16). Type D buildings consist of two attached duplex blocks. Each block has a central two-bay recessed section, which contains the entry doors for two apartments, each with a sidelight; unlike Type C buildings, there is no supporting wall projection for the recessed section. Each unit has a paired window on the first story and a single window on the second story. The side elevations of Type D buildings each have a single, tall, rectangular, one-pane casement window. The rear elevation of each section is symmetrical; the central one-story, shed-roofed projection houses the exterior storage rooms for both units in the section, which each also have a door and a single window on the first story and a single window on the second story. There are six Type D buildings within the Silverbriar (GF9657) development; they are located in both the central and western groupings of buildings (Figure 4.3.10.4).

The office building for the Silverbriar (GF9657) development is located south of the central grouping of buildings (Figure 4.3.10.4). It is a one-story building with a square footprint, which is oriented with a corner facing the right-of-way (Figure 4.3.10.17). The front elevation has a cut corner, creating a flat surface for the metal and glass entry door unit. On the east elevation, there are two doors and on the west elevation there is a paired window and a single window. The building has a low-pitched, hipped roof with a steep triangular central section that has vents. The exterior of the office is covered with vinyl siding and the roof is standing-seam metal.

Originally referred to as the Muirs Chapel Road project, the Silverbriar (GF9657) development was proposed in 1979 (*The Greensboro Daily News* 27 November 1979:17; 21 December 1979:31; 15 July 1980:23). The complex was one of three 50-unit projects proposed together, as part of the scattered site development plan, which called for lower density complexes that were spread out in various areas of the city (Figure 4.3.10.18). Housing authority officials described these new concept developments as “small clusters of apartments with high-quality construction and innovative design, preserving the surrounding trees and terrain”, in part to attempt to dissuade the protests of nearby residents against the development (*The Greensboro Daily News* 21 December 1979:32). Inflammatory statements from the public included assertions that “they would fear for their lives if the complex was built” and one woman who declared that “she would have to have her late husband’s body exhumed from his grave in Muir’s Chapel cemetery because she fear[ed] public housing residents would desecrate the cemetery” (*The Greensboro Daily News* 19 August 1980:15). Other residents of the area cited traffic concerns and issues with the potential use of condemnation to acquire part of the site, but these issues were eventually addressed (*The Greensboro Record* 15 August 1980:36).

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Figure 4.3.10.11. Silverbriar (GF9657), building Type C, front oblique, facing southwest.



Figure 4.3.10.12. Silverbriar (GF9657), building Type C, front oblique, facing northwest.

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Figure 4.3.10.13. Silverbriar (GF9657), building Type C, rear oblique, facing southeast.



Figure 4.3.10.14. Silverbriar (GF9657), building Type D, front oblique, facing northeast.

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Figure 4.3.10.15. Silverbriar (GF9657), building Type D, front oblique, facing northwest.



Figure 4.3.10.16. Silverbriar (GF9657), building Type D, rear oblique, facing southwest.

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Figure 4.3.10.17. Silverbriar (GF9657), office, facing south.

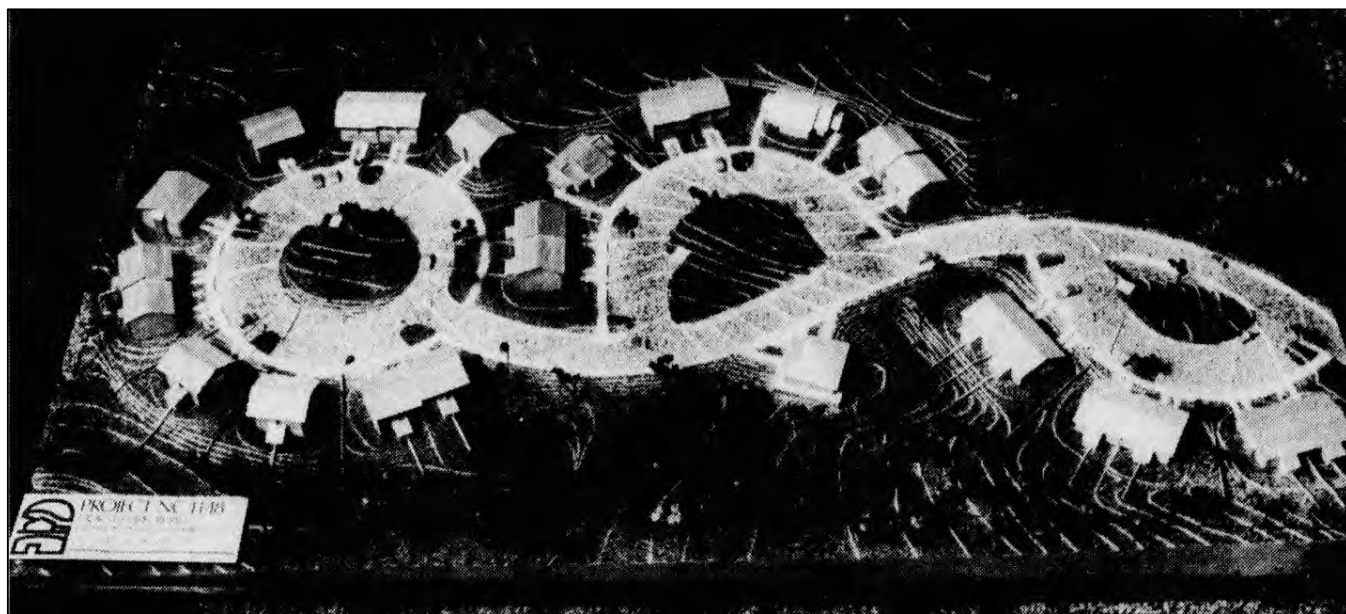


Figure 4.3.10.18. Architect's model of Silverbriar (GF9657), 1981 (*The Greensboro Record* 6 August 1981:27).

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Although the plan originally called for units of one to four bedrooms, the complex was eventually constructed with nine one-bedroom units, 34 two-bedroom units, and seven three-bedroom units, with some designated and adapted for “elderly and handicapped residents”; the plans had the units arranged in duplexes and quadplexes, among 16 buildings on the site (*The Greensboro Daily News* 19 August 1980:15). The site for the Silverbriar (GF9657) complex was approved by the Department of Housing and Urban Development (HUD) in July 1980, however land acquisition could not occur until the property was rezoned as multi-family residential, which was initially denied by the Greensboro Zoning Commission on July 15, 1980 but was approved by City Council the following month (*The Greensboro Record* 11 July 1980:21; *The Greensboro Daily News* 19 August 1980:15). The land was acquired for the project in spring of 1981 and bids for the project were opened in September 1981, with the contract for construction awarded to Wimco Corporation, of Washington, North Carolina (*The Greensboro Record* 8 September 1981:18). The estimated cost for the development was \$1.6 million and site preparation began in November 1981, with the Silverbriar (GF9657) development completed by 1982 (*The Greensboro Record* 19 November 1981:40; *The Greensboro Daily News* 14 February 1983:6).

NRHP Evaluation

Silverbriar (GF9657) is a low-income housing development that consists of 50 apartments, in 16 structures. Silverbriar (GF9657) was one of three 50-unit developments that were planned together during the Greensboro Housing Authority’s shift to a scattered site policy during the 1970s. Scattered sites was a policy promoted by HUD to encourage smaller public housing developments and to attempt to have new public housing located in various areas throughout cities, instead of concentrating it in one area. Greensboro embarked on an extensive program of scattered sites public housing in the late 1970s, resulting in seven complexes that would meet the HUD definition, including having less than 150 housing units. In Greensboro, most of these complexes were controversial among residents in nearby neighborhoods and resulted in public protests at Zoning and City Council meetings. Silverbriar (GF9657) is an example of the type of development that was constructed as part of this scattered sites program. The designs of these types of projects differed from earlier public housing, with smaller lots, a fewer number of buildings, and architectural elements that moved away from the traditional two-story box of earlier non-high-rise structures. Silverbriar (GF9657) exemplifies these characteristics, with a layout of buildings facing parking areas and a lot that is small, with little open space, but a planned landscape. Despite changes to exterior finishes on the residential buildings at Silverbriar (GF9656), the buildings on the site remain in the same configuration and with the same spatial characteristics as when they were constructed. Together with the other complexes built during the scattered sites era of the Greensboro Housing Authority, Silverbriar (GF9657) is eligible for the NRHP, as a representation of the shifting theory in public housing policy and its manifestation in Greensboro. The proposed NRHP boundaries are the parcel boundaries for the complex (Figure 4.3.10.1).



4.3.11 *Smith Homes (GF9658)*

Smith Homes (GF9658) was originally begun in 1951 and completed in 1952, with 30 additional units for senior citizen housing added in 1964. The address for the complex is 707 West Florida Street and it originally occupied a large parcel both north and south of West Florida Street, accounting for 430 total housing units (Figure 4.3.11.1). In early 2023, the portion of Smith Homes to the north of West Florida Street was demolished, leaving 158 of the original 1951 units, plus the 30 senior citizen housing units, extant (Figures 4.3.11.2–4.3.11.4). The remaining structures are located south of West Florida Street, with the 1951 buildings along Hudgins Drive and Sparta Drive, both of which are roads that are fully contained within the development, and the 1964 buildings along Luray Drive. The 1951 buildings are arranged relatively close together, along narrow streets with no planned street parking areas; the topography of the parcel is sloped and the buildings and landscaping account for the elevation change. The structures are connected by internal sidewalks (Figures 4.3.11.5 and 4.3.11.6). The 1964 buildings are situated along a street that connects to an adjacent neighborhood, and the houses have deep setbacks from the road and are situated on lots with expanses of lawn and landscaping (Figures 4.3.11.7).

The remaining structures within the Smith Homes (GF9658) development consist of six building types, four from the 1951 development and two in the 1964 addition (Figure 4.3.11.8; Table 4.3.11.1).

Table 4.3.11.1. Building Types and Number of Units per Type in Hampton Homes (GF9653)

Building Type	Description	Number of Type	Total Units per Type
Type A (1951)	Six units; Two-story block with one-story wings	10	60
Type B (1951)	Six units; Two story block	11	66
Type C (1951)	Duplex; one-story (one double and three single windows)	4	8
Type D (1951)	Duplex; one-story (two double and one single window)	12	24
Type E (1964)	Four units; one-story, central block with two wings	5	10
Type F (1964)	Duplex; one-story, side-gabled	5	10

Building Type A, which is part of the 1951 section, contains six units. These buildings have a two-story, side-gabled central block, which is eight bays wide, and one-story, side-gabled wings with two bays on the front elevation (Figures 4.3.11.9 and 4.3.11.10). The building is symmetrical, with three apartment units on each side. The central block, which contains four units, has a two-bay, gabled projection that serves as an entry vestibule to the central block and contains four doors, two on the front elevation and one on each of the side elevations. On the both the first and second stories, the gabled entryway is flanked by a paired window and two single windows on either side. Each of the flanking one-story wings has a door and a paired window on the front elevation. The windows are one-over-one, double hung, metal sashes, with brick sills; a projecting header course just above the windowsills emphasizes the horizontal massing of the building. On the side elevations of the two-story section, there is a single window on the second story and a circular attic vent in the gable end; the one-story blocks each have a single window on the side elevation (Figure 4.3.11.11). On the rear elevation, the two-story block has a

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Figure 4.3.11.1. Aerial map showing the boundaries of Smith Homes (GF9658).

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Figure 4.3.11.2. Smith Homes (GF9658), May 2023, portion north of West Floria Street, facing northeast.



Figure 4.3.11.3. Smith Homes (GF9658), May 2023, portion north of West Floria Street, facing west.

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Figure 4.3.11.4. Smith Homes (GF9658), May 2023, portion north of West Floria Street, facing northeast.



Figure 4.3.11.5. Smith Homes (GF9658), streetscape along Hudgins Drive, facing east.



Figure 4.3.11.6. Smith Homes (GF9658), streetscape along Sparta Drive, facing west.



Figure 4.3.11.7. Smith Homes (GF9658), streetscape along Luray Drive, facing southeast.

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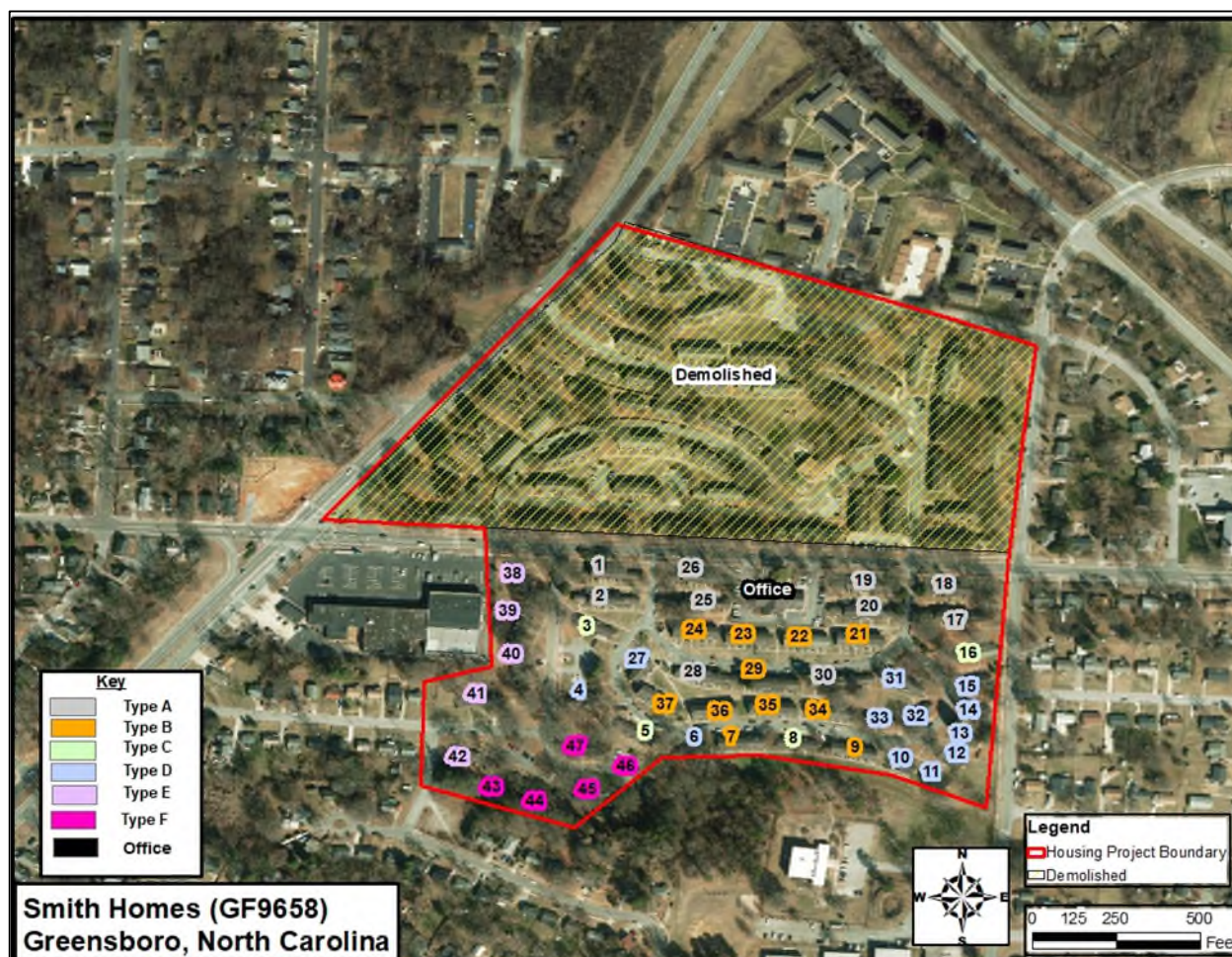


Figure 4.3.11.8. Aerial map showing the building types and locations of the Smith Homes (GF9658) development.

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Figure 4.3.11.9. Smith Homes (GF9658), Building Type A, front elevation, facing northwest.



Figure 4.3.11.10. Smith Homes (GF9658), Building Type A, front elevation, facing southwest.



Figure 4.3.11.11. Smith Homes (GF9658), Building Type A, rear elevation, facing northeast.

monumental gabled projection, which houses a stairway to provide access to the second story units (Figures 4.3.11.11–4.3.11.13). On either side of the central gable, the first story has a door, located beneath a shed-roofed hood, and a single window and the second story has two single windows; There are two-story, shed-roofed projections, which are covered with vertical composite wood siding, and house exterior storage rooms for the apartments in the central block and two additional single windows on the opposite side of the storage rooms. Each one-story wing also has a shed-roofed projection, serving as an exterior storage room, as well as a single window, a paired window, a door, and a small single window. There are 10 Type A buildings located in the 1951 section of the complex (Figure 4.3.11.8).

Building Type B, which is part of the 1951 section, contains six units. It is a two-story, side-gabled building, which consists of three sections that each have the same configuration (Figures 4.3.11.14 and 4.3.11.15). On the front elevation, each section has a central one-bay, gabled projection, that serves as an entry vestibule for the two apartments in that section; the apartment doors are on the side elevations of this projection. On either side of the gabled projection there is a paired window on the first story; there are two paired windows on the second story, located above the first story windows. This building type has a brick veneer exterior on most of the building, with the second story section between the windows being covered in stucco above a rowlock course that spans the front elevation below the windows. The side elevations have no openings on the first and second stories and there is a circular attic vent in the gable end. On the rear elevation, the two units grouped in each section are arranged as mirror images of each other, but they have the same openings (Figure 4.3.11.16). On the first story, there is a door and a paired window, located beneath a full-width, shed-roofed porch; the porch is supported by a shed-roofed storage structure, sheathed in vertical composite board, on either side of the porch. The upper story of

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Figure 4.3.11.12. Smith Homes (GF9658), Building Type A, rear elevation, facing northwest.



Figure 4.3.11.13. Smith Homes (GF9658), Building Type A, rear elevation, facing northeast.

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Figure 4.3.11.14. Smith Homes (GF9658), Building Type B, front elevation, facing southeast.



Figure 4.3.11.15. Smith Homes (GF9658), Building Type B, front elevation, facing southwest.

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Figure 4.3.11.16. Smith Homes (GF9658), Building Type B, rear elevation, facing north.

each unit has two single windows, one larger than the other and between each unit, above the storage units, is a stucco-covered wall projection. Like the front elevation, the first story of the rear elevation is brick veneer, and the second story is covered with stucco. There are 11 Type B buildings located in the 1951 section of the complex (Figure 4.3.11.8).

Building Type C is a one-story, side-gabled, duplex building, which was part of the 1951 section of the development. The front elevation is symmetrical, with the two units arranged as mirror images of each other (Figures 4.3.11.17 and 4.3.11.18). The center of the front elevation has a gabled front projection, which contains the entry doors for each unit in its side elevations. On either side of gabled projection is a paired window and three single windows. On the side elevation of Type C buildings is a shed-roofed extension, which serves as an exterior storage room for the unit. The rear elevation of Type C buildings is also symmetrical; each unit has a door flanked by two single windows, a single small window, and a single window (Figure 4.3.11.19). Building Type C has a brick foundation, and the exterior walls are covered with vertical composite board siding. There are four Type C buildings, located in the 1951 section of Smith Homes (GF9658) (Figure 4.3.11.8).

Building Type D is a one-story, side-gabled, duplex building, constructed as part of the 1951 phase of the complex. The front elevation is symmetrical, with a central projecting gable that has an entry door on both side walls (Figures 4.3.11.20 and 4.3.11.21). On either side of the front projection there is a paired window and a single window. The side elevations of Type D buildings have a single window and a shed-roofed exterior storage room. The rear elevation of Type D buildings has two groupings of doors and windows, one for each unit; this grouping consists of a single window, a single small window, a door, and a single window (Figure 4.3.11.22). There are 12 Type D buildings, located within the 1951 section of the development (Figure 4.3.11.8).

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Figure 4.3.11.17. Smith Homes (GF9658), Building Type C, front elevation, facing northeast.



Figure 4.3.11.18. Smith Homes (GF9658), Building Type C, front oblique, facing northwest.

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Figure 4.3.11.19. Smith Homes (GF9658), Building Type C, rear oblique, facing east.



Figure 4.3.11.20. Smith Homes (GF9658), Building Type D, front oblique, facing north.

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Figure 4.3.11.21. Smith Homes (GF9658), Building Type D, front oblique, facing east.



Figure 4.3.11.22. Smith Homes (GF9658), Building Type D, rear elevation, facing northwest.

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Building Type E is a 1964 structure and there are five examples that are located within that portion of the Smith Homes (GF9658) complex (Figure 4.3.11.8). Type E buildings are duplex structures, with an adapted Ranch form, with a long rectangular profile and a low-pitched side-gabled roof (Figures 4.3.11.23 and 4.3.11.24). Each unit is four bays wide, consisting of a paired window, a door, a paired window, and a single window; the center two bays, which are a door and paired window, are located beneath a shed-roofed porch that is an extension of the main roofline supported by metal posts. The rear elevation of the building consists of two gabled rear projections, serving as exterior storage, that are flanked by a single window and a paired window, as well as a door (Figure 4.3.11.25). The exterior of the building is two colors of brick veneer, with a darker brick on the bottom portion of the wall and a lighter brick above the level of the windowsills. The roof has a wide eave overhang and boxed cornice.

Building Type F is a 1964 structure and there are five examples that are located within the second phase section (Figure 4.3.11.8). Type F buildings contain four units and have an adapted Ranch form, with three blocks, each having a low-pitched, side-gabled roof (Figures 4.3.11.26 and 4.3.11.27). The central block has a slightly taller roof than the two flanking sections and contains two units. Each unit has a paired window, a door, and a single window; a gabled porch with arched underside, which is supported by metal posts, spans the door and single window of both units. The flanking units are each four bays wide, consisting of a paired window, a door, a paired window, and a single window; the center two bays, which are a door and paired window, are located beneath a shed-roofed porch that is an extension of the main roofline supported by metal posts. The rear elevation of the building consists of four gabled rear projections, serving as exterior storage; the two that are located on the central block are flanked by a single window on either side, and each unit has a door, while the two outside units have a single window, a paired window, and a door (Figure 4.3.11.28). The exterior of the building has three colors of brick veneer, with a darker brick on the bottom portion of the wall and a lighter brick above the level of the windowsills, with the central block and the flanking sections having different colors of upper wall bricks. The roof has a wide eave overhang and boxed cornice.

In the north central portion of the remaining section of the Smith Homes (GF9658) is an Administrative Building (Figures 4.3.11.29 and 4.3.11.30). The brick veneer structure has a cruciform form, with a main front-gabled section, which has a small front-gabled projection with a faux entryway that gives the appearance of being bricked in; the front-gabled projection is flanked by two single windows on either side. A side-gabled section projects from each side of the main front-gabled section; these side-gabled sections are roughly three-quarters the height of the central section and have entry doors on their gable ends. The east side projection has a gabled entry portico, leading to a recessed metal and glass door unit, and two sets of two single windows along its north elevation. The building is constructed with two colors of brick veneer on the exterior.

The Smith Homes (GF9658), which were a housing project built for low-income white residents of Greensboro, were named for Dr. Henry Louis Smith, an original member of the Greensboro Housing Authority and former president of both Davidson College and Washington and Lee University (*The Greensboro Daily News* 30 March 1951:19; 2 July 1951:9) (Figures 4.3.11.31). The Smith Homes (GF9658) apartments, in 1951, had a rent beginning at \$20 per month, but depending on the income and family size of the tenants; the average rent per unit was \$31 per month, which included utilities. Income qualifications for the housing complex depended in family size, but ranged from \$2,300 per year for a two-person family to \$2,700 for a five-person family, with a \$100 per child exemption (*The Greensboro Record* 9 April 1952:15). Officials described the project, which had units ranging from three-and-one-half rooms to six-and-one-half rooms, as a “new way of life” for the families who would move into the development. Modern conveniences in the units included gas stoves and space heaters and electric

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Figure 4.3.11.23. Smith Homes (GF9658), Building Type E, front elevation, facing north.



Figure 4.3.11.24. Smith Homes (GF9658), Building Type E, front oblique, facing southwest.

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Figure 4.3.11.25. Smith Homes (GF9658), Building Type E, rear oblique, facing southeast.



Figure 4.3.11.26. Smith Homes (GF9658), Building Type F, front elevation, facing south.

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Figure 4.3.11.27. Smith Homes (GF9658), Building Type F, front elevation, facing northwest.



Figure 4.3.11.28. Smith Homes (GF9658), Building Type F, rear elevation, facing north.

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Figure 4.3.11.29. Smith Homes (GF9658), Administrative Building, facing southwest.



Figure 4.3.11.30. Smith Homes (GF9658), Administrative Building, facing southeast.

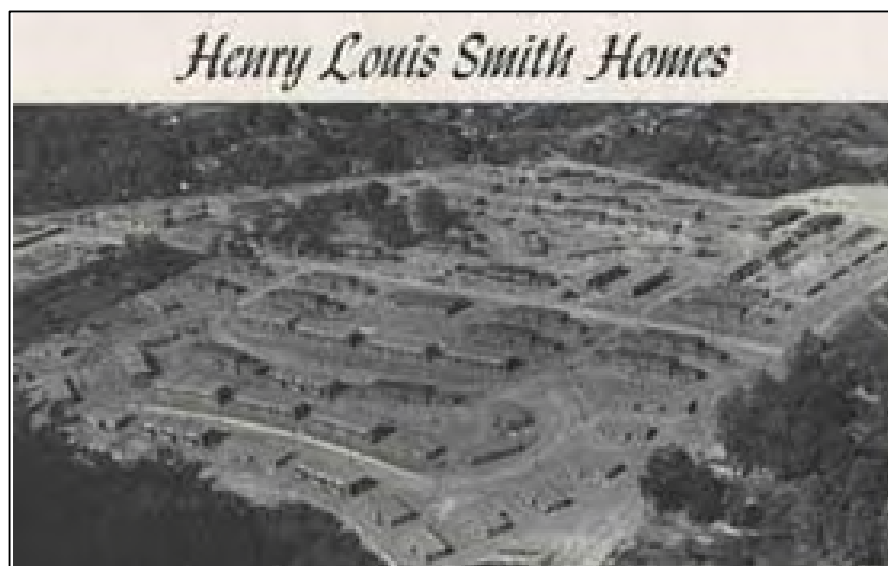


Figure 4.3.11.31. Smith Homes (GF9658), 1952 aerial (Greensboro Housing Authority).

refrigerators, as well as a dual dish and laundry sink; these elements were billed by the housing authority as significant upgrades from the substandard housing the families were moving from (*The Greensboro Record* 7 March 1952:15).

The Smith Homes (GF9658) development stemmed from a push in the early 1940s to bring public housing to Greensboro. In 1941, a public referendum was included in a special election concerning the formation of a Greensboro Housing Authority, and in June 1941 a five-person committee was created; by August, the housing authority had designated Charles C. Hartmann as the chief architect, with Joseph J. Sawyer and Leon McMinn as associates, for the planned development of two complexes, one for whites and one for blacks. However, World War II stalled the funding and construction of projects until the early 1950s (*The Greensboro Daily News* 23 February 1941:7; 27 December 1946:11; *The Greensboro Record* 22 January 1941:12; 17 June 1941:1; 22 August 1941:5). In 1949, the plans for the two complexes were revitalized, based on new housing policy from the federal government and in December, the City and the housing authority reached an agreement to construct 800 units of public housing (*The Greensboro Daily News* 8 August 1949:7; *The Greensboro Record* 28 December 1949:1).

In June 1950, a 40-acre parcel of land off of Freeman Mill Road was rezoned to accommodate one of the new housing projects (*The Greensboro Daily News* 2 June 1950:19). The plans for the project, drawn by Charles C. Hartmann, were approved by the federal government in March 1950 and the Greensboro Planning and Zoning Commission approved the site plans in October; the housing authority anticipated bids to be accepted for the project shortly afterward (*The Greensboro Record* 23 March 1950:28; 10 October 1950:14). However, the lowest bid submitted for the project was \$400,000 above the cost threshold that the federal government had set on the project and the Greensboro Housing Authority sought to cut the price tag by using lower cost materials and removing unnecessary items (*The Greensboro Daily News* 24 December 1950:35). Building permits for the Smith Homes (GF9658) complex were issued by the City of Greensboro in November 1951, for \$3.66 million in construction costs; this was nearly \$700,000 more than the projected cost of Morningside Homes, the housing development of the same size that was being constructed for low-income black residents concurrently with the building of Smith Homes (GF9658) (*The Greensboro Daily News* 30 November 1951:13). The construction contract

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of the Smith Homes (GF9658) development was awarded to the H. L. Coble Construction Company (*The Greensboro Morning News* 22 January 1951:9; *The Greensboro Record* 14 June 1952:15).

Although large amounts of rain delayed the paving of Florida Street, located between the north and south halves of the project, the first group of 158 apartments were opened for occupancy in January 1952; this first group was comprised of the units south of Florida Street and 60 were occupied by early February (*The Greensboro Record* 10 January 1952:32; 19 January 1952:14; 6 February 1952:15) (Figure 4.3.11.32). An additional 142 units were accepted for occupation by the housing authority in April, bringing the total in service at that point to 300; the final 100 units were completed in May. Landscaping had not been completed when the first residents moved into the complex but was slated to be finished by June of that year (*The Greensboro Record* 10 January 1952:32; 9 April 1952:15; 8 December 1952:1). By December 1952, all of the units in the Smith Homes (GF9658) complex were filled and there was a waiting list of 58 families for apartments (*The Greensboro Record* 1 July 1952:10; 8 December 1952:1). Photographs show the complex and its buildings shortly before and after its completion (Figures 4.3.11.33–4.3.11.35).

In 1963, four black families applied for residency in the Smith Homes (GF9658) complex, which had been built for white residents and had been a segregated housing project for 12 years. These applications came from families that were being displaced by the Warnersville Redevelopment Project, an Urban Renewal project that was located not far from the Smith Homes (GF9658) development (*The Greensboro Daily News* 29 June 1963:9). In August 1963, the first black family was allotted an apartment at the Smith Homes (GF9658) project, following an “anti-discrimination policy in regards to the race of project apartment applicants” that was adopted by the Greensboro Housing Authority the previous month (*The Greensboro Daily News* 10 August 1963:9).

In 1964, the Greensboro Housing Authority advertised for bids for a 30-unit addition to Smith Homes (GF9658); these units were designated for low-income elderly residents and the estimate on cost to complete the units was \$325,000 (*The Greensboro Daily News* 1 February 1964:9). The bid for the project was combined with the construction of the William Hampton Homes (GF9653) complex and a new office building for the Greensboro Housing Authority; the W. H. Weaver Construction Company was the lowest bidder for the combined projects and was awarded the contract (*The Greensboro Daily News* 6 March 1964:21). The plans for these 30 units, which were also drawn up by Charles C. Hartmann, were for one-story, brick buildings with “grab rails on walls, wider than usual doors to accommodate wheelchairs, cabinets at convenient heights in the kitchens, skid resistant floors, and low stoops...to assist the elderly to care for themselves and promote their safety” (*The Greensboro Record* 4 January 1964:11). The new elderly apartments at Smith Homes (GF9658) were completed and opened for occupancy in December 1964 (*The Greensboro Daily News* 4 November 1965:13).

Beginning 1992, the Smith Homes (GF9658) complex underwent a significant renovation, which was completed in phases on groupings of apartments over a four-year period. The interior changes included updating the kitchens, wiring, and plumbing, as well as installing new heating systems and duct work. On the exterior of the buildings, the original flat roofs were replaced with the current side-gabled roofs. These changes to the Smith Homes (GF9658) complex cost nearly \$13 million (*The Greensboro News and Record* 17 October 1992:5).

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Figure 4.3.11.32. Smith Homes (GF9658), 1952 aerial (*The Greensboro Record* 6 February 1952:15).

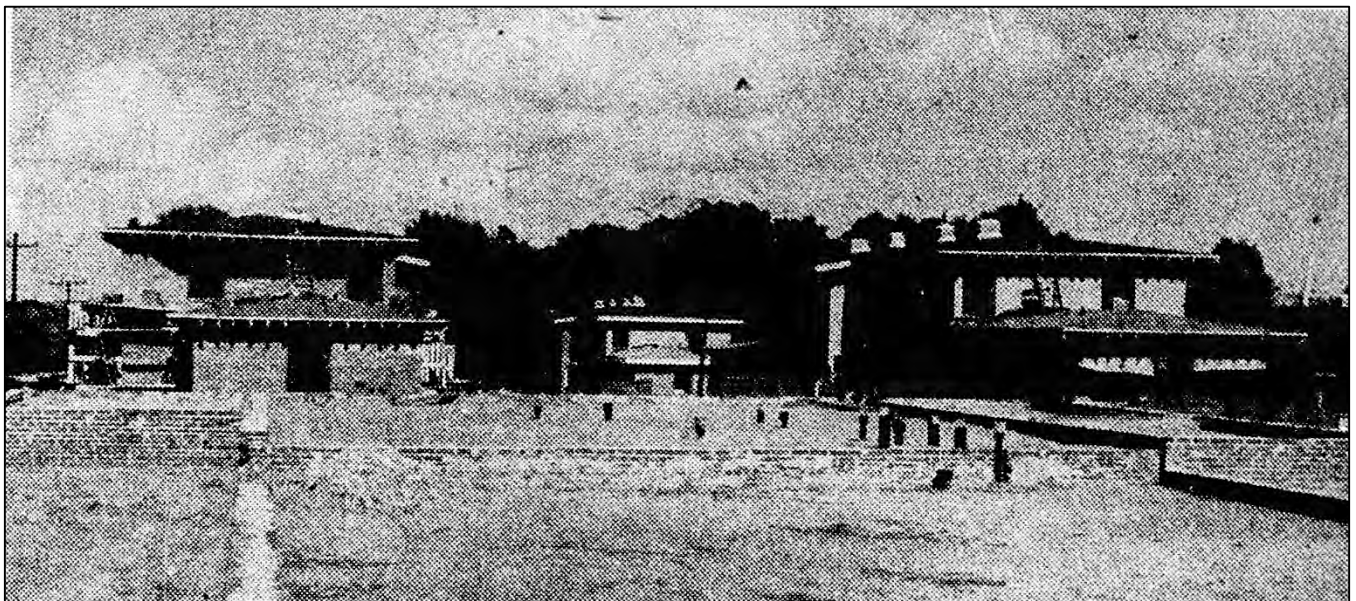


Figure 4.3.11.33. Smith Homes (GF9658), 1951 (*The Greensboro Daily News* 2 July 1951:9).

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Figure 4.3.11.34. Smith Homes (GF9658), 1951 (*The Greensboro Record* 8 December 1952:1).



Figure 4.3.11.35. Smith Homes (GF9658), 1951 (*The Greensboro Daily News* 29 December 1951:1).

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NRHP Evaluation

Smith Homes (GF9658) is a low-income housing development that consist of 430 residential units, of which 188 units remain, 158 from the original 1951 construction and 30 senior citizen units from 1964. The original portion of Smith Homes (GF9658) development was planned for low-income white residents, and it represents many of the characteristics of low-income housing projects built in the transitional phase from the 1940s to the 1950s, with groups of multifamily residential buildings arranged on a large, landscaped parcel, with open space and recreation areas and little available parking. The buildings exhibit traditional design concepts, with large two-story, box-like designs with minimal Colonial Revival styling. The 1964 section, which arose from the growing need for low-income housing for senior citizens, presents a contrast to the earlier portion. With its smaller buildings, which are designed using concepts of contemporary single-family residences and are organized along a residential street, with uniform setbacks to adjacent residential properties, this section exhibits the evolution of public housing design over a decade. The remaining portion of Smith Homes (GF9658) retains its integrity of overall design, with the large lot and the buildings organized in a linear pattern and oriented around open spaces, with sidewalks connecting the buildings throughout the development. The buildings in the 1951 section, however, have undergone significant alterations, including changes to the original roofline, that compromise their integrity of design, materials, workmanship, and feeling. Additionally, the removal of more than half of the original 1951 development (242 units) on the north side of Florida Street, has altered the integrity of the complex as a whole. Smith Homes (GF9658) as a complete development, encompassing the 1951 and 1964 sections, is ineligible for the NRHP because of the removal of a large portion of the complex and significant alterations to the remaining buildings.

However, the 1964 low-income, senior citizen housing along Luray Drive can be considered as a standalone complex, as it was constructed as under a separate funding cycle, specifically for low-income elderly residents, and it employed updated design and siting concepts. This 1964 portion of Smith Homes (GF9658) is eligible for the NRHP under Criterion A, as it is representation of the early 1960s design elements of public housing and the need to provide adequate housing to low-income senior citizens of Greensboro. Therefore, the 1964 section, consisting of ten structures along Luray Road, is eligible for the NRHP under Criterion A; the proposed boundary is the parcel that was added in 1964 that contains the ten structures (Figure 4.3.11.36).

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Figure 4.3.11.36. Aerial map showing the proposed NRHP boundaries of Smith Homes (GF9658) 1964 development.



4.3.12 *Stoneridge (GF9659)*

Stoneridge (GF9659) consists of 50 apartments, completed in 1973, which were purchased by the Greensboro Housing Authority from their private owner in 1978. They are located southwest of the intersection of Peale Terrace and Overland Heights, with an official address of 1900 Peale Terrace (Figure 4.3.12.1). The Stoneridge (GF9659) complex consists of six side-gabled buildings, which are generally two stories; four of the buildings have ten units and two buildings have five units (Figure 4.3.12.2). The buildings, which are grouped around a large parking area, are comprised of sections, some of which have brick veneer and some of which have siding. The windows are one-over-one, double hung, metal sashes.

The two buildings that have five units are located in the eastern section of the development (Figure 4.3.12.2). Each five-unit building has a central three-unit section that has vinyl siding on the exterior, flanked by a one-unit brick veneer section on either side (Figures 4.3.12.3 and 4.3.12.4). The remaining four buildings each have ten units (Figure 4.3.12.2). The ten-unit buildings have a central two-unit brick veneer section, flanked on either side by a three-unit section with vinyl siding exterior and a one-unit brick veneer section (Figures 4.3.12.5 and 4.3.12.6). Three of the buildings have the same configuration with all units being two stories. On the two-story sections, the one-unit brick veneer sections have a door and two single windows on the first story, located beneath a shed-roofed porch that is supported by brick columns; on the second story, there are three single windows (Figure 4.3.12.7). The three-unit section with the vinyl siding exterior has a front elevation that is slightly recessed from the adjacent sections (Figures 4.3.12.8 and 4.3.12.9). The first story has a shed-roofed porch, supported by brick columns and beneath the porch roof each unit has a door and a paired window; on the second story, one unit has a paired window and the other two units have a paired window and a single window, and are arranged as mirror images of each other. The two-unit, brick veneer section is made up of two brick one-unit sections attached to each other (Figure 4.3.12.10). On the rear elevation of these three section types, each apartment has a door and a two-pane horizontal sliding window on the first story, with the door located beneath a shed-roofed hood, and two single windows on the second story (Figure 4.3.12.11).

Building 2 is the only building of its configuration within the Stoneridge (GF9659) complex; although it is arranged with three brick sections and two vinyl siding sections, like the other ten-unit buildings, three of the units, two on the southern sided section and the one-unit brick section at the south of the building, are modified to be one and one-and-one-half stories (Figure 4.3.12.12). The modified sided section is one-and-one-half stories tall, with a shed-roofed porch above the first story; the front elevation has a symmetrical arrangement of a door, two single windows, two single windows, and a door, making up the two mirror image apartment units (Figures 4.3.12.13 and 4.3.12.14). The one-unit brick section is one-story, with a door and two single windows under the shed-roofed porch, and a side-gabled extension that is recessed from the front elevation (Figure 4.3.12.15). On the rear elevation, each of the modified apartment units has a gabled rear projection (Figure 4.3.12.16).

The Stoneridge (GF9659) development was constructed by a private developer, as market rate apartments, and it was opened in spring of 1973. It was named Peale Terrace Manor and advertisements for the complex stated that the two-bedroom townhouses were “fully carpeted” and had a dishwasher, disposal, waster [and] dryer connections, [and] Hotpoint appliances”; rent was advertised as \$168.50 per month, with utilities included (*The Greensboro Daily News* 14 March 1973:32; 29 April 1973:55; 21 July 1973:24).

In 1976, the Greensboro Housing Authority received \$1.08 million from the Department of Housing and Urban Development (HUD) to purchase and rehabilitate 50 apartments; the funding was made available under a

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Figure 4.3.12.1. Aerial map showing the boundaries of Stoneridge (GF9659).

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Figure 4.3.12.2. Aerial map showing the buildings and number of units of Stoneridge (GF9659).

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Figure 4.3.12.3. Stoneridge (GF9659), Building 6 (1910 Peale Terrace), front elevation, facing east.



Figure 4.3.12.4. Stoneridge (GF9659), Building 1 (1900 Peale Terrace), front oblique, facing southeast.

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Figure 4.3.12.5. Stoneridge (GF9659), Building 3 (1904 Peale Terrace), front oblique, facing southwest.



Figure 4.3.12.6. Stoneridge (GF9659), Building 5 (1908 Peale Terrace), front oblique, facing northeast.

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Figure 4.3.12.7. Stoneridge (GF9659), single unit brick section, Building 2 (1902 Peale Terrace), front elevation, facing east.



Figure 4.3.12.8. Stoneridge (GF9659), three-unit sided section, Building 2 (1902 Peale Terrace), front elevation, facing east.

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Figure 4.3.12.9. Stoneridge (GF9659), three-unit sided section, Building 2 (1902 Peale Terrace), front oblique, facing northeast.



Figure 4.3.12.10. Stoneridge (GF9659), two-unit brick section, Building 2 (1902 Peale Terrace), front elevation, facing east.

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Figure 4.3.12.11. Stoneridge (GF9659), two-unit brick section, Building 3 (1904 Peale Terrace), rear elevation, facing south.



Figure 4.3.12.12. Stoneridge (GF9659), Building 2 (1902 Peale Terrace), front oblique, facing northeast.

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Figure 4.3.12.13. Stoneridge (GF9659), two-unit one-and-one-half-story section, Building 2 (1902 Peale Terrace), front elevation, facing east.



Figure 4.3.12.14. Stoneridge (GF9659), two-unit one-and-one-half-story section, Building 2 (1902 Peale Terrace), front oblique, facing southeast.

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Figure 4.3.12.15. Stoneridge (GF9659), single unit one-story section, Building 2 (1902 Peale Terrace), front elevation, facing east.



Figure 4.3.12.16. Stoneridge (GF9659), Building 2 (1902 Peale Terrace), rear elevation, facing southwest.

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provision that allowed multifamily housing developments that were financed using Federal Housing Administration Assistance, but which were in default on their debts, to be transferred to local housing authorities (*The Greensboro Record* 1 October 1976:26; 16 October 1976:9). The Peale Terrace Manor apartments had been discussed for acquisition by the Greensboro Housing Authority since spring of 1976 and were planned for housing of low-income elderly residents; at the time of the funds allocation, the mortgage for Peale Terrace Manor was in default and had been reassigned to the Department of Housing and Urban Development (*The Greensboro Record* 26 May 1976:55; 16 October 1976:9). In February 1978, the housing authority had approved a contract for the purchase and renovation of Peale Terrace Manor and the contract was expected to be executed by HUD within a few weeks. The cost of the complex was \$498,000 and the estimate for the renovations and updates was \$500,000 (*The Greensboro Daily News* 14 February 1978:19). The renovations, which were required to “provide safety features for the elderly and to promote energy conservation” were designed by architect John McRae and the renovation contract was awarded to low bidder, Fortis Corporation, in October 1978 (*The Greensboro Record* 13 February 1978:17; 2 October 1978:17). The renovations were in progress through 1979 and the units were given the final inspection in early March 1980, however a broken pipe damaged ten apartments and delayed occupancy until the end of April (*The Greensboro Record* 25 September 1979:17; 27 February 1980:14; 1 April 1980:14; 28 April 1980:26; *The Greensboro Daily News* 2 March 1980:18).

NRHP Evaluation

Stoneridge (GF9659) is a low-income housing development that consist of 50 apartments, divided among six buildings, that provide housing for low-income senior citizens. Stoneridge (GF9659) is unique among Greensboro’s housing complexed constructed between 1950 and 1980, in that it was originally a privately constructed apartment complex that was purchased by the Greensboro Housing Authority. The policy of purchasing and renovating existing multi-family housing, rather than constructing new buildings, was gaining favor at HUD during the 1970s and the uniform construction of the buildings and the relatively small lot size, for the number of buildings and units, represents the design aesthetics of private apartment development at the time. Stoneridge (GF9659), although not part of the Turnkey program because the renovations and conversions to suit elderly residents were completed by the Housing Authority as opposed to a private developer, was acquired by GHA based on the same concepts as Turnkey developments. The residential buildings retain the same massing and exterior design as when the renovations were completed by the Housing Authority, despite changes to windows and siding. The complex also retains the same layout and site plan as its original construction. Stoneridge (GF9659) is recommended as eligible for the NRHP under Criterion A, as an example of the shift in multiple aspects of public housing policy in both Greensboro and HUD, with the acquisition of already constructed complexes, the reliance on private industry to increase public housing stock, and the expansion of the footprint of public housing into multiple areas of the city. It also represents the focus on housing for low-income senior citizens and is one of only two complexes that were utilized to meet this need during the 1950 to 1980 period. The proposed boundary for Stoneridge (GF9659) is the boundaries of the complex at the time of acquisition by the Greensboro Housing Authority in 1978 (Figure 4.1.12.1).



4.3.13 *Woodberry Run (GF9660)*

Woodberry Run (GF9660) consists of 39 apartment units, located north of Berryman Street, which were completed in 1980 (Figure 4.3.13.1). The buildings within the complex are situated around three parking areas but have wide setbacks from the public right-of-way and are connected by curving sidewalks that traverse the rolling topography of the lot, which has mature trees around most of the buildings (Figures 4.3.13.2 and 4.3.13.3). The apartments in the Woodberry Run (GF9660) development are divided among 13 residential buildings and there are eight-unit types within the complex, which organized in different configurations create varied building footprints throughout the complex (Figure 4.3.13.4; Table 4.3.13.1). Multiple combinations of unit types in the complex buildings create an appearance of separate attached blocks and the residential structures are one and two stories, with a combination of brick veneer and siding exteriors. The majority of the buildings are side-gabled, although one structure type has a hipped roof. The windows throughout the complex are generally one-over-one, single hung, vinyl sashes.

Table 4.3.13.1. Unit Types and Number of Units per Type in Woodberry Run (GF9660)

Unit Type	Description	Number of Type
Type A	One-story, hip-roofed, L-shaped	2
Type B	One-story, recessed door and window, single window	4
Type C	One-story, recessed door, two single windows	7
Type D	One-story with half-width second story	4
Type E	Two-story, recessed first story, two paired windows both stories, recessed upper windows	12
Type F	Two-story, recessed first story with columns	3
Type G	Two-story, recessed first story, two windows both stories	6
Type H	Two-story, asymmetrical gable roof, recessed door	1

Unit Type A is a one-story, hip-roofed, L-shaped, Ranch form residence; these units are stand-alone houses, with a five-bay front elevation (Figures 4.3.13.5 and 4.3.13.6). The front-projecting section has two single windows, while the side-projecting section has a single window and a recessed entryway, containing a door and a single window. The majority of the exterior is covered with brick veneer; however, each window is flanked by a slight brick wall projection and has panels of aluminum siding above and below and aluminum siding covers the recessed door entry. There are two Type A units in the Woodberry Run (GF9660) complex (Figure 4.3.13.4).

Unit Type B is a one-story, side-gabled unit, with a recessed door (Figures 4.3.13.7 and 4.3.13.8). Each unit is three bays wide, with a single window on the main façade and a door and single window in a two-bay recessed section; the recessed section is flanked by a brick wall projection on either side and one of the wall projections forms the division between the unit and an adjacent unit. The front elevation of the unit is covered with aluminum siding; the side elevations have brick veneer exteriors and a single window. There are four Type B units in the Woodberry Run (GF9660) development and they are end units of multi-unit buildings (Figure 4.3.13.4).

Unit Type C is a one-story, side-gabled unit with a recessed door and two single windows on the façade (Figures 4.3.13.9 and 4.3.13.10). These units are located in buildings along with Type D units; there are seven within the

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Figure 4.3.13.1. Aerial map showing the boundaries of Woodberry Run (GF9660).

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Figure 4.3.13.2. Woodberry Run (GF9660), grouping of buildings, facing east.



Figure 4.3.13.3. Woodberry Run (GF9660), grouping of buildings, facing north.

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Figure 4.3.13.4. Aerial map showing the building locations and number of units per building of Woodberry Run (GF9660).

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Figure 4.3.13.5. Woodberry Run (GF9660), Unit Type A, facing southwest.



Figure 4.3.13.6. Woodberry Run (GF9660), Unit Type A, facing north.

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Figure 4.3.13.7. Woodberry Run (GF9660), Unit Type B, facing east.



Figure 4.3.13.8. Woodberry Run (GF9660), Unit Type B and Unit Type E, facing west.

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Figure 4.3.13.9. Woodberry Run (GF9660), Unit Type C, facing east.



Figure 4.3.13.10. Woodberry Run (GF9660), Unit Type C and Unit Type D, facing northeast.

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complex (Figure 4.3.13.4). The front elevation is covered with aluminum siding and the walls separating the unit from adjacent units are brick veneer.

Unit Type D is a one-story, side-gabled block with a half-width second story that is slightly cantilevered over the first story (Figures 4.3.13.10–4.3.13.12). The first story has two single windows on the façade and a recessed door; the second story has a single window. The front elevation is covered with aluminum siding and the side walls are brick veneer. Type D units are located in three buildings within Woodberry Run (GF9660), comprising four units; they are arranged in groupings with Type C units (Figure 4.3.13.4).

Unit Type E is a two-story, side-gabled townhouse apartment. The second story is cantilevered over the first story and has a paired window that is recessed into the façade; on the first story there is a door and a paired window (Figures 4.3.13.8, 4.3.13.13, and 4.3.13.14). The front elevation is covered with aluminum siding and the side walls are brick veneer. Type E units are grouped, either together with other Type E units or with Type B units; there are 12 Type E units located within four buildings in the complex (Figure 4.3.13.4). Unit Type F is configured similar to Unit Type E, with the cantilevered second story and the same window configuration; however, Type F units have a more deeply recessed first story and the second story is supported by two brick wall sections that extend down from the roofline through the upper story (Figures 4.3.13.15 and 4.3.13.16). There are three Type F units within Woodberry Run (GF9660), which are located in a single building, along with Type G units (Figure 4.3.13.4).

Unit Type G is a two-story, side-gabled unit, with aluminum siding on the front elevation and brick veneer on the side walls (Figures 4.3.13.16–4.3.13.18). On the front elevation, the first story is cantilevered over the second story; there are two single windows and a door on the first story and two single windows on the second story. There are six Type G units within the Woodberry Run (GF9660) complex; they are located in three buildings, either grouped together or with Type F units (Figure 4.3.13.4).

Building Type H is a two-story residence. There is only one Type H building in the development. The dwelling is constructed in the Contemporary style, with a main block with multiple projections and intersecting rooflines (Figures 4.3.13.19 and 4.3.13.20). The front elevation is two bays. On the first story, the door is recessed and is located beneath an upper story projection, which is supported by brick posts; the remaining bay on the first story is a single window. The upper story of the front elevation has two projecting sections, each covered in siding with a single window; between the two sections there is a small single window between the two stories. On the side elevation furthest from the door, the second story section projects past the main wall of the house and has a single window; behind this section there is a single window on both the first and second stories. On the side elevation adjacent to the door, the wall projects in a side gable and has a single window on each story. The exterior of building Type H is a combination of brick veneer and siding, with the main walls being brick veneer and the second story projections having siding.

Woodberry Run (GF9660), which was originally referred to as the Berryman Street project until it was given its formal name, was developed as part of Greensboro's scattered site public housing policy, which sought to construct smaller development and locate them in various locations within the City, instead of concentrating high-density development in a single area (*The Greensboro Daily News* 2 March 1980:18). The goal was to keep housing projects to a maximum of 50 units (*The Greensboro Record* 25 April 1980:27). Planning for the development was in progress as early as 1970, when the Greensboro Housing Authority began acquiring land for the complex (*The Greensboro Daily News* 11 June 1970:36; 15 July 1970:10; 24 June 1970:21; *The Greensboro Record* 11 June 1970:51). In 1972, a \$4 million allocation was made for five public housing projects, including what would become

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Figure 4.3.13.11. Woodberry Run (GF9660), Unit Type C, facing east.



Figure 4.3.13.12. Woodberry Run (GF9660), Unit Type C and Unit Type D, facing north.

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Figure 4.3.13.13. Woodberry Run (GF9660), Unit Type E, facing north.



Figure 4.3.13.14. Woodberry Run (GF9660), group of Type E units, facing northeast.

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Figure 4.3.13.15. Woodberry Run (GF9660), Unit Type F, facing west.



Figure 4.3.13.16. Woodberry Run (GF9660), group of Type F and Type G units, facing west.

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Figure 4.3.13.17. Woodberry Run (GF9660), Unit Type G, facing west.



Figure 4.3.13.18. Woodberry Run (GF9660), Type G units, facing southwest.

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Figure 4.3.13.19. Woodberry Run (GF9660), Type H unit, facing west.



Figure 4.3.13.20. Woodberry Run (GF9660), Type H unit, facing northwest.

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Woodberry Run (GF9660) (*The Greensboro Daily News* 17 January 1972:42). However, a moratorium on new housing projects from the federal government delayed the development by nearly a decade and the housing authority had to contend with protests and challenges from residents in nearby neighborhoods, who did not support the development of the complex (*The Greensboro Daily News* 23 June 1970:19; 13 July 1971:19; 16 August 1977:16; *The Greensboro Record* 17 July 1979:20).

In 1977, the Greensboro City Council voted to rezone the Berryman Street property, in order for the public housing complex to be constructed (*The Greensboro Record* 16 August 1977:15). Woodberry Run (GF9660) was under construction through 1979 and, despite a planned opening of the complex in November of that year, delays in construction resulted in the units not being occupied until after April 1, 1980 (*The Greensboro Daily News* 2 March 1980:18; *The Greensboro Record* 1 April 1980:14; 28 April 1980:26).

NRHP Evaluation

Woodberry Run (GF9660) is a low-income housing development that consists of 39 residential units, divided among 13 buildings, which was completed in 1980. Woodberry Run (GF9660) was one of seven small-scale developments that were constructed during the Greensboro Housing Authority's shift to a scattered site policy during the 1970s. Scattered sites was a policy promoted by HUD to encourage smaller public housing developments and to attempt to have new public housing located in various areas throughout cities, instead of concentrating it in one area. Greensboro embarked on an extensive program of scattered sites public housing in the late 1970s. In Greensboro, most of these complexes were controversial among residents in nearby neighborhoods and resulted in public protests at Zoning and City Council meetings. Woodberry Run (GF9660) is an example of the type of development that was constructed as part of this scattered sites program. The designs of these types of projects differed from earlier public housing, with smaller lots, a fewer number of buildings, and architectural elements that moved away from the traditional two-story box of earlier non-high-rise structures. Woodberry Run (GF9660), which consists of one-story houses with Ranch forms, two-story residences with contemporary elements, one-story apartment units, and two-story townhouses, represents a shift from large, multi-family blocks to smaller groupings of units interspersed with single-family housing. Together with the other complexes built during the scattered sites era of the Greensboro Housing Authority, Woodberry Run (GF9660) is eligible for the NRHP, as a representation of the shifting theory in public housing policy and its manifestation in Greensboro. The proposed NRHP boundaries are the parcel boundaries for the complex (Figure 4.3.13.1).



4.4 Winston Salem

The Winston Salem Housing Authority was approved for funding for the construction of six public housing complexes between 1950 and 1980; five housing developments were completed between 1950 and 1980 and one was completed in 1981. Of these six public housing complexes, four have been previously recorded, Crystal Towers (FY3345), Sunrise Towers (FY3601), Piedmont Park (FY9124), and Cleveland Avenue Homes (FY9238). The six developments are discussed individually below.

4.4.1 *Crystal Towers (FY3345)*

Crystal Towers (FY3345) is located at 625 West Sixth Street, is an eleven-story tower with a basement that was designed in a Modernist style and completed in 1972 (Figure 4.4.1.1). The building has a Y-shape, with its front elevation consisting of two sections that oriented along West Sixth Street and are accessed by a horseshoe-shaped front entry drive. On the front elevation, there is a central section that consists of three two-pane metal casement windows; each window is as a small concrete pilaster on either side and a smooth panel below. Behind the central bay is an elevator tower, that extends above the roofline of the buildings and houses electrical components (Figures 4.4.1.2–4.4.1.5). Each wing, which project from the east and west of this central bay, consists of four paired sections of two-pane, metal casement windows on the upper ten floors; each section has a window and a smooth panel below, with some also having ventilation grates, and they are separated from the adjacent walls by slightly projecting concrete pilasters. Between the sections of windows are long expanses of unbroken brick wall. There is a horizontal band of concrete that separates each of the upper ten stories, as well as a wide band at the roofline. The first story of the front elevation is recessed, with a central entryway and large plate glass windows, with smooth panels below, along either wing. The entrance is located beneath an inverted wing canopy that is supported by heavy concrete posts (Figure 4.4.1.6).

The west elevation of the building has an exterior stair tower, which has open concrete balconies on each story, unbroken brick on its front and rear elevations, and an entry door on both the first story of both the west and north elevations (Figures 4.4.1.7 and 4.4.1.8). On the rear elevation, each wing has the same configuration on the upper ten stories as it does on the front elevation, with four paired window sections set between unbroken brick veneer walls (Figures 4.4.1.8–4.4.1.11). On the west wing, the first story is recessed and supported by concrete projections, which are located between the paired windows on the upper story, and there are two-pane, metal casement windows between the projections, situated below the windows on the upper stories. The wing on the north elevation is organized with the same configuration of two-pane casement windows, concrete pilasters, and smooth panels between brick veneer sections as the east and west wings, but it is smaller, with only two pairs of windows (Figures 4.4.1.9 and 4.4.1.10). There is an exterior stairwell, with concrete balconies, on its north elevation. To the east of the rear wing, the first story of the east wing has the same configuration of recessed sections and supporting concrete walls as the west wing, but below the grade of the front elevation there is a basement, which is accessed by eight sets of metal doors. The east elevation has the same exterior stairwell configuration as the west and north wings (Figure 4.4.1.12).

The design of Crystal Towers (FY3345) emphasizes tall vertical lines with a low horizontal ground floor and an ashlar cap marking the parapet of the flat roof, as well as the concrete pilasters that flank the windows. The slim concrete bands between the floors show the horizontal lines of the structure, but do not draw the focus of the viewer away from the vertical elements. The rear of the first story, with the concrete supports located beneath the windows on the upper stories, emphasizes the negative space of the recessed sections. The construction of the

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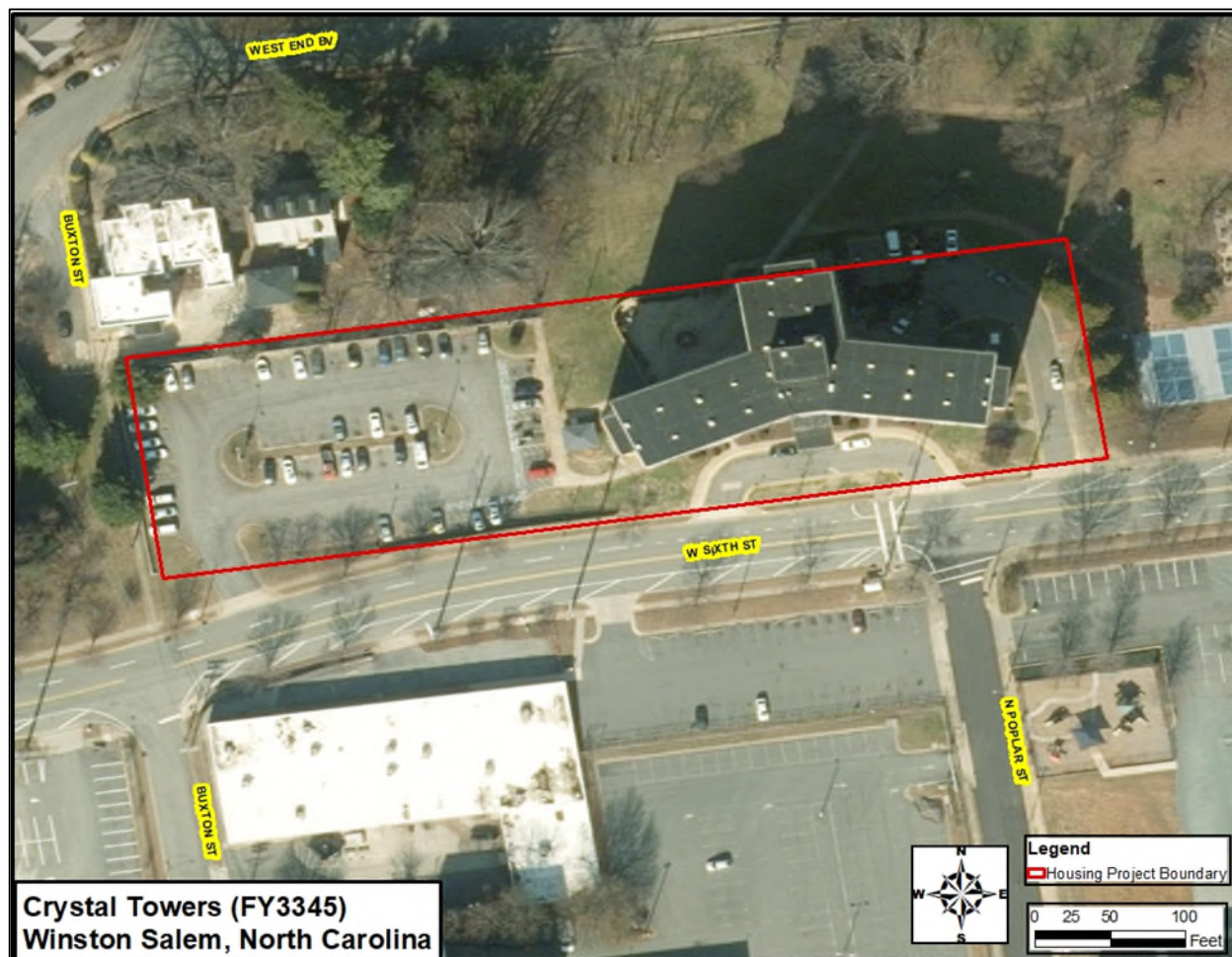


Figure 4.4.1.1. Aerial map showing the boundaries of Crystal Towers (FY3345).

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Figure 4.4.1.2. Crystal Towers (FY3345), facing north.



Figure 4.4.1.3. Crystal Towers (FY3345), facing northeast.

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Figure 4.4.1.4. Crystal Towers (FY3345), facing northwest.



Figure 4.4.1.5. Crystal Towers (FY3345), entry bay, facing north.

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Figure 4.4.1.6. Crystal Towers (FY3345), entrance detail, facing northwest.



Figure 4.4.1.7. Crystal Towers (FY3345), entrance detail, facing east.

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Figure 4.4.1.8. Crystal Towers (FY3345), facing southeast.



Figure 4.4.1.9. Crystal Towers (FY3345), facing south.

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Figure 4.4.1.10. Crystal Towers (FY3345), facing south.



Figure 4.4.1.11. Crystal Towers (FY3345), facing southwest.

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Figure 4.4.1.12. Crystal Towers (FY3345), facing west.

tower is fireproof, with a poured concrete and clay substructure, and brick veneer walls; the color scheme of Crystal Towers (FY3345) consists of yellow brick and yellow panels below the windows, with orange panels on the recessed front elevation of the first story.

Adjacent to the northwest corner of the building, situated between the west and north wings, is a flagstone courtyard, which is enclosed with a brick wall that is brick panels between brick posts on the exterior, but connects to a curving interior wall, to create planting beds (Figures 4.4.1.13 and 4.4.1.14).

Crystal Towers (FY3345) and Sunrise Towers (FY3601) were constructed at the same time and are virtually twins; both complexes were built by the Winston Salem Housing authority to house low-income senior citizens. The two towers represent the prevalent theory on elderly public housing during the 1970s. During the mid-1960s, even as high-rise buildings fell out of favor for housing low-income families, they became the preferred choice for low-income senior citizens. These buildings were designed around the “Tower in the Park” concept of Le Corbusier, which emphasized high-density, skyscrapers that were set on large lots, which landscaped green space surrounding them. They were meant to embody concepts of “livability...providing natural light and air with panoramic views, in response to limited land availability”, as well as “superior natural ventilation and separation from street sounds” (*Progressive Architecture* April 1957, March 1961). Contemporary descriptions of Crystal Towers (FY3345) and its twin, Sunrise Towers (FY3601), call them “sleek, new skyscraper design” (*The Journal and Sentinel* [Winston-Salem] 3 November 1974:36).

Crystal Towers (FY3345), identified as project NC 12-9, was designed with 207 apartments within its 11-story frame, divided between efficiency and one-bedroom units (*The Journal and Sentinel* [Winston-Salem] 28 March

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Figure 4.4.1.13. Crystal Towers (FY3345), courtyard, facing southwest.



Figure 4.4.1.14. Crystal Towers (FY3345), courtyard, facing northwest.

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1971:8; 21 November 1971:7). Approval from HUD was given for both towers, which were designed by Winston Salem architecture firm Lashmit, Brown, and Pollock, in August 1968 (*The Journal and Sentinel* [Winston-Salem] 15 August 1968:40) (Figures 4.4.1.15 and 4.4.1.16). Although permits were issued by Winston Salem for construction in December 1969, valuing the building at just over \$3 million, construction for the building was begun in spring 1970 and it was completed in 1972, with the final inspection completed in May and the new residents cleared for occupancy by June (*The Journal and Sentinel* [Winston-Salem] 11 November 1970:2; 28 March 1971:8; 30 July 1972:46) (Figures 4.4.1.17–4.4.1.21). The final cost for construction of Crystal Towers (FY3345) was \$4.1 million (*The Journal and Sentinel* [Winston-Salem] 31 May 1972:3). The project was planned to house low-income senior citizens and was open to those persons over age 62, with a single income of under \$3,500 or an income for a married couple of under \$3,900 per year. The need for housing for this group was substantial in Winston Salem, with the Housing Authority director noting that “even when we get both buildings finished, we’ll have more applicants than we have space” (*The Twin City Sentinel* 6 December 1969:18).

NRHP Eligibility

Similar to other towers built in Durham (former Oldham Towers, DH3970, and J. J. Henderson, DH3987) and Greensboro (Hall Towers, GH9105), Crystal Towers (FY3345) is an example of the “Tower in the Park” concept that was adapted to low-income senior citizen housing during the late 1960s and 1970s. Crystal Towers (FY3345) is a significant example of public housing policy and Modernist architecture during the late 1960s and early 1970s. Although the windows have been replaced, the building retains the overall form, design, and feeling from its original construction. In 2009, Crystal Towers (FY3345) was recommended for inclusion in the North Carolina Study List. Crystal Towers (FY3345) is eligible for the NRHP, under Criterion A for its association with Winston Salem’s public housing efforts in the 1960s and 1970s, and under Criterion C, as an example of Modernist design and the work of locally significant architectural firm Lashmit, Brown, and Pollock.



Figure 4.4.1.15. Architect’s rendering of Crystal Towers (FY3345), 1968 (*The Journal and Sentinel* [Winston-Salem] 15 August 1968:40).

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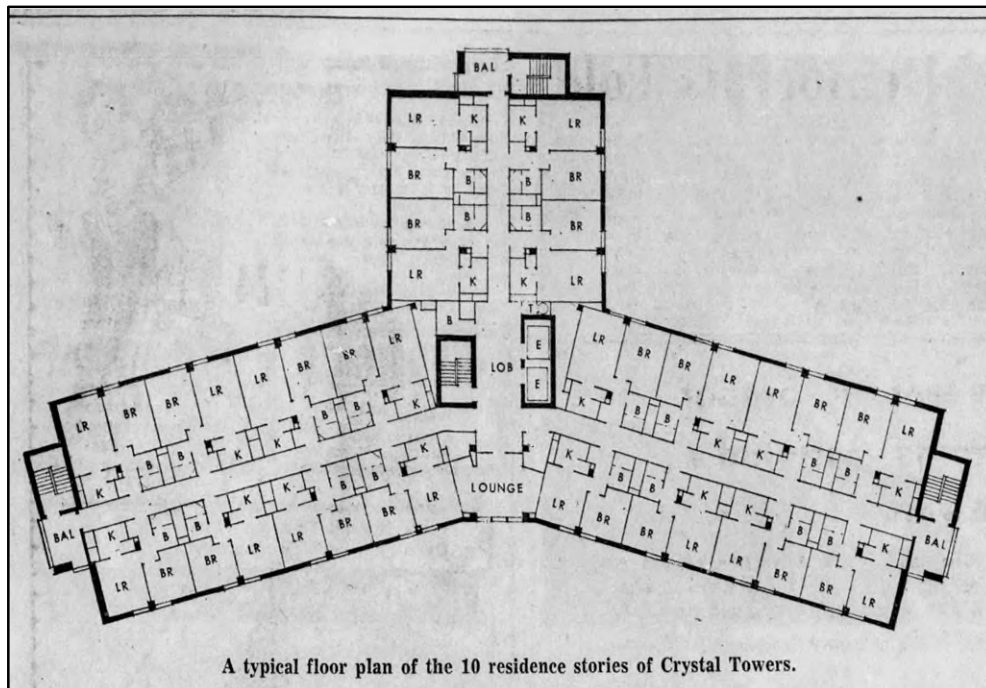


Figure 4.4.1.16. Crystal Towers (FY3345), floor plan, 1969 (*The Journal and Sentinel* [Winston-Salem] 2 November 1969:5).

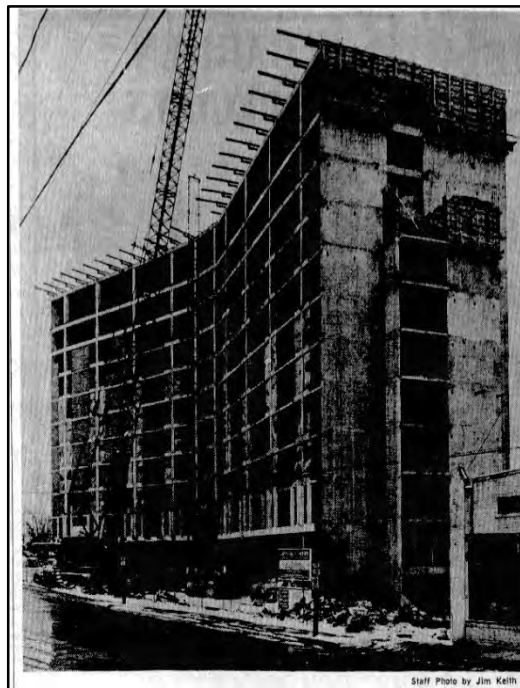


Figure 4.4.1.17. Crystal Towers (FY3345), under construction, 1971 (*The Journal and Sentinel* [Winston-Salem] 28 March 1971:8).

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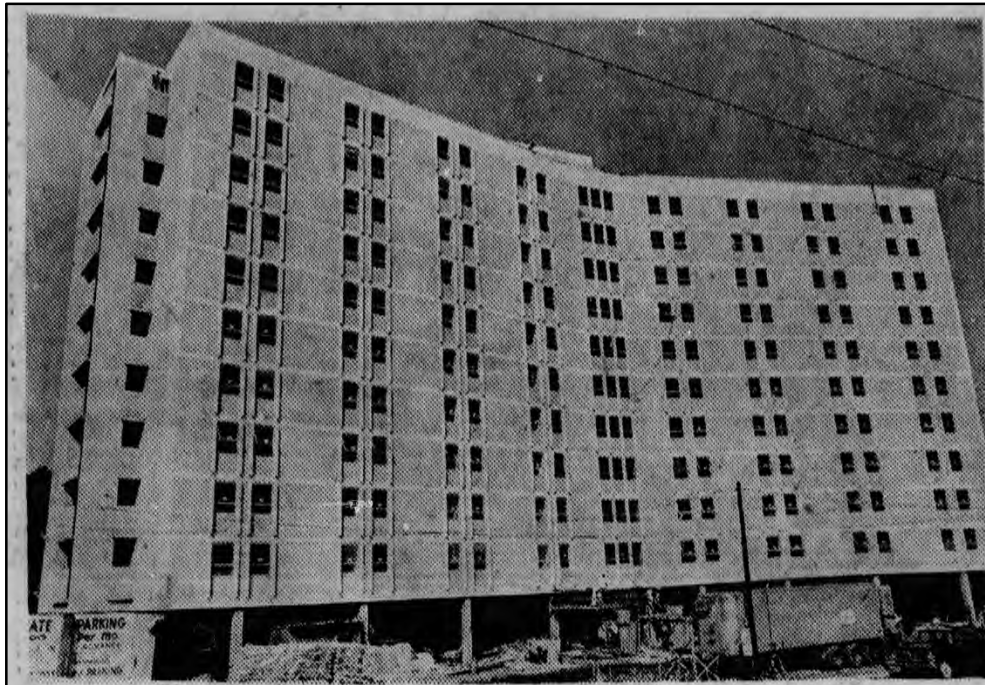


Figure 4.4.1.18. Crystal Towers (FY3345), under construction, 1971 (*The Twin City Sentinel* [Winston-Salem] 4 November 1971:8).

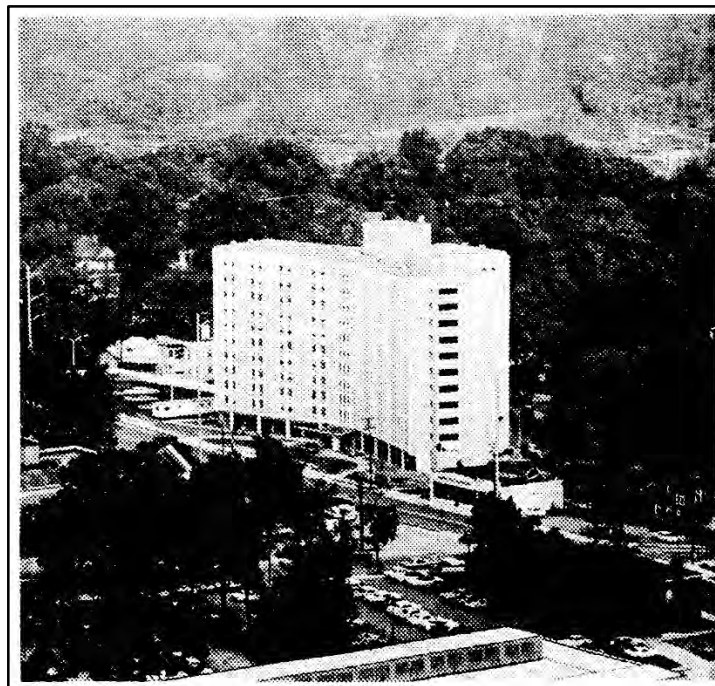


Figure 4.4.1.19. Crystal Towers (FY3345), 1972 (*The Twin City Sentinel* [Winston-Salem] 30 June 1972:46).

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Figure 4.4.1.20. Crystal Towers (FY3345), and resident statistics, 1974 (*The Twin City Sentinel* [Winston-Salem] 3 November 1974:36).

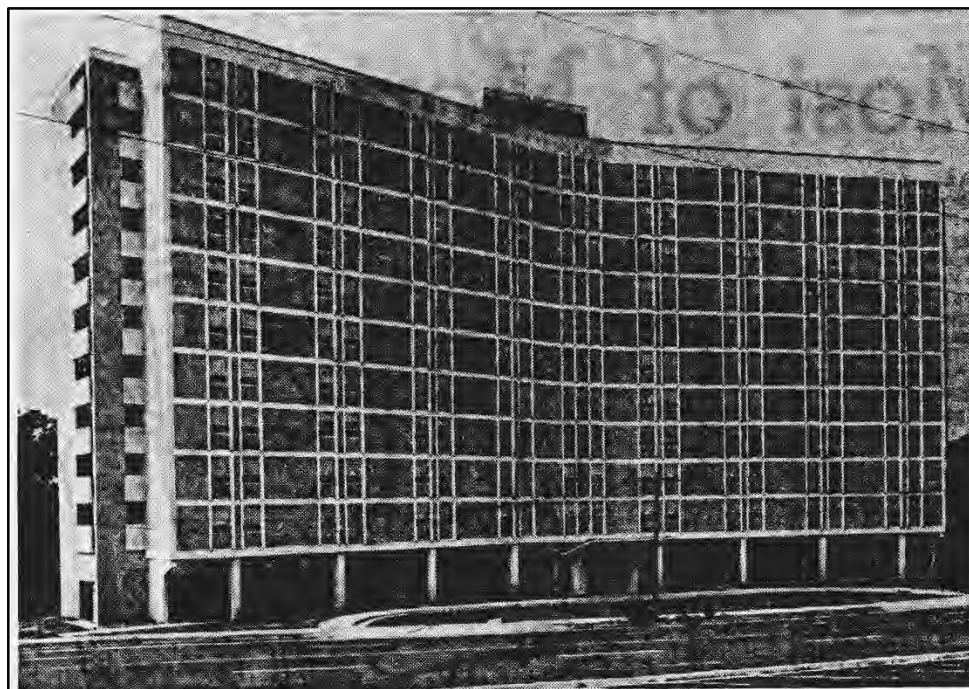


Figure 4.4.1.21. Crystal Towers (FY3345), 1977 (*The Winston Salem Journal* 30 January 1977:58).



4.4.2 *Sunrise Towers (FY3601)*

Sunrise Towers (FY3601) is located at 801 North Martin Luther King Drive (Figure 4.4.2.1). The building, which is an eleven-story tower, is located northeast of the road; access to the front elevation is via an oblong U-shaped driveway, with a green space and pedestrian pathway. The tower has a Y-shaped footprint, with symmetrical wings extending to the northwest and southeast, and a smaller wing extending to the northeast (Figures 4.4.2.2–4.4.2.6). The center bay of the front elevation is wider than the adjacent bays, with the building wings angling slightly off from the center bay; this bay has three two-pane, metal casement windows on each of the ten stories, with a concrete pilaster on either side of each window that runs from the second story to the tenth roofline. The main entrance is located on the ground floor of the center bay of the building, beneath with an asymmetrical butterfly roof that is supported by Y-shaped columns. The ground floor recessed from the floors above and is supported by heavy concrete pilasters, which have bays of floor-to-ceiling, metal-framed opening between them; the sections closest to the door and closest to the corner of each wing have large, plate-glass windows, with smooth panels beneath, while the four remaining sections have large lower panels and small, rectangular windows in the upper portion of the wall. On both wings along the front elevation, the top ten stories have four pairs of windows that are set into vertically oriented sections; each pair of windows has a slender concrete pilaster on either side and a heavy concrete pilaster between them, all of which run from the top of the first story to the roofline, and beneath the windows on each story is a smooth panel, some of which have ventilation grates. Between the groupings of windows are unbroken expanses of brick veneer.

On the rear elevation of the building, each of the two main wings has the same window configuration, with four sections of paired windows that have unbroken brick veneer between them (Figures 4.4.2.7–4.4.2.10). A smaller wing projects off the rear of the building, with two sections of windows on both of its side elevations. The first stories of the three wings are organized similar to that of the front elevation, with recessed bays of large window openings and smooth panels, located beneath heavy concrete supports. The ends of each of the three wings have a concrete exterior stairwell, with a recessed balcony and metal railings on each story.

Between the northwest wing and the rear wing is a sunken outdoor recreation and seating area (Figures 4.4.2.11 and 4.4.2.12). The rear courtyard is surrounded by a detailed brick screen wall with a rounded corner to the north. The interior of the courtyard follows the rounded edge characteristics with curved seating areas and island raised plant beds of unique rounded shapes. In roughly the center of the courtyard is a metal pole lighting figure with branches topped with spherical white glass.

Sunrise Towers (FY3601) was completed in 1970 and is a high-rise tower with distinct Modern architectural elements. The building follows the typical characteristics of mid-century modern design, materials, and details, with an emphasis on a low, horizontal ground floor, which is recessed to emphasize the negative space on that level, with vertically oriented stories above. The stylistic details throughout the building are the use sharp angles, with contrasting curves as seen in the entryway and rear courtyard, are typical for this architectural style. A mixture of materials, with different textures used to highlight the vertical lines and subtly show the horizontal lines, is also a common design technique from the 1960s and 1970s, as is the mixture of colors to further define those elements, with buff brick, light concrete, and blue panels being used on Sunrise Towers (FY3601). The lighting fixture in the center of the rear courtyard is likely original and represents a quintessential design seen in the architectural style.

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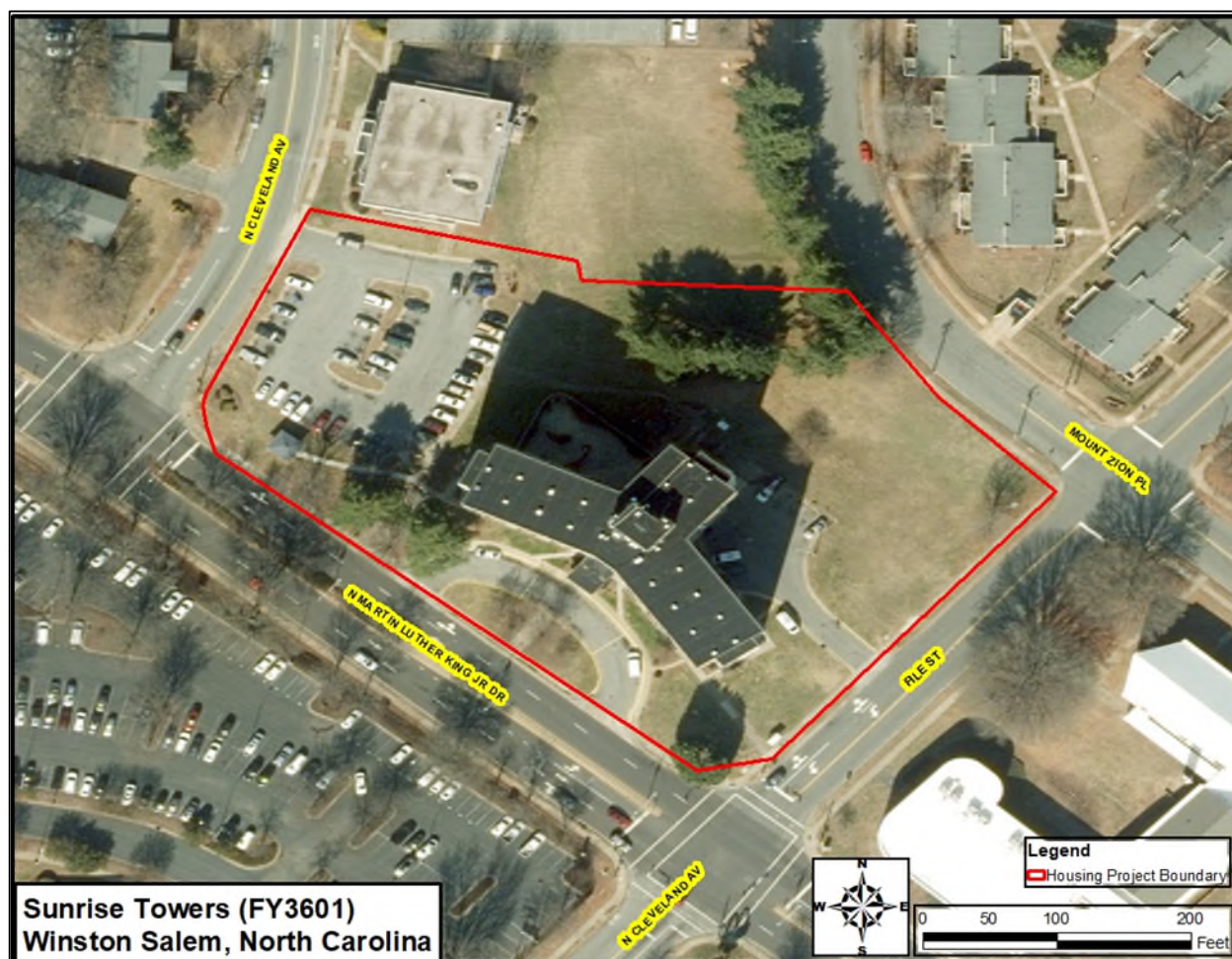


Figure 4.4.2.1. Aerial map showing the boundaries of Sunrise Towers (FY3601).

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Figure 4.4.2.2. Sunrise Towers (FY3601), facing northeast.



Figure 4.4.2.3. Sunrise Towers (FY3601), entry bay of front elevation, facing northeast.

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Figure 4.4.2.4. Sunrise Towers (FY3601), entrance detail, facing east.



Figure 4.4.2.5. Sunrise Towers (FY3601), facing north.

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Figure 4.4.2.6. Sunrise Towers (FY3601), facing east.



Figure 4.4.2.7. Sunrise Towers (FY3601), facing northwest.

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Figure 4.4.2.8. Sunrise Towers (FY3601), facing west.



Figure 4.4.2.9. Sunrise Towers (FY3601), facing southwest.

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Figure 4.4.2.10. Sunrise Towers (FY3601), facing south.



Figure 4.4.2.11. Sunrise Towers (FY3601), rear courtyard, facing south.

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Figure 4.4.2.12. Sunrise Towers (FY3601), rear courtyard, facing west.

Sunrise Towers (FY3601) and Crystal Towers (FY3345) were constructed at the same time and are virtually twins; both complexes were built by the Winston Salem Housing authority to house low-income senior citizens. The two towers represent the prevalent theory on elderly public housing during the 1970s. During the mid-1960s, even as high-rise buildings fell out of favor for housing low-income families, they became the preferred choice for low-income senior citizens. These buildings were designed around the “Tower in the Park” concept of Le Corbusier, which emphasized high-density, skyscrapers that were set on large lots, which landscaped green space surrounding them. They were meant to embody concepts of “livability...providing natural light and air with panoramic views, in response to limited land availability”, as well as “superior natural ventilation and separation from street sounds” (*Progressive Architecture* April 1957, March 1961). Contemporary descriptions of Crystal Towers (FY3345) and its twin, Sunrise Towers (FY3601), call them “sleek, new skyscraper design” (*The Journal and Sentinel* [Winston-Salem] 3 November 1974:36).

Sunrise Towers (FY3601), identified as project NC 12-8, was designed with 201 apartments within its 11-story frame, divided between efficiency and one-bedroom units (*The Twin City Sentinel* [Winston-Salem] 14 August 1968:1). Approval from HUD was given for both towers, which were designed by Winston Salem architecture firm Lashmit, Brown, and Pollock, in August 1968 (*The Journal and Sentinel* [Winston-Salem] 15 August 1968:40; 2 November 1969:5) (Figure 4.4.2.13). The plans called for specific safety features in each unit, including “non-skid floors, hand rails, emergency call systems, and cabinets and appliances within easy reach”, as well as “ramps for wheelchairs, oversized doors, kitchen stove cutoff devices, [and] central heating and air conditioning with separate room controls” (*The Twin City Sentinel* [Winston-Salem] 14 August 1968:1; *The Journal and Sentinel* [Winston-Salem] 2 November 1969:5). The land for Sunrise Towers (FY3601) was part of Winston Salem’s Urban Renewal

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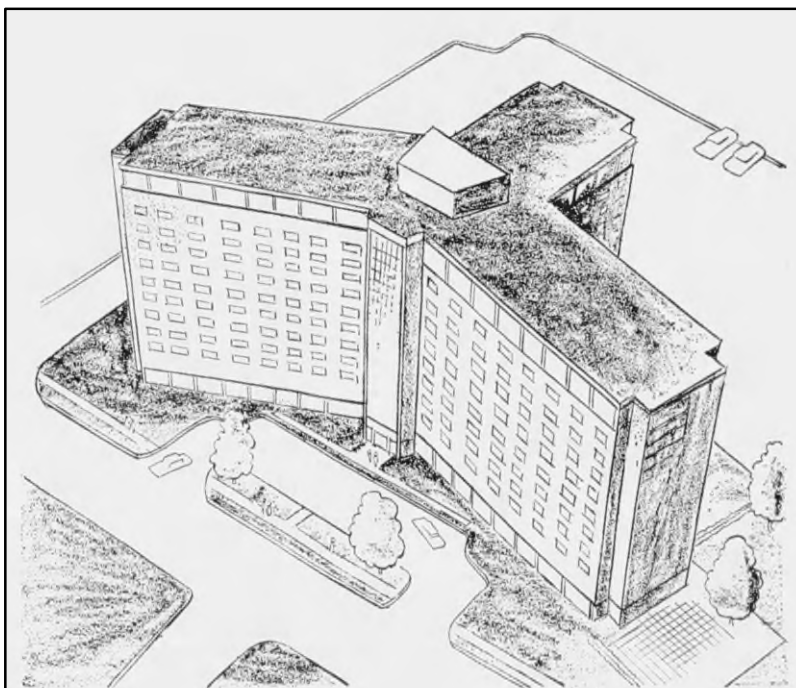


Figure 4.4.2.13. Concept drawing for both Sunrise Towers (FY3601) and Crystal Towers (FY3345), 1968 (*The Twin City Sentinel* [Winston-Salem] 14 August 1968:1).

Project 2 and it had already been cleared by the time construction on the two complexes was set to begin; the easier land acquisition and lack of necessary clearing resulted in the erection Sunrise Towers (FY3601) beginning first (*The Journal and Sentinel* [Winston-Salem] 2 November 1969:5).

Bidding for the construction of Sunrise Towers (FY3601) was conducted in August of 1968 (*The Twin City Sentinel* [Winston-Salem] 21 August 1968:5) (Figure 4.4.2.14). The structure was complete and the first tenants began to move in on November 9, 1970, after just over a year of construction, and the plan was for the building to be completely occupied within six months (*The Twin City Sentinel* [Winston-Salem] 9 November 1970:2). The final cost for construction of Sunrise Towers (FY3601) was \$3.8 million (*The Journal and Sentinel* [Winston-Salem] 31 May 1972:3) (Figures 4.4.2.15 and 4.4.2.16). A public tour of the new building was conducted nearly one month after it opened and contemporary commentary noted the “futuristic look” of the entrance of the building, in addition to the “pure happiness” of the new residents, especially at the planned recreation program at the complex, as well as the enclosed courtyard and planned vegetable garden (Figures 4.4.2.17 and 4.4.2.18). The project was planned to house low-income senior citizens and was open to those persons over age 62, with a single income of under \$3,500 or an income for a married couple of under \$3,900 per year. The need for housing for this group was substantial in Winston Salem, with the Housing Authority director noting that “even when we get both buildings finished, we’ll have more applicants than we have space” (*The Twin City Sentinel* 6 December 1969:18).

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Figure 4.4.2.14. Sunrise Towers (FY3601), under construction, 1970 (*The Twin City Sentinel* [Winston-Salem] 31 January 1970:16).



Figure 4.4.2.15. Sunrise Towers (FY3601), 1970 (*The Twin City Sentinel* [Winston-Salem] 9 November 1970:2).

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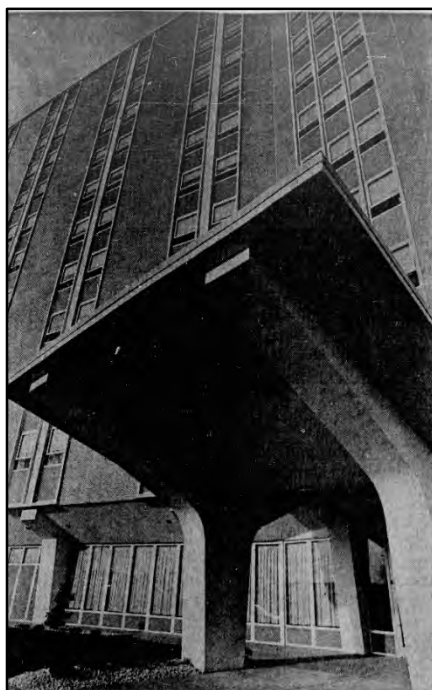


Figure 4.4.2.16. Sunrise Towers (FY3601), entrance, 1970 (*The Twin City Sentinel* [Winston-Salem] 4 December 1970:10).

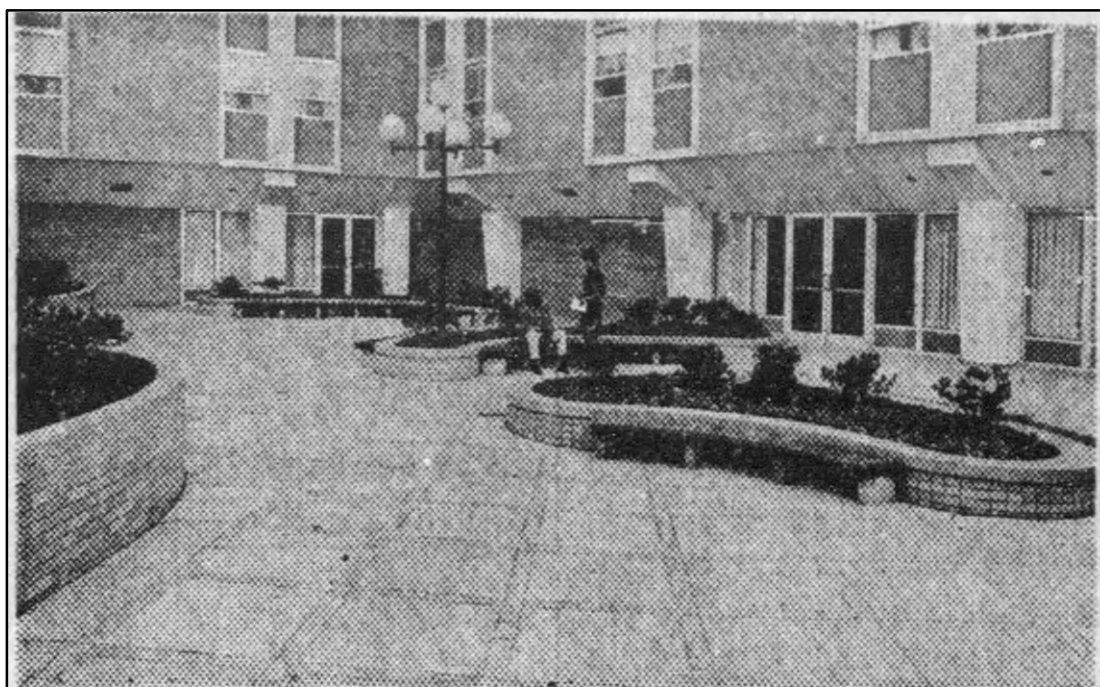


Figure 4.4.2.17. Sunrise Towers (FY3601), courtyard, 1970 (*The Twin City Sentinel* [Winston-Salem] 4 December 1970:10).

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Figure 4.4.2.18. Sunrise Towers (FY3345), 1971 (*The Journal and Sentinel* [Winston-Salem] 3 August 1971:4).

NRHP Eligibility

Similar to other towers built in Durham (former Oldham Towers, DH3970, and J. J. Henderson, DH3987) and Greensboro (Hall Towers, GH9105), Sunrise Towers (FY3601) is an example of the “Tower in the Park” concept that was adapted to low-income senior citizen housing during the late 1960s and 1970s. Sunrise Towers (FY3345) is a significant example of public housing policy and Modernist architecture during the late 1960s and early 1970s and it is also associated with Urban Renewal and the associated land use decisions associated with the program, as it was constructed on land used by Winston Salem for its Urban Renewal Project 2. Although the windows have been replaced, the building retains the overall form, design, and feeling from its original construction. In 2009, Sunrise Towers (FY3601) was recommended for inclusion in the North Carolina Study List. Sunrise Towers (FY3601) is eligible for the NRHP, under Criterion A for its association with Winston Salem’s public housing efforts in the 1960s and 1970s and with its Urban Renewal efforts during the same period, and under Criterion C, as an example of Modernist design and the work of locally significant architectural firm Lashmit, Brown, and Pollock.



4.4.3 *Piedmont Park (FY9124)*

Piedmont Park (FY9124), which is located at 2700 Piedmont Circle, is a 1952 public housing complex (Figure 4.4.3.1). Piedmont Circle is an insular road, located within the housing development; the large parcel that contains the development is bounded by East 29th Street, Claremont Avenue, East 28th Street, and the John Gold Memorial Expressway. The buildings, which are a mixture of one- and two-story structures, have side-gabled rooflines and brick veneer exteriors; windows are generally one-over-one, double hung, vinyl sashes. In the interior of the complex, the buildings are oriented in a linear fashion; around the perimeter of the road, there are lines of structures that front the right-of-way, while the remaining buildings are oriented so that front and rear elevations of alternating rows face each other. Along the outside of the development, the buildings also front the road and there is a large expanse of open space between the interior and exterior buildings. There are sidewalks that connect throughout the development (Figures 4.4.3.2–4.4.3.5). The complex consists of 240 apartments, which are divided among 57 residential buildings, an administration/community building, and a Head Start building (Figure 4.4.3.6; Table 4.4.3.1).

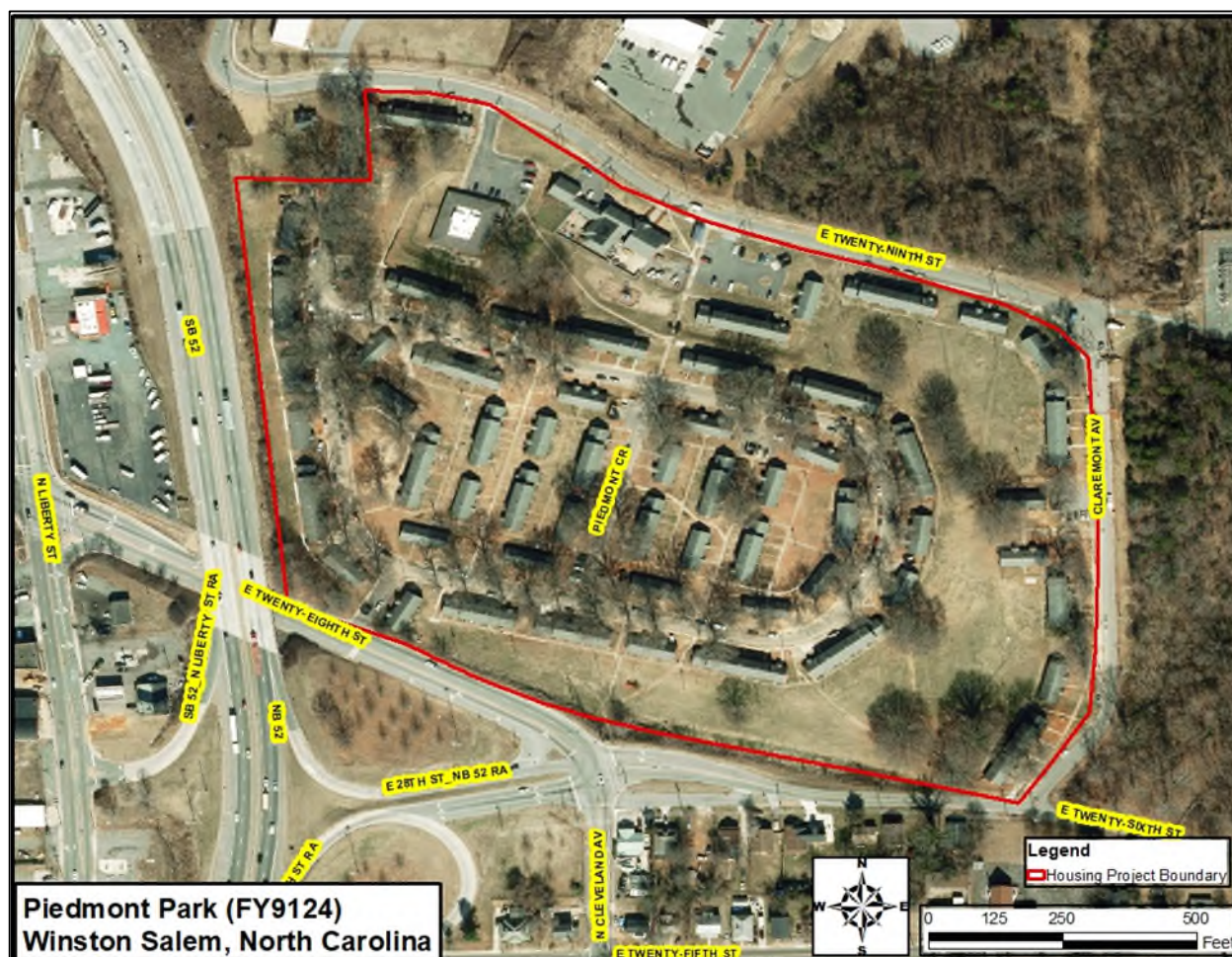
Table 4.4.3.1. Building Types and Number of Units Per Building in Piedmont Park (FY9124).

Unit Type	Description	Number of Type	Units per Type
Type A	One-story, duplex	31	62
Type B	Two-story block with one-story wings, 8 units	16	128
Type C	Two-story block with one-story wings, 5 units	9	45
Type D	Two-story block with two-story wings, 5 units	1	5

Building Type A is the most common type within Piedmont Park (FY9124), with 31 of this type (Figure 4.4.3.6; Table 4.4.3.1). Type A buildings are one-story, side-gabled duplexes; the two units within the building are oriented as mirror images of each other (Figures 4.4.3.7–4.4.3.10). On the front elevation, each apartment has a door, which is reached by a concrete stoop and is located beneath a one-bay, gabled porch that is supported by paired, square posts; the door is flanked by two single windows on one side and a paired window on the other side. The side elevations of building Type A each have two, small, single windows. On the rear elevation, each unit has a door and three single windows, one of which is smaller than the other two.

Building Type B is an eight-unit building, with a central two-story block that is flanked by smaller one-story wings (Figures 4.4.3.11–4.4.3.15). The central block consists of three two-unit sections, which in some buildings are staggered to fit the topography and create a staggered roofline. Each section has its two townhouse apartments designed as mirror images. On the first story, there are two doors and two paired windows, and the second story has four paired windows. The doors are located centrally, next to each other, and are beneath a two-bay porch, which is supported by paired, square posts; on the central section, the porch is shed-roofed, and the porch is gabled on the two outside sections. Attached to the side elevations of the central block are one-story wings, each with a single apartment. These end units each have a central door, located beneath a hip-roofed portico, that is flanked by a single window on either side. On the side elevations of building Type B, the one-story wings have two small single windows; the two-story block has two second-story, one-pane casement windows, which flank a semi-exterior chimney on one of the elevations, and there are triangular attic vents on both sections of the building.

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Figure 4.4.3.2. Piedmont Park (FY9124), facing southeast.



Figure 4.4.3.3. Piedmont Park (FY9124), facing northwest.

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Figure 4.4.3.4. Piedmont Park (FY9124), facing north.



Figure 4.4.3.5. Piedmont Park (FY9124), facing northeast.

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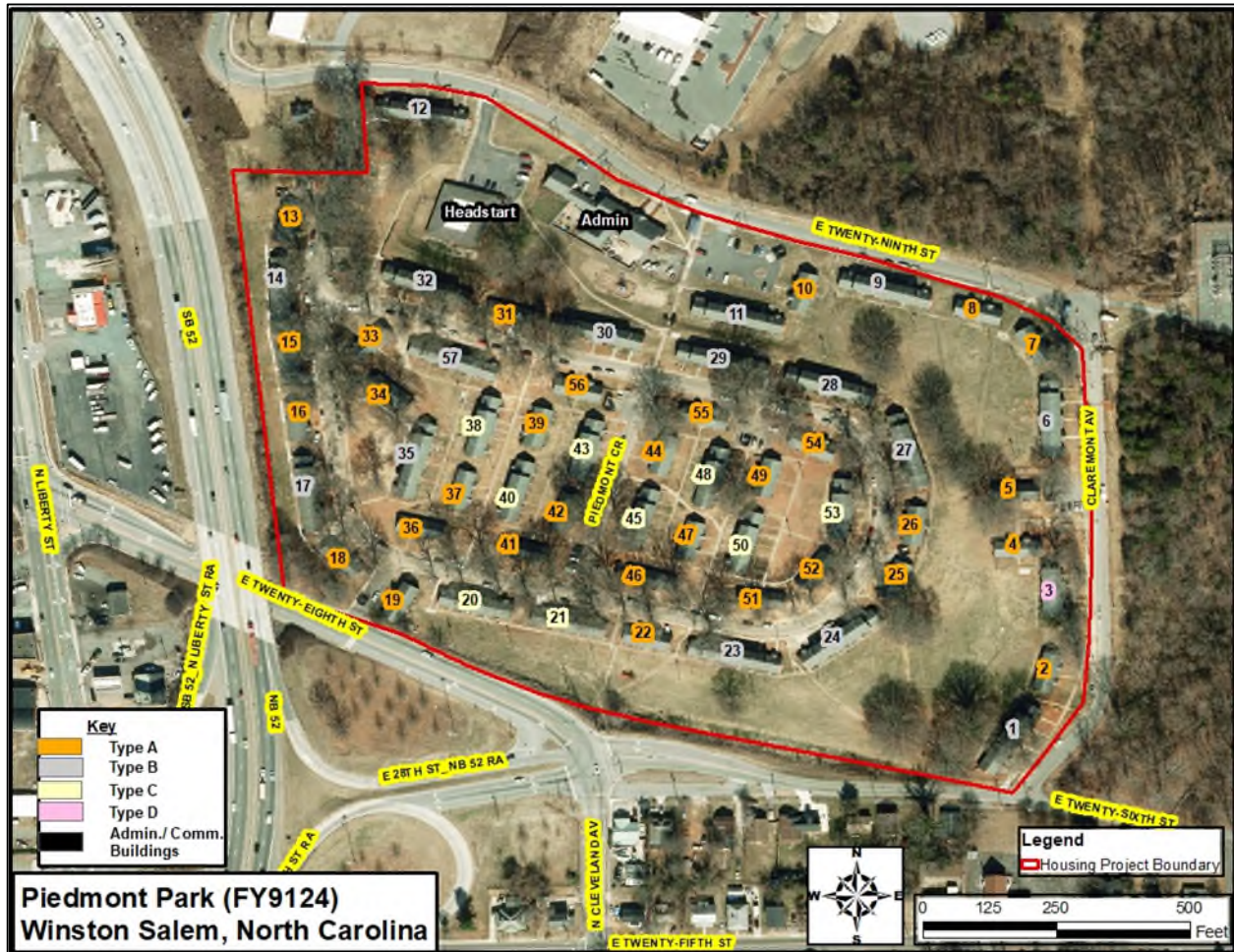


Figure 4.4.3.6. Aerial map showing the building types of Piedmont Park (FY9124).

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Figure 4.4.3.7. Piedmont Park (FY9124), building Type A, facing southeast.



Figure 4.4.3.8. Piedmont Park (FY9124), building Type A, facing south.

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Figure 4.4.3.9. Piedmont Park (FY9124), building Type A, facing southwest.



Figure 4.4.3.10. Piedmont Park (FY9124), building Type A, facing east.

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Figure 4.4.3.11. Piedmont Park (FY9124), building Type B, facing east.



Figure 4.4.3.12. Piedmont Park (FY9124), building Type B, facing northeast.

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Figure 4.4.3.13. Piedmont Park (FY9124), building Type B, facing east.



Figure 4.4.3.14. Piedmont Park (FY9124), building Type B, facing northeast.



Figure 4.4.3.15. Piedmont Park (FY9124), building Type B, facing east.

The rear elevation of Type B buildings is symmetrical. Each one-story wing has a central door, with a larger single window on one side and a smaller single window on the other side. The two-story block consists of six groupings of door-window openings, each with a door, located beneath an unsupported shed-roofed hood, and a single window on the first story, and two single windows, one smaller than the other, on the second story. There are 16 examples of Type B buildings located within Piedmont Park (FY9124) (Figure 4.4.3.6; Table 4.4.3.1).

Building Type C is a two-story building, with one-story wings, that contains five residential units (Figures 4.4.3.16–4.4.3.21). The central block consists of three units, and it has a seven-bay, shed-roofed porch that spans the central portion of the nine-bay front elevation; the porch is supported by single and paired square posts. On the first story, the front elevation has two single windows, a door, a single window, a door, a single window, a door, and two single windows; on the second story, there are four single windows. On each one-story wing, the central door, which has a gabled portico that is supported by square posts, has a paired window to one side and a single window to the other side. On the side elevations of building Type C each wing has two small single windows; the two-story central block has two one-pane casement windows, which flank a semi-exterior chimney on one of the elevations, on the second story, and there are triangular attic vents on both sections of the building. On the rear elevation, Type C buildings are symmetrical. The two-story section has a single window, a door, a one-pane casement window, a single small window, a door, a single small window, a one-pane casement window, a door, and a single window; each of the door has an unsupported shed-roofed hood. On the second story, there is a single window, a single small window, two single windows, a single small window, and a single window. On the one-story wings, there is a single window, a single small window, a door, and a single window. There are nine Type C buildings within the development (Figure 4.4.3.6; Table 4.4.3.1).

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Figure 4.4.3.16. Piedmont Park (FY9124), building Type C, facing south.



Figure 4.4.3.17. Piedmont Park (FY9124), building Type C, facing northwest.

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Figure 4.4.3.18. Piedmont Park (FY9124), building Type C, facing southeast.



Figure 4.4.3.19. Piedmont Park (FY9124), building Type C, facing northeast.

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Figure 4.4.3.20. Piedmont Park (FY9124), building Type C, facing northwest.



Figure 4.4.3.21. Piedmont Park (FY9124), building Type C, facing southwest.

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There is one building Type D within Piedmont Park (FY9124) (Figure 4.4.3.6; Table 4.4.3.1). Building Type D, which has five townhouse-style apartments, consists of a central two-story block, with a two-story, side-gabled wing on either side (Figures 4.4.3.22–4.4.3.26). On the front elevation, the central block is the same as building Type C, with three units and nine-bays on the first story, with the central seven bays located beneath a shed-roofed porch. The bay arrangement on the first story is two single windows, a door, a single window, a door, a single window, a door, and two single windows; on the second story there are four single windows. Each two-story wing has a door, which is located beneath a gabled portico, supported by square posts, and a paired window on the first story, and a single window on the second story. The side elevations of building Type D have two small single windows on the first story and two one-pane casement windows on the second story. On the rear elevation, each of the two-story wings has a door and a single window on the first story, and two single windows, one of which is smaller than the other, on the second story. The central block has the same configuration as that of building Type C, with the first story consisting of the central door flanked by two small single windows and the outside doors flanked by a single window and a single-pane casement window. On the second story, there is a single window, a small single window, two single windows, a small single window, and a single window.

The Piedmont Park (FY9124) administration building is located along East 29th Street, in the northern portion of the complex (Figure 4.4.3.6). The administration building is a side-gabled, brick veneer building, which consists of two attached blocks, with a hyphen on the northwest elevation connecting to a one-story, side-gabled addition (Figures 4.4.3.27 and 4.4.3.28). The Head Start building, which is located southwest of the administration building, has a rectangular footprint and a low-pitched, hipped roof that has a wide eave overhang and a recessed section that contains the entrance to the building (Figure 4.4.3.29).

Piedmont Park (FY9124), project NC 12-3, is a public housing complex constructed in Winston Salem for low-income white residents; it was the second low-income housing development completed by the Housing Authority of Winston Salem (HAWS), following the 1951 Happy Hill Gardens, which was constructed in two phases (projects NC 12-1 and NC 12-2) for low-income black residents (*The Journal and Sentinel* [Winston Salem] 17 July 1955:34). The 240-unit development, which was located at the former site of the fairgrounds, was designed by Northup and O'Brien, and the initial planned construction cost was \$2.1 million (*The Twin City Sentinel* 25 September 1951:1; *The Journal and Sentinel* [Winston Salem] 22 June 1952:20) (Figure 4.4.3.30). The City-County Planning Board authorized plans for the development and recommended rezoning of the land to allow the construction of the housing project in May 1951 and the land for the project was acquired by the Housing Authority in June (*The Twin City Sentinel* 19 May 1951:2; *The Winston Salem Journal* 12 June 1951:6).

The Piedmont Park (FY9124) project was more than 50 percent complete by mid-November 1951 and was planned for completion on June 1, 1952 (*The Winston Salem Journal* 14 November 1951:3; *The Journal and Sentinel* [Winston Salem] 30 March 1952:17). The first residents moved into Piedmont Park (FY9124) in late July 1952, with 49 units ready for occupancy at the time (*The Twin City Sentinel* 24 June 1952:17) (Figure 4.4.3.31). The new development was advertised as having modern conveniences, including gas ranges and electric refrigerators, in each unit, and rent was set at between \$20 and \$35 per month, based on income level (*The Winston Salem Journal* 14 November 1951:3; *The Twin City Sentinel* 24 June 1952:17).

Piedmont Park (FY9124) retains the original residential structures, site plan, and layout as when it was originally constructed (Figure 4.4.3.32). The administration building had additions to the northwest side and the rear between 1960 and 1963 (Figure 4.4.3.33). The Head Start building was constructed between 1971 and 1976 (Figures 4.4.3.34 and 4.4.3.35).

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Figure 4.4.3.22. Piedmont Park (FY9124), building Type D, facing west.



Figure 4.4.3.23. Piedmont Park (FY9124), building Type D, facing northwest.

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Figure 4.4.3.24. Piedmont Park (FY9124), building Type D, facing southwest.



Figure 4.4.3.25. Piedmont Park (FY9124), building Type D, facing southeast.

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Figure 4.4.3.26. Piedmont Park (FY9124), building Type D, facing east.



Figure 4.4.3.27. Piedmont Park (FY9124), administration building, facing southwest.

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Figure 4.4.3.28. Piedmont Park (FY9124), administration building, facing southeast.



Figure 4.4.3.29. Piedmont Park (FY9124), Head Start building, facing south.

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Figure 4.4.3.30. Architect's rendering of Piedmont Park (FY9124), 1952 (*The Winston Salem Journal* 22 June 1952:20).

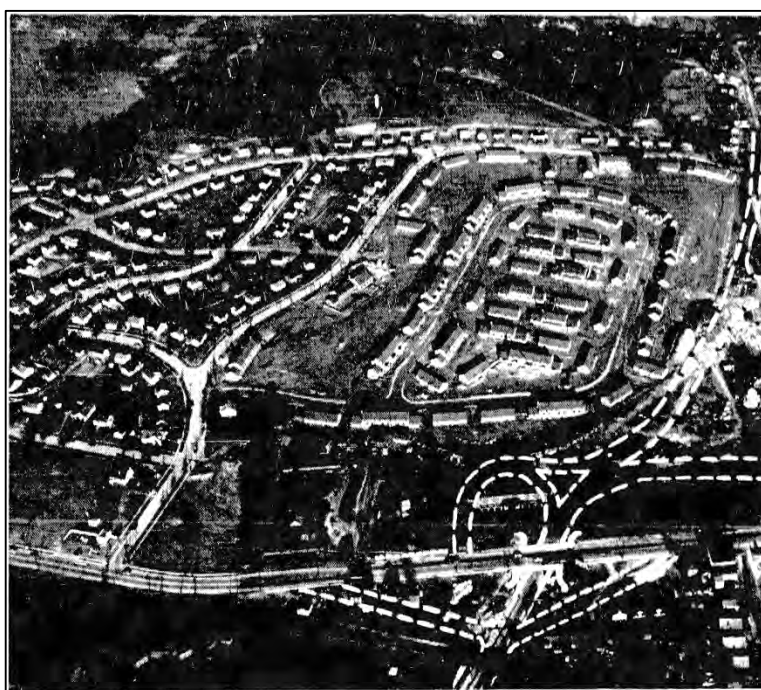


Figure 4.4.3.31. Piedmont Park (FY9124), under construction, 1952 (*The Journal and Sentinel* [Winston Salem] 30 March 1952:17).

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Figure 4.4.3.32. Aerial image of Piedmont Park (FY9124), 1960 (NCDOT 1960).



Figure 4.4.3.33. Aerial image of a portion of Piedmont Park (FY9124), 1963 (NCDOT 1963).

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Figure 4.4.3.34. Aerial image of Piedmont Park (FY9124), 1971 (USGS 1971).



Figure 4.4.3.35. Aerial image of Piedmont Park (FY9124), 1976 (NCDOT 1976).

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NRHP Evaluation

Piedmont Park (FY9124) is a low-income housing development that consist of 240 apartments, in 57 structures, an administration building, and a Head Start building. The complex was completed in 1952 by the Housing Authority of Winston Salem for low-income white residents. In 2021, Piedmont Park (FY9124) was recorded as part of a Cultural Resources Study for the North Carolina Airports System; it was not evaluated for NRHP eligibility (Webb to Gledhill-Early, letter, 29 January 2021). Piedmont Park (FY9124) retains its overall integrity of location, setting, design, feeling, and association; although alterations have been made to materials through replacement windows and siding, these changes are common among public housing properties, due to HUD regulations on energy efficiency and maintenance, and do not detract from the integrity of the complex as a whole. The development is the only public housing complex that was constructed exclusively for white residents, during the period of public housing segregation, in Winston Salem. Piedmont Park (FY9124) is eligible for the NRHP under Criterion A, under the community planning and social history areas of significance, as it represented the housing policy and physical development of public housing in Winston Salem during the 1950s. It is also eligible under Criterion C, as an example of the design architectural firm Northup and O'Brien. The proposed NRHP boundaries are the extents of the parcel which contains the parcel (Figure 4.4.3.1).

4.4.4 *Cleveland Avenue Homes (FY9238)*

Cleveland Avenue Homes (FY9238), which is located at 1135 East 15th Street, is a 1955 public housing complex (Figure 4.4.4.1). The complex is roughly bounded by East 14th Street, North Cleveland Avenue, New Hope Lane, and North Liberty Street and East 15th Street curves through the middle of the development. The residential buildings within Cleveland Avenue homes (FY9238) are two-story, side-gabled structures, which are either full brick veneer exteriors or brick veneer on the first story and vinyl siding on the second story (Figures 4.4.4.2 and 4.4.4.3). The buildings are generally arranged in a linear fashion, with most being perpendicular to the roads and with the front and rear elevations of alternating buildings facing each other. There are four unit types, ranging from one-bedroom to four-bedroom apartments, within the complex, with 28 one-bedroom units, 120 two-bedroom units, 68 three-bedroom units, and 28 four-bedroom units (Turco and Heckendorf 2021:4-10). The 244 units are divided among seven building types (Figure 4.4.4.4; Table 4.4.4.1).

Table 4.4.4.1. Building Types and Number of Units Per Building in Cleveland Avenue Homes (FY9238).

Unit Type	Description	Number of Type	Units per Type
Type A	Four-plex, one-bedroom units	7	28
Type B	Eight-plex, two-bedroom units	10	80
Type C1	Four-plex, three-bedroom units	7	28
Type C2	Eight-plex, three-bedroom units	2	16
Type D	Duplex, four-bedroom units	3	6
Type E	Six-plex: four three-bedroom units	6	24
	two four-bedroom units		12
Type F	Ten-plex: eight two-bedroom units	5	40
	two four-bedroom units		10

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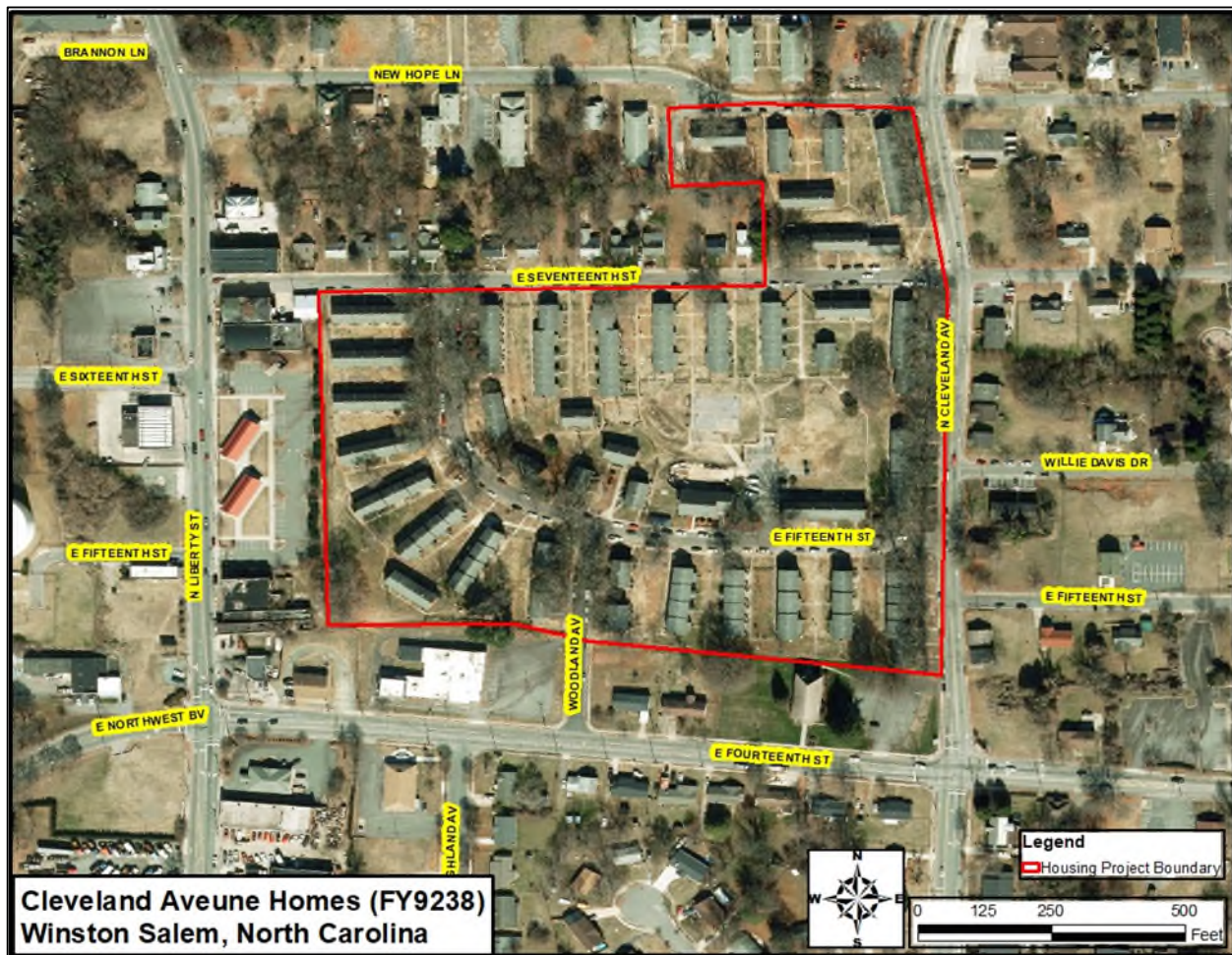


Figure 4.4.4.1. Aerial map showing the boundaries of Cleveland Avenue Homes (FY9238).

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Figure 4.4.4.2. Cleveland Avenue Homes (FY9238), streetscape along East 15th Street, facing northwest.



Figure 4.4.4.3. Cleveland Avenue Homes (FY9238), grouping of buildings, facing northwest.

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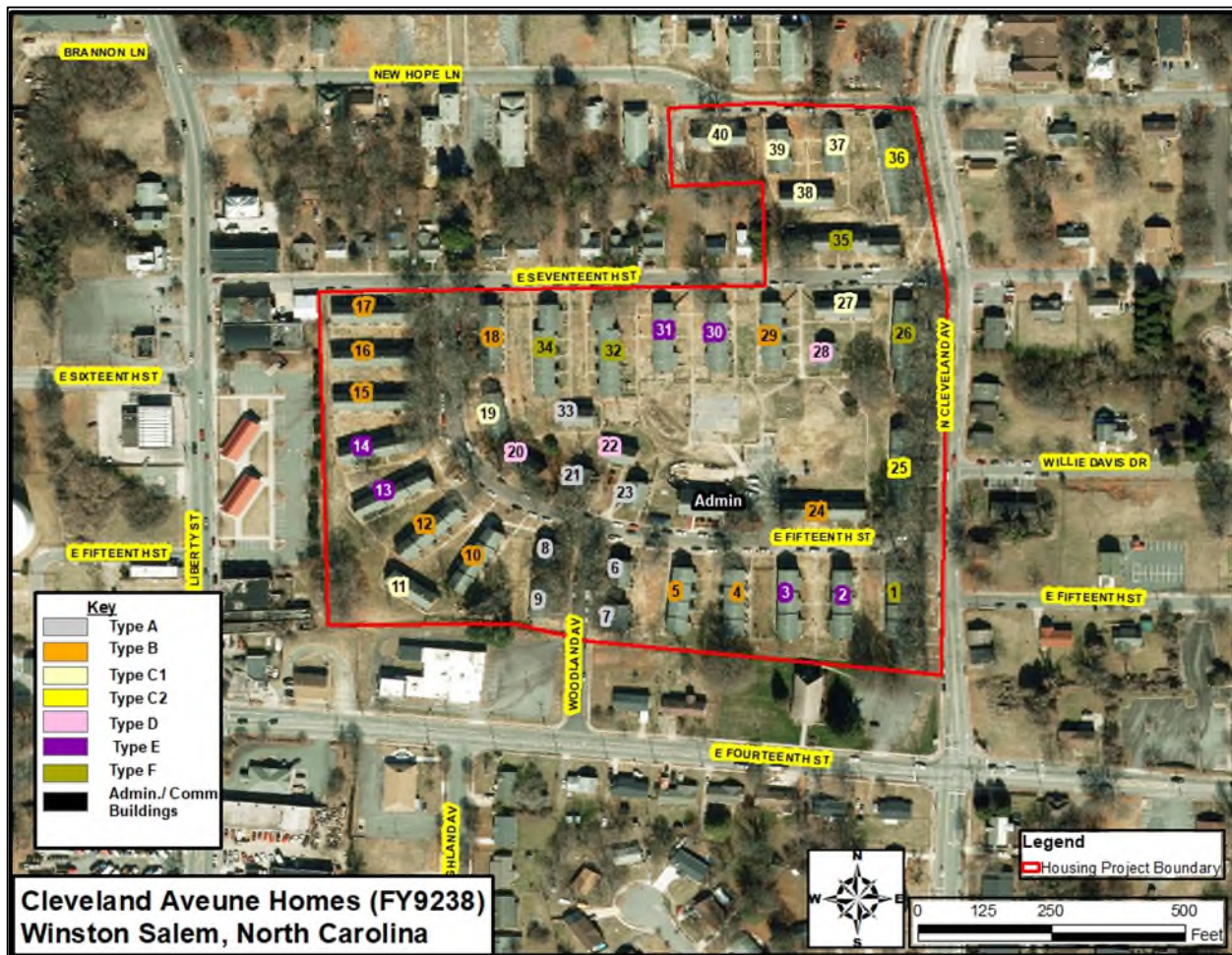


Figure 4.4.4.4. Aerial map showing the building types of Cleveland Avenue Homes (FY9238).

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Building Type A is an all brick veneer structure that contains four one-bedroom apartments (Figure 4.4.4.5). The front elevation is symmetrical, with each side having a door, located beneath a gabled portico that is supported by square posts, flanked by a single window on either side in the first story and two single windows on the second story. Each side elevation has two doors on the first story, and a two-pane, horizontal sliding window on both the first and second story. On the rear elevation, which is six bays wide, the first story has two doors on the outside bays, with four small single windows between them; on the second story, there are four small, single windows between a single window in each of the outside bays. There are seven Type A buildings within Cleveland Avenue Homes (FY9238) (Figure 4.4.4.4; Table 4.4.4.1).

Building Type B is an eight-unit building, which consists of all two-bedroom units that are arranged in four block of two units each; it is full brick veneer (Figures 4.4.4.6–4.4.4.8). Each section has two units, which are arranged as mirror images of each other, creating a four-bay front elevation. On the first story, the two doors are the central bays and they each have an associated paired window; the doors are covered by a two-bay portico, which is supported by square posts, that is shed-roofed on the two outside sections and gabled on the two central sections. The side elevations each have two two-pane, horizontal sliding windows on both the first and second stories, with the windows flanking an exterior chimney on one end. On the rear elevation, each unit has a door, with an unsupported shed-roofed hood above it, and a single window on the first story and two single windows, one smaller than the other, on the second story. There are ten Type B buildings within the Cleveland Avenue Homes (FY9238) development (Figure 4.4.4.4; Table 4.4.4.1).

Building Type C has two subtypes; both are brick veneer on the first story and vinyl siding on the second story, which is slightly cantilevered over the first (Figures 4.4.4.9–4.4.4.12). Building Type C1 consists of four three-bedroom townhouse apartments and Type C2 consists of eight three-bedroom townhouse apartments; there are seven Type C1 buildings and two Type C2 buildings within the complex (Figure 4.4.4.4; Table 4.4.4.1). Each building is made up of blocks of two apartments, with Type C1 having two blocks and Type C2 having four blocks. Each section is four bays wide on the front elevation, with the two doors located centrally, beneath a shed-roofed porch that is supported by square posts, and a paired window on either side of porch. The second story has four single windows. The side elevations each have four two-pane, horizontal sliding windows, two on each story. On the rear elevation, each section has a single window, a door, and a single small window on the first story and a single window and a single small window on the second story.

Building Type D is a full brick veneer structure, which contains two four-bedroom townhouse apartments (Figures 4.4.4.13 and 4.4.4.14). The front elevation of this building type consists of a paired window, two doors, and a paired window on the first story, with the doors located beneath a two-bay, shed-roofed porch that is supported by square posts. On the second story, there are four single windows. Each side elevation has two two-pane horizontal windows on both the first and second stories. The rear elevation of the building is symmetrical, with each side having a single window, a door, and single small window on the first story and a single window and two small single windows on the second story; the doors and the small windows on the first story are covered with an unsupported shed-roofed hood. There are three Type D buildings within Cleveland Avenue Homes (FY9238) (Figure 4.4.4.4; Table 4.4.4.1).

Building Type E is a hybrid of section types that exist in other buildings; it consists of four three-bedroom units and two four-bedroom units (Figures 4.4.4.15–4.4.4.17). The structure is divided into three sections. Two of the sections are the same as the sections of building Type C and contain the three-bedroom units and one of the

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Figure 4.4.4.5. Cleveland Avenue Homes (FY9238), building Type A, facing southeast.



Figure 4.4.4.6. Cleveland Avenue Homes (FY9238), building Type B, facing west.

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Figure 4.4.4.7. Cleveland Avenue Homes (FY9238), building Type B, facing northwest.



Figure 4.4.4.8. Cleveland Avenue Homes (FY9238), building Type B, facing southwest.

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Figure 4.4.4.9. Cleveland Avenue Homes (FY9238), building Type C1, facing southwest.



Figure 4.4.4.10. Cleveland Avenue Homes (FY9238), building Type C1, facing northeast.

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Figure 4.4.4.11. Cleveland Avenue Homes (FY9238), building Type C2, facing northwest.



Figure 4.4.4.12. Cleveland Avenue Homes (FY9238), building Type C2, facing southeast.

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Figure 4.4.4.13. Cleveland Avenue Homes (FY9238), building Type D, facing northeast.



Figure 4.4.4.14. Cleveland Avenue Homes (FY9238), building Type D, facing north.

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Figure 4.4.4.15. Cleveland Avenue Homes (FY9238), building Type E, facing northwest.



Figure 4.4.4.16. Cleveland Avenue Homes (FY9238), building Type E, facing southeast.

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Figure 4.4.4.17. Cleveland Avenue Homes (FY9238), building Type E, facing west.

sections is the same as building Type D and contains the four-bedroom units. There are six Type E buildings within the development (Figure 4.4.4.4; Table 4.4.4.1).

Building Type F is a hybrid of building types; it is a Type B building with a Type D building attached and consist of eight two-bedroom apartments and two four-bedroom apartments (Figures 4.4.4.18–4.4.4.20). The eight-unit section has the same configuration of openings on both the front and rear elevations as building Type B. The two-unit section has the same configuration of openings as building Type D. There are five Type F buildings within the Cleveland Avenue Homes (FY9238) development (Figure 4.4.4.4; Table 4.4.4.1).

The Cleveland Avenue Homes (FY9238) administration building is located north of East 29th Street, in the central portion of the complex (Figure 4.4.4.4). The administration building is a side-gabled, brick veneer building that has six six-pane casement windows across the front elevation and a one-story, side-gabled wing that contains the entry door (Figure 4.4.4.21).

Cleveland Avenue Homes (FY9238) is planned for demolition and replacement with a 406-unit mixed-income housing development (Turco and Heckendorf 2021:2-1). The residents of the complex were in the process of being moved to different housing developments, and many of the buildings were empty and boarded over during fieldwork, but the structures were extant in mid-2023.

Cleveland Avenue Homes (FY9238) was the third public housing complex constructed in Winston Salem for low-income black residents, following the 338-unit Happy Hill Gardens, completed in 1951, and the 263-unit Kimberly Park Terrace, completed in 1953 (*The Journal and Sentinel* [Winston Salem] 17 July 1955:34). Planning and land

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Figure 4.4.4.18. Cleveland Avenue Homes (FY9238), building Type F, facing southwest.



Figure 4.4.4.19. Cleveland Avenue Homes (FY9238), building Type F, facing northeast.

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Figure 4.4.4.20. Cleveland Avenue Homes (FY9238), building Type F, facing northwest.



Figure 4.4.4.21. Cleveland Avenue Homes (FY9238), administration building, facing north.

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acquisition for the new development were underway in 1953 when the federal government placed a hold on new housing complexes (*The Winston Salem Journal* 30 June 1953:6). However, in August 1953, Winston Salem was awarded 244 units of public housing, from the 20,000 federal allotment for the fiscal year (*The Winston Salem Journal* 25 August 1953:1).

The Cleveland Avenue Homes (FY9238) project, planned for a 17-acre tract bounded by Cleveland Avenue, Seventeenth Street, and Eighteenth Street, was designed by the architectural firm of Lashmit, James, Brown, and Pollock and was planned for all two-story buildings containing 244 housing units (*The Winston Salem Journal* 31 December 1953:18) (Figure 4.4.4.22). The firm traced its roots to 1906, when it was founded by Willard C. Northup and it had gone through multiple iterations, with the addition and leaving of partners, before becoming Lashmit, James, Brown, and Pollock in 1953. Luther Snow Lashmit, one of the principals of the firm, had spent the years of World War II working with the Federal Public Housing Authority in Atlanta, and doubtless had gained experience with public housing design and knowledge of the goals and concepts of housing policy, which would have been applied to the designs of the Cleveland Avenue Homes project (FY9238). The landscape architecture firm that developed the site plan and design was R. D. Tillson and Associates, of High Point, a frequent collaborator with Lashmit, James, Brown, and Pollock (Turco and Heckendorf 2021:4-19, 4-23; Bishir 2020).

In January 1954, the Housing Authority of Winston Salem (HAWS) advertised for bids on the Cleveland Avenue Homes (FY9238) project and received bids from twelve construction companies, with two submitting the same low-bid amount (*The Journal and Sentinel* [Winston Salem] 15 January 1954:1). The contract was eventually awarded to Greensboro-based construction firm W. H. Weaver Construction Company (Turco and Heckendorf 2021:4-23). A permit for the project, with a \$1.7 million construction cost, was issued in Winston Salem in February 1954 (*The Winston Salem Journal* 12 February 1953:17) (Figures 4.4.4.23 and 4.4.4.24). In March 1955, the Housing Authority opened an office and began accepting applications at Cleveland Avenue Homes (FY9238), with expectations that the first units would be available for families to move in by April (*The Journal and Sentinel* [Winston Salem] 6 March 1955:7) (Figures 4.4.4.25 and 4.4.4.26). Each apartment would contain a “refrigerator, cook stove, electricity, heat, hot and cold water” and eligibility requirements for the new complex included presently living in substandard housing and income levels based on family size, with an income less than \$2,200 for a two-person household; less than \$2,400 for a three- or four-person household; and less than \$2,700 for a household of five or more people (*The Journal and Sentinel* [Winston Salem] 6 March 1955:24).

NRHP Eligibility

Cleveland Avenue Homes (FY9238) is an example of 1950s public housing policy and design aesthetics, with two-story, side-gabled buildings that have basic Colonial Revival styling, which are generally oriented to face each other, perpendicular to the roads within the development. The large size of the Cleveland Avenue Homes (FY9238) project, with 224 apartments divided among 40 residential buildings, and the large central open space are also hallmarks of this period of public housing design. Completed in 1955, Cleveland Avenue Homes (FY9238) was constructed for low-income black residents, in a period when public housing was segregated in Southern cities; it is the only remaining housing complex, of three, constructed for black residents in Winston Salem. It was also built on land that had been acquired and cleared using federal funding from the Federal Urban Renewal Administration, demonstrating the link between Urban Renewal and public housing during the 1950s through the 1970s in Winston Salem. Additionally, Cleveland Avenue Homes (FY9238) were designed by the local architecture firm Lashmit, James, Brown, and Pollock and was likely informed by the work of architect Luther Snow Lashmit for the Federal Public Housing Authority in Atlanta during World War II. The Cleveland Avenue Homes (FY9238)

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development retains its overall integrity of location, setting, design, feeling, and association; although alterations have been made to materials through replacement windows and siding, these changes are common among public housing properties, due to HUD regulations on energy efficiency and maintenance, and do not detract from the integrity of the complex as a whole. In 2021, Cleveland Avenue Homes (FY9238) was recommended as eligible for the NRHP under Criterion A, under the community planning and social history areas of significance (Turco and Heckendorf 2021). Cleveland Avenue Homes (FY9238) retains its association with the historic policies and patterns of history that make it eligible under Criterion A. Additionally, Cleveland Avenue Homes is eligible under Criterion C, as an example of the design architectural firm Lashmit, James, Brown, and Pollock. The proposed NRHP boundaries are the extents of the parcel which contains the development (Figure 4.4.4.1).



Figure 4.4.4.22. Architect's sketch of Cleveland Avenue Homes (FY9238), 1954 (*The Journal and Sentinel* [Winston Salem] 15 January 1954:16).



Figure 4.4.4.23. Cleveland Avenue Homes (FY9238), under construction, 1954 (*The Journal and Sentinel* [Winston Salem] 16 May 1954:23).

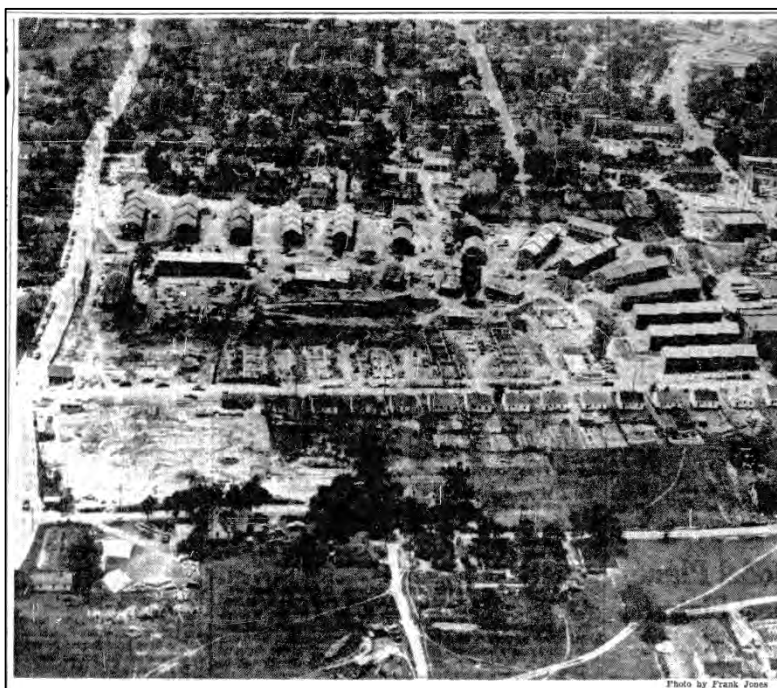


Figure 4.4.4.24. Cleveland Avenue Homes (FY9238), under construction, 1954 (*The Journal and Sentinel* [Winston Salem] 8 August 1954:18).

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Figure 4.4.4.25. Photograph of Forest Cleveland Avenue Homes (FY9238), 1955 (*The Journal and Sentinel* [Winston Salem] 6 March 1955:7).



Figure 4.4.4.26. Photograph of Forest Cleveland Avenue Homes (FY9238), 1955 (*The Journal and Sentinel* [Winston Salem] 17 June 1955:34).



4.4.5 *Healy Towers (FY9261)*

Healy Towers (FY9261) is located at 3450 Healy Drive, southwest of the center of Winston Salem. The building is located south Healy Drive and is accessed by a driveway that ends in an elongated circle in front of the building, with parking lots accessed from multiple points on the driveway (Figure 4.4.5.1). The building is a six-story tower, which has an L-shaped footprint, with the two wings extending to the north and east (Figures 4.4.5.2 and 4.4.5.3). The exterior of the top five stories of the tower is covered with concrete, which is incised in a pattern of horizontal bands that highlight each story, as well as less obvious vertical lines to separate each building section; the first story of sheathed in in brick veneer. The main entrance is located at the intersection of the two wings, recessed beneath the second story and situated in a central block that connects the east and north wings; it is accessed via a covered walkway extending diagonally out of the corner and supported by one column near the building and four near the parking lot. The words "HEALY TOWERS" are written with metal lettering along the front of the walkway cover (Figure 4.4.5.4). Above the entrance, the central block has a ribbon of four single-pane, metal frame windows on each story, with a rectangular metal ventilation grate below each. Behind the entrance, a central elevator tower, which extends above the main roof of the building, is visible.

The east wing consists of three sections with the same configuration of windows on the upper five stories, each section is divided by a wide expanse unbroken wall, which is sheathed in concrete that is incised with a rectangular pattern (Figure 4.4.5.5). The sections consist of four windows on each of the five top stories, consisting of a two-pane, metal frame, horizontal sliding window; two three-pane, metal frame, horizontal sliding windows; and a two-pane, metal frame, horizontal sliding window; the two three-pane windows are separated by a thin vertical concrete stile, incised with rectangles. The windows are recessed slightly into the façade and the concrete below the windows slopes inward, forming a subtle sill beneath; below the space between the two-pane and three-pane windows is a rectangular ventilation grate. The first story of the east wing is brick veneer with no openings; it is mostly hidden behind a heavily landscaped sloped planter bed. The north wing has the same organization of sections, each with four windows on each of the top five stories; however, this wing has only two sections of window groupings (Figure 4.4.5.6). The first story of the north wing is exposed, with brick veneer and groupings of tall, plate glass windows.

On the north elevation of the north wing, there is a projecting stair tower on the west half; it has a solid concrete wall as its east side, with an opening between this wall and the main tower that runs from the ground to the ceiling (Figures 4.4.5.7 and 4.4.5.8). On the first story, there is a door and on the five upper stories there is a single-pane, metal frame, fixed window on each level. The horizontal bands of incising in the concrete continue around this elevation. On the west elevation of the north wing, there are two sections of window groupings on the top five stories, with similar configuration to its front elevation; however, one of the two-pane, horizontal sliding windows is missing in each of these groupings. The two sections are separated by a tower that rises above the main roof and is recessed from the west elevation (Figures 4.4.5.9 and 4.4.5.10). A third partial section of window groupings is located near the intersection of the two wings, with each story having a three-pane, horizontal sliding window and a two-pane horizontal sliding window, separated by a vertical concrete stile. At the intersection of the north and east wings, the rear elevation of the tower has two bays that intersect at a shallow angle, which each contain a ribbon of four fixed, metal frame windows on each of the top five stories (Figure 4.4.5.11). The rear elevation of the east wing has a combination of full and half sections of window groupings. From west to east, they consist of: a half section with a single three-pane, horizontal sliding window; a full section with two three-pane and one two-pane horizontal sliding windows; a full section; a recessed stair tower; and a half section with one three-pane and one two-pane horizontal sliding window (Figure 4.4.5.12). The east elevation of the east wing

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Figure 4.4.5.1. Aerial map showing the boundaries of Healy Towers (FY9261).

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Figure 4.4.5.2. Healy Towers (FY9261), facing south.



Figure 4.4.5.3. Healy Towers (FY9261), facing west.

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Figure 4.4.5.4. Healy Towers (FY9261), entrance detail, facing south.



Figure 4.4.5.5. Healy Towers (FY9261), facing south.

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Figure 4.4.5.6. Healy Towers (FY9261), facing southwest.



Figure 4.4.5.7. Healy Towers (FY9261), facing south.

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Figure 4.4.5.8. Healy Towers (FY9261), facing southeast.



Figure 4.4.5.9. Healy Towers (FY9261), facing southeast.

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Figure 4.4.5.10. Healy Towers (FY9261), facing east.



Figure 4.4.5.11. Healy Towers (FY9261), facing north.

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Figure 4.4.5.12. Healy Towers (FY9261), facing northwest.

has a projecting stair tower, with the same configuration as the one on the north elevation of the north wing, on its north half.

Healy Towers (FY9261) is a six-story tower containing 105 apartments for low-income senior citizens, consisting of efficiency and one-bedroom units; the building was designed by Winston Salem architect Lloyd Walter, principal at the architecture firm of Hammill-Walter and Associated, and was constructed for \$3.3 million (*The Sentinel* [Winston Salem] 15 October 1982:16; *The Winston Salem Journal* 22 October 1980:14; 1 May 1983:28). The development was proposed for a site approximately one-mile to the northeast in December 1978, and then a second site approximately one-mile to the southeast in March 1979; however, the present location for the third Housing Authority tower for elderly residents was finalized in 1980 (*The Winston Salem Journal* 29 September 1978:21; 10 March 1979:1). Then known as Healy Drive Towers, the development was announced in October 1980 and put into service two years later, in October 1982 (*The Winston Salem Journal* 22 October 1980:9; 16 October 1983:26) (Figures 4.4.5.13 and 4.4.5.14). Healy Towers, referred to as a mid-rise building, was the third multi-story building constructed to house low-income elderly residents, which made up a large portion of the population in need of housing in the late 1960s to early 1980s in Winston Salem, as there were still approximately 140 people on the waiting list in late 1982 (*The Sentinel* [Winston Salem] 27 August 1982:4; 15 October 1982:16). The Healy Towers (FY9261) apartments were designated for residents aged 62 or older, with incomes of less than \$11,750 per year, or \$13,400 for couples, or those who were over age 55 who qualified for Social Security disability; the rent limit for the apartments in the new development was 30 percent of the resident's annual income (*The Sentinel* [Winston Salem] 27 August 1982:5; *The Winston Salem Journal* 16 October 1983:26). Contemporary descriptions referred to the building as "a clean, white, institutional-like setting" and contrasted that with the "old homes and

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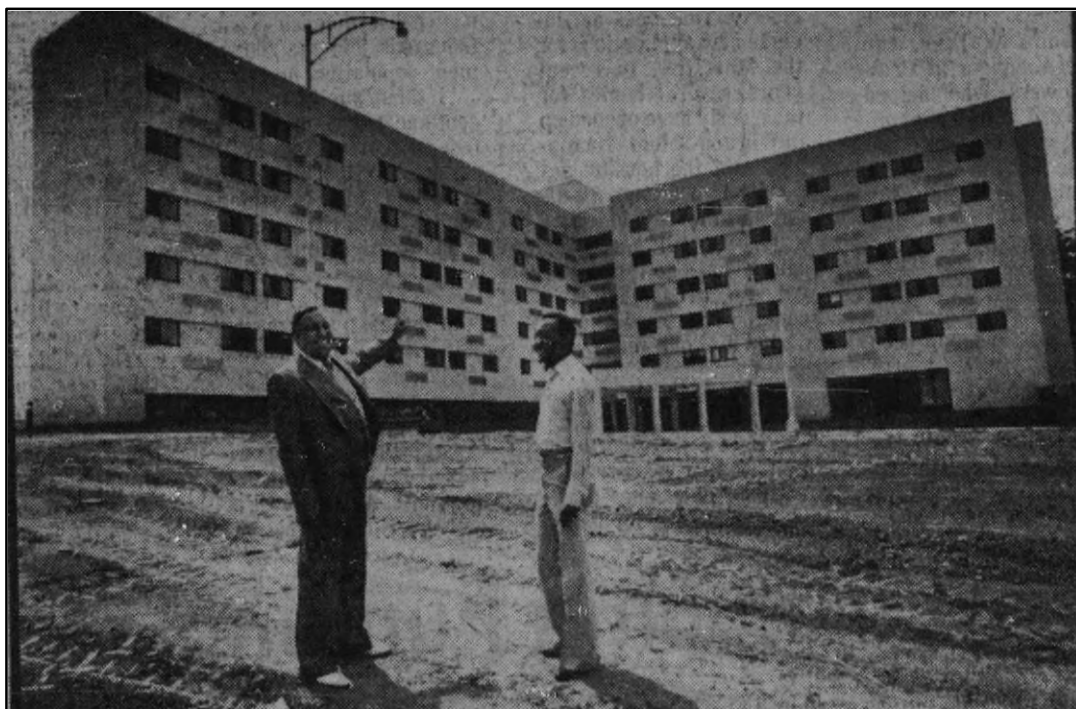


Figure 4.4.5.13. Healy Towers (FY9261), under construction, 1982 (*The Sentinel* [Winston Salem] 27 August 1982:4).



Figure 4.4.5.14. Healy Towers (FY9261), 1982 (*The Sentinel* [Winston Salem] 23 November 1982:1).

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apartments” that the low-income elderly residents had moved from, indicating that the new apartments were a significant upgrade (*The Winston Salem Journal* 16 October 1983:26). However, occupancy at the new tower was slow, as a month after it opened, there were only 37 of 105 units filled (*The Sentinel* [Winston Salem] 23 November 1982:1).

NRHP Eligibility

Although smaller than the other two low-income, senior citizen housing towers built in Winston Salem (Crystal Towers, FY3345 and Sunrise Towers, FY3601), Healy Towers (FY9261) is an example of the “Tower in the Park” concept that was adapted to low-income senior citizen housing during the late 1960s and 1970s; the construction date of Healy Towers (FY9261), completed in 1982, places it at the tail end of this era of public housing policy. Healy Towers (FY9261) is an example of public housing policy and Modernist architecture during the late 1970s and early 1980s; its boxier form and more subdued detailing than the earlier tower examples conform to architecture trends of the period. Although the windows have been replaced, the building retains the overall form, design, and feeling from its original construction. Healy Towers (FY9261) is eligible for the NRHP, under Criterion A for its association with Winston Salem’s public housing efforts in the 1970s and early 1980s, specifically for the housing of the growing low-income elderly population, and under Criterion C, as an example of late-period Modernist design and the work of locally significant architect Lloyd Walter, and his architecture firm Hammill-Walter and Associates.

4.4.6 *Townview Apartments (FY9262)*

Townview Apartments (FY9262) is a low-income housing development located at 600 West 14th Street (Figure 4.4.6.1). The development consists of 50 apartments, located within 25 one-story duplex buildings. a total of 25, one-story duplex residential buildings, which are organized in three groupings around three parking lots, with the buildings generally oriented to face the parking areas and connected to each other via sidewalks (Figures 4.4.6.2–4.4.6.5). The 25 structures are rectangular in form, with side-gabled roofs and brick veneer exteriors, which have sections of vinyl siding in the gables; each has a slightly taller section, which contains the entry door and a gabled porch, supported by fluted columns. The windows in the complex are primarily one-over-one, double hung, vinyl sashes and portions of the exterior walls have replacement vinyl siding. There are two building types within the Townview Apartments (FY9262) (Figure 4.4.6.6).

Building Type A and Type B are both one-story, duplexes, with two units oriented as mirror images of each other; the difference between the two building types is the size of the units. Building Type A is the smaller of the two types (Figures 4.4.6.7–4.4.6.11). On the front elevation, there is a central door, located beneath a one-bay, gabled portico; to one side of the door is a three-sided projecting bay, with a single one-over-one window in the central bay and a single casement window in the side bays. On the other side of the door, there is a single window. On Type A buildings, the door and the bay window are recessed from the front elevation. Each side elevation has a paired window. On the rear elevation, each unit has a door; a single, small one-over-one window; a door to an exterior storage area; and a single window. There are 18 Type A buildings within Townview Apartments (FY9262) (Figure 4.4.6.6).

Building Type B is the larger of the two building types (Figures 4.4.6.12–4.4.6.15). Type B buildings have the same basic configuration as Type A buildings, with the recessed door and three-sided bay window and the gabled porch; however, on Type B buildings, the porch is two bays, covering the door and a single window, and there are

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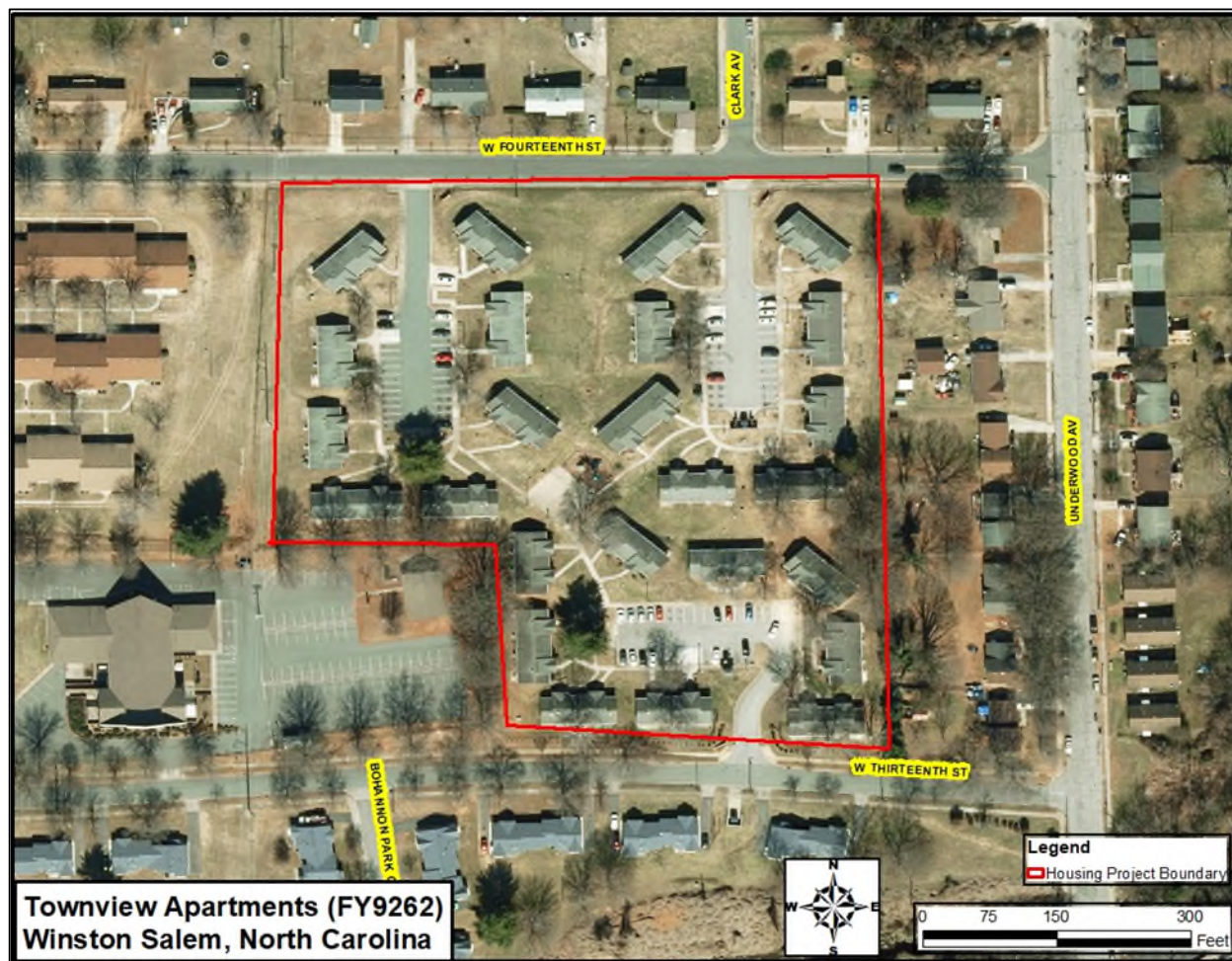


Figure 4.4.6.1. Aerial map showing the boundaries of Townview Apartments (FY9262).

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Figure 4.4.6.2. Townview Apartments (FY9262), facing northeast.



Figure 4.4.6.3. Townview Apartments (FY9262), facing north.

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Figure 4.4.6.4. Townview Apartments (FY9262), facing west.



Figure 4.4.6.5. Townview Apartments (FY9262), facing northwest.

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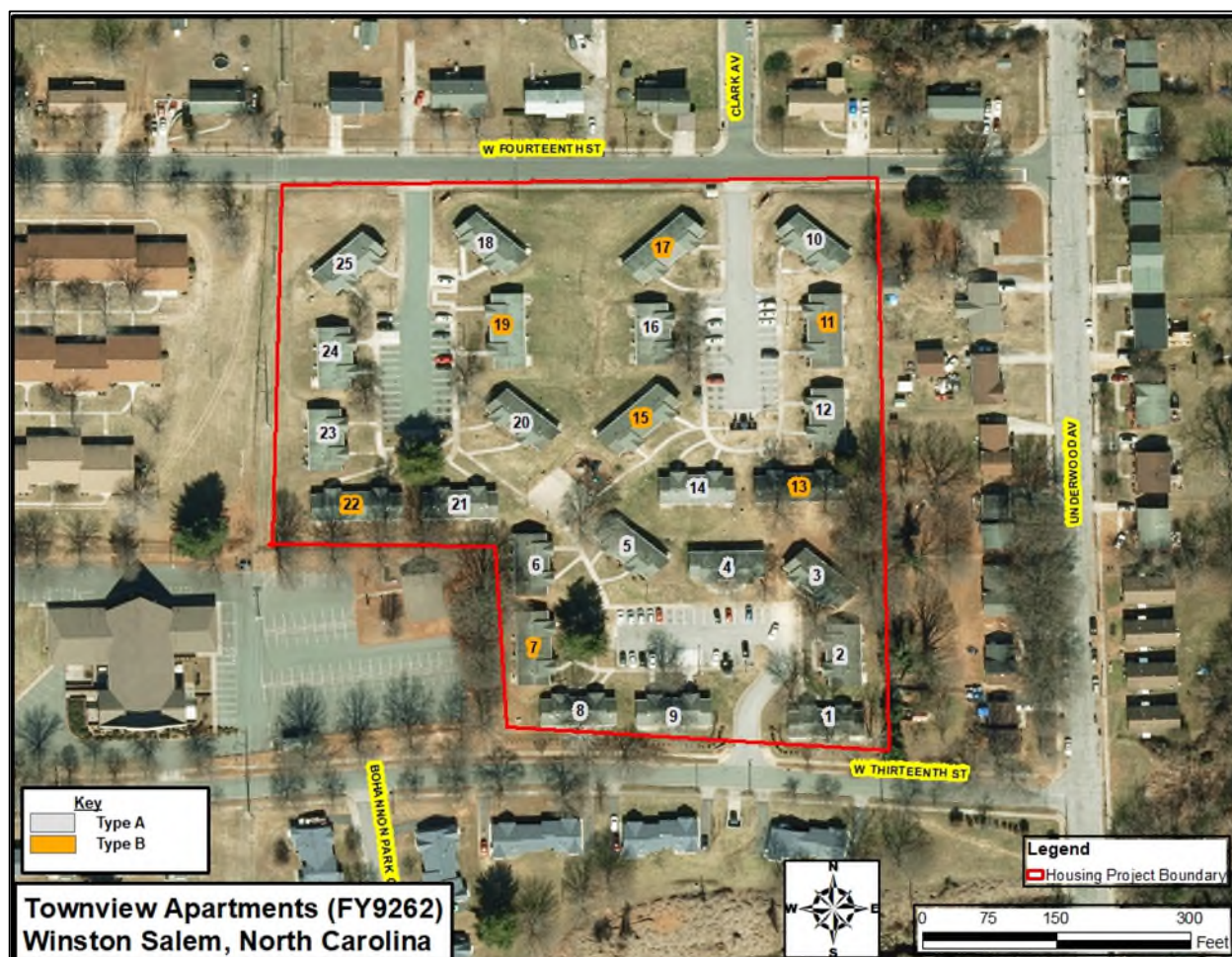


Figure 4.4.6.6. Aerial map showing the building types of Townview Apartments (FY9262).

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Figure 4.4.6.7. Townview Apartments (FY9262), building Type A, facing north.



Figure 4.4.6.8. Townview Apartments (FY9262), building Type A, facing north.

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Figure 4.4.6.9. Townview Apartments (FY9262), building Type A, facing southeast.



Figure 4.4.6.10. Townview Apartments (FY9262), building Type A, facing south.

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Figure 4.4.6.11. Townview Apartments (FY9262), building Type A, facing south.



Figure 4.4.6.12. Townview Apartments (FY9262), building Type B, facing northwest.

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Figure 4.4.6.13. Townview Apartments (FY9262), building Type B, facing southeast.



Figure 4.4.6.14. Townview Apartments (FY9262), building Type B, facing east.

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Figure 4.4.6.15. Townview Apartments (FY9262), building Type B, facing southeast.

two single windows on the façade adjacent to the door, on the opposite side as the bay window. Like building Type A, the side elevations of building Type B each have a paired window. The rear elevation has the same configuration of openings: a door; a single, small one-over-one window; a door to an exterior storage area; and a single window; however, the spacing between the doors and windows is larger on Type B buildings. The Townview Apartments (FY9262) complex has seven Type B buildings (Figure 4.4.6.6).

Townview Apartments (FY9262) is a low-income housing development, completed in 1981 (*The Winston Salem Journal* 18 June 2010:6). The complex was developed under the Turnkey program, in which private developers made proposals to construct public housing units and sold them to the local housing authority upon completion (*The Durham Sun* 6 January 1970:9; *The Winston Salem Journal* 22 February 1979:49). Fortis Corporation, a local housing developer, proposed to build a 50-unit duplex development for low- and moderate-income families on a 6.5-acre parcel between 13th and 14th Streets, west of Underwood Avenue; the proposal was accepted by HUD in 1979 (*The Sentinel* [Winston Salem] 27 November 1979:4 ;29 November 1979:20). The land for the project was part of the Kimberly-North Winston Urban Renewal project (NC R-62), which had been cleared of older housing stock by the city beginning in 1971, using federal funding (*The Sentinel* [Winston Salem] 12 February 1980:10; Redevelopment Commission of Winston Salem 1972). After months of delaying votes on the project, the Board of Aldermen voted in favor of the development in April 1980, despite members of the local neighborhood speaking against the proposal (*The Sentinel* [Winston Salem] 19 February 1980:16; 30 April 1980:9). Plans for the Townview Apartments (FY9262) included 34 two-bedroom units, 13 three-bedroom units, and three handicapped-accessible units, contained within one-story, brick veneer duplex buildings; features of the apartments would be "refrigerators, ranges, and gas-fired furnaces" (*The Sentinel* [Winston Salem] 22 April 1980:3). The complex was occupied by 1982 (Figures 4.4.6.16 and 4.4.6.17).

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Figure 4.4.6.16. Aerial photograph, 1980, showing the location of Townview Apartments (FY9262) (United States Department of Agriculture [USDA] 1980).



Figure 4.4.6.17. Aerial photograph, 1982, showing the location of Townview Apartments (FY9262) (USDA 1982).

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NRHP Evaluation

Townview Apartments (FY9262) is a 50-unit, low-income housing complex that was constructed in 1981. The project was completed under the Turnkey program, which focused on public housing that was built by private developers and then sold to the local housing authority. It was the only Turnkey project of this type that was constructed in Winston Salem during the 1950 to 1980 period. Although the buildings in the Townview Apartments (FY9262) exhibit some traditional styling elements of public housing complexes, with side-gabled rooflines and basic Colonial Revival detailing, the use of one-story duplexes that are adaptations of Ranch forms popular during the period was an innovation that came from the use of a private builder, which was a goal of the Turnkey program. Townview Apartments (FY9262) also has an association with the Urban Renewal efforts in Winston Salem, as it was constructed on land that had been cleared as part of the Kimberly-North Winston redevelopment tract. The Townview Apartments (FY9262) retain the overall organization and site plan of the original complex, and each building retains its design and feeling; the changes to materials through the replacement of windows and siding do not detract from the integrity of the complex as a whole. Therefore, the Townview Apartments (FY9262) are eligible for the National Register under Criterion A, as the only example of Turnkey apartment units constructed in Winston Salem during the period of 1950 to 1980 and as a representation of the design and siting goals of the Turnkey policy; it is also significant as construction project within the Kimberly-North Winston Urban Development area, as Urban Renewal was falling out of favor in the early 1980s. The proposed NRHP boundaries are the extents of the parcel which contains the housing project (Figure 4.4.6.1).



5.0 Conclusions and Recommendations

On behalf of the DHA, S&ME has completed a Public Housing Architectural Survey of Durham, Fayetteville, Greensboro, and Winston Salem, North Carolina, for the period between 1950 and 1980. The survey was completed as part of the mitigation efforts for the adverse effects to historic properties from demolition of the former Oldham Towers (DH3970) and Liberty Street Apartments (DH3971), located at 519 and 533 East Main Street, Durham, Durham County, North Carolina. The mitigation measures associated with the demolition, including the Public Housing Architectural Survey, were outlined in the MOA between the City of Durham, The Housing Authority of the City of Durham, and The North Carolina State Historic Preservation Officer regarding the demolition of 519 East Main Street (formerly known as Oldham Towers) and the Liberty Street Apartments Durham, Durham County, North Carolina, ER 20-0589, executed March 15, 2021. The following work was conducted under Housing Authority Contract C22-003, for RFP No. 21-02, and was carried out in general accordance with the agreed-upon scope, terms, and conditions presented in S&ME Proposal Number 22130184, dated March 25, 2022.

Initial research identified housing complexes in the cities of Durham, Fayetteville, Greensboro, and Winston Salem, North Carolina that were constructed between 1950 and 1980, including multi-family, age-restricted, and housing for peoples with disabilities. The four cities included in the survey were identified in the MOA as being of comparable population size to Durham, specifically having between 200,000 and 300,000 residents, based on estimated data from the United States Census Bureau in 2019. The preliminary list of properties for survey included 41 public housing complexes: 13 in Durham, including the former Oldham Towers (DH3970) and Liberty Street Apartments (DH3971); nine in Fayetteville, one if which (Campbell Terrace (CD0371) is no longer extant); 13 in Greensboro; and six in Winston Salem. Of these, nine of the complexes were previously recorded with the North Carolina SHPO: former Oldham Towers (DH3970), Liberty Street Apartments (DH3971), Campbell Terrace (CD0371), Hall Towers (GF9105), Ray Warren Homes (GF9133), Crystal Towers (FY3345), Sunrise Towers (FY3601), Piedmont Park (FY9124), and Cleveland Avenue Homes (FY9238). The preliminary list of complexes was submitted to the North Carolina State Historic Preservation Office (SHPO) on January 26, 2023, and the SHPO approved the list of resources in a letter dated March 20, 2023 (Bartos to Carpini, letter, 20 March 2023).

Fieldwork for the project was conducted intermittently between April 2023 and September 2023. This work included taking exterior photographs of public housing complexes identified during the initial research phase. Additional research was conducted on the history and development of each complex using applicable local history sources, including local newspapers. The Durham Housing Authority provided information from its archives, which was limited by the uncatalogued status of many of the plans and development documents in its library.

As part of the project, in addition to establishing an architectural and historic context for Public Housing in North Carolina, 1950–1980, the public housing complexes photographed during fieldwork were evaluated for NRHP eligibility. In Durham, Club Boulevard (DH3982), Cornwallis Road (DH3983), McDougald Terrace (DH3988), Morreene Road (DH3989), Scattered Sites (DH39910), and Birchwood Heights (DH3992) are recommended eligible for the NRHP under Criterion A, for their association with public housing policy from the time period in which they were constructed. McDougald Terrace is also recommended eligible under Criterion C, as an example of the design of local architect Vernon Harrison and architectural firm George Watts Carr. The remaining developments are recommended as ineligible for the NRHP.

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In Fayetteville, S&ME recommends Blueberry Place (CD1495), Hillside Manor (CD1496), Holland Homes (CD1497), Lewis Heights (CD1498), Melvin Place (CD1499), Point Place (CD1501), and Stanton Arms (CD1502) eligible for the NRHP under Criterion A, for their collective representation of Fayetteville’s public housing policy in the 1970s, which embodied the scattered sites policy of smaller developments located in various locations around the city. Campbell Terrace (CD0371) is no longer extant and Murchison Townhouses (CD1500) is recommended ineligible for the National Register.

In Greensboro, Hall Towers (GF9105) had been previously recommended as eligible for the National Register, under Criteria A and C, and S&ME agreed with this previous recommendation. Also recommended eligible under Criterion A, for their association with public housing policy from their contemporary time periods, are Ray Warren Homes (GF9133), Applewood (GF9650), Baylor Court (GF9651), Hickory Trails (GF9654), Lakespring (GF9655), Pear Leaf (GF9656), Silverbriar (GF9657), the 1964 section of Smith Homes (GF9658), Stone Ridge (GF9659), and Woodberry Run (GF9660). The remaining developments are recommended as not eligible for the National Register.

In Winston Salem, Crystal Towers (FY3345) and Sunrise Towers (FY3601) have been previously been recommended for inclusion in the North Carolina Study List; S&ME recommends both resources as eligible for the NRHP under Criterion A, for their association with Winston Salem’s public housing efforts in the 1960s and 1970s and the housing of low-income senior citizens, and under Criterion C, as examples of Modernist design by the local architectural firm Lashmit, Brown, and Pollock. Cleveland Avenue Homes (FY9238) had been previously recommended as eligible for the NRHP under Criterion A; S&ME agreed with that previous recommendation and also recommends it eligible under Criterion C, as an example of the designs of local architectural firm Lashmit, James, Brown, and Pollock. Piedmont Park (FY9124) is recommended as eligible for the National Register under Criterion A, for its association with the public housing policy and physical development of Winston Salem during the 1950s, and under Criterion C, as an example of the design of local architectural firm Northup and O’Brien. Healy Towers (FY9261) is recommended as eligible under both Criterion A, for its association with Winston Salem’s public housing efforts, specifically the housing of low-income senior citizens, in the 1970s and 1980s, and Criterion C, as an example of late-period Modernist design and the work of locally significant architect Lloyd Walter, and his architecture firm Hammill-Walter and Associates. Townview Apartments (FY9262) is recommended eligible under Criterion A, as the only example of Turnkey low-income housing constructed in Winston Salem during the period of 1950 to 1980 and a representation of the goals of that policy.

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7.0 Appendix A – List of Surveyed Resources



Public Housing Developments: 1950–1980

Durham

- **(former) Oldham Towers (DH3970)**
519 Main Street
Elderly apartments; high-rise tower; 1969
- **Liberty Street Apartments (DH3971)**
533 Main Street
Townhouse apartments; 1972
- Club Boulevard (Bluefield)
2415 Glenbrook Drive
Single-family, detached houses (77); 1969
- Cornwallis Road
3000 Weaver Street
Multifamily units (200); 1967
- Damar Court
1028 Sherwood Drive
Multifamily townhouse apartments (102); 1967 (purchased from Duke University)
- Forest Hill Heights
700 South Magnum Street
Garden apartments (55); 1981*
- Hoover Road
1126 South Hoover Road
Multifamily apartments (54); 1968
- J. J. Henderson
807 South Duke Street
Elderly apartments (178); 9-story tower; 1978
- McDougald Terrace
1101 Lawson Street
Apartments (360); 1953

Resources previously recorded with the North Carolina State Historic Preservation Office are denoted in **bold**

*Developments that were put into service in the early 1980s, but which were approved for funding prior to 1980 were included

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- Morreene Road
3412 Glasson Street
Apartment units (224), primarily elderly; 1968 (purchased from Duke University)
- Oxford Manor
3633 Keystone Place
Apartment units (172); 1972
- Scattered Sites
300 Gary Street
Duplex Apartments (25); 1962
- Birchwood Heights
Cushman Street, Kramer Place, Lynn Road, Manson Place, Midgette Place, Plummer Place,
Rummel Street, Walton Street, Wedgedale Avenue
Multi-unit, single-family housing; “turnkey rent-to-own housing program”; 1971

Resources previously recorded with the North Carolina State Historic Preservation Office are denoted in **bold**

*Developments that were put into service in the early 1980s, but which were approved for funding prior to 1980 were included



Fayetteville

- **Campbell Terrace (CD0371)**
Old Wilmington Road at Campbell Avenue
Apartments (155 units); 1952 (no longer extant; demolished 2020)
- Blueberry Place
150 Blueberry Place
48 units; 1972
- Hillside Manor
140 Rosehill Road
Elderly; 32 units; 1973
- Holland Homes
3081 Enterprise Avenue
60 units; between 1955 and 1971
- Lewis Heights
4992 Denada Court
48 units; 1981*
- Melvin Place
201 Melvin Place
58 units; 1971
- Murchison Townhouses
201 Rosemary Street
60 units; 1975
- Point Place
304 Point Place
52 units; 1975
- Stanton Arms
770 Whitfield Avenue
52 units; pre-1982

Resources previously recorded with the North Carolina State Historic Preservation Office are denoted in **bold**

*Developments that were put into service in the early 1980s, but which were approved for funding prior to 1980 were included



Greensboro

- Applewood
3501 Old Battleground Road
50 units; 1982*
- Baylor Court
3911-3915 Baylor Court
11 units; 1978
- Claremont Courts
2702 Patio Place
250 units; 1970
- **Hall Towers (GF9105)**
2314 North Church Street
1968-1970 (Eligible, Criterion A and C)
- Hampton Homes
1300 Odgen Street
288 units; 1963
- Hickory Trails
4223 Romaine Street
127 units; 1978
- Lakespring
4 Lake Spring Court
60 units; 1982*
- Pear Leaf
2917 West Florida Street
50 units; 1982*
- **Roy Warren Homes (GF9133)**
1306 East Gate City Boulevard
236 units; 1970
- Silverbriar
4807 Silverbriar Court
50 units; 1983*

Resources previously recorded with the North Carolina State Historic Preservation Office are denoted in **bold**

*Developments that were put into service in the early 1980s, but which were approved for funding prior to 1980 were included

Public Housing Architectural Survey Context: 1950–1980
Durham Housing Authority
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- Smith Homes
707 West Florida Street
430 units; 1951
- Stoneridge
1900/1910 Peale Terrace
50 units; 1972
- Woodberry Run
212 Berryman Street
39 units; 1980

Resources previously recorded with the North Carolina State Historic Preservation Office are denoted in **bold**

*Developments that were put into service in the early 1980s, but which were approved for funding prior to 1980 were included



Winston-Salem

- **Cleveland Avenue Homes (FY9238)**
1135 East 15th Street
Between 1948 and 1955
- **Crystal Towers (FY3345)**
625 West 6th Street
ca. 1972
- Healy Towers
3450 Healy Drive
ca. 1978
- **Piedmont Park (FY9124)**
2700 Piedmont Circle
Between 1948 and 1955
- **Sunrise Towers (FY3601)**
801 North Martin Luther King Avenue
ca. 1970
- Townview Apartments
600 West 14th Street
Between 1980 and 1982*

Resources previously recorded with the North Carolina State Historic Preservation Office are denoted in **bold**

*Developments that were put into service in the early 1980s, but which were approved for funding prior to 1980 were included