



GUILFORD COUNTY PLANNING AND DEVELOPMENT

HISTORIC PRESERVATION COMMISSION AGENDA

Carolyn Q. Coleman Conference Room
First Floor, Old Guilford County Courthouse
301 W Market St, Greensboro, NC 27401

March 17, 2026

Regular Meeting

6:00 PM

- I. **Roll Call**
- II. **Agenda Amendments**
- III. **Approval of Minutes: February 17, 2026**
- IV. **Rules and Procedures**
- V. **Old Business**
- VI. **New Business**

Legislative Hearing Item(s)

A. LANDMARK DESIGNATION CASE #26-01-HPC-00001: 803 Hood Place, Greensboro, NC 27408 (ALICE FAIRCHILD & JOHN K. VOEHRINGER, JR. HOUSE)

The subject property is located at 803 Hood Place (Guilford County Tax Parcel #9831), approximately 270 feet north of the intersection of Sunset Drive and Hood Place and comprises approximately 0.89 acres.

The proposed designation includes the entire approximate 0.89-acre lot, the exterior of the House, and the following specific interior features: (1) Exterior Doors & Entryways (2) Grand Staircase and (3) French Doors

400 W Market St, Greensboro, NC 27401
PO Box 3427, Greensboro, NC 27402
Telephone: 336-641-3334 | Fax: 336-641-6988



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Information for **LANDMARK DESIGNATION CASE #26-01-HPC-00001** can be viewed by scrolling to the March 17, 2026, regular meeting agenda and packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-and-commissions/historic-preservation-commission>

VII. Other Business

VIII. Staff Updates

- Landmark Index Project Update
- Review Revised Landmark Application and Bulletin

IX. Commissioner Updates

X. Adjournment

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**GUILFORD COUNTY
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES**

John H. McAdoo Conference Room
Third Floor, Truist Building
201 W Market St, Greensboro, NC 27401

February 17, 2026

Regular Meeting

6:00 PM

I. Roll Call

Chair Sean Dowell called the meeting to order at 6:00 p.m.

Troy Moss called the roll of members in attendance:

Present: Sean Dowell, Chair; Abigaile Pittman, Vice Chair; David Horth; Terry Hammond; Jerry Nix; Keisha Hadden; and Haley Moloney

Absent: Cory Rayborn (excused); Louis Gallien (excused); and Christie Lee (unexcused)

Mr. Moss noted that David Millsaps had resigned from the Historic Preservation Commission.

The following Guilford County staff members were also present: Jason Hardin, Planning and Development Deputy Director; Avery Tew, Senior Planner; and Troy Moss, Planner I.

II. Agenda Amendments

Mr. Hardin asked if the members would consider adding another item under New Business: "2026 Certified Local Government Grant Discussion."

Ms. Moloney moved to amend the agenda to add the proposed discussion item under New Business. The motion was seconded by Mr. Horth. The Commission voted unanimously, 7-0, in favor of the motion. (Ayes: Dowell, Pittman, Horth, Hammond, Nix, Hadden, and Moloney. Nays: None.)

Ms. Moloney stated that she would like to amend the agenda to add an update on the America 250 Committee. Chair Dowell moved to add an update on the America 250 Committee under Old Business. The motion was seconded by Mr. Horth. The Commission voted unanimously, 7-0, in favor of the motion. (Ayes: Dowell, Pittman, Horth, Hammond, Nix, Hadden, and Moloney. Nays: None.)

Mr. Hardin pointed out that it may be more consistent for the America 250 Committee update to be covered under Commissioner Updates as this is a project Commissioner Moloney is working on. Mr. Horth moved to amend the agenda to remove the America 250 Committee update from Old Business. The motion was seconded by Ms. Moloney. The Commission voted unanimously, 7-0, in favor of the motion. (Ayes: Dowell, Pittman, Horth, Hammond, Nix, Hadden, and Moloney. Nays: None.)

III. Approval of Minutes: January 20, 2026

Ms. Hammond moved to approve the January 20, 2026, meeting minutes, as submitted. The motion was seconded by Vice Chair Pittman. The Commission voted unanimously, 7-0, in favor of the motion. (Ayes: Dowell, Pittman, Horth, Hammond, Nix, Hadden, and Moloney. Nays: None.)

IV. Rules and Procedures

Chair Dowell read and explained the Rule and Procedures followed by the Historic Preservation Commission.

V. Old Business**A. ADOPT ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS FOR CASE #25-11-HPC-00010: 204 E RAILROAD AVE, GIBSONVILLE, NC 27249 (FRANCIS MARION SMITH HOUSE) (APPROVED)**

Ms. Hammond moved to approve the Order Granting a Certificate of Appropriateness for Case #25-11-HPC-00010. The motion was seconded by Ms. Hadden. The Commission voted unanimously, 7-0, in favor of the motion. (Ayes: Dowell, Pittman, Horth, Hammond, Nix, Hadden, and Moloney. Nays: None.)

At this time, the Order was distributed to the Commission members for signatures.

VI. New Business**A. 2026 Certified Local Government Grant Discussion**

Mr. Hardin stated that the State Historic Preservation Office will be accepting applications for Certified Local Government (CLG) grants for 2026. Applications are due in April, and staff is actively working on developing a project and is seeking feedback from the Commission on potential projects. The Commission has previously discussed updating the *Landmark Properties of Guilford County, North Carolina* book, which included about 80 landmarks. Mr. Hardin requested input from the members on what projects they would prioritize. One option would be updating the *Landmark Properties* book to incorporate the remaining landmarks that were not included in the original book. Another option would be an updated historic architectural resources survey. The Guilford County Comprehensive Plan supports both options which is a requirement to receive funding.

Mr. Moss said that there was an estimated total of \$140,000 state-wide that is available through the CLG grants. CLG grants normally cover 60% of the total cost of the project, which generally ranges from \$1,000 to \$25,000. The funds are available on a reimbursement basis. Local governments should try to cover at least 40% of the total project costs.

Chair Dowell asked how much is a realistic estimate of how much funding the HPC could get from this grant? As mentioned previously by Mr. Moss, the CLG grant offers a 60% grant funding 40% local matching funds split. As far as local matching contributions, Mr. Hardin stated that it was to be determined. He will work with Planning and Development Department Director Leslie Bell to see what funding is available.

Chair Dowell asked whether they could achieve an updated historic architectural resources survey with the CLG grant funding? Mr. Hardin responded that it would be an eligible project for funding but it would depend on the scope of the project and associated costs whether it is feasible.

Vice Chair Pittman asked about updating the *Landmark Properties* book. Mr. Hardin said that the Comprehensive Plan does not specifically mention updating the book, but one of the action items in the Plan does reference using publications and other materials to increase public awareness and appreciation of Guilford County's history. So, updating the book could be a potentially eligible project.

Ms. Moloney stated that she is creating a book of Guilford County's landmark properties for the America 250 Committee. That work is already going to be completed, so funding would only be needed for printing or marketing. She is taking what is in the existing book and updating it. It could be sold as a fund-raiser.

Mr. Hardin pointed out that a pre-application conference with State Historic Preservation Office staff was required prior to submitting the grant application. He said staff could discuss with them which project may be more competitive.

Ms. Hadden asked if they had to pick one of the two projects to pursue, or if they could submit a grant application for both projects together? Mr. Hardin stated that in his experience it was best to identify one project in a grant application. However, he said staff would ask the State Historic Preservation Office whether it was possible to submit an application for multiple projects in one application.

Chair Dowell asked how Ms. Moloney would be completing her book. Ms. Moloney said the America 250 Committee wanted to create the book so it could go into their time capsule, and then also have the book available for purchase.

Mr. Nix stated that previous historic architectural resources surveys included not only designated landmarks, but also other historic properties that could potentially be designated. The first one was done in 1979 and the second one in about 2018, or somewhere around that time. A lot of the properties have been demolished or destroyed since then, and there are a lot that have reached the point where they could be designated. He said that if an updated inventory is done, it should not be printed in a large format like the current one.

VII. Other Business

None.

VIII. Staff Updates

- **Landmark Index Project Update**

Mr. Moss said staff were progressing with the landmark inventory index project. He is working on a spreadsheet that documents information on each landmark, including the minutes from the Commission's hearing, the Commission's letter of recommendation to the governing board, architectural style, and percent tax deferment. He said staff aims to

compile this information for three to five landmarks per month. Currently, staff has completed seventeen (17) landmarks in the index.

Ms. Hammond asked if de-designated properties can be added to the list for completeness? Mr. Moss stated that he would be able to do that.

Ms. Moloney asked if there was any rule that prevented de-designated properties from being re-designated at a later date. Mr. Hardin said it would be up to the discretion of the Commission and the governing board.

Ms. Hammond asked whether property owners had to submit a request for landmark designation, or if the Commission could pursue landmark designation without an application from the property owner? She said that in some other jurisdictions anyone can apply to designate a property, even if they are not the owner. Mr. Hardin responded that Guilford County's practice has been to seek owner consent for landmark designation.

- **“Who Is HPC?” Document Update**

Mr. Hardin stated that staff received feedback at a previous meeting from the Commission members that the “Who Is HPC?” document should be streamlined and reduced in volume. Staff made some edits to the document with the intent of making it more understandable for members of the public and elected officials, which the Commission had expressed is their target audience for this document. Staff reformatted the document to start with the HPC's mission and then go into the more technical aspects of the HPC and historic landmarks designation process. County GIS staff also provided a new map, which is at the bottom of the document. Staff tried to simplify the language so someone unfamiliar with the HPC could get a better understanding with the least technical language needed.

Chair Dowell requested that staff redline the changes so everyone can see what has changed. Mr. Hardin said that a red-line copy would be provided for the Commission to review.

Ms. Hammond pointed out that the “Who Is HPC?” document does not mention the role of the State Historic Preservation Office (SHPO) in the landmark designation process. Mr. Moss stated that there had been a discussion among the Commission of reducing the technical terminology in the document. Mr. Tew said he thought there should be a balance between simplicity and technical detail. Ms. Moloney stated that most people who do not work in historic preservation do not even know what the SHPO is. Mr. Hardin said that discussing the SHPO would require a section of the document explaining what the SHPO is and what they do to avoid confusion among the public.

Chair Dowell stated that the document should indicate an estimated timeline for the landmark designation process. Mr. Hardin said that the timeline can differ depending on the specifics of each application, but staff could provide a minimum timeframe.

- **“Who is HPC” Brochure Update**

Mr. Hardin stated that the Commission had previously indicated that the “Who Is HPC?” document should have a separate flyer that is simpler and has more graphical elements.

A copy of the draft brochure was included in the Commission members' packets. He asked the Commission for their opinions on the draft brochure.

Ms. Hammond stated that she does not like the draft brochure. She does not feel that it is a pretty or helpful document. There are too many placeholder images and graphical elements. The most important information about the purpose of the brochure should be on the front page, but instead it is fine print at the bottom of the page. Mr. Hardin responded that this is a draft version for reviewing content and formatting and not the final work. Staff is looking for feedback on positioning of various elements, what information should be included, and what fonts and graphical elements should be used. He encouraged the members to voice their opinions and suggestions.

Ms. Moloney noted that the orientation of the brochure included in the packet was incorrect due to the way the packet was printed.

Ms. Hammond thought that the audience of the brochure could be assumed to already have knowledge of why historic preservation is important. Instead, she said recipients of the brochure would be more interested in how they would go about designating their property.

Mr. Tew asked if the "Who Is HPC?" document was meant to convey the overall purpose of the HPC, whereas the brochure was meant to be a practical guide for homeowners interested in pursuing landmark designation? Ms. Hammond said that was her understanding.

Ms. Moloney stated that the section on why historic preservation matters should be replaced with a section on how landmark designation works. That way, when you open the front cover, you are seeing how local landmark designation works. Then the inside flap is the next most important, which should describe the owner's responsibility.

Mr. Horth asked who the intended audience for the brochure was. Mr. Hardin said his understanding from previous feedback was that the brochure was meant as a document that could be distributed to anyone, even if unfamiliar with the HPC, in order to give them more information about historic preservation and local historic landmarks. The "Who Is HPC?" document, on the other hand, was meant for elected officials and people interested in historic preservation and landmark designation. That was the feedback the HPC had previously given staff. Mr. Horth asked for clarification on whether recipients of the brochure would already be interested in designating their property, or if the brochure was meant to give them reasons to be interested? Mr. Hardin said staff was unclear on that now, based on the previous feedback provided.

Chair Dowell stated that the brochure should be aimed at owners of historic homes. He added that people who did not already own a historic home and were not already interested would not pick up the brochure in the first place and it would not matter to them.

Ms. Moloney said the brochure could be distributed at tours of historic homes.

Ms. Hammond mentioned that the brochure could be distributed if the Commission had a table at a public event.

Mr. Horth pointed out that an explanation of why historic preservation matters is targeted toward a more general audience that may not be personally interested in pursuing landmark designation. A description of the landmark designation process, on the other hand, would be useful for someone who is personally interested in pursuing landmark designation. They are potentially aimed at two different audiences.

Mr. Hardin asked if the section on why historic preservation matters should remain in the brochure. Ms. Moloney recommended replacing that section with the section describing the benefits of local historic landmark designation from the "Who Is HPC?" document. She marked up the brochure with suggestions and provided that to staff.

Mr. Hardin stated, to be clear that the brochure should be targeted toward someone who is already interested and owns their historic property and is interested in designating the property as a landmark. The board members agreed to that statement. Mr. Hardin stated that it seems the consensus is to replace the portion with "Why Historic Preservation Matters", with the "How Landmark Designation Works" section.

Ms. Hammond noticed that the HPC website was not listed on the brochure document. The brochure should provide a link to the HPC website where a list of landmarks is available.

- **America 250 Landmark Route Update**

Mr. Hardin said that the HPC had previously talked about creating a walking or driving tour of historic landmarks to mark the upcoming America 250 celebration. Initially the idea was to utilize an app designed for such tours, but it appears these apps have subscription costs associated with them and require third party management. These apps also may charge the user to use the tour. Staff contacted the SHPO to inquire about historic property tours put together by other jurisdictions.

Mr. Hardin stated staff had consulted with County GIS Staff who suggested the idea of using a story map instead of an app. After looking into the information provided by the SHPO, and consulting County IT Staff, there may be technical issues with using a third-party app. Most of the tours that the SHPO pointed out utilized either printed tour maps or digital story maps. The story map could be linked directly to the HPC section of the County website.

Ms. Moloney added that the story map could include a link that takes you to something like a Google Maps page that has the directions for the tour.

Mr. Hardin pointed out that it seems infeasible to include all landmarks in a walkable tour in many areas. That means that someone's historic landmark could be excluded. Instead, it may be better to focus on areas and highlight those areas for visiting. Most people are going to use apps like Google Maps to navigate anyway.

Ms. Moloney thought it might work better to have a combination of walking and driving tours. That way, areas with more landmarks closer together could be a walking tour, whereas landmarks that are farther apart could be included on a driving tour.

Ms. Pittman mentioned High Point's shuttle system for the furniture market. She said that it might be useful for historic property tours. Ms. Moloney said her understanding was that the tours would be self-guided.

Mr. Hardin showed the Commission members an example of another jurisdiction's existing story map. The map identifies a given area using a polygon and identifies the historic properties within that area.

Ms. Moloney said the story map would be useful to HPC even after America 250 as an informational device to learn about landmarks.

Mr. Horth found it surprising that no historic properties within the Dunleath Historic District were included on any of the draft tour routes. There are some very significant historic properties in that area.

Chair Dowell asked if there was consensus that the Commission members wished for staff to pursue a story map identifying historic properties within a given area, rather than a tour route. He noted that the Commission members were expressing general agreement.

Chair Dowell asked if historic properties that were not designated landmarks would be included in the story map? Mr. Hardin said these properties could be included, but there may not be as much detailed information available for them. He suggested an optional layer for non-landmark historic properties that could be enabled on the map.

IX. Commissioner Updates

Ms. Moloney stated that not much has changed since the last meeting. The America 250 NC Guilford County Committee is still trying to obtain funding. The time capsule is going to be housed at the High Point Museum. They are going to allow the committee to put a monument outside, but the contents of the time capsule will be kept inside the museum's archives so that they are not damaged. The museum will then maintain the contents of the time capsule. The burial of the time capsule is scheduled for April 18, 2026. The time capsule will be opened in fifty years.

Ms. Hammond asked what the deadline was for submission of contents for the time capsule. Ms. Moloney responded that the deadline was in mid-March.

Ms. Moloney had previously requested that the Commission members solicit letters from elected officials in their respective jurisdictions. The letters should identify what these leaders hope to see in their communities in the next fifty years.

Vice Chair Pittman asked how big the time capsule would be? Ms. Moloney said she thought there would be three boxes. People should not submit anything large, but the committee was seeking objects, in addition to documents. There were open questions about technology and whether certain formats would be readable in fifty years. She said documents should be submitted in hard copy format, but everything would also be backed up on a flash drive.

Mr. Nix noted that staff had previously indicated that they were hiring for a Zoning Compliance Officer. He asked whether that position had been filled yet? Mr. Hardin responded that Joel Almquist had started as the new Zoning Compliance Officer the previous week and was completing his onboarding process.

Mr. Nix asked whether staff had been in touch with the City of Burlington about annexed landmark properties. Mr. Hardin said he had not been able to reach Burlington's Planning Director.

Mr. Horth stated that this will be his last meeting. He has been trying to recall how long he has been on the Commission. He thinks he started in 2018. He asked where the County was at in terms of appointing a replacement for his seat. Mr. Hardin responded that staff had reached out to the City of Greensboro and sent them the application that the County Clerk's office had received. Mr. Tew said the City Clerk's office apparently had everything they needed, but the application needed to go through their process.

Ms. Moloney asked what the status of the other vacant seat was. Mr. Hardin said there was someone interested in the seat, but they would have to submit an application. As soon as the application is received, it will go through the process for consideration.

Ms. Hammond stated that Chair Dowell had sent out an email about the Old Mill. The Old Mill had been for sale since 2024. The owners were interested in selling the property to someone who would maintain it as a mill. She said several individuals and organizations were helping to get the word out about the property.

Ms. Hammond also mentioned that a historic home in Oak Ridge called the Honeycutt House had been bought by developers. The property is not a landmark, but it was built circa 1900-1904. The developers who bought it have applied for a Special Use Permit to turn the house into a wedding event center. The Oak Ridge Town Council held an evidentiary hearing that lasted for five hours, but the case was not decided. The adjoining property owners have a lot of concerns about noise, traffic, and parking. The property is at a terrible intersection in terms of traffic. The developers said that they were not willing to make any concessions. The community wants to save this historic property. The developers claimed that the property was eligible for listing in the National Register of Historic Places, but Ms. Hammond said they had already made changes to the property that made it ineligible, in her opinion. The case has been continued until April 9, 2026.

Chair Dowell stated that there will be a ribbon-cutting on February 18 for the new Gibsonville Museum. February 28 is the first date the new museum is open to the public. The address is 200 W Steele St, Gibsonville, NC 27249. On March 7, America 250 celebrations will begin at the Alamance Battleground.

Chair Dowell announced that there is a Certificate of Appreciation to be presented to Mr. Horth to thank him for his years of service.

A commemorative photograph of the Commission members was taken.

X. Adjournment

There being no further business before the Commission, Chair Dowell adjourned the meeting by acclamation at 8:14 p.m.

The next regular meeting of the Guilford County Historic Preservation Commission is scheduled for March 17, 2026, at 6:00 p.m. in the Carolyn Q. Coleman Conference Room, located on the first floor of the Old Guilford County Courthouse, 301 W Market St, Greensboro, NC 27401.

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Historic Preservation Commission
Application for Historic
Landmark Designation**

Name of Designated Landmark (Historic and/or Common): Alice Fairchild & John K. Voehringer Jr. House
 Property Address/Location: 803 HOOD PLACE, GREENSBORO, NC 27408
 Tax Parcel Number: 9831
 Deed Book and Page Number: 007453-02038
 Plat Book and Page Number: 9-78
 Features to be designated (lot, interior, exterior, etc.): Lot, Exterior, Interior elements
 (Exterior Doors & entryways, Grand stair case, French doors)

Applicant Owner

HALEY MOLONEY
 Name (please print legibly)
6260 LEDBETTER RD
 Mailing Address
CLIMAX, NC 27233
 City, State and Zip Code
336-899-9194
 Phone Number

Applicant Owner

A. Sanders Cockman
 Name (please print legibly)
803 Hood Place
 Mailing Address
GSB, NC 27408
 City, State and Zip Code
336-207-5600
 Phone Number

haley.moloney@beeskneeshipc.com
 E-mail Address

Haley Moloney 9/30/25
 Signature Date

sandersbur@aol.com
 E-mail Address

A. Sanders 1-13-26
 Signature Date

The application is due no later than noon (12:00 P.M.) on the third (3rd) Tuesday of the month. The regularly scheduled meeting is typically held every third (3rd) Tuesday of the month.

Return completed applications by e-mail to:

Contact Planning@guilfordcountync.gov

400 W Market Street - Post Office Box 3427
 Greensboro, North Carolina 27402
 (336) 641-3334

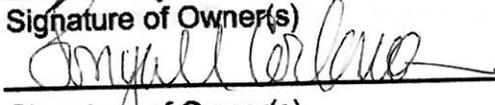
<https://www.guilfordcountync.gov/our-county/planning-development/historic-preservation-program>

READ CAREFULLY AND SUPPLY ALL INFORMATION

The following information must be provided, in digital format, before the application can be reviewed, deemed complete and placed on the next available Historic Preservation Commission agenda:

- 1. STATEMENT OF SIGNIFICANCE:** The property must be deemed historically, architecturally or archaeologically significant. **DATE ALONE DOES NOT MAKE A PROPERTY SIGNIFICANT.** Please describe and document the seven aspects of integrity which include the significance of location, design, setting, workmanship, materials, feeling, and association. Include significant dates in the property's history.
- 2. MAPS:** Provide a location/vicinity map for the property. Also provide a scaled site plan or as-built survey of the property indicating the proposed landmark boundaries and location of all buildings to be included in the proposed designation.
- 3. PHOTOGRAPHS:** Provide a complete photographic record of the property. Include photographic views sufficient to document all significant aspects of the property proposed for designation. All photographs must be labeled and submitted in a digital format. Older photos should be scanned in color.
- 4. ARCHITECTURAL DESCRIPTION:** Describe both the original and current appearance and style of the significant structures such as houses, barns, well houses, and other buildings proposed for designation. The description should include the following: date of construction, date(s) of alterations, description of overall form, and exterior details (and interior details if included). Include a drawing of the existing and original (if different) floor plan with rooms labeled.
- 5. HISTORICAL BACKGROUND:** Describe the history of the property. The details should include the following: former uses of the property, list of owners (from Grantor-Grantee index), a list of builders and/or architects if known. Also, if available, provide and label further documentation such as newspaper or periodical articles, excerpts from books, cemetery records, register of deeds documents, and oral history documentation.
- 6. BIBLIOGRAPHY:** Provide footnotes and a list of information resources.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND I SUPPORT LANDMARK DESIGNATION OF THE PROPERTY DEFINED HEREIN. I acknowledge that the Guilford County Historic Preservation Commission may require additional information. I acknowledge that the designation, if approved by the governing body, includes the specific features requested for designation, or as otherwise determined worthy of designation by the governing body upon recommendation from the Historic Preservation Commission. I acknowledge that any alterations of the property and/or features designated shall first require issuance of a Certificate of Appropriateness (COA) by the Guilford County Historic Preservation Commission or its staff, as appropriate. I acknowledge that all final application materials submitted become the property of Guilford County and may not be returned. **Finally, I hereby consent to the visitation of my property by any local board member or staff, upon reasonable notice, for purposes of investigating the merits of potential designation.**

	1-13-26
Signature of Owner(s)	Date
	1-13-2026
Signature of Owner(s)	Date

Statement of Significance: 803 Hood Place, Greensboro, NC 27408



Image 1: Front Façade of The Alice Fairchild and John K. Voehringer, Jr. House - 803 Hood Place.

Architectural Significance

The Alice Fairchild and John K. Voehringer, Jr. House at 803 Hood Place is framed by a carefully orchestrated landscape that establishes its ceremonial presence (Image 1). Framing this approach, the façade is a study in interwar eclecticism, combining Tudor Revival massing with French Provincial refinement. Steep slate roofs and cross gables create a dramatic silhouette, while tall chimneys punctuate the roofline. The arched entry, framed in stone, anchors the composition and conveys permanence. Half-timbering and stucco panels recall European precedents, while the symmetry of shuttered windows and the rhythm of multilight casements lend balance. A stone stair and pathway extend the axis of approach from the garden to the threshold, reinforcing the sense of procession. This interplay of structure and ornament transforms the grounds into an outdoor extension of the house's architectural vocabulary, guiding visitors toward the main entrance with deliberate grandeur (Images 2-8).

The gardens are laid out with geometric clarity: stone walks define axial routes, clipped hedges and sculpted topiary provide rhythm, and fountains introduce movement and sound. Seasonal

plantings in dormer window boxes and climbing vines soften the formality, while mature trees and layered shrubbery create a sense of enclosure and privacy (Images 9-19).

The garden alcove, with its symmetrical urns, iron bench, and stone-paved floor, functions as a formal outdoor room, reinforcing the property's emphasis on choreographed movement and layered experience (Images 16-17). The use of natural stone and artisanal detailing echoes the Tudor Revival and French Provincial influences of the house itself, ensuring stylistic continuity between architecture and landscape. Far from incidental ornament, these garden features are integral to the site's design. They embody the interwar period's fascination with European precedents while demonstrating Holleyman's sensitivity to setting and atmosphere. Their survival in near-original form contributes to the property's integrity of design and workmanship, justifying their inclusion in the landmark designation.

Inside, the house retains a high degree of historic integrity, with original hardwood floors, custom millwork, arched doorways, and a carved stone fireplace. Five fireplaces, built-in bookshelves, and decorative lighting reflect the layered stylistic vocabulary of the period, while French doors establish a vital connection to the garden terrace. The plan includes a sunken living room, formal dining room, screened porch, and a basement spanning the full footprint of the structure. The formal front entrance, framed by dark wood paneling and crowned with a coffered ceiling and chandelier, establishes a stately threshold aligned with European-inspired traditions of prestige and display (Images 20-27). By contrast, the secondary diamond-glass entryway features a wooden door with leaded glass panels in a diamond lattice, flanked by matching sidelights (Images 28-32). Slate flooring and lantern-style sconces reinforce its vintage aesthetic, offering a more intimate and regionally inflected expression of design. Together, these entrances demonstrate Holleyman's sensitivity to layered stylistic vocabularies, balancing grandeur with domestic utility. Equally significant are the interior architectural features that underscore the home's grandeur. The sweeping grand staircase, with its carved balustrade and richly detailed runner, provides a ceremonial focal point in the foyer and exemplifies Holleyman's mastery of spatial drama (Images 33-35).

The garden-terrace French doors form a dramatic wall of glazing that opens directly onto the landscaped terrace, creating a strong axial relationship between interior and exterior (Image 6). Their symmetrical placement, enhanced by sculptural accents, underscores the home's ceremonial character while embodying the French Provincial emphasis on seamless indoor-outdoor living. Each door retains its original multi-light configuration, with finely proportioned lites set within hand-crafted wood framing. This craftsmanship reflects the period's emphasis on artisanal detail and reinforces the architectural vocabulary of transparency, rhythm, and refinement. The survival of these original materials contributes to the property's high degree of integrity and underscores the physical historic significance of the design (Images 35-39).

The arched interior French doors, located within the living spaces, form a separate set distinguished by their curved heads, delicate trim, and sheer curtains (Image 40). Like the terrace doors, they preserve their original multi-light glazing and wood construction, which together introduce abundant natural light and a refined European sensibility. The arched form recalls romantic precedents in French Provincial and Tudor Revival design, while the rhythm of

the lites creates visual continuity with the home's other fenestration. These doors enhance the ceremonial quality of the interior, serving both functional and symbolic roles: they frame views, choreograph movement between rooms, and embody the stylistic continuity that defines the house's layered romantic vocabulary (Image 41).

Together, these entrances and French doors highlight Holleyman's layered design approach, balancing functionality with stylistic richness. Their preservation underscores the home's enduring design integrity and its place among Greensboro's most distinguished residences of the interwar era.

Historical Significance

Commissioned for John K. Voehringer, Jr.—a first-generation American born in Philadelphia to German immigrant parents—the residence embodies both the aspirations and achievements of Greensboro's industrial leadership in the early 20th century. Voehringer rose to become president of the Mock, Judson, Voehringer Company Hosiery Mill, later known as Mojud Hosiery Co., which became one of Greensboro's most successful textile enterprises. Under his leadership, the company expanded rapidly, employed over 1,300 workers, and ranked among the top five hosiery manufacturers nationally. The scale of this success is mirrored in the architectural ambition of the house: its Tudor Revival and French Provincial vocabulary reflects the cosmopolitan outlook of Greensboro's industrial elite, while its ceremonial gardens and richly detailed interiors embody the prosperity and permanence that Voehringer sought to project.

The inclusion of Alice Fairchild Boyd Voehringer in the property's name honors her role as co-steward of the home's legacy. Born in Philadelphia in 1894, Alice was active in Greensboro's civic and religious life, particularly through the First Presbyterian Church. Her influence is evident in the home's refined interior detailing and its enduring function as a site of hospitality, ceremony, and social gathering. The carved woodwork, decorative lighting, and carefully orchestrated garden rooms reflect not only architectural taste but also Alice's commitment to creating a domestic environment that reinforced community ties and cultural continuity. Together, John and Alice Voehringer shaped the house into a symbol of industrial achievement and civic responsibility, making it a touchstone of Greensboro's interwar identity.

Cultural and Community Significance

Located in Old Irving Park—one of Greensboro's most historically significant neighborhoods—the Voehringer House stands as a tangible link to the city's economic growth, social history, and architectural heritage. As a contributing resource in the National Register of Historic Places nomination for the Irving Park Historic District, the property exemplifies the district's defining characteristics: landscaped grounds, architect-designed residences, and stylistic eclecticism that reflected the aspirations of Greensboro's industrial leaders.

The house's continued role as a cultural landmark underscores its importance not only as a preserved residence but as a living archive of Greensboro's interwar aspirations. Its grand façade, ceremonial entrances, and garden-terrace French doors embody the architectural language of prestige, while its interiors—anchored by the sweeping staircase and refined millwork—illustrate the domestic rituals of hospitality and display that defined elite social life.

The property thus operates on multiple levels: as an artifact of industrial leadership, as a stage for civic and religious engagement, and as a preserved environment that allows present-day Greensboro to trace its architectural and cultural evolution. In this way, the Voehringer House is not simply a private residence but a community landmark, bridging past and present through its enduring architectural integrity and social resonance.

Period of Significance

The period of significance for **The Alice Fairchild and John K. Voehringer, Jr. House** is 1936–1953, beginning with its construction and initial occupancy by the Voehringer family and extending through the lifetime of Alice Fairchild Voehringer. This span captures the years in which the property most clearly represents its architectural style, historical associations, and contribution to the character of Old Irving Park.

During this period, the residence functioned as both a private household and a social setting for Greensboro's industrial leadership. Its design and use reflected the aspirations of the city's interwar elite, while its landscaped grounds and carefully planned interiors provided the backdrop for civic, religious, and cultural gatherings. The house's association with John K. Voehringer, Jr.'s leadership in the hosiery industry and Alice Fairchild Boyd Voehringer's civic engagement anchors the property within Greensboro's broader narrative of economic expansion and social life.

By concluding the period of significance in 1953, the year of Alice's death, the designation recognizes the formative era in which the property's architectural integrity and social role were most fully realized. This timeframe ensures that the landmark designation reflects not only the physical qualities of the house and gardens but also their living function as a stage for the city's mid-20th-century identity.

Justification for Local Landmark Designation

Designated as part of the Irving Park NRHP nomination, **The Alice Fairchild and John K. Voehringer, Jr. House** exemplifies the architectural ambition and social legacy that define Guilford County's most significant historic properties. With its exceptional design by William C. Holleyman, Jr., its layered interior and exterior craftsmanship, and its enduring role in the ceremonial and domestic life of Greensboro's elite, the property meets and exceeds the criteria of the Local Landmark Designation program.

The front façade is a commanding composition of steep slate roofs, cross gables, stone-framed arched entry, and half-timber detailing. This façade not only reflects the Tudor Revival and French Provincial traditions that shaped Greensboro's interwar neighborhoods but also demonstrates Holleyman's mastery of proportion, material contrast, and architectural drama. Its preservation ensures that the city retains a rare and intact example of high-style domestic architecture from the 1930s.

The gardens and site are integral to the property's ceremonial character. Symmetrical paths, sculpted topiary, fountains, and mature trees create a formal landscape that extends the

architectural vocabulary outdoors. The gardens are not ornamental alone; they establish the processional approach to the house and reinforce its role as a social and cultural stage. Their survival in near-original form makes the property one of the few Greensboro residences where landscape and architecture remain in deliberate harmony.

The two main entrances embody contrasting stylistic vocabularies that together enrich the home's significance. The formal front entry, framed by dark wood paneling, coffered ceiling, and ceremonial ornament, conveys permanence and prestige. The secondary rustic entrance, with its diamond-patterned leaded glass and slate flooring, reflects a more intimate, regionally inflected aesthetic. Preserving both entrances demonstrates the layered design strategies Holleyman employed to balance grandeur with domestic utility.

The grand staircase is a ceremonial centerpiece of the interior. Its carved balustrade, sweeping curve, and richly detailed runner exemplify Holleyman's ability to choreograph movement and spatial drama. As a focal point of the foyer, the staircase embodies the architectural ambition of Greensboro's elite families and remains a defining feature of the home's integrity.

Finally, the sets of French doors—including the garden-terrace wall and the arched interior pair—are essential to the property's stylistic vocabulary. They introduce abundant natural light, establish axial connections between interior and exterior, and reinforce the French Provincial emphasis on seamless indoor–outdoor living. Their intact preservation underscores the home's layered design approach and its ceremonial character.

Taken together, these features justify the property's inclusion in the Local Landmark Designation program. The façade, gardens, entrances, staircase, and French doors are not isolated details but interdependent elements that define the architectural and cultural significance of the house. Their survival in near-original form makes The Alice Fairchild and John K. Voehringer, Jr. House a beautifully preserved residence and a vital cultural touchstone, offering insight into Greensboro's architectural evolution and the personal histories that shaped it.

Images



Image 1: Front Façade of The Alice Fairchild and John K. Voehringer, Jr. House - 803 Hood Place.



Image 3: View of drive from the street.



Image 4: View of drive from the street.



Image 5: Boundary wall end detail.



Image 6: Detail of boundary wall.



Image 7: Detail of edge of parking pad.



Image 8: Detail of parking pad pattern.



Image 9: Aerial view of 803 Hood Place, featuring the garden layout to the south of the structure.



Image 10: Southern garden wall.



Image 11: Western most linear section of the garden facing north.



Image 12: West garden facing west



Image 13: West garden facing north, noting the south façade.



Image 14: Stone garden featuring a stone chess board, facing north.



Image 15: West facing view of the transition from the central garden (top), through the stone garden (central), and into the eastern garden (bottom).



Image 16: Eastern garden - stone alcove.



Image 17: Stone alcove detail



Image 18: French terrace facing west.



Image 19: French terrace facing east, note the window box on the dormer.



Image 20: Main entrance exterior



Image 21: Detailed view of the main entry door.



Image 22: Detailed view of the main doorbell.



Image 23: Detailed view of the door knocker.



Image 24: Detailed view of sealed casement windows of the main entryway.



Image 25: Detailed view of the mail box.



Image 26: Main entrance interior showing the interior side of the 8 paneled ¼ lite solid wood door.



Image 27: Main entrance interior showing the interior side of the 10 lite solid wood door.



Image 28: Walkway to secondary entrance.



Image 29: Walkway to secondary entrance continued.



Image 30: Secondary entrance exterior



Image 31: Secondary entry interior noting the diamond leaded glass windows.



Image 32: Secondary entrance foyer, noting the slate tile floor and wrought iron railings that tie the style from exterior to interior.



Image 33: Grand staircase in main foyer.



Image 34: Grand staircase in main foyer, note the main entry.



Image 35: Grand staircase detail, note the french doors.



Image 36: View of drive from the street.



Image 37: Interior view of the original 3/4 lite french doors and transom windows.



Image 38: Exterior view of the original $\frac{3}{4}$ lite french doors and transom windows.



Image 39: Interior view hallway view french doors and transom windows, for context.



Image 40: Detailed view of the arched french door with a divided fan lite above.



Image 41: Perspective view of the Arched french doors in the context of the room.

Bibliography

Alice Fairchild Boyd Voehringer, Find a Grave. [Link](#)

Briggs, Benjamin. *Secrets of Irving Park*. May 2016. Updated May 2025 by Samantha Stewart, Gate City Preservation L.L.C. In *Tour of Historic Homes Program Booklets, 2024 Tour*. Greensboro, NC: Preservation Greensboro Inc., 2024. PDF.

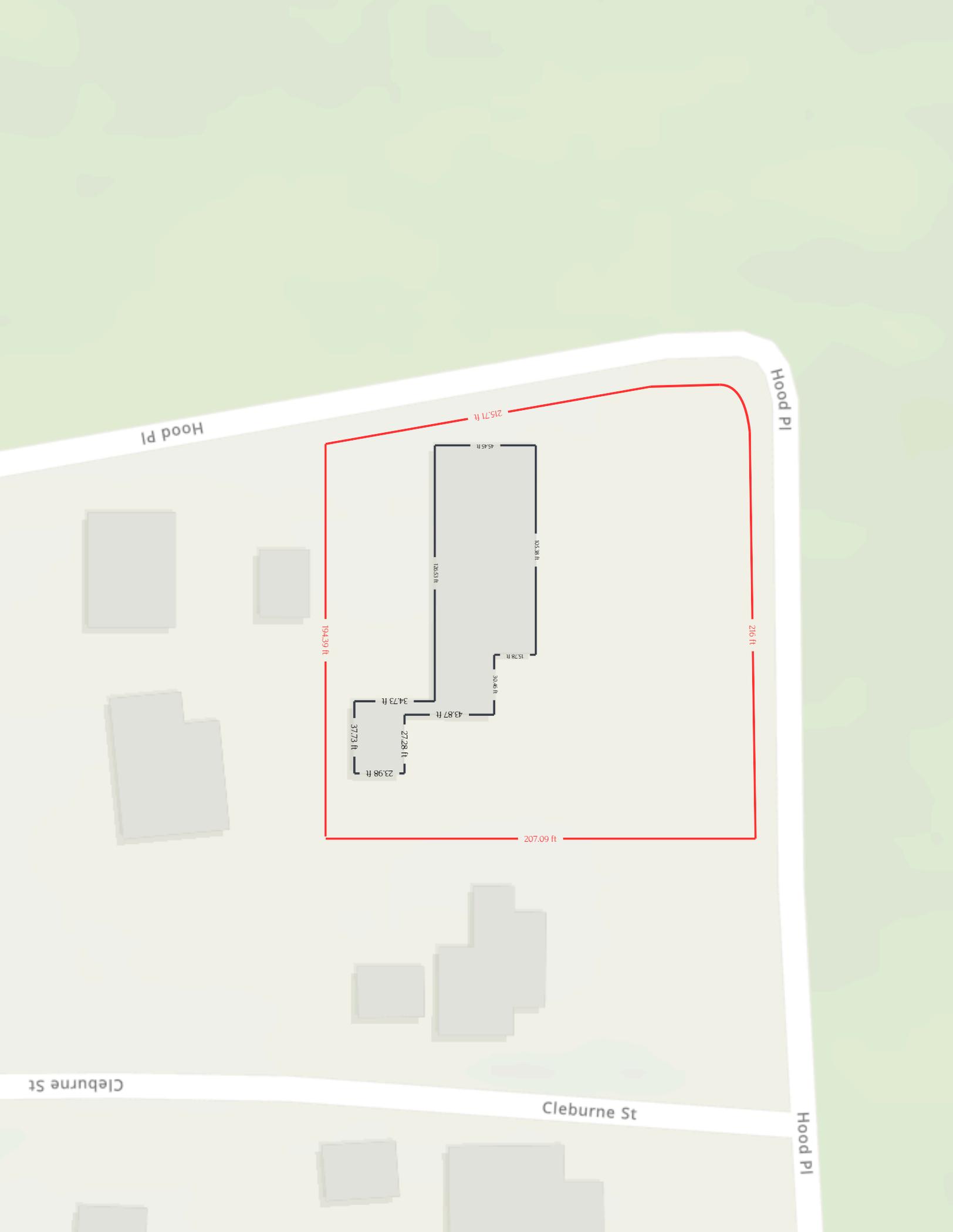
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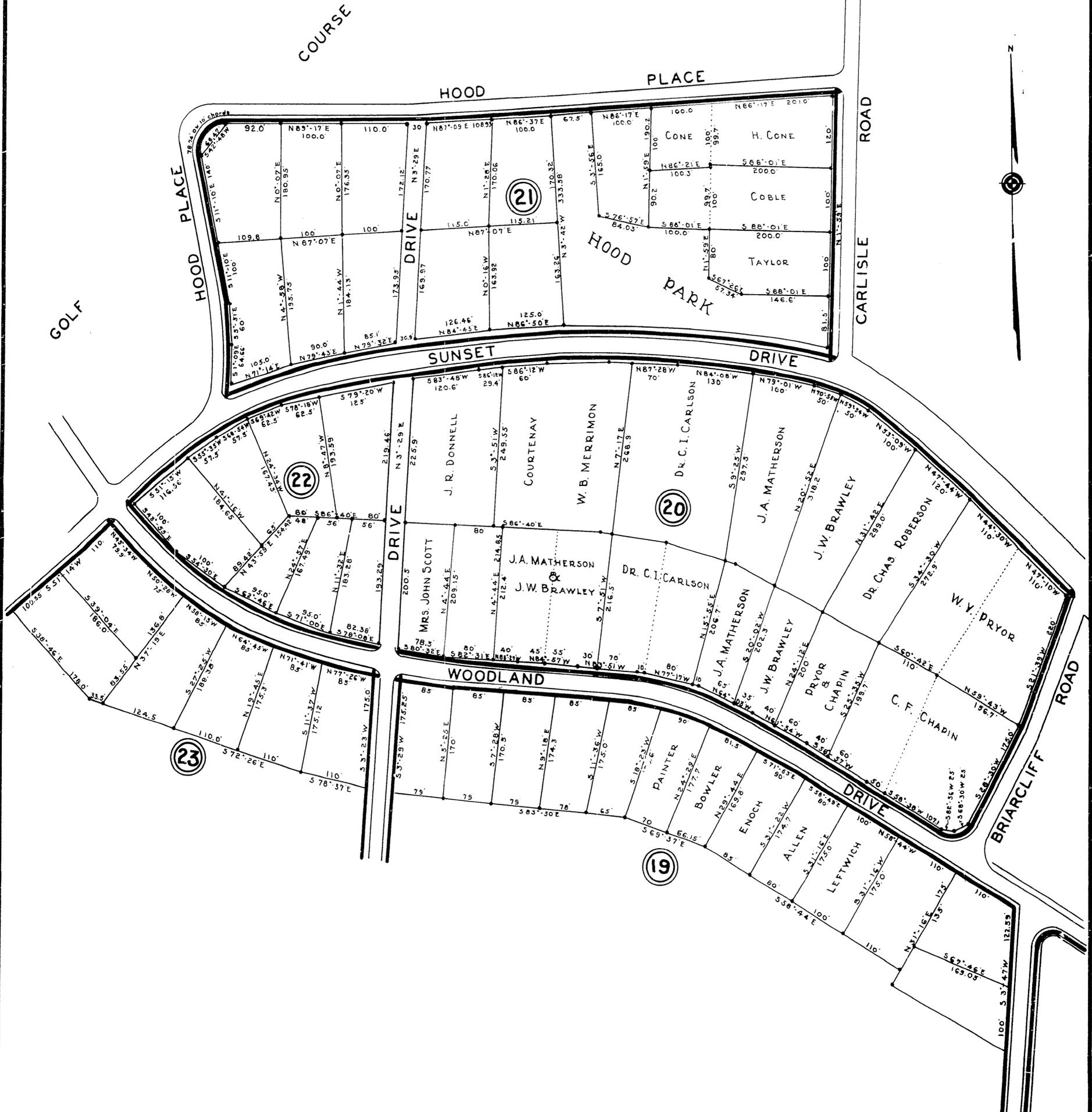
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North Carolina Architects and Builders. North Carolina Architects and Builders - A Biographical Dictionary. Accessed August 7, 2025. [Link](#)

William C. Holleyman, Jr., NC Architects & Builders, NC State University. [Link](#)





KNOW ALL MEN BY THESE PRESENTS,

That the PILOT LIFE INS. Co. hereby acknowledge this plat and allotment to be their free act and deed, and that they do hereby dedicate to public use as streets, play-grounds, open spaces, and easements forever all areas so shown or indicated on said plat.

STATE OF NORTH CAROLINA
GUILFORD COUNTY

Personally appeared before me this day C.S. Kirby Reg. Eng. who being duly sworn, deposes and says that the information shown on this Map is a true and correct delineation of a survey. Bearings are true.

Therefore let the said Map and Certificate be registered. Witness my hand and seal this 21 day of April, 1935.
Filed for registration on the 21 day of April, 1935 at 10 o'clock, a.m. and duly recorded in the office of the Register of Deeds of Guilford County.

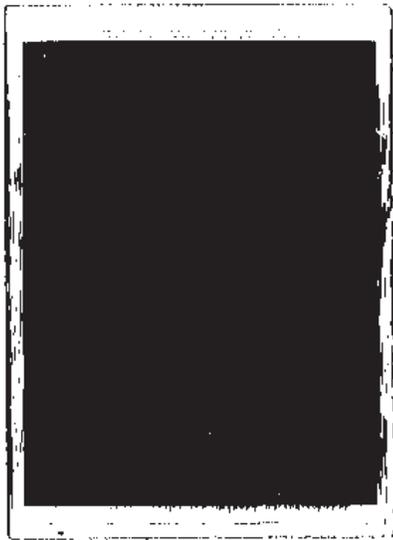
HOOD PLACE
CARLISLE ROAD
BRIARCLIFF ROAD
WOODLAND DRIVE

IRVING PARK
PILOT LIFE INS. COMPANY
GREENSBORO N. C.

SCALE 1" = 100' RETRACED 6-33
RETRACED BY C.S. KIRBY, REG. ENG.
FOR
GRADY L. BAIN.

IRVING PARK - PILOT LIFE INS CO

9--78



82 X 7  EVIDENCE IN IRVING PARK - PILOT LIFE INS CO - 3147 N 61st St - 133 U. K. Park - 935019 - Police - 1000



2013013627
GUILFORD CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$5200.00
PRESENTED & RECORDED:
03-01-2013 04:45:54 PM
JEFF L. THIGPEN
REGISTER OF DEEDS
BY: TERESA STEELMAN
DEPUTY-GE
BK: R 7453
PG: 2038-2040

REVENUE STAMPS: \$5,200.00

3

Prepared by: William P. Benjamin, Higgins Benjamin, PLLC (TITLE NOT EXAMINED).
101 W. Friendly Avenue, Greensboro, NC 27401 Return to:

P/U OVERFIELD

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

GENERAL WARRANTY DEED

THIS DEED, Made effective the 1st day of March, 2013 by and between First Presbyterian Church Corporation of Greensboro, NC, 617 North Elm Street, Greensboro, NC 27401, hereinafter called "Grantor," and Andrew Sanders Cockman and Tonya Martin Cockman, 601 Kimberly Drive, Greensboro, NC 27408 hereinafter called "Grantee."

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant, convey, distribute and confirm unto the Grantee the following described premises in Morehead Township, Guilford County, North Carolina, described on Exhibit A, attached hereto.

The property hereinabove described was acquired by the Grantor by that certain instrument recorded in Books 7386, Page 2070.

No portion of the property herein conveyed includes the primary residence of a Grantor.

TO HAVE AND TO HOLD the above-described premises, with all privileges and appurtenances thereto belonging to the Grantee, his successors and assigns forever, in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor except for the exceptions stated herein. Title to the property hereinabove described is subject to the following exceptions: Easements, restrictions, rights of way, deeds of trust, ad valorem taxes for the current year and other matters of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

First Presbyterian Church Corporation of Greensboro, NC

By: Virginia G. Booker (SEAL)
Virginia G. Booker, President

I, John Covington Overfield, a Notary Public for Guilford County, North Carolina, certify that VIRGINIA G. BOOKER personally came before me this day and acknowledged that she is President of First Presbyterian Church Corporation of Greensboro, NC, a corporation, and that she, as President being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 1st day of March, 2013.

John Covington Overfield
John Covington Overfield, Notary Public

My Commission Expires: 1/22/18



EXHIBIT A

803 Hood Place, Greensboro, North Carolina 27408

BEGINNING at an iron pipe located in the southern margin of the right-of-way of Hood Place (30 feet width), said pipe being located 120 feet in a westwardly direction from the intersection of the western margin of the right-of-way of Cleburne Drive with the southern margin of the right-of-way of Hood Place and being now or previously the northwest corner of Charles M Oakley, Jr. and wife Betsy S. Oakley, Deed book 2847, Page 61 in the Guilford County Registry; thence running with the western line of Oakley from said beginning point South 00 degrees 12' 24" East 176.07 feet to an iron pipe said iron pipe being the southwest corner of Oakley and being also now or previously a point in the northern line of James J. Crossley and wife, Patricia W. Crossley, Deed book 3292, Page 692 in the Guilford County Registry; thence running with the northern line of Crossley and the northern line, now or previously, of Eric S. Neijstrom and wife, Cythia M. Neijstrom Deed book 3992, Page 1904 in the Guilford County Registry South 86 degrees 32' 14" West 200.04 feet to an iron pipe located in the eastern margin of the right-of-way of Hood Place and also being the northwest corner of Neijstrom; thence with the margin of said right-of-way North 11 degrees 36' 04" West 139.96 feet to an iron pipe; thence continuing with the margin of said right-of-way along a circular curve to the right, said curve having a chord course and distance of North 42 degrees 48' 00" West 66.47 feet to an iron pipe; thence continuing along the margin of the right-of-way of Hood Place North 89 degrees 17' 40" East 92.11 feet to an iron pipe; thence North 89 degrees 16' 18" East 89.93 feet to an iron pipe in the southern margin of the right-of-way of Hood Place, being the point and place of BEGINNING and being a portion of Block 21 of Irving Park, as per plat thereof recorded in Plat Book 9, Page 78, in the Office of the Register of Deeds of Guilford County, North Carolina, all according to a survey by Four Points Surveyors, PLLC, G. Matthew Gorrell, Professional Land Surveyor, dated February 13, 2013.

Being all of the lands described in and conveyed by certain deed recorded in Deed Book 7386, Page 2070 in the Guilford County Registry, to which deed reference is hereby made for greater certainty of description.

95-1-1

Margaret C. Banks

Jo. Hedgepeth

514-268

1926

J.C. Hedgepeth

Charles W. Gold, Jr.

721-413

1934

Charles W. Gold, Jr.

John K. Voehringer

781-642

1936

C. L. Weill, etal

John K. Voehringer

781-646

1936

John K. Voehringer

C.E. Anderson

1014-321

1944

Irvin, Helen A.

2339-270

1968

1975

Turner, Helen A.

orig. deed and re-marriage

1975

Irvin, Helen A.

Name Change

1979

Berry, Ray Duane & Beverly Jean L.

3282-492

1984

Berry, Beverly Jean Lindquist

3728-1462

1990

Berry, Beverly J. Revocable Trust U/A (Dated October 29, 1991)

5825-648

2004

1938 Voehrigner, John K. Jr.
1944 Anderson, G. E.
1945 Anderson, G. E.

803 Hood Place
Pt B1 21 of Irving Park PB 9278

2000



INSURANCE MAPS of

GREENSBORO

INCLUDING
 POMONA MILLS.
 GUILFORD COLLEGE
 SEDGEFIELD AND
 HAMILTON LAKES
 North Carolina VOLUME TWO

PUBLISHED BY THE Sanborn J. V. Company NEW YORK

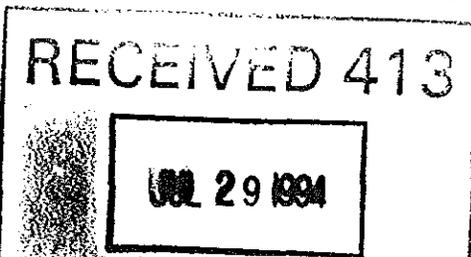
1925

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Great care is exercised in the production of our publications and in our service, but absolute accuracy is not guaranteed.

United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, check "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Irving Park Historic District

other names/site number N/A

2. Location

street & number Bounded generally by Buffalo Creek on the E and SE, Battleground Ave. on the W, Cornwallis Dr. on the N, and W. Northwood St. on the S. not for publication

city or town Greensboro N/A vicinity

state North Carolina code NC county Guilford code 081 zip code 27408

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

William S. Rein, Jr.
Signature of certifying official/Title

7-18-94
Date

State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
164	89	buildings
5	0	sites
2	8	structures
2	0	objects
173	97	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
Historic and Architectural Resources of
Greensboro, North Carolina, 1880-1941

Number of contributing resources previously listed
in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- RECREATION AND CULTURE/sports facility
- LANDSCAPE/park
- TRANSPORTATION/road-related

Current Functions
(Enter categories from instructions)

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- RECREATION AND CULTURE/sports facility
- LANDSCAPE/park
- TRANSPORTATION/road-related
- SOCIAL/clubhouse

7. Description

Architectural Classification
(Enter categories from instructions)

- Colonial Revival
- Classical Revival
- Tudor Revival

Materials
(Enter categories from instructions)

- foundation Brick
- walls Brick
- Weatherboard
- roof Slate
- other Brick
- Wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

- Architecture
Community Planning and Development
Landscape Architecture

Period of Significance

1911-1941

Significant Dates

1911
1914

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Nolen, John
Cridland, Robert B.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Irving Park H. D.
Name of Property

Guilford Co., NC
County and State

SEP 12 1994

10. Geographical Data

Acreage of Property 152 ±

UTM References

(Place additional UTM references on a continuation sheet.)

1	17	607460	3995720
Zone	Easting	Northing	
2	17	609120	3995540

3	17	609420	3994680
Zone	Easting	Northing	
4	17	606920	3994580

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Laura A. W. Phillips, Consultant

organization Preservation Greensboro, Inc. date April 5, 1994

street & number 637 N. Spring St. telephone 910/727-1968

city or town Winston-Salem state NC zip code 27101

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Irving Park Historic District
Guilford County, North Carolina

DESCRIPTION -

Architectural Classification:

Mission/Spanish Colonial Revival
Prairie School
Bungalow/Craftsman
Other: Chateauesque
Other: French Eclectic
Other: Concrete Bridge

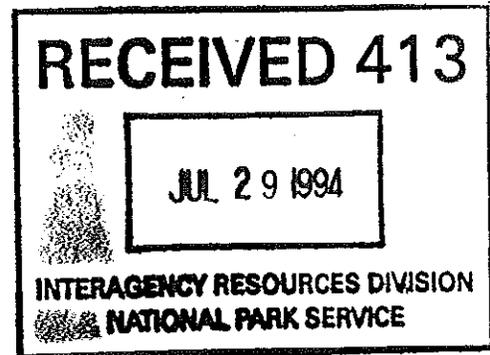
Materials:

Walls: Stucco
Roof: Asphalt
Ceramic Tile
Other: Stone
Terra Cotta

Plan and Landscape Architecture:

Irving Park is a picturesque suburb, planned and developed beginning in the early twentieth century as Greensboro's ultimate park community. It is located in northwest Greensboro and is bounded generally by Buffalo Creek on the east and southeast, Battleground Avenue on the west, Cornwallis Drive on the north, and West Northwood Street on the south. The main entrance to the district is signaled by the ceremonial stone portals at the junction of Sunset Drive and N. Elm Street followed by the planted boulevard that constitutes the first block of Sunset Drive. The Irving Park Historic District is that portion of the overall Irving Park neighborhood which contains the most cohesive concentration of resources from the neighborhood's historic period of significance prior to World War II, i.e. 1911-1941. (See sketch map.)

The natural features of the landscape set the stage for Irving Park's planned development. The area consists of rolling hills, woodlands, and a collection of small streams which feed into Buffalo Creek at the southeast edge of the district. A large percentage of the district is composed of open land, including the golf course, three parks, and the land between Sunset Circle and Buffalo Creek.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2 Irving Park Historic District
Guilford County, North Carolina

The neighborhood was carefully planned to take advantage of the topography and other landscape features. The Irving Park Historic District follows a strong east-west axis which begins with the ceremonial stone portals and divided boulevard on Sunset Drive west of North Elm Street and includes the southerly extension of the golf course on the west end.

Irving Park is a residential neighborhood developed around the Greensboro Country Club. Except for the country club, the three small parks, the entrance to the neighborhood at Sunset Drive and North Elm Street, and the Elm Street Bridge--all of which are significant--all other resources in the district are residential. Of these, all except two apartment complexes on N. Elm Street are single family dwellings and their support buildings such as garages and servant or guest houses. Thus, in addition to the residential neighborhood as a whole, the district is comprised of the following property types described in the multiple property documentation form for "Historic and Architectural Resources of Greensboro, North Carolina, 1880-1941": single family private homes, multiple family dwellings, parks, and bridges. The district includes 270 resources, of which 173, or 64%, are contributing to the character of the district. Of the 270 total resources, 157 are primary resources (meaning other than small support buildings like garages), and of these, 72% are contributing. The contributing primary resources include ninety-nine buildings, four sites, one structure, and two objects. All fifty-three non-contributing primary resources are buildings. Almost all of the non-contributing resources date from within the last fifty years, but are, for the most part one in scale and character with the historic development. There are no major intrusions. With more than 72% of the district's primary resources dating from the 1911-1941 period of significance, the district looks substantially as it did at the end of that period of development. Irving Park was laid out in three primary planning efforts. The first part of the plan was drawn by civil engineer W. B. Trogdon for A. M. Scales, when Scales began selling land for his new development, beginning with the April 22, 1911, sale of 58.52 acres to the Greensboro Country Club. This first plan appears to have encompassed the streets and lots laid out between N. Elm Street on the east, present-day Irving Place, Granville Road, and Country Club Dr. to Carlisle Road on the north, Carlisle Road and Briarcliff Road on the west, and Meadowbrook Terrace (extended westward to present-day Briarcliff Road) on the south. The Dale--the small park between Edgedale and Allendale roads--was a part of this

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plan. During 1912 and 1913, lots were sold and the earliest houses in the district were built on Sunset Drive around Meadowbrook Terrace (then called D'Eschaler Terrace). These houses survive. Early growth spread primarily along Sunset east of Briarcliff or just off Sunset.

The second planning effort came in the mid 1910s with the plan of noted Boston landscape architect John Nolen. His plan was more comprehensive. He utilized the work already laid out by Trogdon, expanded it, and developed it more fully in terms of landscaping, thus setting the stage for the future development of most of present-day Irving Park: Sunset Drive east of N. Elm Street, N. Elm Street west to Battleground Avenue, and Cornwallis Drive south to Nottingham and Woodland Drives. However, much of this area was not actually developed until after World War II and has not been included in the district.

The third planning effort came around 1920, when Philadelphia and Atlanta landscape architect Robert B. Cridland enlarged and revised Nolen's plan. (Neither of these plans is dated, so their dates and the actual execution must be surmised from other evidence. However, Cridland's general plan of Irving Park states that it includes "additions and revisions to plan of John Nolen"). The main difference in Cridland's plan was that he incorporated the land north of present-day Irving Place, east of Granville Road, south of Cornwallis Drive, and west of N. Elm Street that had not been included in Nolen's plan. According to the 1916 plat of the Country Club Development drawn by J. R. Egmungs, this land was owned by W. D. McAdoo, who apparently had planned to develop it.

There are numerous small differences between Nolen's and Cridland's plans, such as differences in the arrangements of lots in some areas, the layout of some streets in the northern and western sections, and the length of the green center strip on Sunset Drive west from N. Elm Street--on Nolen's plan it continues to Edgedale Road, while on Cridland's plan it stops at St. Andrew's Road, as it does today. However, there are just as many minor changes between Cridland's overall plan and today's actuality as there were between Nolen's plan and Cridland's plan, and the dates of these subsequent changes are unknown.

During the 1920s and 1930s, houses were erected beyond the earliest planned area devised by W. B. Trogdon. Even later to develop was the stretch of Country Club Drive from Carlisle Road to Lafayette Avenue, with the exception of A. W. McAlister's tract. The houses along Country Club Drive from Nottingham Road to Lafayette Avenue were built

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primarily during the 1940s and 1950s--outside the district's period of significance. Yet these houses conform with the earlier architectural styles in the neighborhood. In addition, they are set far back from the road, with no driveways entering Country Club Drive, so that this area of development contributes to the park-like setting which typifies Irving Park.

Other changes which have occurred since Irving Park's early years include the eventual paving of the streets and the several replacements of the country club clubhouse. The present clubhouse is the fourth on the site and dates from 1986-1987. All in all, the neighborhood continues to look essentially as it did by the end of the period of significance.

Irving Park is Greensboro's best example of a planned picturesque suburb, and its unity is in large measure the result of the use of spacious lawns, deep setbacks, lush plantings, curving roadways, and parks. Early deeds contained restrictive covenants establishing the quality of development and the general physical relationship of the buildings to each other and to the environment. Houses in most areas were to cost at least \$5,000 (in 1912). Houses could be no closer to the street than fifty feet, and they could not be built on lots less than one hundred feet wide. Houses had to have at least fifteen feet between the house and any sideline. Many houses, in fact, occupy large lots with expansive lawns. There are numerous shade trees and ample planting of shrubbery and gardens. Most houses in the district relate physically to either the well-manicured country club golf course which runs east to west and then south through the district or to one of the several small parks composed of low-lying woodlands or meadows along streams. Curving, tree-lined streets add to the park-like setting, as do the stone piers, benches, and low walls and the divided roadway of the main entrance to the neighborhood at Sunset Drive and N. Elm Street. The relationship of buildings to landscape continues to be important at the apartment complexes on the east side of N. Elm Street. At the Country Club Apartments, in particular, the buildings are grouped around a large landscaped inner court.

Architectural Styles:

The architectural styles in the district are most characteristic of urban building in the 1910s and 1920s. There are many architecturally outstanding houses in Irving Park which are the product of the design

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skills of such Greensboro architects as Charles C. Hartmann and William C. Holleyman, Jr. and such out-of-town architects as A. Raymond Ellis of New York and Charles Barton Keen of Philadelphia.

The most prevalent style in the Irving Park Historic District is the Colonial Revival, including some more specific examples of the Georgian and Federal Revivals. Excellent examples include the first Robert Jesse Mebane House (#43), the Cummins A. Mebane House (#44), the Lynn Williamson House (#24), and the first J. Spencer Love House (#85). The related Neoclassical Revival style has several representatives in Irving Park, the finest of which is the Aubrey L. Brooks House (#45). It was designed by New York architect A. Raymond Ellis and was featured in the March, 1915 issue of ARCHITECTURE magazine.

The Colonial Revival was followed in popularity by the Tudor Revival. Among the best representatives of the style in Irving Park are the Carl I. Carlson House (#52), the Van Wyck Williams House (#56), the Lawson L. Simmons House (#40), the Albert J. Klutz House (#74), and the Irving Park Manor Apartments (#132). There are also good examples of the Mediterranean Revival style, such as the Parran Jarboe House (#127), the Charles C. Hudson House (#67), and the Frank H. Hope House (#70).

Two outstanding houses in the neighborhood show their strongest influence from the combined Craftsman/Prairie styles. These are the McAdoo-Sanders-Tatum House (#110) and the Alfred M. Scales House (#21). Bungalows are not present, for their scale was generally more modest than those houses found in Irving Park.

Other period styles in the district include an example of the Chateausque style, seen in the Herman Cone House (#84), and the French Eclectic style, among whose representatives is the Thornton Brooks House (#46). Other houses date from the mid-twentieth century and later, but none move far from the traditional in design.

Several houses in the Irving Park Historic District can be associated more readily with their architect than with a specific style. Such are three houses--the William Y. Preyer House (#48), the Alexander Worth McAlister House (#87), and the H. Smith Richardson House (#97)--which were designed by Philadelphia architect Charles Barton Keen. Keen commonly used such elements as stuccoed exterior walls, green tile roofs, heavy columns, and/or split side wings to define a style all his own that was related in some ways to the Colonial Revival and Craftsman styles. The second clubhouse of the Greensboro Country Club, built ca. 1922, also appears likely to have

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been designed by Keen.

Architectural Description:

An analysis of the buildings in the Irving Park Historic District reveals much about the various periods of building activity. Fifteen houses were built prior to 1920, when the early stage of neighborhood development was slow but respectable. A building boom arrived with the early 1920s, during which time nearly one-third of primary resources in the district were constructed. Growth during the second half of the 1920s slowed, but was still strong. During the worst years of the Depression (1932-1935), only three houses were built. During the late 1930s and prior to America's entry into World War II, construction picked up significantly, so that this period (1936-1941) became the second busiest for building in the neighborhood. Of all primary resources in the Irving Park Historic District, 76% date from prior to World War II. No construction took place in Irving Park during the war, and during the remainder of the 1940s construction was very slow. As post-war prosperity kicked in, so did construction, and fifteen houses were built during the 1950s. These houses, however, were generally different in character from those of earlier periods. They tended to be smaller traditional or ranch houses. The mid twentieth century was also a time when newer areas of Irving Park, not included in the district, were developed. With little space remaining in the older parts of Irving Park, only six buildings were erected during the 1960s and 1970s. The 1980s saw eight new buildings. Another way of looking at the make-up of the existing houses in the neighborhood is that only ten have been built during the last quarter century, that is, since 1970.

Most houses in the Irving Park Historic District are two stories in height, but some are only one-and-a-half stories, while others built after the period of significance are only one story. There is a fairly even distribution between frame and brick structures. The houses are, on the average, large. Some are very large, though others are of a more modest (though not small) size. Decoration is characteristic of the styles represented in the neighborhood. The quality of design and workmanship is particularly high. As an affluent neighborhood, many of the houses are architect-designed, and high-grade materials and workmanship could be afforded by owners. The same is true of the two apartment complexes on the east side of N. Elm Street.

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Also due to the affluent nature of Irving Park, most buildings in the district are in excellent condition. None is in less than good condition. Most of the buildings retain a strong degree of exterior integrity. Although many have had some sort of additions and alterations through the years, these have been the types of changes commonly found on such houses. For the most part there have been few alterations that have been unsympathetic to the architectural character of the houses and so they have retained their architectural integrity. (There is even very little use of aluminum or vinyl siding.) This is reflected in the numbers of contributing and non-contributing resources in the district. Of the total of all resources--including garages and other secondary buildings--67% contribute to the historic character of the district, and of the 142 primary resources, 75% are contributing. Fewer than five resources are non-contributing because of substantial character-changing alterations. Rather, almost all non-contributing resources are such because they were constructed outside the district's period of significance.

Irving Park was a planned suburb, and plans by John Nolen and Robert B. Cridland survive to show the whole area that was planned for Irving Park. Not all of this area is included within the historic district. Rather, the district represents the strongest concentration of buildings from within the period of significance. There are other good period buildings outside the boundaries of the district, but they are scattered and not well connected to the concentrated district. Most of the houses in Irving Park outside the district date from the 1950s or later and are, therefore, not representative of the qualities which make the district significant.

Inventory:

The following inventory is organized geographically starting with the main entrance to the district at Sunset Drive and N. Elm Street and then moving westward along the south side of Sunset Drive, south along Edgedale Road, east along Meadowbrook Terrace, north along Allendale Road, west along Sunset Drive, southeast along the east side of Meadowbrook Terrace, northwest along the west side of Meadowbrook Terrace, west along the south side of Sunset Drive to Cleburne Street, east along the north side of Sunset Drive from Hood Place to Carlisle Road, north along Carlisle Road, west along Hood Place, then north along Woodland Drive to Country Club Drive, east along Country Club

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Drive to Granville Road, south along Granville Road, east along the north side of Wentworth Drive, west along the south side of Wentworth Drive, west along the north side of Irving Place from Granville Drive to St. Andrews Road, north one block along the west side of St. Andrews Road, west along the south side of Irving Place, east along the north side of Sunset Drive to N. Elm Street, south along the east side of N. Elm Street to the N. Elm Street Bridge, then west along Meadowbrook Terrace from N. Elm Street to include four houses, then the country club, and the parks and Lafayette Avenue. The inventory list provides the name, address, date of construction, contributing or non-contributing status, and brief summary of each resource within the district. The entries are keyed by number to the accompanying sketch map. Sources utilized in obtaining information about the properties include the Sanborn insurance maps for 1919, 1925, 1933, and 1938, Greensboro city directories for the 1910s through 1980, tax records, photos published in the 1924 edition of ART WORK OF PIEDMONT SECTION OF NORTH CAROLINA, building plans, historic maps, newspaper articles, and oral interviews. For each property there is a file which contains the property historic survey form, photo proofs, and any documentary information available. The original files will be maintained at the North Carolina State Historic Preservation Office in Raleigh, while duplicate files will be kept at the offices of Preservation Greensboro, Inc.

- 1. IRVING PARK ENTRANCE
Sunset Dr. at N. Elm St.
ca. 1915
Contributing objects (2)

The main entrance to Irving Park is flanked by the remains of a pair of trolley shelters designed by Greensboro architect Raleigh James Hughes. Each side of the drive has a pair of stone posts of unequal height, the inner post incorporating a stone and concrete bench and the outer post extended by a low stone wall which curves at its junction with Elm Street. Originally each set of posts was connected by a gabled roof which created shelter for the trolley stop. Although the roofs no longer survive and the posts have been shortened (retaining unequal heights), the stonework continues to provide a handsome entrance to the

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neighborhood. This primary entrance is further emphasized by a planted center strip on Sunset Drive, creating a boulevard effect from N. Elm Street to St. Andrews Road.

2. VACANT LOT

SW cor Sunset Dr. & N. Elm St.

This landscaped vacant lot was once a part of the property of C. G. Wright (see #3).

3. CLEMENT G. WRIGHT HOUSE

105 Sunset Dr.

ca. 1920

Contributing building

Clement G. Wright, an attorney and president of Wright Hinge & Lock Company, was the first owner of this grand Colonial Revival dwelling built between 1918 and 1922. It was designed by Philadelphia architect Charles Barton Keen. The two-story wood-shingled house features a classical entrance, a hipped roof with dormers, and one-story side wings with balustraded roof decks.

SERVANT'S HOUSE

Contributing building

Behind the main house is a one-story, wood-shingled building with a low hipped roof which appears to be contemporary with the house.

STORAGE SHED/CARPORT

Non-contributing building

East of the servant's house is a German-sided storage shed and carport which appears to be of more recent origin.

4. RANDOLPH M. KABRICK HOUSE

201 Sunset Dr.

1965

Non-contributing building

The Kabrick House is a two-story brick dwelling with one-story side wings and a second-story ironwork balcony across the facade.

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5. AINSLIE P. HUBBARD HOUSE
203 Sunset Dr.
1964
Non-contributing building

The Hubbard House is a two-story brick dwelling with a low hipped roof, corners accented by brick quoins, and a bay window on the facade.

6. JAMES PINCKNEY SCALES HOUSE
205 Sunset Dr.
1915
Contributing building

The Scales House is a handsome two-story frame Colonial Revival dwelling. Notable features include beveled weatherboards, broad segmental-arched dormers, a matching segmental-arched hood over the front entrance, quarter-circle fanlights flanking the west chimney, one-story side wings with heavy Tuscan columns, and a large two-story rear ell. First owner J. P. Scales was a certified public accountant and president of Scales Audit Company. In the 1920s the house was owned by Charles W. Causey, president of Pomona Mercantile Company, secretary-treasurer of Pomona Mills Inc., and president-treasurer of Lowe Manufacturing Company. It was probably Causey who added the east side porch, enlarged the rear ell, and built the present garage, judging from differences in the 1919 and 1925 Sanborn maps.

- GARAGE**
Contributing building

The two-bay frame garage matches the house and appears to date from the 1920s.

7. C. LOWREY STAFFORD HOUSE
1514 Edgedale Rd.
1925
Contributing building

The Stafford House is a simple two-story brick Tudor Revival cottage. It has half-timbered and stucco accents, casement windows, a slate

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roof, and a steep gabled roof with low-slung north slope enframing the front entrance with its hooded door. C. Lowrey Stafford was manager of Tatum's Inc.

GUEST HOUSE

Non-contributing building

Behind the main house, what may originally have been the 1920s garage appears to have been remodeled into a guest house in recent years.

8. WILLIAM J. BAIN HOUSE

1512 Edgedale Rd.

1925

Contributing building

Inspired by the English cottage form, this one-and-a-half-story brick house displays an interesting combination of features. Among these are the use of multi-colored bricks, a hipped roof with shed dormers, a front chimney with decorative stack, gabled hoods over front diamond-paned windows, and a front gabled wing whose south slope encompasses the front entrance and north slope covers the archway leading to the rear yard. William J. Bain was associated with the E. E. Bain Lumber Company.

GARAGE

Contributing building

Behind the house is a matching garage which appears to date from the 1920s.

9. THOMAS WILLIAM MARTIN HOUSE

1510 Edgedale Rd.

1989

Non-contributing building

The Martin House is a two-story stuccoed dwelling with a hipped roof, quoined corners, and an off-center recessed entrance. It replaced the ca. 1920 Edward E. Bain Jr. House.

GARAGE

Non-contributing building

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Behind the house is a two-bay garage which appears to be contemporary with the house.

10. MCDANIEL LEWIS HOUSE - I
1508 Edgedale Rd.
1928
Contributing building

Greensboro architect Harry Barton designed the McDaniel Lewis House, which is a two-story brick dwelling of simple Colonial Revival design. It has a gabled roof, a dentiled cornice, a classical entrance porch, and a classical side porch with a balustraded roof deck. McDaniel Lewis was associated with Lewis & Blake, dealers in municipal bonds.

GARAGE

Contributing building

Behind the house is a two-bay garage which appears to be of approximately the same age as the house.

11. ALLEN C. WIMBISH HOUSE
1506 Edgedale Rd.
1936-1937
Contributing building

Salesman Allen C. Wimbish was the original owner of this unusual one-story, H-shaped house. The slightly asymmetrical house is sheathed with decorative rubble stone and features an arched central entrance, keystone door and window lintels, and both front and rear chimneys.

GARAGE

Contributing building

Behind the house is a one-car brick garage largely covered with ivy.

12. CHARLES W. POPE HOUSE
1504 Edgedale Rd.
1937
Contributing building

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The Pope House is a one-and-a-half-story, brick Cape Cod style dwelling. It has a simple classical entrance, two gabled dormers, and a screened porch on the north side. Charles W. and Minnie C. Pope were the first occupants. He was a supervisor with National Life Insurance Company of Montpelier, Vt. and with Provident Life & Accident Insurance Company of Chattanooga, Tenn. By 1938 the house was occupied by W. Gordon and Allie H. Latham. He was a manager with E. A. Pierce & Company.

13. DONALD W. COOK HOUSE
1502 Edgedale Rd.
1950
Non-contributing building

The Cook House is a post World War II Colonial Revival house. The one-story dwelling has a classical entrance, a dentiled cornice, and a wing telescoping from the south side.

14. CHARLES C. HARTMANN HOUSE
206 Meadowbrook Terrace
1923
Contributing building

This house was initially the residence of prominent Greensboro architect Charles C. Hartmann, who doubtless designed it. By 1925, however, Hartmann had moved to Country Club Drive, and the following year this house was occupied by Frederick E. Hauck, manager of the Country Club, and his wife, Mary E. The handsome T-shaped, two-story house is designed to fit a triangular corner lot. The house features a wood-shingled first story, a stuccoed second story, a clipped gable roof with widely overhanging eaves, paired windows, and a small shingled entrance porch.

GARAGE/SERVANT'S QUARTER
Contributing building

Behind the house stands a matching one-story garage/servant's quarter which appears to be contemporary with the house.

15. T. S. GEORGE HOUSE
204 Meadowbrook Terrace

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1925

Contributing building

Draftsman T. S. George and his wife, Esther R., were the first to occupy this two-story frame Colonial Revival dwelling. It has a gambrel roof, weatherboard siding, and a hooded entrance. The house has been extended on the southwest end, replacing an earlier porch.

GARAGE

Contributing building

Behind the house is a weatherboarded frame garage with a gable roof. It appears to be contemporary with the house.

16. **FREDERICK J. PATE HOUSE**
202 Meadowbrook Terrace
1922
Contributing building

The Pate House is a one-and-a-half-story brick cottage with clipped gables, shed dormers, hooded front and side entrances, and decorative brickwork trim. Original owner Dr. Frederick J. Pate was an ear, nose, and throat specialist.

GARAGE/SERVANT'S QUARTER

Contributing building

Behind the house is a matching garage and servant's quarter.

17. **ROGER A. JENNINGS HOUSE**
112 Meadowbrook Terrace
1922
Contributing building

Roger A. Jennings designed his own home, a two-story Tudor Revival cottage with an irregular plan and a combination of brickwork and half-timbering with stucco. Many of the casement windows have diamond panes, and the second story facade window projects on brackets. The house has an engaged corner porch and a steep, slate-covered gable roof.

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GARAGE

Contributing building

Behind the house is a one-car stuccoed garage which apparently was built between 1925 and 1933.

18. SEYMOUR S. ROGERS HOUSE
1503 Allendale Rd.
1951
Non-contributing building

The Rogers House is a two-story brick dwelling with weatherboarded gables, a front bay window, and a glass-enclosed sun room on the south side.

19. KEMP C. CLENDENIN HOUSE
1505 Allendale Rd.
1937
Contributing building

The Clendenin House is a two-story dwelling of late Colonial Revival design. It features rough brickwork, a side-gable roof with front cross gables, and a classical entrance with a swan's neck pediment. A one-and-a-half-story wing projects from the north side of the house. First owner Kemp C. Clendenin was employed with real estate sales and rentals and insurance. He was also a builder and a notary.

GARAGE

Contributing building

Behind the house is a two-car frame garage which appears to be contemporary with the house.

20. HUGH DAVIS HOUSE
1507 Allendale Rd.
1954
Non-contributing building

The Davis House is a one-story, rambling brick house with some classical features. A garage is attached to the rear of the house.

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BRICK STRUCTURE

Non-contributing structure

Behind the house a round brick structure with a conical roof and an attached brick wall defines the play yard.

21. ALFRED M. SCALES HOUSE

1511 Allendale Rd.

ca. 1917

Contributing building

This impressive Craftsman/Prairie style house was delineated on the 1919 Sanborn Map and labeled as the home of Miss Emma Page. She was the sister of U. S. Ambassador to the Court of St. James, Walter Hines Page. By the early 1920s, however, the house was the residence of Alfred Moore Scales, with whom it is most commonly associated. A. M. Scales was the initial developer of Irving Park and served as 1st vice-president of the Irving Park Company when it was formed in 1914. Scales was both an attorney and an enterprising entrepreneur in Greensboro. His many involvements included serving as president of the Guilford Motor Car Co. Inc., 1st vice-president of North Carolina Trust, 2nd vice-president/general counsel/manager of the trust department for Southern Life and Trust Co., and 2nd vice-president of McAlister, Vaughn & Scales, Inc., Pilot Life Insurance Co., Southern Real Estate Co., the George Washington Fire Insurance Company, the Greensboro Fire Insurance Co., and McAlister Underwriters. In 1917 it was State Senator Alfred M. Scales who introduced the enabling legislation (passed January 30, 1919) to establish planning commissions in North Carolina, a landmark step in the encouragement of orderly city and town planning in the state. The Page-Scales House is a two-story brick dwelling with a low hipped roof, widely overhanging eaves, a large hipped roof dormer on the front, and a broad front porch and porte cochere, again with a low hipped roof and widely overhanging eaves. The original tile roof has been replaced, but the house otherwise remains largely intact on the exterior. It is situated on a slight hill with an expansive front lawn and a garden which extends from the south side of the house.

GARAGE

Non-contributing building

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Behind the house is a modern multi-car garage.

22. LOUIS C. STEPHENS, JR. HOUSE
301 Sunset Dr.
1955
Non-contributing building

The Stephens House is a post-World War II Colonial Revival dwelling. The two-story brick house has a gable roof, a dentiled cornice, a classical central entrance, and short one-story side wings with porches. The teardrop-shaped gravel drive in front of the house is lined with molded bricks.

23. STEPHEN R. COBB HOUSE
303 Sunset Dr.
1987
Non-contributing building

The two-story brick Cobb House exhibits a steep hipped roof, hipped dormers, French doors, and a central entrance with a quoined surround.

GARAGE
Non-contributing building

Behind the house is a matching garage.

24. LYNN WILLIAMSON HOUSE
307 Sunset Dr.
1925
Contributing building

Prominent Greensboro architect Charles C. Hartmann designed this handsome Colonial Revival dwelling for Lynn B. and Eleanor Williamson. The grounds were planned by Pennsylvania landscape architect Thomas Meehan. The house is a two-story brick dwelling with a slate-sheathed gable roof and an array of classical details, including pedimented dormers, triglyphs on the cornice frieze, a central entrance with columns and a swan's neck pediment, and a Palladian window surmounting the entrance. A one-story sun room with balustraded roof deck extends from the west side of the house, while a two-story wing extends from the east side.

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25. JUNIUS IRVING SCALES HOUSE

309 Sunset Dr.
ca. 1915
Contributing building

J. I. Scales purchased this lot in 1912, and the 1919 Sanborn Map shows that the house had been erected by that time. It is a two-story frame dwelling with a hipped roof, exterior end chimneys, a modillioned cornice, and a classical entrance porch surmounted by an ironwork balustrade. One-story porch and sun room wings project from either side of the house. Additions have been made to the rear of the house, and a circular drive has been built in front.

26. HARRY R. BUSH HOUSE

313 Sunset Dr.
1912-1913
Contributing building

Harry R. Bush, president of the Dixie Fire Insurance Company, was a charter member of the Greensboro Country Club in 1911 and was one of the first to purchase a lot in the surrounding residential development in 1912. The Bush House is an elegant two-story frame Colonial Revival dwelling. It features round-arched roof dormers and a five-bay facade with a central classical entrance. A classical porch with a balustraded roof deck extends from the west side of the house, while a pergola sun room is attached to the east side. The two-story recessed wing on the east side of the house is an addition. The west side chimney is split by a second story window and is flanked by quarter-round fanlights.

GARAGE

Contributing building

Behind the house is a two-bay garage which appears to date from the period of significance.

TENNIS COURT

Non-contributing structure

In the southeast corner of this large corner lot is a tennis court of

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uncertain date.

27. **PAUL G. WELCH HOUSE**
402 Meadowbrook Terrace
1922
Contributing building

Paul E. Welch, president of Carolina Motor Supply, was the first owner of this two-story frame Colonial Revival house. The primary exterior decoration appears in the center bay of the facade, where a classical entrance is surmounted by an unusual three-part window. The main body of the house looks as it did when it was featured in ART WORK OF PIEDMONT SECTION OF NORTH CAROLINA (1924), additions including the north side screened porch, the two-story wing on the south side, and rear additions.

- SERVANT'S HOUSE**
Contributing building

On the alley behind the house is a one-story frame servant's house which Sanborn Maps suggest was first a part of the Harry R. Bush property (#26). A garage has been attached recently to the east end of the building, but the original part of the structure is still dominant.

28. **WILLIAM F. ROSS HOUSE**
312 Meadowbrook Terrace
1918
Contributing building

The Ross House is a two-story Colonial Revival dwelling distinguished by its gambrel roof. The house features a brick first story, a frame second story, wall dormers, and a classical entrance flanked by French doors. From each side of the house projects a one-story sun room with a balustraded roof, and a short two-story ell projects from the rear. William F. Ross was in real estate and was a notary.

- SERVANT'S QUARTER/GARAGE**
Contributing building

Sanborn maps suggest that this building was erected after the house

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but by 1925. Although somewhat remodeled, the ancillary building still contributes to the overall character of the district.

29. **FREDERICK L. HUFFMAN HOUSE**
310 Meadowbrook Terrace
1923
Contributing building

The Huffman House is a two-story brick dwelling with a hipped roof with widely overhanging eaves, a hooded central entrance with sidelights, and both paired and three-part windows. A particularly handsome sun room with balustraded roof deck extends from the southeast side of the house. A small garden shed is located at the rear corner of the property. Frederick L. Huffman was a traveling salesman.

30. **ISAAC B. GRAINGER HOUSE**
308 Meadowbrook Terrace
ca. 1930
Contributing building

Sanborn insurance maps show that this house was built between 1925 and 1933, and the first listing for this address in the city directories came in 1931, when Isaac B. and Catherine G. Grainger were listed here. Grainger was executive vice-president of the North Carolina Bank and Trust Company. The two-story brick house is a standard Colonial Revival dwelling of the period with a slate-covered gable roof, a three-bay facade with a central classical entrance, and a one-story wing. It is believed to have been designed by Greensboro architect Charles C. Hartmann.

- GARAGE/SERVANT'S QUARTER**
Contributing building

Behind the house is a frame garage/servant's quarter which appears to be contemporary with the house.

31. **CHARLES STEWART TINSLEY HOUSE**
306 Meadowbrook Terrace
1964
Non-contributing building

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This 1964 house continues the Colonial Revival tradition of earlier decades of building in Irving Park. The two-story brick house has a gable roof, a three-bay facade with a central classical entrance, brick quoins defining the corners, and one-story side wings.

32. **NAT MARKOWITZ HOUSE**
300 Meadowbrook Terrace
1938
Contributing building

The Markowitz House is a one-and-a-half-story stone dwelling with half-timbered detailing, multiple gables, a round-arched entrance, and a front terrace. The wing with sun room on the east end of the house appears to be an addition. Before moving here, Nat Markowitz resided at the Irving Park Manor Apartments. He was secretary-treasurer of Gladys Lingerie Shoppe Inc.

33. **JAMES WILLIAM TANKERSLEY HOUSE**
303 Meadowbrook Terrace
1925-1926
Contributing building

The Tankersley House is an impressive two-story brick dwelling of the Neoclassical Revival style designed by Charles C. Hartmann. The house is dominated by its two-story central portico, but other features of merit include the classical cornice with both dentils and modillions, the front entrance with leaded glass side lights and transom, and the three-part windows. One-story wings project from the east and west sides of the house and serve as a sun room and an open porch. Each is crowned by a paneled parapet. Original owner J. W. Tankersley was a physician.

- GARAGE**
Contributing building

Behind the house is a matching garage with a parapeted roof. It is illustrated on the 1933 Sanborn map.

34. **SIDNEY S. PAINE HOUSE**
305 Meadowbrook Terrace

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1930

Contributing building

The Paine House is a two-story brick dwelling of Colonial Revival design. It has a slate-covered gable roof with a dentiled cornice, gable-end chimneys, and a five-bay facade with a delicate Federal Revival entrance. One-story side wings--a sun room and a screened porch--are topped by a balustraded roof deck. Sidney Paine was president of Textile Development Company.

GARAGE

Contributing building

Behind the house is a brick garage which appears to be contemporary with the house.

35. **HUBERT H. OVERTON HOUSE**
307 Meadowbrook Terrace
1929
Contributing building

Original owner Hubert H. Overton was secretary of Blue Bell Overall Co. The house is a simple two-story brick Colonial Revival style dwelling with a gable roof and a three-bay facade with paired windows and a central classical entrance. A one-story frame wing extends from the east side of the house.

36. **W. GASTON CAPERTON HOUSE**
309 Meadowbrook Terrace
1926
Contributing building

During its first few years, this house changed occupancy frequently. It was initially listed in city directories as the residence of W. G. and Katherine B. Caperton, but between 1928 and 1934 it was occupied consecutively by John K. and Alice F. Voehringer, Jr., Guy L. and Kathleen C. Wooley, and Houston W. Hendrix. The house is a simple but handsome example of the Colonial Revival style. It is a two-story frame dwelling with a gabled roof, a modillioned cornice, a five-bay facade with a central classical entrance, and a one-story classical porch on the east side.

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GARAGE

Contributing building

Behind the house is a two-bay frame garage of the same period as the house.

37. J. CAMPBELL HALL HOUSE
311 Meadowbrook Terrace
1952
Non-contributing building

The Hall House is a one-story brick ranch house with a low gable roof and a dominating classical entrance porch.

GARAGE

Non-contributing building

Behind the house is a carport-type garage.

38. CURTIS E. STONE HOUSE
313 Meadowbrook Terrace
1925
Contributing building

For years this house was the home of Curtis E. and Jennie L. Stone. His business was Stone Brokerage Company. The house is a good example of the Mediterranean style popular during the 1920s. It is a two-story stuccoed house of asymmetrical design with a green tile roof, a front chimney pierced by a narrow second-story window, a project entrance, a southeast side wing, and a northwest side porte cochere. A large two-story rear ell appears to be an addition.

GARAGE

Contributing building

Behind the house is a matching garage.

39. ARTHUR WATT HOUSE
315 Meadowbrook Terrace
ca. 1916

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Contributing building

Among the earliest houses in Irving Park, this was the residence of Arthur and Aileen M. Watt. He was secretary of Southern Life and Trust Company. The house is a large two-story frame Colonial Revival dwelling of symmetrical design. It features a low hipped roof with widely overhanging eaves, a three-bay facade with a central classical entrance, and recessed two-story side wings fronted by one-story rooms with balustraded roof decks. The south side of the house has a second story sleeping porch.

40. **LAWSON L. SIMMONS HOUSE**
319 Meadowbrook Terrace
1926-1927
Contributing building

During its early years this was the residence of Dr. Lawson L. Simmons, an eye, ear, nose, and throat specialist, and his wife, Mae. It is an unusual Tudor/English cottage-style stuccoed house with some use of half timbering and stone detailing. The most prominent feature of the house is the slate-covered hipped and gabled roof with sides that slope from the ridge of the roof down to first story eaves' level. The house also features a front chimney and casement windows.

GARAGE/SERVANT'S QUARTER Contributing building

Behind the house is a matching garage and servant's quarter.

41. **W. L. VENNING HOUSE**
403 Meadowbrook Terrace
1923
Contributing building

This was originally the home of salesman W. L. Venning and his wife, Ruth. The house is an architecturally unusual two-story brick dwelling of Italian-influenced Mediterranean styling. It features a long five-bay facade, a low hipped roof with widely overhanging eaves, a central classical entrance surround with recessed French door, and flanking windows with round-arched lintels. A grand two-story wing extends from the south side of the house and consists of an open porch

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at first story level with a sleeping porch above.

GARAGE

Contributing building

Behind the house, and contemporary with it, is a one-story stuccoed garage.

42. **ROBERT JESSE MEBANE HOUSE - II**
405 Meadowbrook Terrace
ca. 1922
Contributing building

R. J. Mebane's first residence in Irving Park was next door at the corner of Sunset Drive and Meadowbrook Terrace (see #43). However, by 1924 he was listed at this address. The Meadowbrook house is a simple Colonial Revival two-story frame dwelling. It has a slate-covered gable roof with a modillioned cornice, gable-end chimneys, and a central pedimented entrance porch. Originally the two-story wing on the north side was only one-story in height, and the north side carport is an addition.

43. **ROBERT JESSE MEBANE HOUSE - I**
401 Sunset Dr.
1912-1913
Contributing building

This large Colonial Revival house was one of the first in Irving Park. Its original owner, R. J. Mebane, was 2nd vice-president of North Carolina Trust Co., 3rd vice-president and assistant manager of Southern Life and Trust Co., and treasurer of Greensboro Securities Co. The two-story frame house has a steep slate-covered gambrel roof, front and rear shed dormers, tapered brick chimneys, and a central classical entrance porch. A one-story sun room extends the west side of the house. Large boxwoods line the front walk and are found elsewhere on the property.

GARAGE

Contributing building

A one-story frame garage was built after 1925 but appears to date from within the neighborhood's period of significance.

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44. CUMMINS A. MEBANE HOUSE
405 Sunset Dr.
1912-1913
Contributing building

The Mebane House was among the first to be built in the Irving Park development. C. A. Mebane was secretary of the Southern Stock Fire Insurance Company and of Southern Underwriters of Greensboro and was assistant manager of McAlister, Vaughn and Scales. The Colonial Revival house is a two-story frame structure with numerous well-designed details. Among these are gabled dormers with round-arched windows, a classical pedimented entrance porch, and quarter-round windows in the pedimented gable ends. The one-story side wings were originally porches, and another one-story wing has been built behind the west wing.

GARAGE

Contributing building

A one-story frame garage was built after 1925 but appears to date from within the neighborhood's period of significance.

45. AUBREY L. BROOKS HOUSE (THE POPLARS)
409 Sunset Dr.
ca. 1913
Contributing building

Prominent attorney Aubrey L. Brooks was the original owner of this large and architecturally ambitious house which remains in Brooks family ownership. Brooks was general counsel for the Jefferson Standard Life Insurance Company and the Dixie Fire Insurance Company. He served as president of the Greensboro Chamber of Commerce in 1916 and was also president of the North Carolina Bar Association. Brooks's two-story brick Neoclassical Revival-style house was designed by New York architect A. Raymond Ellis and was featured--with photograph and plans--in the March, 1915 issue of ARCHITECTURE magazine. The north side of the house, facing the country club, boasts a full-facade two-story Ionic portico, while the south side features a pedimented two-story central portico. A balustrade encircles the truncated hip roof, which also displays segmental-arched

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pedimented dormers. An elaborate entrance and flanking French doors open onto the front porch. One-story side wings and second-story sleeping porches (added by 1924) expand the main body of the house. The Brooks house occupies one of the largest tracts in Irving Park, which includes an expansive front lawn and gardens.

GARAGE

Non-contributing building

Behind the house is a modern frame garage.

46. **THORNTON BROOKS HOUSE**

415 Sunset Dr.

1936

Contributing building

Thornton Brooks, attorney son of Aubrey L. Brooks (see #45), was the first owner of this large two-story brick house of French influence. It was designed by Greensboro architect William C. Holleyman, Jr. The house is composed of a center block with flanking wings which angle backward. The design of the house relies heavily on brick quoins, arches, French doors, casement windows, and a polygonal bay. The large wooded lot which runs along Sunset Drive, Briarcliff Road, and Woodland Drive features an ironwork gazebo and incorporates a winding stream that has been channeled with cut stone to create a moat effect.

GARAGE

Contributing building

Northeast of the house stands a matching brick garage which is incorporated into a walled courtyard.

47. **CHESTER F. CHAPIN HOUSE**

1501 Briarcliff Rd.

1926; ca. 1990

Non-contributing building

The Chapin House is a two-story stuccoed house with hipped roof and dormers, a three-bay facade, and two-story side wings. One-story classical porches with balustraded roof decks front the central entrance bay and the side wings. An extensive remodelling ca. 1990

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changed the house from its original Spanish or Mediterranean styling to its present Colonial Revival appearance. C. F. Chapin was president of Citizens Mortgage Loan Company and later was the head of C. F. Chapin Company, which dealt with investment securities.

GARAGE/SERVANT'S QUARTER Contributing building

Behind the house is a two-story stuccoed building with a tile roof. It has a garage on the first story and servant's quarter on the second story. It more strongly reflects the earlier styling of the house.

48. **WILLIAM Y. PREYER HOUSE**
603 Sunset Dr.
1924
Contributing building

The Preyer House is one of several in Irving Park designed by Philadelphia architect Charles Barton Keen. Situated high on a large corner lot and nestled amidst lush vegetation, the Preyer House is a large two-story stuccoed dwelling typical of Keen's work. It has a broad gable roof sheathed in green tiles and with widely overhanging eaves across the front, a seven-bay facade with a seven-bay shed wall dormer, and a pedimented canopy with large brackets sheltering the front entrance. Two-story wings angle backward from the main body of the house on either side, and one-story porches with heavy columns project forward from the junction of the main block and each side wing. When the house was built, first owner William Y. Preyer was secretary-treasurer of Vick Chemical Company secretary of Piedmont Finance and Realty Company. He was also president of the Greensboro Country Club, which his house overlooked. The house has remained in Preyer family ownership and is now the residence of former Sixth District Congressman L. Richardson Preyer.

GARAGE Contributing building

Behind the house is a matching stuccoed garage which appears to be contemporary with the house.

49. **L. RICHARDSON PREYER HOUSE**

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605 Sunset Dr.
1952
Non-contributing building

This two-story frame house is distinguished by its double-tiered porch across the facade. It also features a gable roof, gable-end chimneys, and a one-story side wing. The house was, for approximately its first twenty years, the residence of L. Richardson Preyer, son of William Y. Preyer (see #48).

50. **JAMES W. BRAWLEY HOUSE**
607 Sunset Dr.
1922
Contributing building

James W. Brawley, a general agent for Pilot Life Insurance Company, and his wife, Margaret, were the first residents of this Colonial Revival-style house. The two-story frame dwelling has a green tile gambrel roof with gambrel-end chimneys, two cross gambrels on the front, a one-and-a-half-story gambrel-roofed wing on the west side, and a one-story wing on the east side. The first story facade appears to have been remodeled with large bay windows flanking a large central French door entrance.

51. **JUNIUS A. MATHESON HOUSE**
701 Sunset Dr.
1922
Contributing building

This sprawling two-story frame house breaks away from the standard form of the Colonial Revival style. From the entrance bay west the house is fairly traditional, with hipped roof, slightly recessed two-story side wing, and classical front porch. East of the entrance bay, however, the house changes stylistic pace. Here it has a front chimney, a front-facing gabled roof with an east slope that sweeps down to first story level, encompassing an engaged porch and a recessed dormer. First owner Junius A. Matheson was president of Matheson-Wills Real Estate Company.

GARAGE
Contributing building

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Behind the house is a frame cottage which appears to be contemporary with the house and which appears to have originated as a combination garage and servant's quarter.

52. **CARL I. CARLSON HOUSE**
705 Sunset Dr.
1925
Contributing building

Carl I. Carlson was president of Monarch Machine and Manufacturing Company, Inc. and Richardson Realty Company. The Carson House is one of the largest and most impressive of the Tudor Revival-style dwellings in Irving Park. It was designed by New York architect A. Raymond Ellis. The richly detailed two-story house has a stone first story, a stucco and half-timbered second story, and a steep, slate-clad gable roof with inset dormers. Other features of note include a decorative front chimney, casement windows, a bay window, and a projecting two-story entrance bay with a recessed entrance and a large oriel window. The spacious grounds originally ran all the way back to Woodland Drive.

GARAGE/SERVANT'S QUARTER
Contributing building

Behind the house stands a matching two-story garage and servant's quarter.

53. **JOHN S. MAY, JR. HOUSE**
707 Sunset Dr.
1982
Non-contributing building

The May House is a square, two-story stuccoed dwelling with a hipped roof, corner quoins, and a pedimented center entrance bay.

54. **COURTENAY-STONE HOUSE**
709 Sunset Dr.
1925
Contributing building

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The Courtenay-Stone House is a two-story, stuccoed, Tudor Revival-style dwelling with a multi-gabled slate roof, some half-timbering, a front bay window, and both casement and sash diamond-muntined windows. Architects Simmons and Sawyer designed the house for F. Dudley Courtenay, with plans dated September 10, 1924. As with the other houses in this block, an expansive front lawn leads uphill to the house. Later owner J. H. Stone was president of Ellis, Stone and Company, a department store with dry goods and ladies' ready-to-wear.

GARAGE

Contributing building

Behind the house is a matching garage contemporary with the house.

55. JOSEPH M. BRYAN HOUSE

711 Sunset Dr.

1937

Contributing building

Joseph M. Bryan was vice-president of Jefferson Standard Life Insurance Company. The Bryan House is a large, two-story, brick and frame Colonial Revival dwelling with a five-bay center block and two-story side wings. Other features include a slate-covered gable roof, round-arched dormers, a dentiled cornice, and a Federal Revival style entrance.

GARAGE

Contributing building

Behind the house is a frame garage of the period.

56. VAN WYCK WILLIAMS HOUSE

804 Sunset Dr.

1928

Contributing building

The Williams House is a wonderfully detailed one-and-a-half-story Tudor Revival cottage. It combines Flemish bond brickwork on the first story with stucco and half timbering on the upper story and a steep gabled roof with multi-colored slate shingles of graduated overlap from ridge to eaves. Other notable features include dormers

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with half-timbered gables, a front porch with timber posts, and a side chimney with highly decorative brickwork.

GUEST HOUSE

Contributing building

Behind the house is a matching one-and-a-story guest house.

57. G. ALLEN MEBANE HOUSE

802 Sunset Dr.

1928

Contributing building

The Mebane House is a two-story brick Tudor Revival style dwelling. Features which contribute to its stylistic character include a steep gable roof with multi-colored rough-cut slate shingles laid in a graduated pattern, half-timbered gable end, a decorative chimney, casement windows, and radiating brickwork around the front entrance. First owner G. Allen Mebane was a cotton broker.

GARAGE

Contributing building

Behind the house is a matching brick and half-timbered garage.

58. BYNUM M. HUNTER HOUSE

710 Sunset Dr.

1981

Non-contributing building

The Hunter House is a two-story brick dwelling of French stylistic influence. It has a steep hipped roof, multiple French doors, and one-story side wings. West of the house is a wisteria arbor, and east of the house is a latticework brick serpentine wall bordering the patio.

59. JAMES M. DOWTIN, JR. HOUSE

708 Sunset Dr.

1992

Non-contributing building

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The Downtin House is a two-story brick dwelling with a steep hipped roof, three front gables, a recessed central entrance, and segmental-arched casement windows.

- 60. MARION Y. KEITH HOUSE
1603 Carlisle Rd.
1930
Contributing building

Pediatrician Marion Y. Keith was the original owner of this Colonial Revival dwelling. The two-story brick house has a slate-covered gable roof with a dentiled cornice, A five-bay facade with a pedimented central entrance porch, and slightly recessed two-story side wings one bay in width. A large two-story ell has been added to the rear of the house. A small playhouse is in the back yard.

GARAGE
Contributing building

Behind the house is a one-story brick garage.

- 61. H. LUTHER COBLE HOUSE
1605 Carlisle Road
1920
Contributing building

The Coble House is a two-story frame dwelling of Craftsman style influence. The L-shaped house has a low hipped roof with widely overhanging eaves, shed dormers, and a second story bracketed overhang across the southern two bays of the facade. This is echoed by a center bay window box. A terrace stretches across the southern two bays of the facade. The original south side pergola-like porch has been enclosed. A small playhouse is in the back yard. H. Luther Coble was secretary of Southern Real Estate Company and of the Irving Park Company and was secretary-treasurer of City Development Company.

- 62. ROSSELL-CONE HOUSE
1607 Carlisle Rd.
1919
Contributing building

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J. E. Rossell was the original owner of this house in 1919. He and his family lived here for several years and then sold the property around 1923 to Herman Cone, who doubled its size with a large rear ell. The Cones remained here until moving across the golf course to Country Club Drive more than a decade later (see #84). The Rossell-Cone House is a two-story frame Colonial Revival dwelling with a gambrel roof, a pent eave across the first story of the facade, a central classical entrance, and one-story side wings--the one on the north side a porch with Charles Barton Keen-type heavy columns. A two-story gambrel-roofed ell extends to the rear of the house, terminating in a small porch--again with heavy columns--and a second-story sleeping porch.

GARAGE

Contributing building

Behind (west of) the house is a two-car frame garage with beveled weatherboard siding and a gable roof.

SERVANT'S HOUSE

Contributing building

Behind (south of) the garage is a one-story frame servant's house with beveled weatherboard siding and a hipped roof. What appears to be these same buildings (garage and servant's house) are shown on the 1925 Sanborn map.

63. SIDNEY B. ALLEN HOUSE

721 Hood Place

1953

Non-contributing building

The Allen House is a one-and-a-half-story dwelling with a brick first story, a frame second story, a broad gable roof with pedimented dormers, and one-story side wings.

64. J. EDWIN LATHAM HOUSE

725 Hood Place

1935

Contributing building

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The Latham House is a rambling one-and-a-half-story brick house of Colonial Revival influence. It has a slate-covered gable roof with segmental-arched dormers, a dentiled cornice across the main block of the house, brick corner quoins, and a classical entrance. A series of one-story wings extends from the east and west sides of the house. An ironwork gazebo is in the east side yard. J. Edwin Latham was president of Greensboro Warehouse and Storage Company and J. E. Latham Company, Real Estate.

GARAGE

Contributing building

Behind the house is a one-story, two-bay frame garage with dormers.

65. GEORGE E. PERRIN HOUSE

801 Hood Place
1936

Contributing building

George E. Perrin, a certified public accountant, was a partner in A. M. Pullen and Company and a consultant to the American Academy of Accounting Inc. William C. Holleyman, Jr. designed his Hood Place house, which constitutes a 1930s example of the Colonial Revival style. It is a two-story brick structure with brick corner quoins, a slate-covered gable roof, and gable-end chimneys. Other features include a three-bay facade with segmental-arched and keystone windows, a Georgian Revival central entrance, a one-story west side wing, and a two-story brick and frame ell on the rear.

GARAGE

Non-contributing building

Behind the house is a one-story frame garage with brick trim which appears to be of more recent construction date than the house.

66. JOHN K. VOHRINGER, JR. HOUSE

803 Hood Place
1936

Contributing building

The Voehringer House is a large, two-story brick Tudor Revival

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dwelling. It was designed by Greensboro architect William C. Holleyman, Jr. Stylistic features include a steep, slate-covered gable roof with multiple cross gables, a decorative chimney, half-timbered areas, an impressive stone and brick entrance vestibule, corbelled brickwork detailing, and casement windows. John K. Voehringer, Jr. was president of Mock Judson Voehringer Company of North Carolina, a manufacturer of ladies full-fashioned hosiery.

67. **CHARLES C. HUDSON HOUSE**

801 Woodland Dr.

1927

Contributing building

The Hudson House is a two-story brick Mediterranean-style dwelling designed by prominent Greensboro architect Charles C. Hartmann. It has a low hipped roof (originally covered with Spanish tiles), a second story bay window, a second story balcony, and a one-story sun room on the south side of the house with a series of casement windows with round-arched fanlights. On the rear of the house is an arcaded porch which extends to an arcaded passage (probably an addition) leading to the garage. The most notable feature of the exterior is the decorative glazed terra cotta work found surrounding the front entrance and on the twisted columns of the sun room and rear porch. C. C. Hudson was president of Central Industrial Bank, Kirkwood Realty Company, and president and treasurer of Hudson Realty Company.

GARAGE

Contributing building

Behind the house is a one-story brick garage which retains its Spanish tile roof.

CANOPY

Non-contributing structure

Just north of the covered rear walkway is a metal, flat-roofed canopy, said to have replaced an earlier canvas canopy.

68. **MCDANIEL LEWIS HOUSE - II**

803 Woodland Dr.

1936

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Contributing building

McDaniel Lewis was vice-president and treasurer of Lewis and Hall, Inc., which dealt with investment securities. William C. Holleyman, Jr. designed Lewis's two-story brick house of French influence. It has a low hipped roof, interior chimneys, brick corner quoins, three-part windows with broad segmental-arched lintels, and a classical central entrance with a recessed door. A terrace carries across the front of the house, and a one-story wing extends from the south side.

GARAGE

Non-contributing building

Behind the house is a frame garage which appears to post-date the house.

69. ERNEST P. ROSS HOUSE

805 Woodland Dr.
1924

Contributing building

The Ross House is a two-story brick Colonial Revival/Craftsman-style dwelling designed by Charles C. Hartmann. It features a broad gable roof, a five-bay facade, twelve-over-one sash windows, and a central entrance with a broad gabled porch with bracketed eaves and classical columns. A porte cochere extends from the south side of the house, and a one-story sun room from the north side. Ross was auditor for Jefferson Standard Life Insurance Company.

GARAGE

Contributing building

Behind the house is a one-story frame garage.

70. FRANK W. HOPE HOUSE

807 Woodland Dr.
ca. 1925

Contributing building

The Hope House is a handsome two-story brick dwelling of Mediterranean

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style influence. The house has a green tile hipped roof with widely overhanging bracketed eaves, a five-bay facade, and a central entrance with classical columns, a broad arched opening, and a tile roof with overhanging bracketed eaves and a balustraded roof deck. The one-story south-side porch and north-side sun room also display the tile roof and bracketed eaves found on the main roof and central entrance. Frank Hope was vice-president of Greensboro Bank and Trust Company.

GARAGE

Contributing building

Behind the house is a brick garage with the same green tile roof and overhanging bracketed eaves as the house.

71. SHAHANE R. TAYLOR HOUSE

809 Woodland Dr.

1930

Contributing building

The Shahane House is a simple two-story brick Colonial Revival dwelling whose single exterior ornamentation is the Federal Revival entrance with sidelights and double fanlight. Otherwise, the house features a gable roof, gable-end chimneys, a three-bay facade, and one-story side wings. In the backyard is a playhouse on stilts. Shahane Taylor was a physician.

GARAGE

Contributing building

Behind the house is a frame garage.

72. WILLIAM L. STAINBACK HOUSE

811 Woodland Dr.

1926

Contributing building

The Stainback House is a finely detailed Colonial Revival dwelling. The two-story brick house features a gable roof covered with tiles, a cornice with both dentils and modillions, classically-detailed dormers, and windows with stone lintels and keystones. The five-bay facade has an elaborate classical entrance with a balustraded roof

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deck, and each of the one-story side wings--a porch and a sun room--has a dentiled cornice and a balustraded roof deck. The south side chimney is split by an arched window. William Stainback was a traveling salesman.

GARAGE

Contributing building

Behind the house is a matching brick garage.

73. ROBERT W. GLENN HOUSE

815 Woodland Dr.

1925

Contributing building

Robert W. Glenn was branch manager of Ciba Company Inc. and treasurer of Hardy Nokol Company Inc. The house where he and his wife, Kate, resided is a large two-story brick Colonial Revival dwelling with a slate-covered hipped roof and hipped dormers. A handsome Georgian Revival entrance is centered on the seven-bay facade. Two bay windows project from the south side of the house. A large one-story addition with Palladian windows and metal roof has been added recently to the north side. A brick wall encloses the back yard.

GARAGE

Non-contributing building

The original brick garage remains behind the house, but is architecturally compromised by the large ell addition with metal roof which has been added recently.

74. ALBERT J. KLUTZ HOUSE

1001 Country Club Dr.

1927

Contributing building

The Klutz House is a large two-story English Manorial style dwelling. It has a steep gabled roof with multiple cross gables and a single dormer sheathed with multi-colored slate tiles. The house is covered with textured stucco, except for those gables which have alternating brick and stuccoed diamonds or squares. The front entrance is

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recessed behind an arch, and a terrace runs across the facade. One of the most distinguishing features of the house is the north side, where the roof slope runs from the ridge down to the first story eaves level ending in a wide overhang. This roof slope is interrupted by a chimney and two inset dormers. Albert J. Klutz was president of the Greensboro Building and Loan Association. He moved to this house in 1928 from Fisher Park Circle. A painted block wall runs around the sides and rear of the property.

GARAGE

Contributing building

Behind the house is a compatible brick garage.

75. WILLIAM C. BOREN, JR. HOUSE

912 Country Club Dr.

1941

Contributing building

William C. Boren, Jr. was president of Carolina Steel and Iron Company, Odell Hardware Company, and Pomona Terra-Cotta Company. He and his wife, Annie, were first listed at this address in the 1942 City Directory. The house is a large two-story brick Colonial Revival style dwelling with a one-and-a-half-story wing attached to the east side of the house by a brick hyphen. The house has a slate-covered gable roof, brick corner quoins, keystone window lintels, and a five-bay facade with a central Georgian Revival entrance with a swan's neck pediment. The rear of the house has a large screened porch, and behind the house is a diminutive child's play house.

GARAGE

Non-contributing building

Behind the house is a garage of modern materials.

76. JARED C. FOX, JR. HOUSE

908 Country Club Dr.

1956

Non-contributing building

The Fox House is a large two-story brick Colonial Revival dwelling not

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unlike many that were built from the 1930s onward. It has a slate-covered gable roof with a dentiled cornice, a well-developed Georgian doorway, brick corner quoins, and a two-story wing projecting from each side of the main block.

GARAGE

Non-contributing building

Behind the house is a frame garage.

77. BEVERLY C. MOORE HOUSE
906 Country Club Dr.
1952
Non-contributing building

The Moore House is a large two-story brick Neoclassical Revival dwelling with one-story side wings. The house is stylistically dominated by its pedimented tetrastyle front portico. Like the other houses in this block, an expansive lawn leads to the front.

78. RAY H. TAYLOR HOUSE
904 Country Club Dr.
1949
Non-contributing building

The Taylor House is a two-story brick house of mixed stylistic tendencies. It has a gable roof, a second story ironwork balcony onto which French doors open, a central entrance with sidelights and transom, and a one-story glass-enclosed side wing. Behind the house is a small brick outbuilding.

79. EMMY C. GREEN HOUSE
902 Country Club Dr.
1952
Non-contributing building

The Green House is a large two-story brick late Tudor Revival dwelling that is non-contributing only because of its date of construction. Special features include a multi-colored gable roof, a great stone entrance with a recessed Tudor door, a half-timbered area, a decorative front chimney, and casement windows, some with decorative

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stone surrounds. One-story wings project from the sides of the house. A garden is laid out behind the house.

GARAGE

Non-contributing building

Behind the house is a matching brick and half-timbered garage.

80. VICTOR B. HIGGINS HOUSE

900 Country Club Dr. (1501 Kirkpatrick Place)

1940

Contributing building

First owner Victor B. Higgins was an engineering contractor. His house was designed by local architect William C. Holleyman, Jr. It is a late Tudor Revival two-story brick house with one-story wings. The house features a steep slate-covered gable roof with several cross gables, decorative chimneys, a double-leaf front door with a diamond nail pattern surrounded by half-timbering, a bay window, casement windows, and an ironwork balcony. Behind the house are an elaborate stone barbecue pit and tiered stone garden steps.

81. W. HOUSTON HENDRIX HOUSE

820 Country Club Dr.

1938

Contributing building

The Hendrix House is a simple two-story brick Tudor Revival style house with a slate-covered gable roof with cross gables, a dove-cote effect in gable ends, hipped dormers, casement windows, a bay window, and a decorative Tudor Revival front entrance. On the west side of the house is a handsome open porch with decorative timber trim. A terrace runs in front of the house. Behind the house is an arbor-covered walkway.

82. PAUL W. SCHENCK HOUSE

812 Country Club Dr.

1925

Contributing building

The Schenck House is a large two-story frame Neoclassical Revival

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style dwelling which projects a "Mount Vernon" effect. The house has a multi-colored slate gable roof which sweeps forward in front to shelter the two-story portico. Other features include hip-roofed dormers, a five-bay facade with a central entrance surrounded with sidelights and a fanlight transom, French doors across the first story facade, and two-story side wings. Attached to the east side of the house is a porte cochere which appears to be an addition. Paul Schenck was general agent for Provident Mutual Life Insurance Company and Manager of Carolina Insurance Agency.

GARAGE.

Contributing building

Behind the house is a one-and-a-half-story frame garage which appears to be contemporary with the house.

83. TIMOTHY B. BURNETT HOUSE
810 Country Club Dr.
1980
Non-contributing building

The Burnett House is a long one-story brick Colonial Revival dwelling with a hipped roof and a five-bay facade with an elaborate classical portico and entrance. Wings are connected by brick hyphens to either side of the house.

84. HERMAN CONE HOUSE
806 Country Club Dr.
1934
Contributing building

Herman Cone was first vice-president of Revolution Cotton Mills, treasurer of Proximity Manufacturing Company, and assistant treasurer of Cone Export and Commission Company when he and his wife, Louise, moved from their former house at 1607 Carlisle Road (see #62) across the golf course to their new house. Designed by Greensboro architect William C. Holleyman, Jr., the Chateausque style mansion was seen by many as a positive sign that the Depression was on its way out. The two-and-a-half-story brick and stone house features a round stair tower, a porte cochere, decorative chimneys with terra cotta chimney pots, half-timbered detailing, gable end "dove cotes," casement

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windows, decorative leaded copper down spouts, and an array of other details. Since 1990 the present owners have conducted a major renovation of the house, retaining most of its features but adding skylights and totally remodelling the kitchen. The grounds feature gardens, a south side terrace, a service court, and a brick and ironwork fence.

OLD GARAGE/SERVANTS' QUARTERS Contributing building

Northeast of the house stands the original one-and-a-half-story garage, servants' quarters, and service rooms. The basement held the boiler room with a heating tunnel leading to the house. Skylights and new doors have been added, but the building as a whole continues to contribute to the character of the estate.

NEW GARAGE Non-contributing building

East of the old garage is a one-story four-bay brick garage built in 1992. A brick courtyard defines this service area.

PARTY HOUSE Non-contributing building

Southwest of the house is a large one-story brick building with half-timbered gables and a corner tower built in 1992 as a house for parties.

POOL Non-contributing structure

South of the house and east of the party house is a 1992 naturalistic grotto-like swimming pool. To accommodate the pool, much of the south lawn had to be regraded and redesigned.

GARDEN WALL Contributing structure

West of the house is a decorative brick platform and wall which were originally part of the garden design.

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85. J. SPENCER LOVE HOUSE - I
710 Country Club Dr.
1936-1937
Contributing building

This was the residence of J. Spencer Love, president of Burlington Mills, and his family. The Love House is a palatial Georgian Revival mansion inspired by eighteenth century Virginia houses. It features Flemish bond brickwork, a steep hipped roof with segmental-arched dormers and a modillioned cornice, a five-bay facade with a swan's neck pedimented entrance, a string course between floors, and brick corner quoins. Large one and two-story wings project from either side of the main block. An expansive landscaped lawn fronts the house and is bordered by a molded brick wall. Brick steps lead to the front entrance. A gazebo stands in back of the house along with several more substantial buildings and structures listed below.

GARAGE

Contributing building

Northwest of the house is a long brick garage which matches the house is design.

BERMUDA HOUSE

Non-contributing building

Northeast of the house is a two-story stuccoed Bermuda-style house built in 1984.

POOL

Non-contributing structure

Behind the house is a swimming pool.

TENNIS COURT

Non-contributing structure

Behind the house is a tennis court.

BOAT GARAGE

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Non-contributing building

In the northwest corner of the property is a brick garage for boat storage.

86. CLAIBOURNE W. POINDEXTER HOUSE

702 Country Club Dr.
1987

Non-contributing building

Behind the McAlister House (#87) stands the Poindexter House, a one-story stuccoed house with a gable roof. The Poindexters built this house when their previous house (#87) became too large for their needs.

LOG HOUSE

Non-contributing building

Also on the property is a one-story log house of undetermined date and origin.

87. ALEXANDER WORTH MCALISTER HOUSE

700 Country Club Dr.
1919

Contributing building

This large and impressive house was one of several in Irving Park designed by Philadelphia architect Charles Barton Keen. Typical of Keen's houses, the McAlister House is stuccoed with a green tile roof. The two-story dwelling has a thirteen-bay facade which terminates at each end with a slightly projecting pavilion. Other features include pedimented dormers, sash windows, French doors, a central classical entrance with a swan's neck pediment, and pergola-like sun rooms at each end pavilion. On the rear of the house is a large Palladian window. The house is set far back from the road with a long drive leading to it. A. W. McAlister (1862-1946) was one of Greensboro's most prominent citizens during the early twentieth century. Among his many accomplishments, McAlister founded and was president of Pilot Life Insurance Company, president of Southern Real Estate Company (of which the Irving Park Company was a subsidiary), president of the Irving Park Company, founder of the Greensboro Board of Public

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Welfare, and a member of the North Carolina Board of Public Welfare from 1916 until 1944. McAlister is often credited with having introduced golf to Greensboro during the first decade of the century, and he was one of the founders and first president of the Greensboro Country Club.

POOL HOUSE/POOL
Contributing building

East of the main house is a pool house and pool. The pool house post dates the 1925 Sanborn, but it is in the style of the main house and appears to have been built within the district's period of significance.

LOG HOUSE
Non-contributing building

Northeast of the house is a log house of undetermined date and origin.

88. RALPH C. PRICE HOUSE
1801 Carlisle Rd.
1956
Non-contributing building

The Price House occupies a large wooded lot at the corner of Carlisle Road and Country Club Drive. The house is a large two-story brick Georgian Revival dwelling with a slate-covered hipped roof, a five-bay facade with central pediment, a central entrance with enlarged sidelights and arched transom, and one-and-a-half-story side wings. A stream runs through the front yard, and gates announce the two entrances to the house.

GARAGE/GREENHOUSE
Non-contributing building

North of the house is a one-story matching brick garage with a central cupola and an attached glass greenhouse.

POOL HOUSE/POOL
Non-contributing building

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Southeast of the house is a one-story brick pool house and swimming pool.

89. THOMAS L. PRESSON HOUSE
1800 Carlisle Rd.
1981
Non-contributing building

The Presson House is a Williamsburg-style one-and-a-half-story brick and frame house with large bay windows flanking the recessed front entrance and five pedimented dormers.

90. CLAUDE T. WHITTINGTON HOUSE
600 Country Club Dr.
1939
Contributing building

The Whittington House is a large two-story brick dwelling with a two-story portico across the main block. It features a slate-covered gabled roof, a brick corbelled cornice, brick corner quoins, a central classical entrance, and a two-story wing on the east side. One-story wings on either side of the house are probably additions.

91. BRITT M. ARMFIELD HOUSE
510 Country Club Dr.
1939
Contributing building

The Armfield House is a two-story brick Neoclassical Revival dwelling with a slate-covered gable roof, a two-story Tuscan portico across the main facade, a central Federal Revival-style entrance with sidelights and transom, and one-story side wings. When the Armfields first occupied the house, Britt Armfield was vice-president of Armco Finishing Company.

92. HENRY FLOYD COBLE HOUSE
508 Country Club Dr.
1923
Contributing building

H. Floyd Coble was the proprietor of the O'Henry Drug Store. The

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Coble House is a two-story wood-shingled dwelling with a steep hipped roof, a right front cross gable, a shed dormer, an asymmetrical facade, and a central entrance with a round-arched hood. One-story wings remain on both sides of the house, but a two-story west side wing appears to have been added in recent years.

GARAGE

Contributing building

Behind the house is a matching one-and-a-half-story wood-shingled garage which appears to be original.

93. JOHN C. WINDER HOUSE

506 Country Club Dr.

1923

Contributing building

John C. and Helen McA. Winder are of the earliest known owners of this two-story brick dwelling with Flemish bond brickwork. It has a slate-covered gable roof, three shed dormers across the front, a three-bay facade with a central Georgian Revival entrance, and one-story side wings with balustraded roof decks. The house was featured in the 1924 publication of ART WORK OF PIEDMONT SECTION OF NORTH CAROLINA as a frame house, and at that time the side wings were open porches. Although the house subsequently has been veneered in Flemish bond brickwork and the side porches have been enclosed, it is still clearly recognizable as the Winder House of 1924.

GARAGE

Non-contributing building

Behind the house is a brick garage whose massing is different from the frame garage shown in the 1924 photograph and appears to be a newer structure.

94. WILLIAM E. PHIPPS HOUSE

504 Country Club Dr.

ca. 1921

Contributing building

The Phipps House is a large two-story brick dwelling exhibiting some

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Craftsman-style influences. The house has a clipped gable roof with widely overhanging bracketed eaves, a shed dormer, three-part windows, and an entrance porch with heavy brick posts and front and side hipped roofs supported on carved brackets. One-story porch and sun room wings extend from either side of the house. A two-story frame ell on the rear of the house appears to be an addition.

GARAGE

Contributing building

The brick garage behind the house appears to be contemporary with it.

95. WILLIAM H. HOLDERNESS HOUSE

500 Country Club Dr.

1935

Contributing building

Attorney William H. Holderness was the first known owner of this two-story brick house of modern Colonial Revival design. It is believed to have been designed by Greensboro architect William C. Holleyman, Jr. The house is characterized by a slate-covered roof with parapeted gable ends, a modillioned cornice, brick corner quoins, a central classical entrance with broken pediment surround, and both one and two-story side wings. A two-story brick ell extends from the rear of the house, and a low latticework brick wall connect it with the east end of the house, forming a garden courtyard.

96. BARNET G. SASLOW HOUSE

404 Country Club Dr.

ca. 1937

Contributing building

Greensboro architect William C. Holleyman, Jr. designed the Saslow House, which is a two-story brick dwelling of French Eclectic design. It features a slate-covered hipped roof, half-timbered detailing, segmental-arched windows, and a recessed front entrance with a French door and a segmental-arched transom. A two-story wing projects from the east side of the house and is connected to a one-story garage, while on the west side of the house is one-story shed-roofed wing. A garden stretches behind the house. Barnet Saslow, the first known owner, was president of Saslow's Inc., dealers in credit jewelry,

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diamonds, and silverware.

97. **H. SMITH RICHARDSON HOUSE**
1700 Granville Rd.
1924
Contributing building.

First owner H. Smith Richardson was president of Piedmont Finance and Realty Company and president/general manager of Vick Chemical Company. His large stuccoed house with green tile roof was one of several in Irving Park designed by Philadelphia architect Charles Barton Keen. The rambling two-story house has a five-bay center block with a gable roof, French doors and a classical porch. Each end of the house has a pair of hip-roofed wings which project at an angle to the front and to the rear of the house. The rear of the house has hipped dormers and a central round-arched window.

GARAGE
Contributing building

At the rear of the property is a one-and-a-half-story stuccoed garage with a green tile roof and inset dormers. It was built between 1925 and 1933.

98. **J. SPENCER LOVE HOUSE - II**
1610 Granville Rd.
1954
Non-contributing building

This was the home of Burlington Mills president J. Spencer Love after he moved from 710 Country Club Dr. (#85). The house is a large two-story brick dwelling with a low hipped roof. The five-bay center block features a second story ironwork balcony across the facade. Two-story brick wings project from either side of the house, and a two-story stuccoed wing projects from the rear of the house. A playhouse stands in the back yard.

99. **BUNKEMEYER-BALLIETT HOUSE**
1606 Granville Rd.
ca. 1918
Contributing building

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On the 1919 Sanborn map, a house of this approximate configuration is labeled A. C. Bunkemeyer. By 1921, however, Carl J. and Evelyn Balliett were listed here in the city directory. The house is a two-story frame Colonial Revival style dwelling with a gable roof, a three-bay facade with paired and tripled windows, and a center bay classical entrance porch with lattice between the posts and brackets. One-story porches project from either side of the house, behind which are two-story wings.

GARAGE

Contributing building

Northeast of the house is a frame garage with a hipped roof and a side shed.

SERVANT'S HOUSE

Contributing building

At the southeast corner of the property is a small frame servant's house.

100. GEORGE D. THOMPSON HOUSE

1604 Granville Rd.

1938

Contributing building

The Thompson House is a simple two-story brick and frame Colonial Revival dwelling. It features a gable roof, a three-bay facade, a classical entrance with segmental-arched pediment, and one-story side wings. George Thompson was manager of the new business department at Security National Bank.

GARAGE

Contributing building

Behind the house is a one-story brick garage.

101. LETTIE W. MEBANE HOUSE

310 Wentworth Dr.

Undetermined date

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Non-contributing building

The core of this one-story frame dwelling may be the same as that shown on the 1919 and 1925 Sanborn maps. However, its present appearance, with its added west wing and rear ell, broad gable roof, delicate entrance porch, and vinyl siding, suggest a primary appearance dating from the 1940s or after.

102. HAZEL P. HARDIN HOUSE

308 Wentworth Dr.

1920

Contributing building

The Hardin House is a boxy two-story frame Colonial Revival dwelling typical of many built during the period. It has a broad gambrel roof, a shed dormer across the front, an overhanging pent eave at first story level, and a central classical entrance porch. A one-story porch is on the west side of the house. Hazel P. Hardin was sales manager of Southern Real Estate Company.

GARAGE

Contributing building

Behind the house is a one-story frame building which appears to have been the original garage.

103. MARY L. CAINE HOUSE

306 Wentworth Dr.

1962

Non-contributing building

The Caine House is a modern Colonial Revival dwelling. The one-story brick structure has a low hipped roof, brick corner quoins, and a classical pedimented entrance porch at the center of the three-bay facade.

104. JOHN BERRY HOUSE

304 Wentworth Dr.

1922

Contributing building

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Dr. John Berry was the first known occupant of this two-story frame house designed to look like a one-and-a-half-story bungalow. The three-bay-wide dwelling has a gable roof which sweeps low in front to incorporate an engaged classical porch and a three-bay shed wall dormer.

GARAGE

Contributing building

Behind the house is a gable-roofed framed garage which may be the one shown on the 1925 Sanborn map.

105. T. D. BLAIR HOUSE
302 Wentworth Dr.
1921
Contributing building

T. D. Blair was agency manager for Pilot Life Insurance Company. His one-and-a-half-story wood-shingled cottage appears to have been built from the same plan as the Frederick J. Pate House (see #16) at 202 Meadowbrook Terrace. However, the two houses make use of different materials and some details. The Blair House has a broad, front-facing gable roof which extends on the east side to shelter what was originally the southeast corner porch (now partially enclosed). The hooded entrance is at the southwest corner of the house, while the center of the facade is devoted to a pair of triple windows--one on each floor. The east side of the house has a large cross gable, while the west side has a small shed dormer and a small cross gable. The yard is enclosed by a wooden picket fence.

106. LESLIE C. LANE HOUSE
300 Wentworth Dr.
1925
Contributing building

The Lane House is a two-story brick four-square dwelling. It features a low hipped roof with widely overhanging eaves, a three-bay facade with a central pedimented entrance porch, a door with sidelights and a fanlight transom, and single, paired, and tripled windows. On the east side of the house is a one-story sun room with a balustraded roof deck, and behind that, a two-story wing.

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GARAGE

Non-contributing building

Behind the house is a one-story frame garage of undetermined date.

107. BYNUM J. MERRITT HOUSE
203 Wentworth Dr.
ca. 1929
Contributing building

The Merritt House is a two-story brick Colonial Revival dwelling typical of the 1920s. It has a gable roof with a modillioned cornice, a five-bay facade and a central classical entrance with a pedimented porch. On the east side of the house is a one-story sun room, and on the west side is a one-story porch, both with balustraded roof decks. Early owner Bynum J. Merritt was vice-president of Southern Silk Mills.

GARAGE

Contributing building

Behind the house is a brick garage which appears to be original.

108. MADELINE M. MCCALLUM HOUSE
205 Wentworth Dr.
1949-1950
Non-contributing building

The McCallum House is a one-story brick ranch-style house with a low hipped roof and projecting end bays.

109. T. A. GLASSCOCK HOUSE
207 Wentworth Dr.
1939
Contributing building

This late Colonial Revival house is a two-story brick dwelling with a gable roof, brick quoins at each corner and flanking the center entrance bay, a three-bay facade, and a simple classical entrance porch. A one-story sun room projects from the east end of the house,

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and a one-story brick guest house is attached to the rear of the house by a one-story frame ell.

110. MCADOO-SANDERS-TATUM HOUSE
303 Wentworth Dr.
ca. 1915
Contributing building

The 1919 Sanborn map shows this house as the residence of J. P. Sanders, and the 1922 city directory lists Sanders in Irving Park. By 1924 the house was illustrated in ART WORK OF PIEDMONT SECTION OF NORTH CAROLINA as the residence of Benton B. Tatum. However, it was probably initially the home of William D. McAdoo. He owned a large tract of land, now bounded N. Elm Street, Cornwallis Drive, Granville Street, and Irving Place, which he had laid out as "Country Club Development" on a 1916 plat map. (Within several years this area had been redesigned and included in Robert B. Cridland's revised and expanded map of the Irving Park development.) On the 1916 plat, the area south of Country Club Drive was labeled "W. D. McAdoo's Home." The 1915-16 and 1918-19 city directories suggest, as well, that this could have been his home. The house is one of the most architecturally interesting of those built during Irving Park's early years. Its design owes much to the Craftsman and Prairie styles. The two-story frame dwelling is weatherboarded on the first story and wood-shingled on the second. Its outstanding roof is composed of a series of symmetrically arranged low, sweeping hips with widely overhanging eaves, all topped by a balustraded deck. A broad wrap-around porch features Tuscan columns set on granite plinths and a plain balustrade. The granite is repeated in the chimneys. The central door and sidelights are composed of leaded and beveled glass. The house occupies a large corner lot with an east side garden.

- GARAGE**
Contributing building

At the rear of the property is an architecturally significant garage which matches the house in its use of weatherboards, wood shingles, leaded glass, and a low hipped roof. In front of the garage stands an early gas pump.

111. VINCENT E. PAUL HOUSE

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305 Wentworth Dr.
1988
Non-contributing building

The Paul House is a two-story brick house with a hipped roof, a three-bay facade, casement windows, and a central entrance with a simple porch with classical posts and a segmental-arched roof. Behind the house is a shed.

GARAGE
Non-contributing building

Behind the house is a matching garage.

112. **MARION G. FOLLIN, JR. HOUSE**
307 Wentworth Dr.
1940
Contributing building

Although this house has been sheathed in aluminum siding, it still displays its strong Colonial Revival design. It is a two-story frame dwelling with a gable roof, a cornice with both dentils and modillions, a three-bay facade, and a handsome classical entrance. Two-story wings project from either side of the house. First known occupant Marion G. Follin, Jr. was secretary-treasurer of Gate City Life Insurance Company.

GARAGE
Contributing building

Behind the house is frame garage and servant's room which appears to be contemporary with the house.

113. **FRANCIS A. BROOKS, JR. HOUSE**
312 Irving Place
1953
Non-contributing building

The Brooks House is a one-story brick dwelling oriented toward the corner of Irving Place and Granville Road. The house features classical detailing and its length is broken up by the use of

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projecting front wings and a recessed porch.

GARAGE

Non-contributing building

Behind the house is a matching garage.

114. EDGAR D. BROADHURST HOUSE

310 Irving Place
1922

Contributing building

The Broadhurst House is a two-story brick Colonial Revival dwelling. It features a gable roof, shed dormers, and a long five-bay facade. The hooded central entrance has sidelights and a fanlight transom and is flanked by tiny four-over-four sash windows. On the east side of the house is a one-story sun room and a second story sleeping porch. Edgar Broadhurst was an attorney.

GARAGE

Contributing building

Behind the house is a garage which appears to be contemporary with the house.

115. W. E. BLAIR HOUSE

306 Irving Place
1925

Contributing building

W. E. Blair was the earliest known owner of this two-story brick Colonial Revival house. He was third vice-president of the North Carolina Trust Company, assistant secretary/treasurer of City Development Company, treasurer of Southern Real Estate, and treasurer of the Irving Park Company. The Blair House has a steep gable roof, gable end chimneys, three pedimented dormers of unusual design, a five-bay facade, and an elaborate doorway with a classical entrance porch with a balustraded roof deck. One-story sun rooms with round-arched windows and balustraded roof decks project from either side of the house. Attached to the rear of the house is a porte cochere.

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GARAGE

Contributing building

Behind the house is a brick garage which appears to be contemporary with the house.

116. J. R. YOUNG HOUSE

304 Irving Place
1925

Contributing building

The Young House is a handsome two-story frame Colonial Revival dwelling with a gable roof, a dentiled cornice, weatherboard siding, a five-bay facade, and a pedimented center entrance porch. Two-story wings extend from either side of the house, and the east side is extended further by a one-story wing. (The west side wing and the one-story east side wing are additions.) J. R. Young was department manager of Cone Export and Commission Company. The front lawn is enclosed by a wrought-iron fence with brick piers.

GARAGE

Non-contributing building

Behind the house is a large one-story frame garage of more recent origin.

117. LINDON M. HUMPHREY HOUSE

210 Irving Place
ca. 1927

Contributing building

Lindon M. Humphrey, a dentist, was the first known occupant of this large brick house. The two-story house is characterized by a slate-covered gable roof, shed dormers, a six-bay facade (the west end bay of which may be an addition), and a recessed entrance porch with a pedimented surround. The three windows above the central entrance have curious wooden valance-like hoods. The west end bay features an arched four-part window on the first story and a one-story sun room extension. A simple arched porte cochere extends from the right side of the house.

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GARAGE

Contributing building

Behind the house is a brick garage which appears to be contemporary with the house.

STORAGE BUILDING

Non-contributing building

Behind the house is a frame storage building with a side shed. It appears to be a later addition to the property.

118. W. B. VAUGHT HOUSE - II

208 Irving Place

ca. 1921

Contributing building

W. B. Vaught, an employee of Cone Export and Commission Company, appears to have been the first occupant of this two-story frame house. He was first listed at this location in the 1922 city directory. The 1925 Sanborn map shows the house, but without the east wing and with the west wing shown as a two-story porch. By 1933, however, the house appears to have taken on its present form. It features a low hipped roof, a Palladian style entrance porch, and slightly recessed two-story side wings.

GARAGE

Contributing building

Behind the house is a frame garage which appears to have been the second garage, which had been built by 1933.

119. LULA M. DICKINSON HOUSE

206 Irving Place

ca. 1960

Non-contributing building

The Dickinson House is a one-story brick dwelling with a broad hipped roof, projecting end bays which flank a recessed porch, and brick corner quoins.

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120. EDGAR F. CANN HOUSE
204 Irving Place
1920
Contributing building

The Cann House is a typical Colonial Revival dwelling of the 1910s and 1920s. The two-story frame house has a gambrel roof, a shed dormer across the front, gable end chimneys, a five-bay facade, and a central Georgian Revival entrance with a segmental-arched pediment. Originally there was a porch on the west side, but it has been enclosed, and a large two-story ell has been built to the rear of the house.

GARAGE
Non-contributing building

Behind the house is a frame garage of undetermined date of construction.

121. EVA L. TURNER HOUSE
200 Irving Place
1949
Non-contributing building

This two-story brick house with two-story rear ell is in the process of being enlarged and remodelled with a pedimented center, a stuccoed surface, and decorative corner quoins.

122. J. E. ROSSELL HOUSE
1609 St. Andrews Rd.
ca. 1925
Contributing building

J. E. Rossell was the first known owner of this two-story frame gambrel-roofed house which is very similar to his earlier house at 1607 Carlisle Rd. (see #62). Though it has been sheathed with aluminum siding, it retains its essential stylistic features. In addition to its gambrel roof, the house features a gambrel end chimney, a shed dormer across the front, and a three-bay facade with a classical central entrance. The one-story porch on the north side is an addition.

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GARAGE

Contributing building

Behind the house is a frame garage which appears to be contemporary with the house.

123. SYDNEY BLUHM HOUSE
1611 St. Andrews Rd.
ca. 1925
Contributing building

The house of cotton broker Sydney Bluhm appears to have been built from the same plan as 1609 St. Andrew's Rd. (#122). This house, however, is stuccoed. Otherwise, it, too, is a gambrel-roofed two-story frame dwelling with a three-bay facade and a classical central entrance. The south side of the house has an open porch on the first story and a sleeping porch on the second.

COTTAGE

Contributing building

At the west (rear) edge of the property is a small frame gambrel-roofed cottage which appears to have been originally the garage.

124. EUGENE S. TALIAFERRO
201 Irving Place
ca. 1952
Non-contributing building

The Taliaferro House is a late Colonial Revival two-story brick dwelling with a low gable roof, gable-end chimneys, brick corner quoins, a classical central entrance on the three-bay facade, and a one-story wing on the east side.

125. EDGAR N. SNOW HOUSE
205 Irving Place
ca. 1920, 1993
Non-contributing building

Edgar N. Snow is the earliest known owner of this two-story Colonial

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Revival frame house. In 1993 the house was remodeled with changes including the stuccoing of the exterior and the addition of decorative quoins and other features. These changes have substantially altered the character of the house.

COTTAGE

Non-contributing building

This one-story frame structure was the original garage but has been remodeled and its use changed.

126. WILLIAM A. BALSLEY HOUSE
207 Irving Place
1948
Non-contributing building

The Balsley House is a one-story brick dwelling with a hipped roof, a recessed entrance, and a west side porch.

GARAGE

Non-contributing building

Behind the house is a frame garage.

127. PARRAN JARBOE HOUSE
206 Sunset Dr.
1915
Contributing building

Dr. Parran Jarboe was the original of this Mediterranean Revival-style dwelling which was designed by Greensboro architect Raleigh James Hughes. The two-story stuccoed house has a low hipped roof with widely overhanging eaves with decorative rafter ends. The three-bay facade has a classical central entrance porch with Ionic columns and a balustraded roof deck which shelters the round-arched doorway. Flanking the entrance are large round-arched windows. One-story porches with decorative latticework and elaborate classical detailing extend the living space on either side of the house. A terraced lawn leads to the front of the house. Behind the house are a garden and garden shed.

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128. DUNCAN C. CATER HOUSE

200 Sunset Dr.

1951

Non-contributing building

The Cater House is a two-story brick dwelling with classical detailing but an asymmetrical design. It features a hipped roof, corner quoins, a central recessed entrance with a Palladian window above, and one-story side wings. The rear of the center block of the house is nearly consumed with an oversized Palladian window.

GARAGE

Non-contributing building

Behind the house is a frame garage.

129. W. B. VAUGHT HOUSE - I

108 Sunset Dr.

1915

Contributing building

This Mediterranean Revival-style house has had some alterations since it was pictured in ART WORK OF PIEDMONT SECTION OF NORTH CAROLINA in 1924, but it still retains its essential character. The house is a two-story stuccoed dwelling with a red tile hipped roof, hip-roofed shingled dormers with diamond muntins, widely overhanging bracketed eaves, and casement windows. The facade features a central arched entrance, large arched windows flanking the entrance, a second story ironwork balcony, and a two-story porch wing on the west side. A terrace runs across the front of the house. A stuccoed wall borders the rear yard with its garden.

GARAGE

Contributing building

Behind the house is a large stuccoed garage and service building with a tile roof, eaves, and dormer which match those details of the house.

130. KENNETH M. BRIM HOUSE

106 Sunset Dr.

1938

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Contributing building

The Brim House is a two-story brick Neoclassical Revival style house with a gable roof, a five-bay facade, and a two-story full-facade portico with slender classical posts. The central entrance has a pedimented surround, the west side has a bay window, and the east side has an added one-story sun room.

GARAGE

Non-contributing building

Behind the house is a large frame garage which appears to be of a more recent construction date.

131. R. J. HOLE HOUSE

102 Sunset Dr.

1922

Contributing building

The Hole House is a large two-story brick Colonial Revival dwelling. It features a gable roof, gable-end chimneys (the west one pierced by a window), a five-bay facade, and a central entrance of classical influence. One-story porches on either side of the house have ironwork balustraded roof decks. A two-story wing projects from the rear of the house. Earliest known owner R. J. Hole was vice-president and manager of Southern Gas and Power Company.

GARAGE

Contributing building

Behind the house is a one-story, compatible frame garage.

132. IRVING PARK MANOR APARTMENTS

1800 N. Elm St.

1928

Contributing building

Residents were first listed at the prestigious Irving Park Manor Apartments in the 1929 city directory. The eighteen apartments in the three connected buildings were at times occupied by past or future Irving Park residents, and the basement level included rooms for

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servants. The apartments consist of three sections: the projecting center section called Irving Hall, the north wing called Stratford Hall, and the south wing called Haddon Hall. The apartments are among the finest of those built in Greensboro during the 1920s. The three-story brick buildings are wonderfully detailed with a variety of Tudor Revival stylistic conventions. Among these are half-timbering in several patterns, cut stonework accenting entranceways, diamond-muntined windows above entrances, casement windows elsewhere, a multi-colored slate roof, and a decoratively paneled central chimney. Behind the apartments initially there was a long, one-story brick garage for twenty-four cars, but it no longer remains.

133. COUNTRY CLUB APARTMENTS

1700 N. Elm St.

1937

Contributing buildings (3)

Designed by prominent Greensboro architect Charles C. Hartmann, the Country Club Apartments are architecturally distinctive in utilizing a combination of classical and modern design features. The eighty-five apartments are arranged in three separate white brick structures, which are themselves arranged in a number of projecting and receding sections to prevent visual monotony. Most sections have a modern flat roof, but these are interrupted by sections with more traditional gable roofs with chimneys and dormers. All sections have casement windows, classical stone entrance surrounds, corbeled brick cornices and string courses, and brick corner quoining. The buildings are arranged around a park-like inner court with sidewalks, benches, trees, and other plantings. Sunset Circles loops around the outside of apartment buildings, connecting at N. Elm Street with Sunset Drive and Meadowbrook Terrace. The land between Sunset Dr. and Buffalo Creek includes lightly wooded areas, two small sheds, and a gravel parking area near N. Elm Street.

134. ELM STREET BRIDGE

N. Elm St. over Buffalo Creek

1921

Contributing structure

The Elm Street Bridge appears nearly identical (except for the guard rail paneling) to the one illustrated and photographed in the ca. 1915

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promotional brochure for Irving Park. Yet the marble placque on the east guardrail bears the date of 1921. G. L. Blair was the engineer. The concrete bridge has paneled guardrails and three segmental-arched supports over Buffalo Creek, making it a picturesque structure adjacent to The Meadow (see #140).

135. **BEAVERS HOUSE**
100 Meadowbrook Terrace
1979
Non-contributing building

The Beavers House is a one-story brick dwelling with a hipped and gabled roof, brick corner quoins, and a recessed front porch.

136. **BROWN-NEALE HOUSE**
104 Meadowbrook Terrace
1939-1940
Contributing building

The Brown-Neale House is two-story brick dwelling of late Colonial Revival design. It features a low-pitched gable roof with two front cross gables, a three-bay facade with a Georgian Revival central entrance, and brick corner quoins. One-story wings project from either side of the house. This was first the home to Mrs. Mary F. Brown and Eileen M. Neale, who were secretary-treasurer and president, respectively, of Neale's Inc.

- CARPORT**
Non-contributing structure

Behind the house is an open carport.

137. **JAMES L. FRINK HOUSE**
106 Meadowbrook Terrace
ca. 1950
Non-contributing building

The Frink House is a one-story brick and frame ranch style house with a low hipped roof and brick corner quoins. Behind the house is a frame garage with a balustraded roof deck.

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138. PAUL H. HARRELL HOUSE
110 Meadowbrook Terrace
1941
Contributing building

The Harrell House is a one-story frame dwelling, a free-form version of Williamsburg Colonial Revival. It has a hipped and gabled roof, gabled dormers, a central classical entrance, a front bay window, and a projecting right front wing.

GARAGE

Non-contributing building

East of the house stands a hip-roofed frame garage which appears to be of a more recent construction date.

139. GREENSBORO COUNTRY CLUB
410 Sunset Dr.
1911-present
Contributing site

The development of the Greensboro Country Club was an integral part of the development of Irving Park. The club was incorporated on April 3, 1911. On April 22, 1911, the new club purchased 58.52 acres--which became the core of the club--from A. M. Scales for \$11,700. Covenants were included in the deed which were designed to protect both the country club in its development and A. M. Scales in his blossoming residential development that was to become Irving Park. The golf course opened in November 1912, and the first clubhouse on the site was erected ca. 1913. During the next two decades, additional land was added to the country club for expansion of the golf course, and the club property in Irving Park now constitutes approximately 111 acres. The development of the Greensboro Country Club and its recreational facilities through the years has served to ensure that Irving Park would become and remain a prestigious and exclusive residential area in Greensboro. The country club is both the psychological and the physical heart of Irving Park. A variety of resources listed below are part of the Greensboro Country Club.

CLUBHOUSE

Non-contributing building

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The present clubhouse, designed by architect William Freeman, is the fourth of those built at this site and dates from 1986-1987. It is a large one-story building with one-and-a-half-story center section and a basement level. The building has a parapeted cornice, French doors with segmental-arched transoms, and a classical front portico with a balustraded roof. Driveways and parking are found on the south and east sides of the building, and the golf course surrounds it.

GOLF COURSE

Contributing site

The eighteen-hole golf course, located on the rolling hills around the clubhouse, runs between Sunset Drive and Country Club Drive and between Edgedale Road and Lafayette Avenue, except for a section which runs southwest of Sunset Drive along either side of Lafayette Avenue. It is not clear who laid out the original course--A. W. McAlister himself may have had a hand in it--but by the mid 1920s the present course had been designed by premier American golf course architect Donald J. Ross and was constructed between then and the end of the decade. In 1932 the lake on the No. 13 fairway was built. Except for changes to holes No. 13, 16, and 18, the course continues to reflect Ross's design. Several small golf shelters are located along the course.

POOL HOUSE/POOL

Non-contributing building

Behind the clubhouse is the pool house--a ca. 1960 one-story brick building with a low hipped roof--and the swimming pool.

TENNIS BUILDING

Non-contributing building

Northeast of the clubhouse is the one-story brick 1960s tennis building with a low hipped roof and a wrap-around porch.

TENNIS COURTS

Non-contributing structure

East of the tennis building is a block of eight tennis courts enclosed

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by a chain link fence.

SERVICE BUILDINGS

Non-contributing buildings (2)

Two low, flat-roofed golf course service buildings are located southwest of the clubhouse along Sunset Drive. One is a metal building and the other is a concrete building, both dating from the 1960s. They serve as the combined golf course maintenance shed, caddy house, and cart storage shed. Their visual impact on their surroundings is diminished through the use of earth berms and wood fencing.

140. **THE MEADOW**

bet. Elm St. & Latham Rd., Meadowbrook Terrace & Buffalo Creek
ca. 1915
Contributing site

The Meadow, labeled as such in the ca. 1915 Irving Park promotional brochure, was one of the early planned park areas for the development. It is a flood plain bordered on the south side by Buffalo Creek and consists primarily of meadowland with some trees and a low stone retaining wall. The Meadow is made more picturesque by the arched Elm Street Bridge (#134) at its east end. The park continues on the south side of the creek, but this area is not a part of Irving Park.

141. **THE DALE**

bet. Edgedale Rd., Allendale Rd., Sunset Dr. & Meadowbrook Terrace.
ca. 1913
Contributing site

The Dale, labeled as such in the ca. 1915 Irving Park promotional brochure and on a 1913 map of the Greensboro area, was one of the early planned park areas for the development. It is a lightly wooded green space with a small stream running its length onto which the houses of Edgedale and Allendale roads face.

142. **HOOD PARK**

bet. Sunset Dr., Carlisle Rd., and Hood Place
ca. 1920
Contributing site

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Hood Park is another of the small parks in the older section of Irving Park. It, too, is lightly wooded and features a small stream. Robert B. Cridland's revised and enlarged plan of Irving Park (ca. 1920) shows it labeled as "Park" and laid out with curving walkways, as it is today. When the walkways were actually laid out, however, is not clear, since the 1925 Sanborn map does not indicate this as a planned park.

143. **VACANT LOT**

Lafayette Ave. at the golf course

This undeveloped tree-covered lot descends from the street toward the creek that bisects the southwest green of the golf course.

144. **VACANT LOT**

Lafayette Ave, north side

Like the one immediately to the northeast, this undeveloped lot is similar to that directly to the northeast.

145. **HOWARD HOUSE**

1907 Lafayette Ave.
ca. 1960

non-contributing building

This one-story brick house features a symmetrical composition with a central entry pavilion marked by a Colonial-Revival main entry that is flanked by expansive nine-over-nine double-hung windows.

146. **REAMS HOUSE**

1905 Lafayette Ave.
ca. 1950

non-contributing building

The Reams House is a two-story brick Colonial-Revival house distinguished by a center-bay, front-gable, two-story porch supported by square columns.

147. **LINEWEAVER HOUSE**

1903 Lafayette Ave.
ca. 1960

non-contributing building

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Intricately-detailed wrought iron posts support a full-facade porch on this one-story side-gabled brick house with flanking intersecting gable wings.

- 148 **CONE HOUSE**
1901 Lafayette Ave.
ca. 1950
non-contributing building

A one-story brick rectangle covered by a hip roof, this Colonial Revival-style house features a symmetrical composition distinguished by expansive, multi-pane wooden sash.

- 149 **EDWARDS HOUSE**
1900 Lafayette Ave.
ca. 1970
non-contributing building

Unlike its eclectic neighbors, this brick and frame contemporary ranch house features sweeping one-story composition, large windows and a carport.

- 150 **SPERBER HOUSE**
1902 Lafayette Ave.
ca. 1950
non-contributing building

This story-and-a-half brick Colonial Revival house features a symmetrical composition dominated by a five-bay center porch with an engaged roof and wooden columns. The fenestration is symmetrical and is distinguished by a Adamesque-Revival main entry with a fanlight and sidelights.

- 151 **FORMEY HOUSE**
1904 Lafayette Ave.
ca. 1970
Non-contributing building

Set on a landscaped terrace, this one-and-one-half-story brick Colonial Revival house features a symmetrical composition around a semi-circular portico supported by wooden columns. The side-gable roof contains gabled wooden dormers.

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- 152 **FRANKLIN HOUSE**
1906 Lafayette Ave.
ca. 1950
non-contributing building

This two story brick house features a one-story shed roof porch supported by wooden columns and minimal traditional details.

- 153 **VACANT LOT**
south side of Lafayette Ave.

This tree-covered lot slopes upward away from Lafayette Avenue.

- 154 **ANDREW HOUSE**
1910 Lafayette Ave.
ca. 1970
non-contributing building

Distinguished by a sweeping intersecting gable roof, this one-story brick ranch house features a glass-end front gable that opens to a northwest view of the golf course.

- 155 **VACANT LOT**
south side of Lafayette Ave.

Like the other vacant lots on Lafayette Avenue, this one features a dense tree canopy.

- 156 **PROCTOR HOUSE**
1912 Lafayette Ave.
ca. 1950
non-contributing building

Minimal Traditional in style, the one story, brick Proctor House is set high upon a terraced lawn.

- 157 **VACANT LOT**
south side of Lafayette Ave.

This vacant lot slopes sharply above the street and is shaded by a tree canopy.

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158 **RUFFIN HOUSE**

1914 Lafayette Ave.

ca. 1950

non-contributing building

This brick one-and-one-half-story L-plan house features Colonial-Revival-style details and expansive, multi-pane wooden sash.

159 **MERRITT HOUSE**

1916 Lafayette Ave.

ca. 1990

non-contributing building

A two-story, brick, neo-Chateauesque house set under a hipped roof, the Merritt House is probably of recent construction.

160 **BULLUCK HOUSE**

1918 Lafayette Ave.

ca. 1950

non-contributing building

This two-story house features a brick first story and a weatherboarded second story with an end-bay pedimented entry portico and Minimal Traditional detailing.

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STATEMENT OF SIGNIFICANCE -

Architect/Builder:

Barton, Harry
Ellis, A. Raymond
Hartmann, Charles C.
Holleyman, William C., Jr.
Hughes, Raleigh James
Keen, Charles Barton
Simmons & Sawyer

Summary:

Irving Park was developed as and remains Greensboro's premier park suburb. The development of Greensboro's most prestigious neighborhood began in 1911 when the newly incorporated Greensboro Country Club purchased a tract of 58.52 acres from Alfred M. Scales. The following year Scales began selling lots with restrictive covenants on the south side of the country club property for the erection of high-income housing. In 1914 the Irving Park Company was incorporated, and it directed the successful continued development of the neighborhood from that point to the Depression. Nationally acclaimed landscape architect John Nolen designed a comprehensive plan for Irving Park ca. 1914; around 1920, Philadelphia and Atlanta-based landscape architect Robert B. Cridland enlarged and revised Nolen's plan. Irving Park's plan emphasizes a park-like setting achieved by its curvilinear layout of tree-lined boulevards and streets, central placement of the Greensboro Country Club with its Donald Ross-designed eighteen-hole golf course, and three small wooded parks--The Meadow, The Dale, and Hood Park. The whole is enhanced by rolling hills and Buffalo Creek and its tributaries. During the 1910s, 1920s, and 1930s Irving Park saw some of the finest residential construction in Greensboro. Excellent examples of the Colonial Revival, Neoclassical Revival, Craftsman/Prairie, Tudor Revival, Mediterranean Revival, Chateausque, and French Eclectic styles architecturally represent the period of significance, 1911-1941. Many of these houses were designed by prominent local and out-of-state architects, including A. Raymond Ellis of New York, Charles Barton Keen of Philadelphia, and Charles C. Hartmann, Raleigh James Hughes, William C. Holleyman, Jr. and Harry

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Barton of Greensboro.

The Irving Park Historic District is associated with the historic context "Modern Suburbanization and Industrialization of Greensboro, 1900-1941" as discussed in "Historic and Architectural Resources of Greensboro, North Carolina, 1880-1941." Within this context, it fulfills Criterion A for listing in the National Register because of its local contributions in the area of community planning and development. It fulfills Criterion C because of its architectural significance and landscape architecture. Irving Park as a whole fulfills the registration requirements outlined in "Historic and Architectural Resources of Greensboro, North Carolina, 1880-1941" for residential neighborhoods in Greensboro as the best representative of the picturesque suburb in the city. The majority of its resources date from the neighborhood's period of significance and continue to evoke the sense of a coherent community through winding streets and planted boulevards, parks, building setbacks, and historic buildings and structures. Other property types found within the Irving Park Historic District include single-family private houses representing early twentieth-century period revival styles such as the Colonial Revival, Neoclassical Revival, Tudor Revival, Mediterranean Revival, and other styles; multiple-family dwellings represented by the Irving Park Manor and Country Club apartments; parks, including the Greensboro Country Club, The Meadow, The Dale, and Hood Park; bridges, as exemplified by the well-preserved 1921 Elm Street Bridge; and the stone entrance gates. For all of these property types, there is a high degree of integrity in terms of location, design, setting, materials, workmanship, feeling, and association.

Historical Background:

The development of what was to become the Irving Park neighborhood began with the April 3, 1911, incorporation of the Greensboro Country Club. The two primary objectives of the club, as stated in its Certificate of Incorporation, were 1) the promotion and encouragement of outdoor and athletic games and exercises, including golf, tennis, croquet, bowling, automobiling and all other forms of wholesome and healthful sports, games and amusements; and 2) the development of the property of the corporation for country homes and residences for its members and other persons (Record of Incorporations Book F, 253-254). To begin to accomplish these tasks, on April 22, 1911, the Greensboro Country Club purchased 58.52 acres of land from Alfred M. and Bessie

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T. Scales for \$11,700. This land, known as the Scales farm, was located west of N. Elm Street and north of Sunset Avenue (Deed Book 230, 21). It was described thusly in the GREENSBORO DAILY NEWS:

The property is on the crest of a ridge, and overlooks the city from one of the highest elevations in the vicinity of Greensboro. Situated in the midst of a beautiful forest of oak and pine and having on it pure water and abundance of shade, makes the spot a most inviting one and thoroughly adapted to the service to which it would be put (GDN, March 7, 1911).

This particular property was chosen, in part, upon the assurances of the Public Services Company that a street car line would be built to within 400 yards of the club property (GDN, March 7, 1911). The deed contained a set of restrictive covenants concerning the use of the property that was designed to protect the investments of both the country club and Scales. The deed also indicates that at least some of the area had been laid out by civil engineer W. B. Trogdon (Deed Book 230, 21).

A. M. Scales continued with his development plans. On December 5, 1911, he contracted with the city for a franchise and easement to extend a water and sewer line to the area (Deed Book 236, 18). On May 29, Scales executed a group of deeds to such people as Aubrey L. Brooks, Junius I. Scales, R. Jesse Mebane, H. R. Bush, and Cummins A. Mebane for lots of land along the south side of Sunset Drive, as laid out in a plat made by W. B. Trogdon Deed Book 236, 272-273, 294, 312-313, 320, 330, 331, 688). A 1913 map of Greensboro suggests that Trogdon's plat, referred to also in later deeds, covered the area west of N. Elm Street between Sunset Drive and Meadowbrook Terrace to the south, continuing along the south side of Sunset Drive to present-day Briarcliff Road, and including on the north side of Sunset Drive the 1911 country club tract and continuing eastward along present-day Irving Place to N. Elm Street (Brewer Map). Restrictive covenants were placed on these deeds which set the tone and intent for the quality of residential development that was to occur. Among these covenants were that houses had to be valued at a minimum of \$5,000; only houses and domestic outbuildings could be constructed; houses were required to have a front set-back of at least fifty feet and could not come closer than fifteen feet to any side property line; and no house could be built on a lot of less than one hundred front feet. It was also a condition of the deeds that the buyers agreed to begin

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the construction of dwellings on their lots within one year from the date of the deed. The deeds also made clear that, although these lots were based on a plat drawn by W. B. Trogdon, Scales had the right to make future changes to streets, roads, and lanes in his overall development although not to those onto which these properties abutted (Deed Book 236, 312-313, and others cited above).

These first deeds reveal the kind of people who were to populate the development that was to become Irving Park. Attorney Aubrey L. Brooks was general counsel for the Jefferson Standard Life Insurance Company. Junius I. Scales was also an attorney. R. J. Mebane was second vice-president of North Carolina Trust Company, third vice-president and assistant manager of Southern Life and Trust Company, and treasurer of Greensboro Securities Company. C. A. Mebane was vice-president of Southern Underwriters, and Harry R. Bush was president of Dixie Fire Insurance Company (Irving Park). This preponderance of insurance men was no accident. Rather, it reflected the successes of this industry in twentieth-century Greensboro. These men were all charter members of the country club (GDN, March 7, 1911).

As the first houses in the neighborhood were being constructed in 1912-1913, activity was taking place on another front. In November of 1912, the country club golf course opened (GCC Newsletter). In 1913, the club built a clubhouse, a handsome wood-shingled structure with a raised basement, a wrap-around porch with paired Tuscan columns, and a low hipped roof with widely overhanging eaves and hipped dormers. Projecting from the rear of the clubhouse was a bowling alley topped by a pergola.

On June 2, 1914, the Irving Park Company was incorporated with A. M. Scales as a major stockholder (Record of Incorporations Book D, 424-425). This was the official birth of the company that was to lead the development of Irving Park for the next several decades, although the name "Irving Park" had appeared in a deed as early as March, 1913 (Deed Book 245, 204-205).

The week after the incorporation, on June 9, 1914, A. M. Scales sold to the Irving Park Company three tracts of land, with the descriptive comment that "Out of these three tracts Irving Park has been constructed...." The lands previously sold by Scales to the Greensboro Country Club and to various individuals were excluded from the conveyance, and further, the land was sold subject to the streets already mapped out and "The Dale," a park previously created for the use of the residents of Irving Park. Presumably, it was W. B. Trogdon who had platted these streets and park (Deed Book 263, 81).

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One of the first things the Irving Park Company did after incorporation was to publish a promotional brochure. It listed A. W. McAlister as president of the company. He was president of the Pilot Life Insurance Company, first president of the Greensboro Country Club, and is often credited with having brought golf to Greensboro. Other officers listed were A. M. Scales, vice-president; R. G. Vaughn, vice-president; and R. C. Hood, Secretary and Manager. Directors, in addition to the officers, were W. E. Blair, R. J. Mebane, and H. L. Coble. The brochure included photographs of the landscape of Irving Park, several of the roads, the country club, and the stately houses of its first residents. The brochure also extolled the merits of living in Irving Park and described its present beauty as well as plans for future development of the company's nearly 350 acres. The "set of reasonable restrictions" to protect homeowners was another topic of discussion. At the end of the brochure narrative, the following announcement was made:

The leading landscape architect of the United State, Mr. John Nolen, of Cambridge, Mass., has been employed to furnish plans for and superintend the development of Irving Park (Irving Park).

John Nolen was one of America's most important early-twentieth-century planning pioneers. In 1911 he designed Myers Park in Charlotte, and this much-publicized plan was greatly admired around the country. Those who could arrange for his planning services did so (Myers Park NRN). The Irving Park Company was one of the lucky clients, and around 1914-1915 Nolen designed a plan for Irving Park. This plan incorporated the earlier work of W. B. Trogdon, but was much more comprehensive in scope. The plan covered almost all of present-day Irving Park, from N. Elm Street westward to Battleground Avenue, with curvilinear roads, parks, large lots, and landscape plantings (Nolen Plan).

In May of 1914 John Nolen spent several days in Greensboro. Following his visit, he made a brief report to the city on his general impressions of Greensboro, along with recommendations concerning the more obvious problems of city development and improvement (Nolen Report). In 1917 Nolen was invited back by the Chamber of Commerce to give a pep talk to the city's business and professional leaders on the importance of city planning. Because of heavy previous commitments, he was not making a bid for the preparation of a city plan for Greensboro. Nevertheless, he did advise that such a plan be

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undertaken (GDN, February 22, 1917). (The city proceeded to hire Charles Mulford Robinson, major proponent of the City Beautiful Movement, but he died before his plan could be completed.)

Perhaps because of Nolen's commitments elsewhere, he apparently ceased his design work for the Irving Park Company by the end of the 1910s. In his place, they hired Robert B. Cridland around 1920 to prepare additions and revisions to John Nolen's plan (Cridland Plan). Cridland was a landscape architect from Philadelphia and Atlanta, who had formerly worked for the Thomas Meehan firm outside Philadelphia. In 1916 the Vanderbilts engaged Cridland to work at their Hyde Park estate overlooking the Hudson River in New York. Between then and 1934 he developed new designs for each area of the formal gardens, along with other design work on the estate (Vanderbilt Mansion Report). In 1918 Cridland published PRACTICAL LANDSCAPE GARDENING, an enormously popular book which had gone through three editions and nine printings by 1929.

Robert Cridland's plan for Irving Park added the area of the neighborhood located north of Irving Place and east of Granville Road. This area had been previously owned by W. D. McAdoo, who in 1916 had had a plat drawn for the area, labeled as Country Club Development. Apparently McAdoo sold his property to the Irving Park Company instead of consummating his plan. Revisions to Nolen's plan included such changes as the re-drawing of some streets, the realignment of some lots, and the design of Hood Park with curvilinear walkways. While Cridland's plan made some changes to Nolen's, the general concept remained the same. The same sorts of changes were later made to Cridland's plan, though the dates and authorship of these changes are not known. Most of these minor changes took place in areas to the north, west, and south of the historic district which were not actually developed until mid-century.

On November 5, 1921, the Greensboro Country Club suffered the loss of its clubhouse to fire. The directors immediately decided to rebuild, and the following year a new clubhouse was erected (GDN, November 6, 1921). The architect of this clubhouse is not documented, but stylistically it appears to have been the work of Philadelphia architect Charles Barton Keen, who also designed the A. W. McAlister House (#87), the H. Smith Richardson House (#97), and the William Y. Preyer House (#48) in Irving Park. By the end of the 1920s, the club had also instituted a plan for the golf course designed by America's premier golf course architect, Donald J. Ross. These actions on the part of the country club reflected their positive position on the

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present and future status of both the country club and the neighborhood.

In fact, the 1920s were boom years for affluent Irving Park. The heaviest period of building in the neighborhood's history took place in the first half of the 1920s, with construction continuing, but to a lesser degree, during the second half of the decade. The Depression, however, affected Irving Park as elsewhere, and construction all but halted. Irving Park Company, itself, went into receivership, and remaining land began to be liquidated to pay the company's debts (Weill Interview). Although house construction picked up significantly during the second half of the 1930s, in 1940 the Irving Park Company was dissolved (Records of Corporations, Book Q, 531).

Throughout its period of significance (1911-1941), Irving Park was the construction site of many of the finest houses in Greensboro. Many were architect-designed and serve as excellent representatives of the various architectural styles popular during the period. The Colonial Revival, along with the related Neoclassical Revival, was the most frequently built style. Prime examples include the homes of R. J. and C. A. Mebane (#43 & 44), Lynn Williamson (#24 - Charles C. Hartmann), J. Spencer Love (#85), and Aubrey L. Brooks (#45 - A. Raymond Ellis). The second most popular style in the neighborhood was the Tudor Revival, exemplified by the Carl I. Carlson House (#52), the Van Wyck Williams House (#56), the Albert J. Klutz House (#74), and the Irving Park Manor Apartments (#132). The Mediterranean Revival was also well-represented. Of particular note are the Parran Jarboe House (#127 - Raleigh James Hughes), the Charles C. Hudson House (#67 - Charles C. Hartmann), and the Frank H. Hope House (#70). The McAdoo-Sanders-Tatum House (#110) and the Page-Scales House (#21) are both fine examples of the combined Craftsman/Prairie styles. The Herman Cone House (#84 - William C. Holleyman, Jr.) is an excellent, but lone example of the Chateausque style. In the late 1930s, several houses were built that could be described best as French Eclectic. The Thornton Brooks House (#46 - William C. Holleyman, Jr.) serves as a good representative of these houses. In addition to the above mentioned dwellings and those previously described as the work of architect Charles Barton Keen, many others throughout the district contribute to its significant character.

During World War II, no construction took place in Irving Park, and during the second half of the 1940s construction was slow. When building picked up again, its character was different. Houses tended to be smaller and represented newer styles. Since mid-century, most

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of the building activity in the Irving Park neighborhood has taken place outside the boundaries of the historic district. The few houses which have been built within the district since mid-century are upscale and do not constitute intrusions to the character of the district. Consequently, the Irving Park Historic District has remained strongly representative of the earlier periods of its development.

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GEOGRAPHICAL DATA -

Verbal Boundary Description:

The boundary of the Irving Park Historic District is shown by the heavy line on the accompanying district map.

Boundary Justification:

The boundary of the Irving Park Historic District was drawn to include that part of the Irving Park neighborhood which possesses the strongest concentration of resources from the district's period of significance, 1911-1941. Beyond the boundary, the resources are predominantly representative of the neighborhood's post-1950 development.

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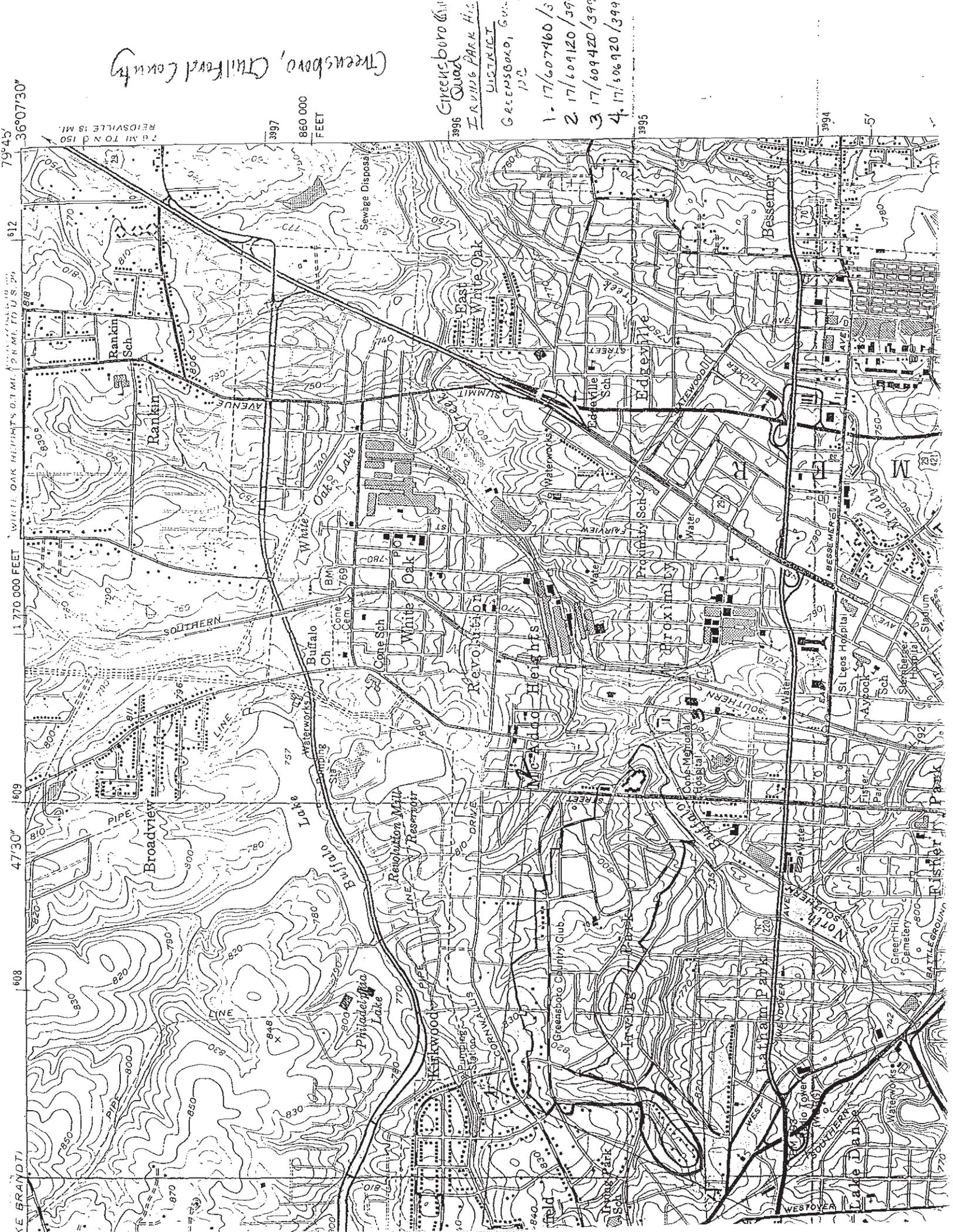
PHOTOGRAPHS -

The following information applies to all nomination photographs:

- 1) Irving Park Historic District
- 2) Greensboro, Guilford County, North Carolina
- 3) Laura A. W. Phillips
- 4) 2/94
- 5) State Historic Preservation Office

The photographs are keyed by letter to the district sketch map.

- A: 1) General view
6) View to northwest from 206 Sunset Drive across golf course to Irving Place
- B: 1) Sunset Drive
6) View to west from 206 Sunset Drive
- C: 1) Meadowbrook Terrace
6) View to northwest
- D: 1) Greensboro Country Club: golf course and clubhouse
6) View to east from Carlisle Road & Sunset Drive
- E: 1) The Meadow and Elm Street Bridge
6) View to east
- F: 1) The Dale
6) View to south
- G: 1) Robert Jesse Mebane House - I
6) View to southwest
- H: 1) J. Spencer Love House - I
6) View to north
- I: 1) Aubrey L. Brooks House
6) View to southwest
- J: 1) Carl I. Carlson House
6) View to southwest
- K: 1) Irving Park Manor Apartments
6) View to east
- L: 1) Parran Jarboe House
6) View to north
- M: 1) Alexander Worth McAlister House
6) View to northeast
- N: 1) McAdoo-Sanders-Tatum House
6) View to southwest
- O: 1) Country Club Apartments
6) View to east
- P: 1) 1907 Lafayette Ave.
6) View to north



Greensboro, Guilford County

Greensboro
 Quad
 IRVING PARK Hts.
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- 2. 17/609120/39
- 3. 17/609420/399
- 4. 17/506920/399

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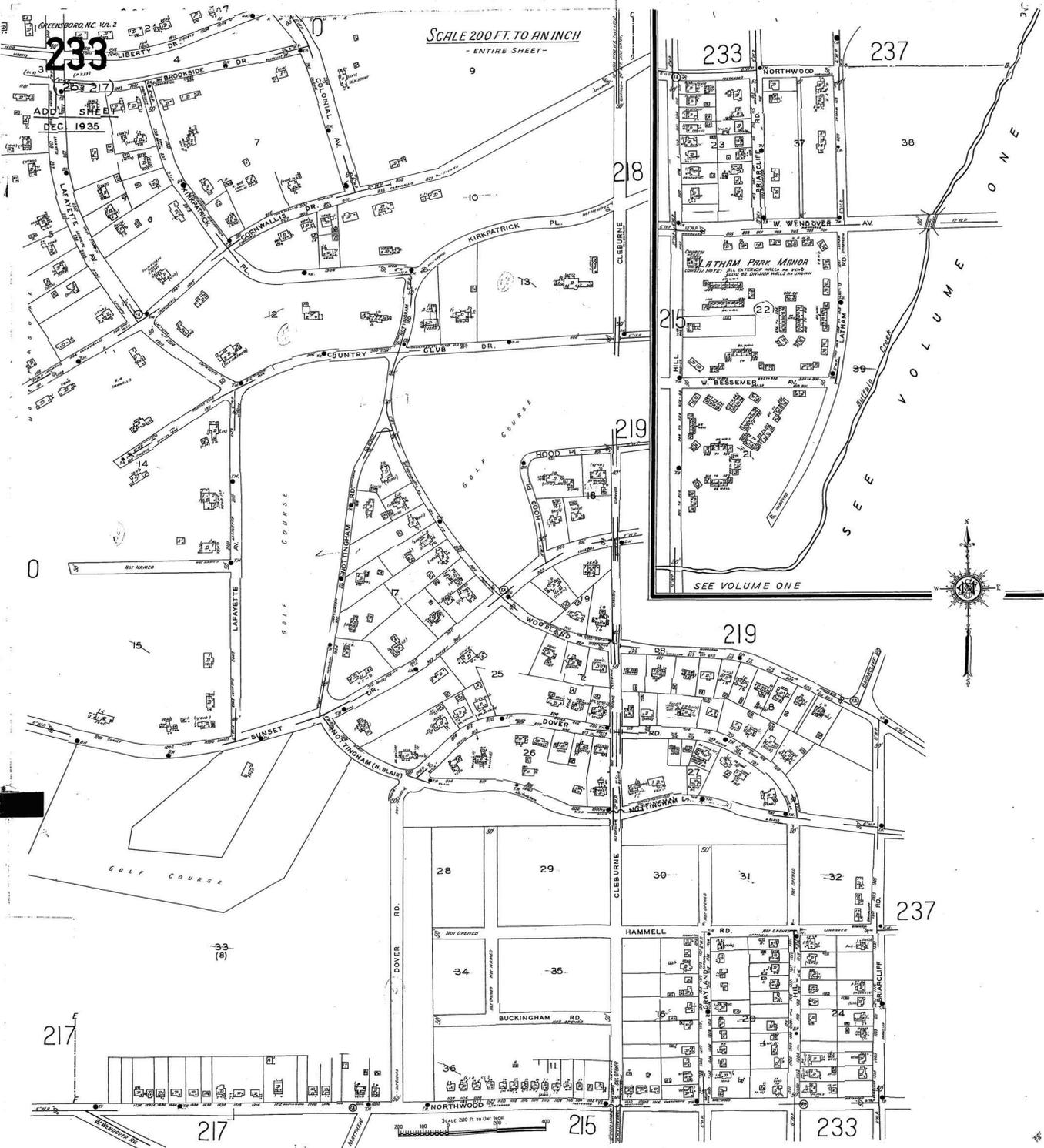
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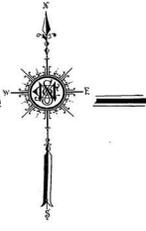
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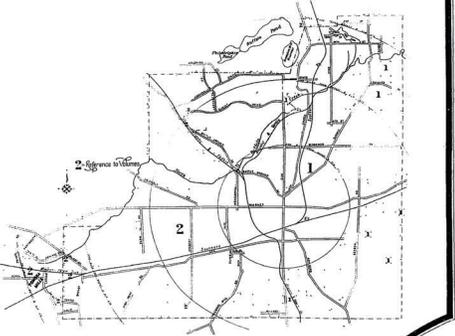
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GRAPHIC MAP
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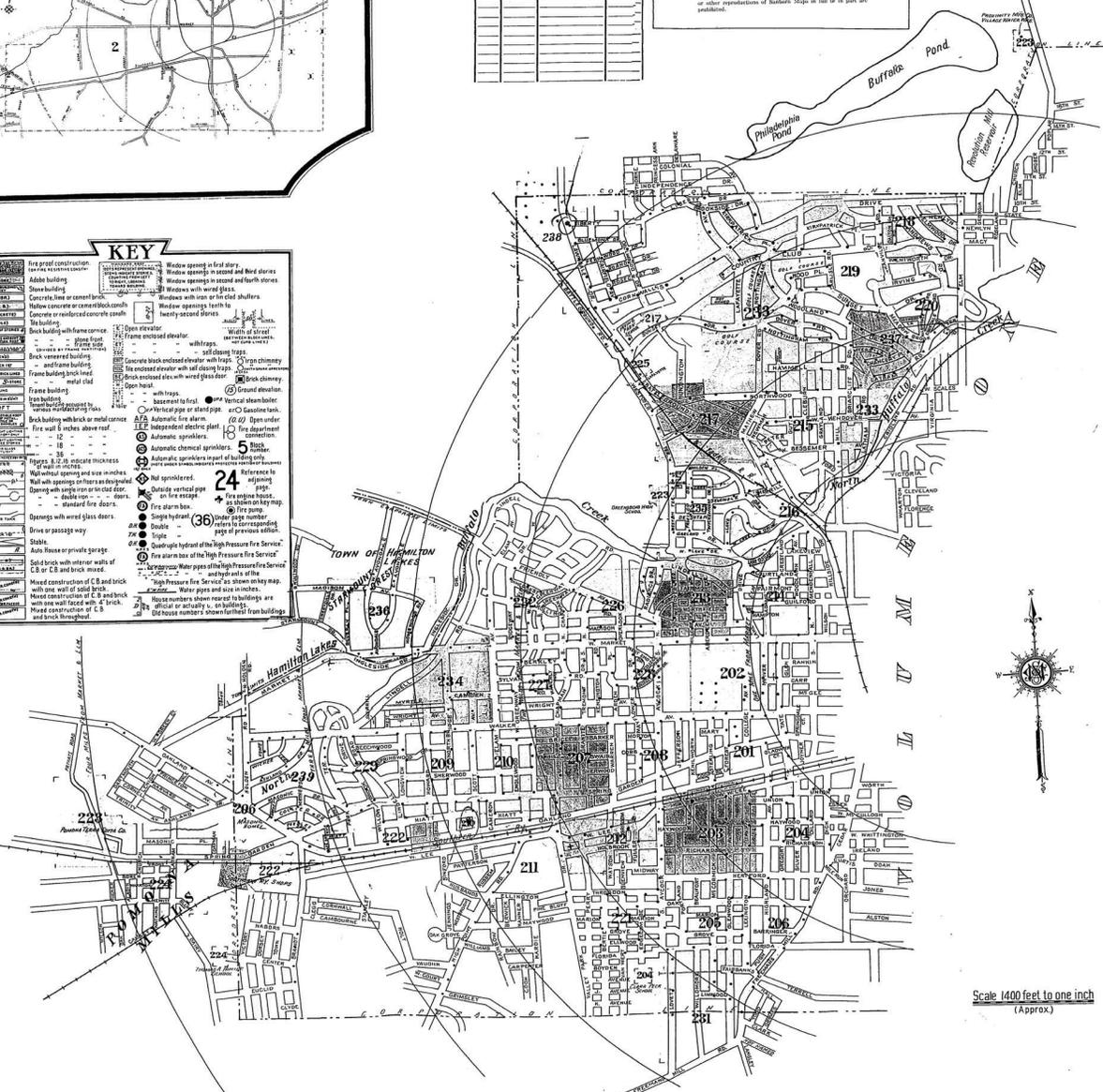
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20	1-28-36	W. B. L.	2-11-36
21	1-28-36	W. B. L.	2-11-36
22	1-28-36	W. B. L.	2-11-36

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KEY

Fire proof construction see key elsewhere	Window opening in flat slab see key elsewhere
Alkali building	Window opening in second and fourth stories
Stone building	Window opening with wood sills
Concrete, stone or cement brick	Window with iron or tin clad shutters
Yellow concrete or cement block masonry	Window openings fourth to seventh stories
Concrete or reinforced concrete masonry	Window with wood sills
Brick building with frame corners	Window with iron or tin clad shutters
Brick veneered building	Window openings fourth to seventh stories
Brick and frame building	Window with wood sills
Frame building with brick-lined	Window with iron or tin clad shutters
Frame building	Window openings fourth to seventh stories
Brick building with metal cornice	Window with wood sills
Fire wall 6 inches above roof	Window with iron or tin clad shutters
Fire wall 12 inches above roof	Window openings fourth to seventh stories
Fire wall 18 inches above roof	Window with wood sills
Fire wall 24 inches above roof	Window with iron or tin clad shutters
Fire wall 30 inches above roof	Window openings fourth to seventh stories
Fire wall 36 inches above roof	Window with wood sills
Fire wall 42 inches above roof	Window with iron or tin clad shutters
Fire wall 48 inches above roof	Window openings fourth to seventh stories
Fire wall 54 inches above roof	Window with wood sills
Fire wall 60 inches above roof	Window with iron or tin clad shutters
Fire wall 66 inches above roof	Window openings fourth to seventh stories
Fire wall 72 inches above roof	Window with wood sills
Fire wall 78 inches above roof	Window with iron or tin clad shutters
Fire wall 84 inches above roof	Window openings fourth to seventh stories
Fire wall 90 inches above roof	Window with wood sills
Fire wall 96 inches above roof	Window with iron or tin clad shutters
Fire wall 102 inches above roof	Window openings fourth to seventh stories
Fire wall 108 inches above roof	Window with wood sills
Fire wall 114 inches above roof	Window with iron or tin clad shutters
Fire wall 120 inches above roof	Window openings fourth to seventh stories
Fire wall 126 inches above roof	Window with wood sills
Fire wall 132 inches above roof	Window with iron or tin clad shutters
Fire wall 138 inches above roof	Window openings fourth to seventh stories
Fire wall 144 inches above roof	Window with wood sills
Fire wall 150 inches above roof	Window with iron or tin clad shutters
Fire wall 156 inches above roof	Window openings fourth to seventh stories
Fire wall 162 inches above roof	Window with wood sills
Fire wall 168 inches above roof	Window with iron or tin clad shutters
Fire wall 174 inches above roof	Window openings fourth to seventh stories
Fire wall 180 inches above roof	Window with wood sills
Fire wall 186 inches above roof	Window with iron or tin clad shutters
Fire wall 192 inches above roof	Window openings fourth to seventh stories
Fire wall 198 inches above roof	Window with wood sills
Fire wall 204 inches above roof	Window with iron or tin clad shutters
Fire wall 210 inches above roof	Window openings fourth to seventh stories
Fire wall 216 inches above roof	Window with wood sills
Fire wall 222 inches above roof	Window with iron or tin clad shutters
Fire wall 228 inches above roof	Window openings fourth to seventh stories
Fire wall 234 inches above roof	Window with wood sills
Fire wall 240 inches above roof	Window with iron or tin clad shutters
Fire wall 246 inches above roof	Window openings fourth to seventh stories
Fire wall 252 inches above roof	Window with wood sills
Fire wall 258 inches above roof	Window with iron or tin clad shutters
Fire wall 264 inches above roof	Window openings fourth to seventh stories
Fire wall 270 inches above roof	Window with wood sills
Fire wall 276 inches above roof	Window with iron or tin clad shutters
Fire wall 282 inches above roof	Window openings fourth to seventh stories
Fire wall 288 inches above roof	Window with wood sills
Fire wall 294 inches above roof	Window with iron or tin clad shutters
Fire wall 300 inches above roof	Window openings fourth to seventh stories
Fire wall 306 inches above roof	Window with wood sills
Fire wall 312 inches above roof	Window with iron or tin clad shutters
Fire wall 318 inches above roof	Window openings fourth to seventh stories
Fire wall 324 inches above roof	Window with wood sills
Fire wall 330 inches above roof	Window with iron or tin clad shutters
Fire wall 336 inches above roof	Window openings fourth to seventh stories
Fire wall 342 inches above roof	Window with wood sills
Fire wall 348 inches above roof	Window with iron or tin clad shutters
Fire wall 354 inches above roof	Window openings fourth to seventh stories
Fire wall 360 inches above roof	Window with wood sills
Fire wall 366 inches above roof	Window with iron or tin clad shutters
Fire wall 372 inches above roof	Window openings fourth to seventh stories
Fire wall 378 inches above roof	Window with wood sills
Fire wall 384 inches above roof	Window with iron or tin clad shutters
Fire wall 390 inches above roof	Window openings fourth to seventh stories
Fire wall 396 inches above roof	Window with wood sills
Fire wall 402 inches above roof	Window with iron or tin clad shutters
Fire wall 408 inches above roof	Window openings fourth to seventh stories
Fire wall 414 inches above roof	Window with wood sills
Fire wall 420 inches above roof	Window with iron or tin clad shutters
Fire wall 426 inches above roof	Window openings fourth to seventh stories
Fire wall 432 inches above roof	Window with wood sills
Fire wall 438 inches above roof	Window with iron or tin clad shutters
Fire wall 444 inches above roof	Window openings fourth to seventh stories
Fire wall 450 inches above roof	Window with wood sills
Fire wall 456 inches above roof	Window with iron or tin clad shutters
Fire wall 462 inches above roof	Window openings fourth to seventh stories
Fire wall 468 inches above roof	Window with wood sills
Fire wall 474 inches above roof	Window with iron or tin clad shutters
Fire wall 480 inches above roof	Window openings fourth to seventh stories
Fire wall 486 inches above roof	Window with wood sills
Fire wall 492 inches above roof	Window with iron or tin clad shutters
Fire wall 498 inches above roof	Window openings fourth to seventh stories
Fire wall 504 inches above roof	Window with wood sills
Fire wall 510 inches above roof	Window with iron or tin clad shutters
Fire wall 516 inches above roof	Window openings fourth to seventh stories
Fire wall 522 inches above roof	Window with wood sills
Fire wall 528 inches above roof	Window with iron or tin clad shutters
Fire wall 534 inches above roof	Window openings fourth to seventh stories
Fire wall 540 inches above roof	Window with wood sills
Fire wall 546 inches above roof	Window with iron or tin clad shutters
Fire wall 552 inches above roof	Window openings fourth to seventh stories
Fire wall 558 inches above roof	Window with wood sills
Fire wall 564 inches above roof	Window with iron or tin clad shutters
Fire wall 570 inches above roof	Window openings fourth to seventh stories
Fire wall 576 inches above roof	Window with wood sills
Fire wall 582 inches above roof	Window with iron or tin clad shutters
Fire wall 588 inches above roof	Window openings fourth to seventh stories
Fire wall 594 inches above roof	Window with wood sills
Fire wall 600 inches above roof	Window with iron or tin clad shutters



Scale 1/400 feet to one inch
 (Approx.)

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Mock, Judson, Voehringer Company Hosiery Mill

Greensboro, Guilford County, GF7093, Listed 3/28/2011

Nomination by April Montgomery and Ellen Turco

Photographs by April Montgomery, March and April 2010



Front view



Front and north side view

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Mock, Judson, Voehringer Company Hosiery Mill
other names/site number Mojud Hosiery Company, Rolane Factory Outlet Store

2. Location

Street & number 2610 Oakland Avenue not for publication N/A
city or town Greensboro vicinity N/A
State North Carolina code NC county Guilford code 081 zip code 27403

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination
request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic
Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property meets
does not meet the National Register criteria. I recommend that this property be considered significant
 nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date
North Carolina Department of Cultural Resources

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See Continuation sheet
for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register.
 See continuation sheet
 determined eligible for the
National Register.
 See continuation sheet
 determined not eligible for the
National Register.
 removed from the National
Register.
 other,
(explain:)

Signature of the Keeper _____
Date of Action _____

Mock, Judson, Voerhinger Company Hosiery Mill
Name of Property

Guilford, North Carolina
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of Contributing resources previously listed in the National Register
N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

INDUSTRY/manufacturing facility

Current Functions
(Enter categories from instructions)

VACANT

7. Description

Architectural Classification
(Enter categories from instructions)

Modern Movement: Moderne

Materials
(Enter categories from instructions)

foundation CONCRETE
walls CONCRETE
BRICK
roof WOOD
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** moved from its original location.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

INDUSTRY

Period of Significance

1927- ca. 1956

Significant Dates

1927, 1928, 1930, 1936, 1938

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- Previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Mock, Judson, Voehringer Company Hosiery Mill
Name of Property

Guilford, North Carolina
County and State

10. Geographical Data

Acreage of Property 8.76 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>17</u> Zone	<u>604860</u> Easting	<u>3991260</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title April Montgomery
organization Circa, Inc date May 11, 2010
Street & number PO Box 28365 telephone 919-219-1530
city or town Raleigh state NC zip code 27611

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of SHPO or FPO.)

Name Octagon Partners
Street & number 126 Garrett Street telephone 434-760-2430
city or town Charlottesville state VA zip code 22902

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number: 7 page: 1

Mock, Judson, Voehringer Company Hosiery Mill
Guilford County, North Carolina

Site Description

The Mock, Judson, Voehringer Company Hosiery Mill is located at 2610 Oakland Avenue, approximately two and a half miles southwest of downtown Greensboro. Greensboro is the county seat of Guilford County and the eastern anchor of the Triad region of the North Carolina piedmont.

Mock, Judson, Voehringer Company Hosiery Mill sits on an 8.76-acre parcel encompassing the entire city block bounded by Hiatt Street to the north, South Lindell Road to the west, Oakland Avenue to the south, and Howard Street to the east. The Southern Railway line runs parallel to Oakland Avenue on its south side. The mill façade faces Howard Street and is set back from the street approximately twenty-five feet; the width of the sidewalk, planting medians and entrance steps. The mill's long narrow footprint stretches approximately 650 feet west to South Lindell Road. A one-story, brick, flat-roof retail store addition is attached to the south side of the main block and is flush with the façade of the mill. The a two-story brick and concrete boiler house sits near the northeast corner of the mill and is separated from the main building by a driveway. A parking area is located north of the mill and extends to the corner of Hiatt and Howard streets and stretches west beyond the boiler house. West of the boiler house on the north side of the mill, and the entire remaining portion of the parcel on the south side of the mill, is vacant land with overgrown vegetation. The southeast corner of the parcel is less overgrown with exposed clay soil where a baseball diamond was located during the mill's operation.

A 1952 Sanborn map shows five structures on the parcel: the mill, the 1927 boiler house, an undated general storage building likely constructed with the 1930 addition, a cooling tower east of the storage building, and what appears to be a carpentry/storage shed at the southwest corner of the parcel. Both the boiler house and the storage building were attached to the main mill by walkways. The cooling tower, carpentry/storage shed and general storage building are no longer extant.

Mock, Judson, Voehringer Company Hosiery Mill, ca. 1927 - ca. 1938

Contributing

The Mock, Judson, Voehringer Company Hosiery Mill was constructed in five phases: 1927, 1928, 1930, 1936, and 1938. The main mill building is a two-story, flat roof, industrial building of concrete and steel construction. The original 1927 portion of the building is nine bays wide and six bays deep with its façade fronting Howard Street. The central portion of the five-bay façade is set off from the flanking bays by brick pilasters. The center portion also has a stepped parapet with cast stone coping and cast stone sign panel bearing the name "Mock Judson Voehringer Co." A double-leaf entry, flanked by brick pilasters with cast stone capitals, is located at the north end of the central bay. A set of six concrete steps with metal hand rails rises to the entry. The façade is clad in tapestry brick that wraps to cover the first bay of the north and south elevations. Early drawings and photographs show paired full-height, steel frame awning windows on the façade. These windows appear between the exposed concrete vertical wall piers and floor and roof plates on the side elevations. No original windows are visible on the 1927 portion of the building covered by the store addition. The window openings on the north and south elevations have been bricked-in and the east (façade) elevation windows are covered with corrugated

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Mock, Judson, Voehringer Company Hosiery Mill
Guilford County, North Carolina

metal. A ca. 1970 frame deck with shingled roof and a handicap access ramp is located off the north elevation.

The production area of the mill was expanded three times. The 1928 and 1930 expansions matched the original design of the mill with exposed concrete structure on the exterior, poured concrete and steel interior supports, flat roof, and full height steel frame windows. The 1928 addition, at approximately 35,000 square feet, stretches nine bays deep. The 1930 addition, at 22 bays deep, was the mill's most substantial addition adding approximately 50,000 square feet.

Three, two-story brick and concrete stair towers project from both the north and south elevations at the junction of the 1928, 1930 and 1936 additions. Each tower on the north elevation is two bays wide and has a tunnel "pass-through" at ground level for vehicular traffic. The easternmost tower is flush with the roof line of the main block while the other two have slightly lower rooflines. Bricked-in window openings are visible on each tower. The easternmost tower has two original metal windows on its south elevation.

The stair towers on the south side of the main block are full height and solid without drive-through tunnels. The eastern tower is two bays wide by three bays deep and the western tower is two bays wide by two bays deep. Each tower on the south side of the main block retains its original metal casement windows.

The 1936 addition of eight bays brought the mill to its western terminus at Lindell Avenue and added 25,000 square feet. The 1936 wing is slightly different in finish with solid brick exterior walls and smaller windows. Like the earlier sections of the mill, these windows have been removed and their openings bricked-in. Changes in brick material and pattern identify where these openings were. The rear elevation of the 1936 addition, fronting Lindell Avenue, has double doors and a pulley system on the roof which was used for loading and unloading raw and finished materials.

The addition of the store in 1938 introduced a retail function – as it was used to showcase products produced at the mill – to an otherwise industrial site. The storefront addition was adjacent to the façade on the south side of the mill. The one-story load-bearing brick building is distinctly different from the mill in its construction and stylized Art Moderne facade. The façade has a flat parapet roofline with concrete coping, rounded corners, and glass block storefront windows with cast stone sills. There is a recessed sign panel in the frieze. The brickwork consists of alternating courses of projecting bricks. The entry retains its double-leaf glass and metal doors. A concrete sidewalk leads to concrete entry stairs flanked by brick knee walls with cast stone tops. Metal rails are a later addition. A large lettered sign sits above the entry.

The most significant change to the exterior of the mill is the brick in-fill of the window openings. The exact date of this alteration is unknown, but it likely occurred in the 1940s. The infill of the windows was related to mechanical advances within the mill. One of the knitting looms used for the production of

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Mock, Judson, Voehringer Company Hosiery Mill
Guilford County, North Carolina

Mojud hosiery required a controlled temperature to operate correctly. Even a slight variation in temperature would cause the machine to recalibrate and throw-off the stitch. Initially, ice was laid across the roof of the entire mill to cool the production floor, but this method was not consistent in controlling the interior temperature. Air-conditioning was added to the mill and the window openings were bricked-in for the purpose of temperature control. This occurred sometime between 1938 when the storefront was added (there are photos of the storefront and the windows are still present) and 1952 when the air-conditioning is noted on the Sanborn map.

Interior

The interior of the Mock, Judson, Voehringer Company Hosiery Mill is largely unaltered. The original 1927 portion of the mill's interior retains the original entry vestibule and stairwell with a solid tongue-and-groove board balustrade topped with a rounded handrail and anchored by square newels with square caps. A storage room is under the landing. The two-story entry vestibule is two-bays wide and just deep enough to enclose the stair. The interior walls of the vestibule are painted brick. A painted, fireproof, metal door on the west wall of the vestibule accesses the main mill floor.

The main floor space of the 1927 portion is comprised of a large open space. The floor is poured concrete. Vertical steel I-beams support the ceiling structure of horizontal steel I-beams. Laid perpendicular to the ceiling I-beams are wood planks that make up the floor system of the second story. The exterior walls are brick, and the in-filled window openings are discernable. The interior of the three subsequent additions is large open space of poured concrete floors, walls and ceilings and reinforced concrete support beams throughout. Concrete block firewalls divide the first floor by phases of construction. At each junction the stairwells project from the main block and often include offices or storage rooms within their footprint. Some of these projections have been altered with interior frame partitions finished in drywall.

The east freight elevator is located to the south of the metal door and is accessed directly from the mill floor. The interior walls that once divided the former office, located in the northeast corner of the 1927 structure, from the mill floor have been removed, but their footprint is discernable in the original white, green, and black basket weave ceramic tile floor that remains.

The second level of the 1927 portion of the building has been divided into offices with frame interior construction finished in drywall, composite wood paneling, dropped acoustic tile ceilings and carpet over wood floor. The upper level of the 1928, 1930 and 1936 additions to the mill read as one cavernous space and have poured concreted floors, ceilings and support beams. Duct work from the cooling system and hardware used for moving machinery on the mill floor remain intact and affixed to the ceiling. Throughout the mill original interior and exterior doors, stairs and elevators remain.

The interior of the store consists of a large open retail space. The wall surfaces are exposed brick; the floor is poured concrete. A series of four sets of paired square metal posts run down the center of the

**United States Department of the Interior
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Mock, Judson, Voehringer Company Hosiery Mill
Guilford County, North Carolina

room and support the metal roof trusses. At the rear (west end) of the store is a partially plastered brick partition wall that separates the main floor from a smaller work or office area.

Boiler House, ca.1927

Contributing

The Boiler House is located north of the mill and is separated from the main block by a driveway. It is built into the grade of the site such that it reads as one-story in height from the northeast parking lot, but is less than three-feet in height from the driveway. It can be accessed from two doors on its north elevation, or through a tunnel directly from the mill. The boiler house is a reinforced concrete-frame structure in-filled with brick. The roof is flat with terra cotta coping on a shallow parapet. On the north side of the boiler house, facing the paved parking lot, there is a "frieze" made up exposed concrete rafter ends projecting through the concrete roof plate. Metal sash clerestory windows line the south wall of the structure. Original machinery remains in the boiler house, but is obscured by approximately four-feet of standing water. Attached to the southeast corner of the boiler house is a massive brick chimney, three stories in height.

Integrity Assessment

The integrity and condition of the Mock, Judson, Voehringer Company Hosiery Mill is good. The building retains its original materials, massing, and interior arrangement. While the original windows have been removed, the openings are easily discernable and the brick sills have not been altered on the lower level. Because the original window openings are in-filled with brick, as opposed to concrete, the original rhythm of fenestration is discernable. The boiler house also retains its original massing, materials, and location. The boiler house continues to convey its purpose as an auxiliary support building to the mill.

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Mock, Judson, Voehringer Company Hosiery Mill
Guilford County, North Carolina

STATEMENT OF SIGNIFICANCE

The Mock, Judson, Voehringer Company Hosiery Mill, located at 2610 Oakland Avenue in the southwest part of Greensboro, fulfills National Register Criterion A for industry for its important association with the textile industry in Greensboro. The mill's period of significance spans from its initial construction in 1927 to the mid-1950s (ca. 1956) when the company was sold. The Mock, Judson, Voehringer Company was a leading employer in Greensboro during the period of significance.

The complex consists of an approximately 120,000 square-foot hosiery mill building constructed with a reinforced concrete structural system. Built in five stages beginning in 1927, there were additions in 1928, 1930, 1936 and 1938. North of the main building is the 1927 boiler house, built partially below grade, and a massive three-story red tiled chimney at the southeast corner of the boiler house. The original power-generating machinery remains within the boiler house. The final addition was a retail store added on the south wall of the main block. The one-story brick addition is an Art Moderne-style building with glass block storefront windows and rounded corners.

The Mock, Judson, Voehringer Company Hosiery Mill retains a good degree of physical integrity. The building retains its original massing and materials; the interior is a series of cavernous open spaces built to accommodate textile machinery. The original window openings have been in-filled with brick, yet fenestration patterns remain easily discernable. In terms of physical integrity and local historic significance, the Mock, Judson, Voehringer Company Hosiery Mill compares with Greensboro's surviving and intact monolithic textile mill buildings, Proximity Print Works (built 1912), Revolution (built 1900-1915, National Register 1984) and White Oak Mills (built 1902 to 1905), all located in the northeast portion of the city.

The Origins of the Textile Industry in North Carolina

A nascent textile industry emerged in North Carolina in the post-bellum period. The region's rolling terrain and rivers provided power, and the recently arrived North Carolina Railroad in 1856 provided a means for transporting goods to distant markets. There was also the proximity of raw materials and the availability of cheap labor as thousands were displaced and looking for work after the societal disorganization caused by the war. This set of circumstances attracted Northern manufacturers who rapidly developed all sorts of steam-powered industries, transforming the central region of the state in particular from a collection of crossroads towns and family farms into thriving industrial centers.

The pace of industrialization in North Carolina quickened after 1900 with the availability of electric power. This trend is illustrated by the increase in value of manufactured goods over time. In 1900 the state's total output of manufactured goods was 95 million dollars annually; by 1910 that figure had more

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Mock, Judson, Voehringer Company Hosiery Mill
Guilford County, North Carolina

than doubled to 217 million. By 1930 the state's total annual value of manufactured goods was 1.3 billion dollars (Lefler and Newsome 534-535). This explosive growth in statewide industrial production is seen within the subset of the textile production as well. "Textiles" is a broad category that came to include the production of yarn, knit goods (hosiery), silk and rayon products, denims, woolens, cordage and twine, and also cloth finishing processes such as bleaching, dyeing and printing. The total value of textile manufacture increased more than 15 times from 1900 to 1951 from approximately 30 million dollars annually to 2.6 billion. During that same time span the number of workers employed by the textile industry grew from 32,000 to 210,000. Textiles were North Carolina's largest industry followed by tobacco, food production, chemicals, lumber, paper and furniture. By mid-century North Carolina had emerged as the leading industrial state in the southeast, and the nation's largest producer of textiles (Lefler and Newsome 536).

Textile Industry in Greensboro ca. 1890 through ca. 1956

For the geographical and social reasons noted above Greensboro was ideal for the growth of the textile industry. Known as the "Gate City" due to the convergence of several important railroads, the city's population and business community grew rapidly between 1880 and 1950. Census records list a population of 3,017 in the late 1880s; 16,000 by 1910; 45,000 by the mid-1920s; and 60,000 in the 1940s (Brown 25; "Brief History"). Greensboro's industrial economy grew concomitantly with its population. Between 1884 and 1904 more than forty new manufacturers, including textiles, clay products and furniture were established (Revolution Cotton Mills National Register nomination 8.4). In southwest Greensboro the Pomona Terra Cotta Finishing Company and the Pomona Cotton Mill (both now demolished) opened in 1886 and 1897 respectively. However, it was the textile industry that emerged as Greensboro's largest, and as architectural historian Marvin Brown states in his history of the city, "the major industrial force in Greensboro in the late nineteenth century, and well into the twentieth century, was the textile mill empire of Moses and Ceasar Cone" (Brown 31).

Moses and Ceasar Cone were the sons of successful Baltimore wholesale grocer and Hungarian immigrant Herman Cone. Their first venture into the textile industry was part ownership of the C. E. Graham Manufacturing Company in Asheville, North Carolina (later renamed the Asheville Cotton Mills) in 1887. The brothers continued to acquire ownership or part ownership of mills in Salisbury, Gibsonville, Hillsborough, Haw River, and Forest City. In 1891 they established the Cone Export and Commission Company in New York City. The company headquarters relocated to Greensboro a few years later. Its purpose was to stimulate the southern cotton textile industry and keep its profits within the state. The Cones' success in their endeavors paved the way for the explosive growth of the textile industry in Greensboro. Cone-owned mills across North Carolina produced a variety of cotton products

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Mock, Judson, Voehringer Company Hosiery Mill
Guilford County, North Carolina

including denims, flannels, broadcloths, ticking and upholstery fabric. The company's Greensboro plants produced and finished cotton denim.

Other firms took note of the favorable conditions in Greensboro and a "second wave" of large-scale textile operations occurred during the mid-1920s. Archival records also indicate the presence of numerous "mini-mills" (1929-1952 Sanborn maps show ten) that operated on the upper level of commercial buildings or in small stand-alone mill buildings of less than 30,000 square feet. The Mock, Judson, Voehringer Company Hosiery Mill (MJV) began production at its Greensboro facility on April 15, 1927. The Burlington Mills Company, a producer of rayon products, moved their headquarters from Burlington to Greensboro in 1935, nine years after the establishment of the MJV Company, and more than three decades after the Cones first arrived in Greensboro. Like the Cone-owned mills and MJV, Burlington became a major employer in the town and a significant producer nationally. The Burlington Mills Hosiery Mill located on South Elm-Eugene Street still stands and is currently used as a facility of the Wrangler Apparel Corporation. The building has been modernized and had many additions and does not retain a high degree of architectural integrity.

History of Mock, Judson, Voehringer Company in Greensboro

In 1926 Bernard Mock, Nathaniel Judson and John K. Voehringer formed the Mock, Judson, Voehringer Company of NC, Inc. The company was formed for the production of hosiery, something the three men had done together at a large mill they owned on Long Island, New York. Their exact reasons for expanding south are not known; however, they would have followed a well-established trail of northern industrialists. By the mid-1920s the company was a latecomer to Greensboro's textile patrimony dominated by the Cone family. The MJV Company built a mill constructed of reinforced concrete, a 10,000 square foot building at 1004 Howard Street (now 2610 Oakland Avenue) in 1927. The mill employed fourteen employees at first, including company president and onsite manager Voehringer. The mill was expanded in 1928 and was producing over four million pairs of silk hosiery annually by 1929 when employment increased to 600 workers (*Greensboro Daily News* 1-30-1930). The mill was expanded again in 1930, 1936, and 1938, until the complex was complete at around 140,000 square feet.

Interestingly the MJV plant was built without the mill-owned worker housing erected in conjunction with many large-scale mills in North Carolina prior to the 1930s. The Cone mills adhered to this model of paternalism, erecting their first mill village in Greensboro called "Coneville" in the early 1890s and also building extensive mill villages at their three major Greensboro textile mills, Proximity, Revolution and White Oak. Greensboro city directories indicate that the MJV Company workers were concentrated in the nearby Lindley Park and Highland Park subdivisions suggesting that the company allowed the booming Greensboro housing market to provide for their employees. In the post-Depression years, the

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trend was for owners to divest of mill villages in favor of worker ownership. By 1950, 83 mills in North Carolina sold off at a least some worker housing (Lefler and Newsome 538). Statewide, mills built after 1930 were less likely to be built with worker housing. The early leadership at MJV clearly foresaw this trend. However, the ownership of the MJV plant did provide other services related to the health and comfort of their workforce such as a cafeteria (thought to be located within the 1930 addition), an on-site nurse, and recreational sports leagues. The company sponsored a semi-professional baseball team, the Mojud Nighthawks; the baseball diamond is visible at the southeast corner of the property in a 1930s aerial photograph (*Mojud Singer* 1937).

The MJV's Greensboro plant successfully navigated the Great Depression that followed the stock market crash of 1929. The Cones refrained from any further expansion throughout most of the 1930s and were forced to curtail production at their Greensboro plants as the Depression wore on. However, MJV continued to expand its physical plant through the Depression. According to a 1937 edition of the *Mojud Singer*, a company promotional magazine known to be published monthly from ca. 1930 through at least 1941, the company employed more than 600 people in 1930, after completion of the second addition. The corporate publication also states that the plant employed 1,350 workers in 1937. The employment figures in the 1944 edition of *The North Carolina Directory of Manufacturing Firms* are more modest. The *Directory* lists the MJV Company's Greensboro plant with between 701 and 800 employees. It is not known if the difference in numbers is due to the effects of World War II. However, the lower *Directory* statistics still place the MJV Company as the largest manufacturer in the category of "knitting mill" in Guilford County. Only the Cone family-owned cotton textile mills of White Oak (2001-2500 employees), Proximity and Revolution (both with 1001-1500 employees) were larger.

The MJV hosiery mill was not immune to the labor disputes that pervaded the industry. The National Labor Relations Act of 1935, commonly referred to as the Wagner Act, protected workers' rights to bargain collectively and form unions. Subsequent to the Act's passage, The National Labor Relations Board (NRLB) was created to enforce the law, protecting workers and unions against unfair labor practices and overseeing corporate activities regarding labor organizations (www.enotes.com). On April 12, 1937 the Supreme Court of the United States sustained the Act as constitutional. Charges filed by the American Federation of Hosiery Workers, North Carolina District, against the Mock, Judson, Voehringer Company in the fall of 1937 asserted that the mill engaged in unfair labor practices. Specifically, the company was accused of the distribution of anti-union literature, firing of employees on the basis of their union membership and the removal of organizers attempting to distribute union literature outside the mill's Greensboro facility. On July 7, 1938 the National Labor Relations Board reviewed the case and found the company had engaged in unfair labor practices [Mock, Judson, Voehringer Company, 8 N. L. R. B. 133 (1938)]. The rulings of this case are referenced in many subsequent NRLB findings, many of which involved the MVJ Company into the 1940s.

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Mock, Judson, Voehringer Company Hosiery Mill
Guilford County, North Carolina

By the late 1930s “Mojud,” the industry name for the sheer ladies stockings produced by the MJV Company, followed the industry trend and transitioned from silk to nylon garments, resulting in a tear resistant product. The company partnered with DuPont in developing this fabric. It was one of many innovations brought to the hosiery industry by the corporation. In addition to a series of patents for machinery related to the hosiery industry, the Greensboro plant was the first firm to install picot top and heel attachments, the first company in the South to knit chiffon hosiery and among the first hosieries to use the full fashion method of knitting. “Full fashioned” referred to hosiery that was knitted on a special machine which resulted in a more formed and fitted stocking (Lyerly Full Fashioned Mill National Register nomination 8.2; Arnett 183-184).

Not much is known about personal lives of the mill’s founders. It is known that John K. Voehringer resided in town and lived the life of a Greensboro industrialist. He built a large Tudor Revival-style home in at 803 Hood Place in Irving Park, the city’s most exclusive neighborhood. Voehringer also served as the President of the Greensboro Chamber of Commerce during World War II, and had an endowed chair of economics named after him at Guilford College.

In 1940 the mill dedicated 10% of its production to nylon hosiery, but the nylon and silk production quickly came to a halt when the United States entered World War II and all available silk and nylon was redirected to the production of parachutes. During the war the MJV plant switched to rayon hosiery, which was less desirable because it produced a coarser finish. In September 1944 the stockholders of the Mock, Judson, Voehringer Company voted to formally change the name of the company to the Mojud Hosiery Company, Incorporated. By 1947 the company was operating four mills under the “Mojud” brand name in Long Island; Decatur, Georgia; and Wilmington and Greensboro, North Carolina.

After the war ended, Mojud focused on the production of nylon hosiery and diversified its operations by entering the field of rayon and nylon lingerie and pajamas. By 1948 Mojud Hosiery Company’s Greensboro plant employed between 500-1000 employees, making it the second largest knitting mill in the state behind the Hanes Hosiery Mill in Winston-Salem (1948 *Directory*). In the 1950s Mojud employed more than 2,000 employees at the Greensboro facility. In terms of an individual mill operation, this number is comparable to the 8,000 employed at this time by the three, Cone-affiliated mills at its Proximity, Revolution and White Oak mills, making Mojud Hosiery Company a major employer within Greensboro. By 1955, Mojud was producing more than 19 million pairs of nylon hosiery annually (Catlett 126).

Thanks to a nationwide advertising campaign that included famous spokeswomen such as Rita Hayworth, Ginger Rogers and Virginia Mayo, and the creation of a fictional cupid-like character, the Mojud Man, by noted American cartoonist and advertising illustrator Vic Herman (1919-1999), the company enjoyed widespread brand-recognition. It was counted among Greensboro’s most notable

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companies, and was featured on a ca. 1930 postcard published by Graycraft Card Co. of Danville, Virginia promoting the city along with Cone Mills Denim, Jefferson Standard Life Insurance and Vicks VapoRub. In an attempt to capitalize on the successes of the Mojud Mill in Greensboro, Kayser-Roth, a Burlington hosiery maker, bought the Mojud Hosiery Company sometime between 1956 and 1957. Kayser-Roth produced Rolane stockings and other brands at the mill until 1972. The building was mostly empty after that, except for a section kept open as the Rolane Factory Outlet Store, which closed in 1999. The mill has been vacant for the past decade.

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Mock, Judson, Voehringer Company Hosiery Mill
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Mock, Judson, Voehringer Company Hosiery Mill
Guilford County, North Carolina

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Mock, Judson, Voehringer Company Hosiery Mill
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Section 10/Geographical Data

Verbal Boundary Description

The boundary of the Mock, Judson, Voehringer Company Hosiery Mill property is the 8.76-acre parcel #7854321436 in Greensboro, North Carolina.

Boundary Justification

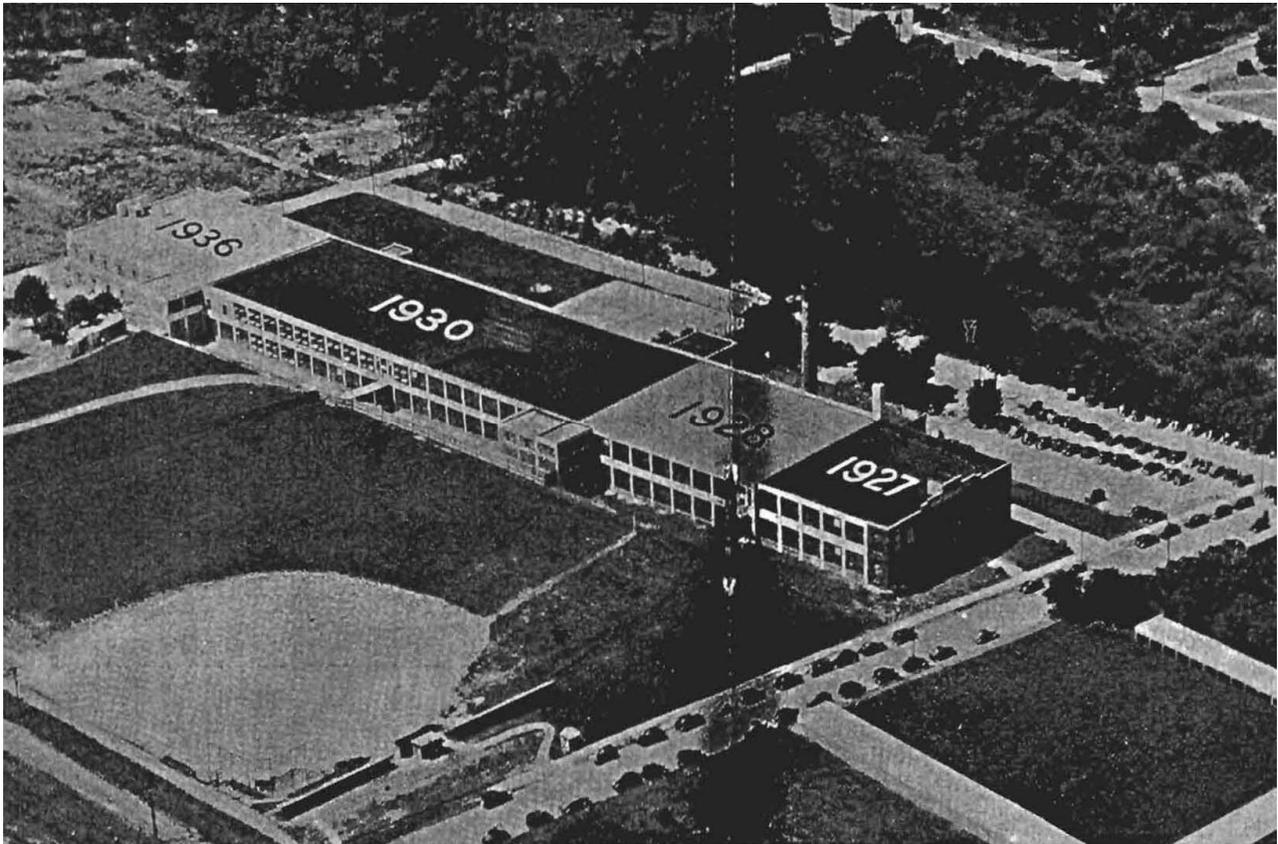
The National Register boundary includes the 8.76 acre legal parcel historically associated with the Mock, Judson, Voehringer Company Hosiery Mill operation.

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Mock, Judson, Voehringer Company Hosiery Mill
Guilford County, North Carolina



Aerial photo from the 1937 issue of *The Mojud Singer*.

Avery Tew

From: Brantley, Kristi <kristi.brantley@dncr.nc.gov>
Sent: Thursday, February 19, 2026 5:16 PM
To: Avery Tew
Cc: Sturm, Brett
Subject: Voehringer House - HPO Comments
Attachments: GF0711_HPO Comments_Voehringer House_2026.pdf

Categories: Historic Preservation

***WARNING* This email originated outside Guilford County's email system.**

WARNING

Do not click or open unrecognized links and attachments. **When in doubt**, click on the **Phish Alert Report**

Good afternoon, Avery,

Attached is a copy of a letter written in response to the proposed designation of the Alice Fairchild and John K. Voehringer Jr. House, 803 Hood Place, Greensboro, Guilford County. Please share a copy with your Commission Chair.

If a decision is made to designate the property, please share a copy of the ordinance with me.

I've copied Restoration Branch Supervisor Brett Sturm. Should the owners have any technical questions or are interested in the tax credit program, please feel free to share Brett's contact information with them. He can be reached at 919-814-6580 or brett.sturm@dncr.nc.gov

National Register Coordinator Jeff Smith reviewed the report and offers the following comments:

The submission provides all of the required components that comprise a complete application. Although already listed in the National Register, each part of the application helps to build a defensible argument for local landmark designation.

If you have any questions, please let me know.

Best,
Kristi

Kristi Brantley
CLG/Local Government Coordinator
NC State Historic Preservation Office
NC Dept. of Natural and Cultural Resources
Phone: (919) 814-6576
Cell: (919) 623-2412
kristi.brantley@dncr.nc.gov

109 East Jones Street | 4617 Mail Service Center | Raleigh, NC 27699-4617



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

Ramona M. Bartos, Administrator

Governor Josh Stein
Secretary Pamela Brewington Cashwell

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

February 19, 2026

Avery Tew
Planner II
Guilford County
Guilford County Historic Preservation Commission
400 West Market St.
Greensboro, NC 27401

ctew@guilfordcountync.gov

RE: Proposed designation of the Alice Fairchild and John K. Voehringer Jr. House, 803 Hood Place, Greensboro, Guilford County.

Dear Mr. Tew:

Thank you for the report you submitted on the proposed designation Alice Fairchild and John K. Voehringer Jr. House, 803 Hood Place, Greensboro, Guilford County. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

We commend staff for submitting a thorough and complete report and feel this local designation report will provide the preservation commission and local governing board with sufficient information to determine whether the Alice Fairchild and John K. Voehringer Jr. House possesses the requisite special local significance and integrity for local historic landmark designation.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Guilford County Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please notify our office or email me a copy of the ordinance.

Landmark designation means the community recognizes the property is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and appearance to the property would be subject to the design review procedures of the preservation commission. The owner may receive an annual deferral of up to fifty percent of the property taxes for as long as the property is designated and retains significance and integrity. (N.C.G.S. 105-278 *et seq.*).

This letter serves as our comments on the proposed designation of Alice Fairchild and John K. Voehringer Jr. House, 803 Hood Place, Greensboro, Guilford County. Please contact me at Kristi.brantley@dncr.nc.gov (preferred) or 919-814-6576 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure

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Property Information

Case Number: 26-01-HPC-00001
Property Name: Alice Fairchild & John K. Voehringer, Jr. House
Property Address: 803 Hood Pl, Greensboro, NC 27408
Tax Parcel Number: 9831
Lot Size: 0.89 acres
Property Owner(s): Andrew Sanders Cockman and Tonya Martin Cockman

Proposed Designation Boundary: The entire 0.89-acre lot, the exterior of the house, and specific interior features including exterior doors, entryways, grand staircase, and French doors.

Landmark Designation Criteria

The two criteria for local historic landmark designation are **significance** and **integrity**.

1. A property possesses **significance** if it meets at least one of these criteria:
 - a. It is associated with events that have contributed significantly to our history.
 - b. It is associated with the life of a person significant in our past.
 - c. It embodies the distinctive characteristics of a type, period, or method of construction.
 - d. It represents the work of a master or possesses high artistic values.
 - e. It has yielded or is likely to yield important historical or prehistorical information.
2. A property possesses **integrity** if it is able to convey its significance to the observer. In other words, the significance can be seen or experienced, not just imagined. These aspects of properties contribute to their integrity:
 - a. Design: The combination of elements that create the form, plan, space, structure, and style of a property, as it was originally conceived. It includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.
 - b. Setting: The property's physical environment (including natural or man-made features) as it relates to a property's functions, its significant role, or its design. Setting refers to the character of the place where a property played its significant role.
 - c. Workmanship: The physical evidence of the crafts of a particular culture or people during the period in history or prehistory when a property was created.
 - d. Materials: The physical elements that originally were combined to form a property. For a rehabilitated property to have integrity of materials, its historical materials must have been preserved; it must be an actual historic property, not a re-creation.
 - e. Feeling: A property's expression of the historical or aesthetic sense of a particular period of time. A property has integrity of feeling when its physical features together enable it to evoke a sense of its historical character.
 - f. Association: A property's direct connection with a significant event or person. To have integrity of association, the property must be where the significant event or activity occurred, and it must be sufficiently intact to convey the connection to an observer.



Example Motion (Recommending Approval)

If moving to recommend **approval** of the landmark designation request, you will need to (1) discuss how the property **is** significant AND (2) discuss how the property **does** possess sufficient integrity to convey its significance.

Here is an example motion to recommend **approval**:

*I move that the Guilford County Historic Preservation Commission recommend **APPROVAL** of Landmark Designation Case #26-01-HPC-00001, an application for landmark designation of the subject property, identified as the Alice Fairchild & John K. Voehringer, Jr. House, located at 803 Hood Place, Greensboro, NC 27408, being Guilford County Tax Parcel #9831, comprising 0.89 acres, and owned by Andrew Sanders Cockman and Tonya Martin Cockman.*

This recommendation is based on the following:

- 1. The subject property **DOES** possess special significance in terms of its **[historical, prehistorical, architectural, and/or cultural]** importance.
 - a. **[Go on to expand on your reasoning.]****
- 2. The subject property **DOES** possess integrity of **[design, setting, workmanship, materials, feeling, and/or association]** sufficient to convey its significance.
 - a. **[Go on to expand on your reasoning.]****

*I further move that the designation should include the following elements of the property that are integral to its **[historical, prehistorical, architectural, and/or cultural]** value:*

The entire lot, the entire exterior of the home, and specific interior features including exterior doors, entryways, grand staircase, and French doors.

If designated as a local historic landmark by the governing board, any proposed alterations to the property or features designated will be subject to review and issuance of a Certificate of Appropriateness by the Historic Preservation Commission or its staff designee(s).

Pursuant to North Carolina General Statutes § 160D-947(b), the consent of the property owner(s) for review of any interior features designated is established by the signed statement contained in the application and will bind future owners if recorded in the Guilford County Register of Deeds and indexed according to the name of the owner(s) of the property.



Example Motion (Recommending Denial)

If moving to recommend **denial** of the landmark designation request, you will need to (1) discuss how the property **is not** significant OR (2) discuss how the property **is** significant but **does not** possess sufficient integrity to convey its significance.

Here is an example motion to recommend **denial based on lack of significance**:

*I move that the Guilford County Historic Preservation Commission recommend **denial** of Landmark Designation Case #26-01-HPC-00001, an application for landmark designation of the subject property, identified as the Alice Fairchild & John K. Voehringer, Jr. House, located at 803 Hood Place, Greensboro, NC 27408, being Guilford County Tax Parcel #9831, comprising 0.89 acres, and owned by Andrew Sanders Cockman and Tonya Martin Cockman.*

This recommendation is based on the following:

1. *The subject property **DOES NOT** possess special significance in terms of its historical, prehistorical, architectural, or cultural importance.*
 - a. *[Go on to expand on your reasoning.]*

Here is an example motion to recommend **denial based on lack of integrity**:

*I move that the Guilford County Historic Preservation Commission recommend **denial** of Landmark Designation Case #26-01-HPC-00001, an application for landmark designation of the subject property, identified as the Alice Fairchild & John K. Voehringer, Jr. House, located at 803 Hood Place, Greensboro, NC 27408, being Guilford County Tax Parcel #9831, comprising 0.89 acres, and owned by Andrew Sanders Cockman and Tonya Martin Cockman.*

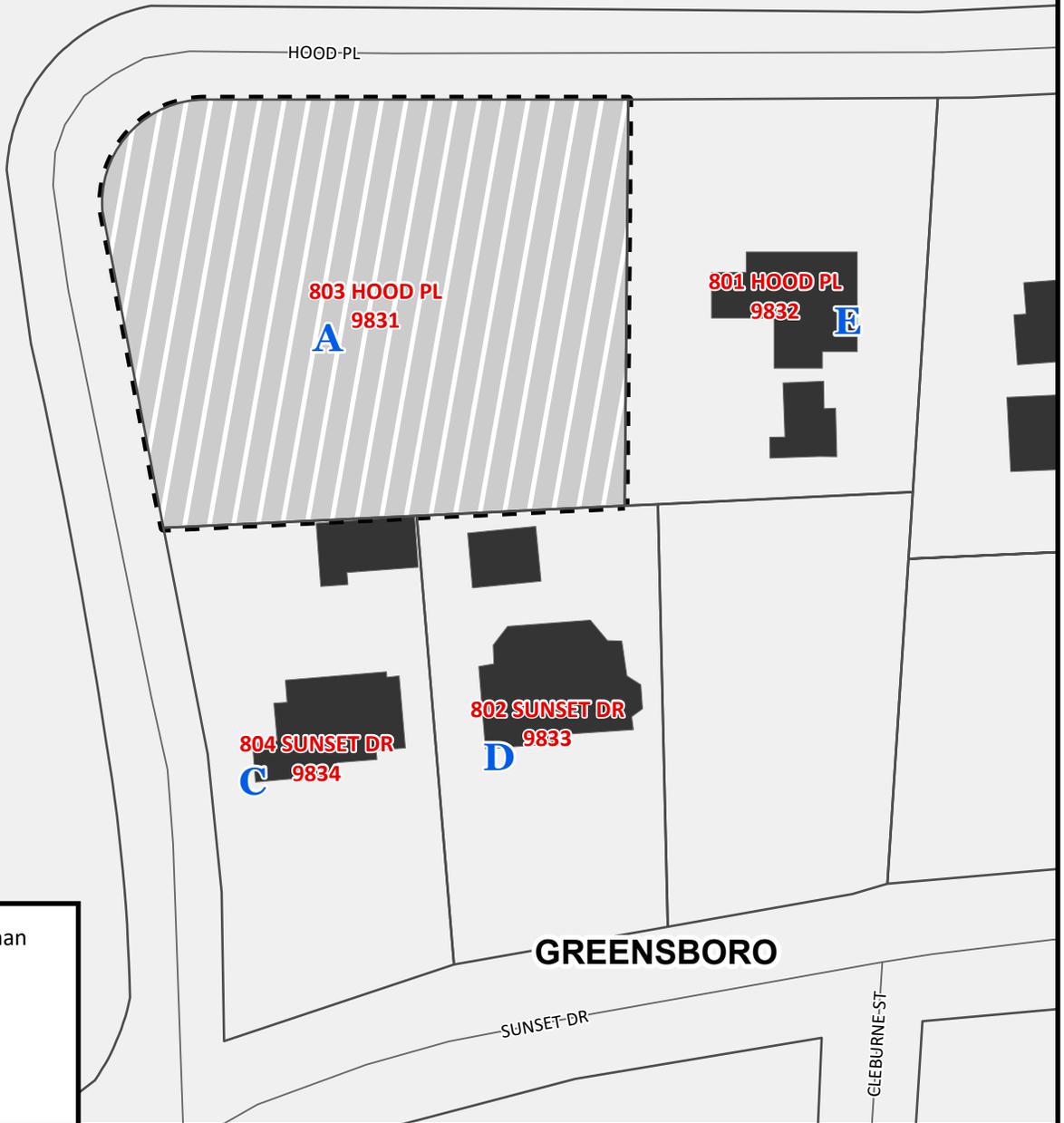
This recommendation is based on the following:

1. *While the subject property **DOES** possess special significance in terms of its [historical, prehistorical, architectural, and/or cultural] importance, it **DOES NOT** possess integrity of design, setting, workmanship, materials, feeling, or association sufficient to convey its significance.*
 - a. *[Go on to expand on your reasoning.]*

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Adjacent Properties Map

410 B SUNSET DR
12681
B



- A. Andrew S. & Tonya M. Cockman
- B. Greensboro Country Club
- C. Johnathan M. Worth
- D. James J. Patricia W. Crossley
- E. Betsy S. Charles M. Oakley Jr.



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-01-HPC-00001

Case Area:

Parcel #: 9831
Address: 803 Hood Pl



Scale: 1" = 75'

Aerial Map



Planning & Development
Department

Jurisdiction:

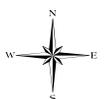
GREENSBORO

Case Number:

26-01-HPC-00001

Case Area:

Parcel #: 9831
Address: 803 Hood Pl



Scale: 1" = 50'

(Insert Color Paper)

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GUILFORD COUNTY LANDMARK INDEX PROJECT

Project Description: The purpose of this project is to create an index of existing Guilford County Landmarks compiling the name, location, jurisdiction, and general architectural style of each property into a single document. The index also includes summaries of the designation meeting minutes and letters of recommendation from the Historic Preservation Commission (HPC) for each Landmark to provide insight into the discussions which occurred during the designation process and what elements of the property were formally designated (ex: building, land, specific interior features) in the adopted ordinance. This document will enable the HPC and County Staff to easily reference County Landmark designation information and provide a streamlined database.

Landmark Designation Index Project Progress Tracker		
Goal: 3-5 Completed per Month		
Month	# Completed	Landmarks Reviewed
November, 2025	7	Francis Marion Smith House, Jamestown Public School (Former), John Haley House Hillsdale Brick Store, Shaw-Cude House, Fields, William House, Dixon-Leftwich-Murphy House
December, 2025	7	Green Hill Cemetery Gatekeeper's House, Richard Mendenhall Plantation, Sherwood, Michael House, Younts-Deboe Bldg. (Façade & Foyer), Jesse Benbow House #2, Oakhurst (Martin Holt House), Hillside (Julian Price House)
January, 2026	3	Old Guilford County Office & Court, Coffin-Robbins-Tilden House #1, Grimsely-Fry House
February, 2026	0	
March, 2026		
April, 2026		
May, 2026		
June, 2026		
July, 2026		
August, 2026		
September, 2026		
Total =	17	

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GUILFORD COUNTY PLANNING AND DEVELOPMENT

Historic Preservation
Commission
Landmark Designation

Name of Proposed Landmark (Historic and/or Common):

Property Address/Location: _____

Tax Parcel Number: _____

Deed Book and Page Number: _____

Plat Book and Page Number: _____

Features to be designated (i.e. lot, building exterior, and/or specific interior features, such as flooring, stairs, and windows). Attach pages as necessary:

Applicant Owner

Applicant Owner

Name

Name

Mailing Address

Mailing Address

City, State, and Zip Code

City, State, and Zip Code

Phone Number

Phone Number

Email Address

Email Address

Signature

Date

Signature

Date

Submit completed applications in PDF format by e-mail to:

Contact_Planning@guilfordcountync.gov

400 W Market Street - Post Office Box 3427

Greensboro, North Carolina 27402

(336) 641-3334

<https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-and-commissions/historic-preservation-commission>

READ CAREFULLY AND SUPPLY ALL INFORMATION

The following information must be provided, in a single PDF file, before the application can be reviewed, deemed complete and placed on the next available Historic Preservation Commission agenda:

- 1. STATEMENT OF SIGNIFICANCE:** The property must be deemed historically, architecturally or archaeologically significant. **AGE ALONE DOES NOT MAKE A PROPERTY SIGNIFICANT.** Please describe and document the following aspects of integrity which include the significance of: location, design, setting, workmanship, materials, feeling, and association. If applicable, include significant dates in the property's history.
- 2. MAPS:** Provide a location/vicinity map for the property. Also provide a scaled site plan or as-built survey of the property indicating the proposed landmark boundaries and location of all buildings to be included in the proposed designation. See examples included in the Landmark Application Instructions Document.
- 3. PHOTOGRAPHS:** Provide a complete photographic record of the property. Include photographic views sufficient to document all significant aspects of the property proposed for designation. All photographs must be labeled by the feature and/or room being highlighted and submitted in a digital format. Older photos should be scanned in color.
- 4. ARCHITECTURAL DESCRIPTION:** Describe both the original and current appearance and style of the significant structures such as houses, barns, well houses, and other buildings proposed for designation. The description should include the following: date of construction, date(s) of alterations, description of overall form, and exterior details (and interior details if included). Include a drawing of the existing and original (if different) floor plan with rooms labeled.
- 5. HISTORICAL BACKGROUND:** Describe the history of the property and its relevance to Guilford County. The details should include the following: former uses of the property, list of owners (from Grantor-Grantee index), a list of builders and/or architects if known. Also, if available, provide and label further documentation such as newspaper or periodical articles, excerpts from books, cemetery records, register of deeds documents, and oral history documentation.
- 6. BIBLIOGRAPHY:** Provide footnotes and a list of information resources.

SEE LANDMARK APPLICATION BULLETIN FOR FURTHER GUIDANCE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND I SUPPORT LANDMARK DESIGNATION OF THE PROPERTY DEFINED HEREIN. I acknowledge that the Guilford County Historic Preservation Commission may require additional information. I acknowledge that the designation, if approved by the governing body, includes the specific features requested for designation, or as otherwise determined worthy of designation by the governing body upon recommendation from the Historic Preservation Commission. I acknowledge that any alterations of the property and/or features designated shall first require issuance of a Certificate of Appropriateness (COA) by the Guilford County Historic Preservation Commission or its staff, as appropriate. I acknowledge that all final application materials submitted become the property of Guilford County and may not be returned. **Finally, I hereby consent to the visitation of my property by any local board member or staff, upon reasonable notice, for purposes of investigating the merits of potential designation.**

Signature of Owner(s)

Date

Signature of Owner(s)

Date



The Historic Landmark Application may be obtained from the Guilford County Planning and Development website: www.guilfordcountync.gov or by contacting staff:

Guilford County Planning and Development Department

400 W. Market Street, Greensboro, NC 27401

5th floor, Independence Building

Contact_Planning@guilfordcountync.gov

or call 336-641-3334

- ❖ Please submit all information required on the application form and provide all supplemental materials at the same time. Only fully complete applications will be accepted.
- ❖ Once an application is complete and accepted, it will be scheduled for the next available Historic Preservation Commission (HPC) meeting for formal review and possible recommendation to the Guilford County Board of Commissioners or associated Town/City Council.
- ❖ Upon designation, any alterations to a Historic Landmark may require an approved Certificate of Appropriateness (COA) prior to the commencement of work. Major COAs are reviewed and approved by the HPC, while Minor COAs may be approved administratively by Guilford County Staff. A COA must be issued before a building permit can be obtained for any repairs or modifications to a designated Historic Landmark property. Examples of both Major and Minor COA items are available on the Guilford County website <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/historic-preservation-program/certificate-appropriateness>.

Application Process

1. The application must be submitted prior to the deadline for the next HPC meeting date in accordance with the Commission's adopted Submittal/Meeting Calendar. The adopted calendar can be viewed on the Guilford County website at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-and-commissions>. To determine application completeness, County staff may request revisions or additional information prior to consideration by the HPC.
2. Prior to the public meeting, the HPC may request to visit and tour the site, and ask technical questions.
3. At the HPC public meeting, the applicant will present the nomination report. The HPC will discuss the application and ask the applicant for any needed clarification or further information. If the HPC vote is in favor of recommending Historic Landmark designation for the property, HPC staff will forward the application to the appropriate governing body for review and potential adoption of the designating ordinance. The final public hearing will be held before the governing body, and if adopted, the ordinance will be effective immediately. Up to a 50% property tax deferral is available to owners of property designated as a Historic Landmark. For non-approval of a designation report, a copy of the minutes of the meeting at which such decision to deny was made shall be mailed to the owner of the property, including a letter explaining the basis for the HPC's decision. A recommendation against approval shall not prevent any future consideration of a property for designation as a Historic Landmark. For questions regarding tax deferral, please contact the Guilford County Tax Department at 336-641-3363.



Historic Landmark Designation Report Required Content

Summary Statement of Significance and Integrity

Provide a summary that supports Historic Landmark designation for the property using the list of standards below used by the Historic Preservation Commission (HPC) in making their determination of eligibility for designation. These standards are based on the National Park Service criteria and recognize the integrity and significance of a property through seven aspects or qualities as follows:

1) Location

Location is the place where the historic property was constructed, or in some cases, the site where the historic event occurred. A property retains historic integrity of location if it was not moved during or after the period during which it achieved its significance.

2) Design

Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. The loss or substantial alteration of original features may constitute a significant loss of design integrity. However, consideration must be given to the fact that a property changes over time, and that some early physical changes may have acquired historic significance in their own right.

3) Setting

Setting is the physical environment or context of a property that illustrates the character of the place and its surroundings. The integrity of setting may be compromised if it is surrounded by more recent development or if certain site features have been removed or altered.

4) Materials

Materials are the historic physical elements combined in a particular pattern or configuration to form the structure. Integrity of materials determines whether an *authentic* historic resource still exists.

5) Workmanship

Workmanship is the physical evidence of the craftsmanship of a particular culture or people working with available materials and structural methods during a given period of history. Workmanship is important because it can provide evidence of the technology of a craft or illustrate what was considered to be structural quality of a past time period.

6) Feeling

Feeling is the ability of a property to evoke the aesthetic and historic sense and character of a past time period. It is dependent upon the structure's significant extant physical characteristics that convey its historic integrity and qualities.

7) Association

Association is the direct link between a property and the stylistic period, event, or person for which the property is significant. A period-accurate physical appearance or setting for a historic structure conveys integrity of association.



Property Description

1. Legal description
2. Reproducible map or plot plan, drawn to scale, preferably 8 ½ x 11, but no larger than 11"x17", labeling buildings and significant features (see page 4: Map Examples)
3. Chain of title and former uses of property

Historic Significance

Sources for information may include newspaper articles, deeds, original floor plan, and oral histories. Please provide bibliographies and footnote all sources used in the application.

1. Narrate the history of the property, including historical uses and the property's significance to Guilford County.
2. Provide background information on how the property relates to the development of the area, neighborhood, or community.
3. Provide information on important people and/or families, and events associated with the property.

Architectural Significance

1. Date of construction and alterations
2. Names of architects, builders, carpenters and masons
3. Description of original and current appearance, including its style(s) and how the building reflects its style
4. Description of architectural elements, such as number of stories, window type and shape, porches, dormers, entrances, unique architectural elements, and additions
5. Description of building materials
6. Description of other works in the community by same architect
7. Description of any outbuildings and significant landscape and streetscape features

Photographs and Essential Documentation

1. Photographs and images are preferred to be submitted in digital format. Images must be labeled with the name of the property, the subject of the photo, the direction of the view, and date taken.
2. Newspaper articles, excerpts from books, cemetery records, deeds, oral histories, and any additional literature, illustrations, or media that will contribute to the application may be submitted. Please note that all submittal materials become property of the Planning and Development Department.
3. If available, submit drawings of existing and original architectural floor plan with rooms/spaces labeled.

Please note: The designation report must be provided in PDF format before the application can be reviewed, deemed complete, and placed on the Historic Preservation Commission agenda. A pre-submittal discussion with staff via in-person meeting, phone, or e-mail is required prior to application acceptance.

