

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name: South Benbow Road Historic District

Other names/site number: Benbow Park, Clinton Hills

Name of related multiple property listing:

N/A

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

2. Location

Street & number: Roughly bounded by Julian Street and Ross Avenue at the north; US-29 (South O'Henry Boulevard) on the east; South side Boulevard, Britton and Curry Streets on the south; Dale, Larkin, and Logan Streets on the west; and extending west through the 1000 blocks of Broad and Ross Avenues and Tuscaloosa Street

City or town: Greensboro State: North Carolina County: Guilford

Not For Publication: N/A Vicinity: N/A

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 at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

Signature of certifying official/Title:

Date

North Carolina Department of Natural and Cultural Resources

State or Federal agency/bureau or Tribal Government

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____

Signature of the Keeper

Date of Action

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>432</u>	<u>81</u>	buildings
<u>5</u>	<u>0</u>	sites
<u>22</u>	<u>26</u>	structures
<u>1</u>	<u>0</u>	objects
<u>460</u>	<u>107</u>	Total

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

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling
DOMESTIC: secondary structure
RELIGION: religious facility
HEALTH CARE: hospital
LANDSCAPE: park
VACANT/NOT IN USE

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling
DOMESTIC: secondary structure
RELIGION: religious facility
HEALTH CARE: hospital
LANDSCAPE: park
VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival
LATE 19TH AND 20TH CENTURY REVIVALS: Period Revival Cottage
OTHER: Minimal Traditional
OTHER: Ranch
MODERN MOVEMENT: Modernist
OTHER: Split-Level

Materials

(enter categories from instructions.)

Principal exterior materials:

Brick
Asbestos
Aluminum
Concrete Block

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The South Benbow Road Historic District is a large, predominately residential historic district, encompassing more than two hundred acres in Greensboro, North Carolina. Located roughly one-and-one-half miles southeast of Downtown Greensboro, near the campuses of North Carolina Agricultural and Technical University (NC A&T) and Bennett College, both Historically Black Colleges and Universities (HBCUs), the area was settled by the growing African American population in the mid-twentieth century. With a rolling terrain transected by several small streams, the district includes both grid-plan and curvilinear street patterns. Residential resources were constructed between c.1946 and c.1976 and include examples of the Colonial Revival, Minimal Traditional, Period Revival, Ranch, and Modernist styles, most constructed with brick veneers. The district also includes a Modernist-style hospital and five brick churches constructed in the Colonial Revival and Modernist styles. Collectively, the area comprises the largest intact, historically African American residential area in the city.

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Narrative Description

The South Benbow Road Historic District is located in southeast Greensboro, roughly one-and-one-half miles southeast of Downtown Greensboro (NR1984, NR2004, NR2023). Greensboro is located roughly in the center of Guilford County and serves as the county seat. The city, which is home to nearly 300,000 residents, has a broad and varied history. It includes an early history centered on Quaker settlements and Revolutionary War activity. The late-nineteenth- through mid-twentieth-century economy was built on textile production. The city is also home to Bennett College (est.1873), Greensboro College (est.1838), Guilford College (c.1837), Guilford Technical Community College (est.1958), North Carolina Agricultural and Technical University (est.1891), and the University of North Carolina-Greensboro (est.1891). Residential development in the city extends outward from the commercial core with historically segregated neighborhoods developing around the mills and colleges/universities, each with their own distinct character and history.

The South Benbow Road Historic District is located roughly one-and-one-third miles south of the North Carolina Agricultural and Technical University (NC A&T) campus (NR1988), one-mile southeast of the campus of Bennett College (NR1992), and one-half mile west of Dudley High School (NR2003). Its proximity to these three significant educational campuses contributed heavily to its establishment and rapid growth in the mid-twentieth century. Early residents of the district included professors, teachers, and other employees of the schools, as well as doctors, lawyers, architects, business owners, and other influential African American residents, many of whom contributed to the Civil Rights movement in Greensboro. It remains the largest intact concentration of historically African American residential resources in the city, encompassing more than two hundred acres, and includes significant Modernist-style buildings designed by Black architects.

The district is bordered by US-29 (South O'Henry Boulevard) on the east, historically White residential development adjacent to Martin Luther King Jr. Drive to the south, and late-twentieth century residential development and redevelopment to the west. Early-twentieth century residential development to the north, though associated with the African American community and the growth of Bennett College and NC A&T, is different in architectural character than the resources included within the South Benbow Road Historic District.

The South Benbow Road Historic District includes all or portions of more than thirty city blocks. It is primarily residential, though also includes the 1966 L. Richardson Memorial Hospital, the c.1965 Pilgrim Baptist Church, the 1967 Providence Baptist Church, the 1966 Trinity AME Zion Church, the 1967 St. James Presbyterian Church, and the 1973 St. Paul's Baptist Church. While the hospital and churches were not part of the residential plats, they stand adjacent to the residential development and represent significant community institutions utilized by residents, both as employers and as gathering spaces for social and Civil Rights activities. Undeveloped parcels along East Side Drive, East Florida Street, South Side Boulevard, and Britton Street are illustrative of the low-lying areas and creeks (tributaries of South Buffalo Creek) that extend through the district. A 1951 aerial photo of the area with these waterways highlighted shows the prevalence of small creeks and drainage areas throughout this area, indicating the reason it had

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not previously been developed.¹

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In total, the district includes 426 primary contributing resources, including 421 buildings and five sites, and totaling 91% of the total primary resources. There are forty-three primary non-contributing resources, all residences that were either constructed after 1976 or have been significantly altered. Secondary resources are primarily sheds, carports, and brick walls. They include eleven contributing buildings, twenty-two contributing structures, and one contributing object. Thirty-eight secondary buildings and twenty-six secondary structures do not contribute to the district. The district includes sixty-five vacant lots, though thirty-two of these are historically undeveloped land that borders natural creeks/ravines and has been incorporated into the district as streetscape, parkland, and preserved natural space. Others are partial lots that function as a portion of an adjacent larger residential lot. Thus the vacant lots do not visually impact the residential density of the district.

Large in scale and comprising more than two hundred acres, the district is centered on South Benbow Road and extends east and west to include areas known locally as Clinton Hills, Benbow Park, and Neighbors United. Residents of these areas have their own neighborhood associations and social groups, but all share association with local institutions and the broad development patterns of Southeast Greensboro. The name South Benbow Road Historic District was determined with the input of residents, who gathered at community meetings several times throughout the nomination process. The name represents not one individual neighborhood or area, but the broader development that is centered on South Benbow Road.

Development History

The development of the district is outlined in the Community Planning & Development Context provided in Section 8, but is summarized here. The district is comprised primarily of the development plats of Clinton Hills (1926; 1955-58), Spaulding Park (1955-1956), Benbow Park (1959-1962), the property of George W. Coggin (1961), Spaulding Heights (1964), and a portion of Tuscaloosa Street and Ross Avenue platted by the City of Greensboro (1950). The 1955-58 portion of Clinton Hills and the Benbow Park development each comprise roughly one third of the district, both extending south from East Florida Street. Because they were speculatively developed, each of these planned developments contains consistent siting, setbacks, building styles, and materials. For this reason, the Clinton Hills and Benbow Park developments are described separately and include typologies of the building types and styles specific to each development.

North of East Florida Street, the district features a more organic development history and therefore more variety in lot sizes and building styles. It includes the north half of the 1926 Clinton Hills plat, that despite the early planning, the area remained largely undeveloped until after World War II. As housing construction increased during the 1950s, land adjoining Clinton Hills—including the platted areas of Spaulding Park (1955-1956), the property of George W.

¹ Guilford County Planning Department, Guilford County Map Viewer, Aerial Images 1951, 1955, 1962, 1967, 1970, 1974, 1977, 1986, 1991, 1995, 2002, 2008, 2010, 2014, 2018, <https://gisdv.guilfordcountync.gov/guilford/>.

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Coggin (1961), Spaulding Heights (1964), and land platted by the City of Greensboro in 1950— was subdivided and ultimately incorporated into the north end of the historic district. Together, this part of the district includes development along Broad and Ross Avenues, Julian and Tuscaloosa Streets, East Side and Marboro Drives, the 1100-1200 blocks of Stephens Street, and the entirety of South Benbow Road. While Julian and Tuscaloosa Streets and Broad and Ross Avenues were platted as extensions of the street grid that existed west of Benbow Road, Marboro and East Side Drive utilize curvilinear street patterns and likely was the first African American suburban development in Greensboro to do so. The area was laid out to follow natural ravines in the area, with a planned natural green space forming a boulevard along East Side Drive with Marboro Street extending parallel to and echoing the curve of East Side Drive.

The development of this northern part of the district follows planning principles typical of twentieth century suburban residential development and features concrete curbs and gutters and concrete driveways to each house. Sidewalks are generally limited to South Benbow Road, the main thoroughfare through the district with sidewalks also extending along the north side of Tuscaloosa Street and both sides of Marboro Drive south of Ross Avenue. The rolling terrain necessitated the construction of the brick, poured concrete, and concrete-block retaining walls along sidewalks, driveways, and, in some cases, transecting front lawns. The proliferation of retaining walls, both between adjacent properties and along the public rights-of-way, in this part of the district make them part of the overall character of the district. As such, these are included in resources counts unless they are substantial in scale or distinctive in design, but are instead noted as part of the building description.

Lots in this part of the district were generally platted with 50' street frontage, though they were frequently combined to create lots with 100 to 150 feet of frontage to accommodate the sprawling Ranch and Modernist-style houses. Setbacks vary by street, ranging from 40 to 70 feet, though they are generally consistent within each city block. Houses in this part of the district were largely custom built, with the development extending over a longer period of time than the speculatively built areas to the south. Thus the residential construction here displays a wide variety of forms and styles including Colonial Revival- and Minimal Traditional-style houses, Period Revival Cottages with Colonial or Tudor Revival-style detailing, and Ranch forms with Colonial Revival or Modernist detailing. A number of homes were designed by noted African American architects W. Edward Jenkins, Gerard Gray, and William Streat and collectively they represent some of Greensboro's best examples of Modernist style residential architecture.

Clinton Hills

While Clinton Hills was initially platted in 1926, by the early 1950s, most of the land still remained undeveloped. By 1955, only the 900 block of Stephens Street and 900 block of East Florida Street had been developed with modest brick and frame Minimal Traditional-style and Ranch houses on regular, rectangular lots. From 1955-1958, White developers Joseph Koury and Bill Kirkman, re-platted the south end of the neighborhood, along Bellaire, Cambridge, and Curry Streets, South Side Boulevard, and the 700-800 blocks of Oxford and East Florida Streets. The new plat included slightly larger lots (most measuring 60 feet of street frontage) and

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accommodated alterations to the street grid along Bennett, East Florida, and Oxford Streets. Further, the re-plat featured corner lots sized to allow houses on those lots to face the intersections, a practice typical in postwar developments and espoused by the Urban Land Institute.²

The resulting automobile-oriented Clinton Hills development features an irregular street pattern laid out to follow a natural ravine along South Side Boulevard and to incorporate curves along Bennett and East Florida Streets. The development includes concrete curbs and gutters and concrete driveways to each house, though sidewalks are limited to the major thoroughfares of South Benbow Road and the west end of East Florida Street, with sidewalks along the 700 block of East Florida Street added in the early twentieth century. A tributary of South Buffalo Creek extends through a natural green space on the north side of South Side Boulevard. The area was platted to include a boulevard similar to that on East Side Drive in the northern part of the district. However, the boulevard was not completed and houses were never constructed on the north side of the street, which remains a natural area.

Outbuildings are rare in Clinton Hills, but prefabricated sheds and carports are common. Brick, poured concrete, and concrete-block retaining walls are found throughout the development, along sidewalks, driveways, and, in some cases, transecting front lawns. Due to the temporary nature of prefabricated sheds and carports and the proliferation of retaining walls in the district, none are included in resources counts, but are instead noted as part of the building description.

Houses in the Clinton Hills development were largely erected in 1955 and 1956 by Kirkman and Koury under the name Better Homes, Inc. Originally constructed as modest two-bedroom houses, many have had rear additions to enlarge them over time. There are four main building types present in this part of the district. Each is described below and entries in the district inventory are keyed to these typologies. All are one-story houses with hipped or side-gabled roofs. Houses in the 900 blocks of Stephens and East Florida Streets are largely frame with asbestos or aluminum siding. The houses in the southern part of the development have brick veneer. Doors are generally solid wood with applied panels. Windows were originally two-over-two horizontal-pane wood-sash windows, though many have been replaced with vinyl. One-light awning windows were originally located in the bedrooms, though in many cases these have been replaced with vinyl slider windows. The widespread replacement of the awning windows indicates a flaw with their functionality.

² Seward Mott and Max Wehrly, eds., *The Community Builders Handbook* (Washington D.C., Urban Land Institute, 1947).

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Clinton Hills – Type A (CH – A) and (CH – A Hipped)

This Ranch house type is four bays wide and double-pile, with either a side-gable roof with flush eaves on the gable ends (CH – A) or a hipped roof with deep eaves throughout (CH – A Hipped). Some side-gabled examples have siding in the gables and others continued the brick veneer through the gable. A few examples were constructed with aluminum or asbestos siding throughout. However, all of the variations follow generally the same form. On one end of the façade are the entrance and a wide window. The arrangement of the door and window were sometimes inverted, so in some instances the entrance is at the end of the façade and in others it is near the center. Sometimes these two bays were sided rather than brick veneered. The wide window varies in its configuration and may include a picture window flanked by double-hung windows, grouped fixed windows with operable awning windows below, or double- or triple-

grouped double-hung windows. Below the window, a terrace or integrated brick planter is sometimes included. On the end of the façade opposite the entrance are two double-hung windows. Double-hung windows are also located on the side elevation closest to the entrance. On the side elevation opposite the entrance are either one-light awning windows or double-hung windows. A shed-roofed wing typically extends from the rear elevation at the end of the building that contains the front entrance. This form was also constructed in the Benbow Park development to the west, with those houses sometimes displaying stepped rooflines or partially inset facades.



Clinton Hills – Type B (CH – B)

This four-bay Ranch house is double-pile with a brick veneer and a low gable over a double window on one end of the façade. Rare examples were constructed with aluminum or asbestos siding. This type has a side-gabled roof with siding in the gables and flush eaves in the gable ends (CH – B). The entrance is located next to the double window, near the center of the façade, and is accessed via an uncovered brick stoop. An

integrated brick planter extends across the façade under the double-window. The opposite end of the façade has two double-hung windows. Double-hung windows are also located on the side elevation closest to the entrance. Windows were originally two-over-two horizontal-pane wood-

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sash windows, though many have been replaced with vinyl. On the side elevation opposite the entrance were one-light awning windows, though in many cases these have been replaced with vinyl slider windows. A shed-roofed wing typically extends from the rear elevation at the end of the building that contains the front entrance.



**Clinton Hills – Type C
(CH – C) and (CH – C Hipped)**

The Ranch houses classified as Type C are four bays wide and double-pile with either a side-gabled roof with flush eaves on the gable ends (CH – C) or a hipped roof with deep eaves (CH – C Hipped). Both variations follow generally the same form and details, most with brick veneers, though some were finished with aluminum or asbestos siding. On one end of the façade are the entrance and a wide window, sometimes in a sided, rather than brick veneer, bay. The arrangement of the door and window are sometimes inverted, so in some instances the entrance is at the end of the façade and in others, it is near the center. The wide window varies in its configuration with examples including a picture window flanked by double-hung windows, grouped fixed windows with operable awning windows below, and double- or triple-grouped double-hung windows. Below the window, a terrace or integrated brick planter is



sometimes included. On the end of the façade opposite the entrance are two awning windows, sometimes with siding between them. Double-hung windows are located on both side elevations. A shed-roofed wing extends from the rear elevation, typically at the end of the building that contains the front entrance.



**Clinton Hills – Type D
(CH – D)**

This Ranch house features a side-gabled roof with flush eaves on the gable ends, the form and eave detail typical of post-World War II construction. It is three bays wide and double-pile. Most were constructed with brick veneers, though some were finished with aluminum or asbestos siding. On one end of the façade are the entrance and a wide window opening, sometimes set within a sided bay. The window may include a picture window

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flanked by double-hung windows, grouped fixed windows with operable awning windows below, and double- or triple-grouped double-hung windows. Below the window, a terrace or integrated brick planter is sometimes included. This house type has double-hung windows on both side elevations. A shed-roofed wing typically extends from one side of the rear elevation. In some examples, the entrance is centered on the façade and portions of the gable ends have siding above a brick sill.

Benbow Park

Laid out in five separate plats dating from February 1959 to February 1962, the Benbow Park subdivision extends south from East Florida Street, constructed on forested land that had never been developed. It includes development along Belcrest and Eton Drives, New Castle and Lakeland Roads, Carlton and Drexmore Avenues, Chelsea Lane, Finley Street, Southside Boulevard, and the 1000-1200 blocks of East Florida Street. Laid out by White developers Kirkman and Koury, the development illustrates Olmstedian principles, including curvilinear streets, large lots with deep setbacks, and the retention of mature tree canopies. The west part of the subdivision, along South Benbow Road, was platted in 1926 as part of the adjacent Clinton Hills development. However, when it remained undeveloped by the late 1950s, the land was replatted and developed with the Benbow Park subdivision.

Streets within the subdivision curve in response to the gentle rolling terrain, to slow traffic, and to provide varied views as one moves through the area. In the southwest part of the subdivision, houses on corner lots are angled to face the intersections, a practice typical in postwar developments and espoused by the Urban Land Institute.³ Streets and building lots on the east side of the subdivision are largely straight and rectangular, respectively, a response to the north-south oriented North O'Henry Boulevard (US Route 220) that borders the east end of the development. The automobile-oriented development features concrete curbs, gutters, and driveways to each house, but no sidewalks. Outbuildings are rare in the Benbow Park development, but prefabricated sheds and carports are present. However, due to the temporary nature of prefabricated sheds and carports, they are not included in resource counts, but are instead noted as part of the building description.

Constructed speculatively, the Benbow Park development includes five main building types, each described below. All are one-story Ranch houses or Split-Level houses with hipped or side-gabled roofs. Doors are generally solid wood with applied panels. Windows were originally two-over-two horizontal-pane wood-sash windows, though many have been replaced with vinyl. One-light awning windows were located in the bedrooms, though in many cases these have been replaced with vinyl slider windows. The widespread replacement of these windows indicates a

³ Seward Mott and Max Wehrly, eds., *The Community Builders Handbook* (Washington D.C., Urban Land Institute, 1947).

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flaw with their functionality. In addition to the typologies presented below, Kirkman and Koury also replicated a number of the building types that had utilized in their earlier Clinton Hills development to the west. Only a small number of houses in this part of the district were custom designed and built.



**Benbow Park – Type A
(BP – A) and (BP – A Hipped)**

Split-Level houses comprised of a one-story, side-gabled wing and a two-story, hipped, front-gabled, or side-gable wing were constructed throughout Benbow Park, though the largest concentration of this type is along Carlton Avenue at the east side of the development. These houses typically have brick veneer on the one-story wing and the lower level of the two-story wing, with composite wood, aluminum siding, or vertical board-and-batten at the upper level of the

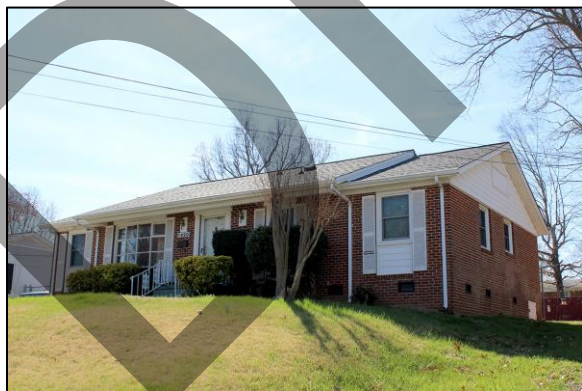
two-story wing. Deep eaves are common, especially on hip-roofed wings. Colonial Revival-style details are present on many of the buildings and include eight-over-eight wood-sash windows, partial gable returns, cornices, and exposed purlins or brackets supporting the cantilevered second floors. Picture or bow windows on the one-story wing light the main living space. The main entrance is typically on the one-story wing, but in some cases, it aligns with the lower-level windows on the two-story wing. Several examples have classical door surrounds and, in rare instances, porches shelter the entrances. In some cases,

double-width entrances have a door adjacent to a fixed wood panel.



**Benbow Park – Type B
(BP – B) and (BP – B Hipped)**

A number of side-gabled (BP – B) or hipped roof (BP – B Hipped) Ranch houses were constructed in the district, each with brick veneers and five-bay facades that emphasize the horizontality of the form. These are most often detailed with double-hung windows, sometimes with paneled aprons, and Colonial Revival-style door surrounds. Several have projecting bays, sheltered by the main overhang of the roof, while



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others have a stepped roofline, allowing for a portion of the façade to be inset by about one foot. In some instances, an engaged carport extends from one end of the building.



**Benbow Park – Type C
(BP – C)**

The unusual form of this house type features a three-bay, one-story form (as viewed from the street) with a two-story rear section, all under an asymmetrical, side-gabled roof. The resulting form is a front-to-back Split-Level house. The façade and front bays of the side elevations have brick veneer; the rear bays and rear elevation are sided. The three-bay façade features a centered entrance flanked by windows, sometimes with

aprons below. Two gabled dormers on the façade have siding and louvered vents. Detailing is most often Colonial Revival in style, including multi-light double-hung windows and classical door surrounds.



**Benbow Park – Type D
(BP – D)**

A variation on the four-bay brick Ranch, this house has a two-bay-wide, projecting, front-gabled wing on one end of the façade. This wing typically has double-hung windows and partial gable returns. The main body of the house has an entrance immediately adjacent to the front-gabled wing, and a large window—either paired windows, a bow window, or a picture window—lighting the interior living space at the opposite

end of the façade. Detailing is most often Colonial Revival-style, including dentil and modillion cornices, though Modernist-style examples also exist.

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**Benbow Park – Type E
(BP – E)**

A variation on the three-bay brick Ranch common in the Clinton Hills development to the west, this house has a projecting, front-gabled wing on one end of the façade. The wing typically has a single, double-hung window, though paired windows also exist. The main body of the house has an entrance immediately adjacent to the front-gabled wing, and a large window opening—either grouped windows, a bow window, or a picture window—lighting the

interior living space at the opposite end of the facade. Detailing is most often Colonial Revival in style, though Modernist-style examples also exist.

Inventory List

Building names and dates were derived from Guilford County real estate deeds and Greensboro city directories.⁴ Additions and outbuildings were typically dated using aerial photos on the Guilford County Map Viewer.⁵ Occupations of residents were derived from Greensboro city directories, federal census records, obituaries, and annual bulletins produced by NC A&T.⁶ Occupations are generally those of the occupant at the time the building was constructed. Only newspaper articles, online resources, and personal interviews were cited in the footnotes. If not cited, information came from deeds, census records, and city directories. Finally, from 1957 to 1967, North Carolina Agricultural and Technical State University was known as Agricultural and Technical College of North Carolina. However, for the purposes of the inventory, and to avoid confusion, the school is referred to simply as NC A&T.

Properties in the inventory are coded as C (contributing) or NC (noncontributing due to age or alterations) based on their date of construction and level of material integrity. All contributing resources were constructed during the period of significance, c.1946 to c.1976 and retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to contribute to the historic character of the district. Common changes to residential buildings within the district include the installation of vinyl or other synthetic siding, replacement windows and doors, the construction of rear additions, and the enclosure of side or rear porches. While these changes in combination may render a property noncontributing, a building is contributing if it retains its original form, fenestration, and character-defining architectural features. For

⁴ Guilford County Register of Deeds, Greensboro, North Carolina, <https://www.guilfordcountync.gov/our-county/register-of-deeds>; Greensboro City Directories Collection, Greensboro History Museum, <https://archives.greensborohistory.org/home/printed-materials/city-directories>.

⁵ Guilford County Planning Department, Guilford County Map Viewer, Aerial Images 1951, 1955, 1962, 1967, 1970, 1974, 1977, 1986, 1991, 1995, 2002, 2008, 2010, 2014, 2018, <https://gisdv.guilfordcountync.gov/guilford/>.

⁶ Greensboro City Directories Collection; US Federal Census Collection, Ancestry.com, <https://www.ancestry.com/search/categories/usfedcen/>; Death, Burial, Cemetery & Obituaries Collection, Ancestry.com, https://www.ancestry.com/search/categories/bmd_death/; North Carolina Agricultural and Technical State University, University Archives and Special Collections, <https://www.ncat.edu/library/archives/index.php>.

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example, the c.1965 Thomas T. Jr. and Zenobia O. Jefferson House at 1919 Carlton Avenue has had the original wood windows replaced with vinyl windows with vinyl aprons on the façade and features vinyl siding at the upper story of the two-story wing. Yet, the building retains its original split-level form, fenestration, and Colonial Revival-style detailing, including brackets supporting the upper story. Therefore, this building is contributing to the Historic District. Resources are considered non-contributing when the fenestration has been altered, a front porch has been constructed or enclosed, or an addition has resulted in the alteration of the primary roofline. For example, the Battle Rental House at 1807 Belcrest Drive was altered with the construction and/or enclosure of a front-gabled wing on the north end of the façade, obscuring that portion of the façade and altering the overall form of the house.

It should be noted, that all buildings in the South Benbow Road Historic District have brick foundations and asphalt-shingled roofs unless otherwise indicated. Metal security bars, installed over windows are common, though because they can be removed, are not noted in the inventory.

Outbuilding dates are estimates based on field observation of forms and materials. Foliage and small-scale lots, especially in the Clinton Hills development, with buildings located relatively close together, hindered the documentation and evaluation of outbuildings that were not visible from the public rights-of-way. Outbuildings that are visible on aerial photos, but were not able to be field surveyed have been noted within the descriptions, but not counted as resources in the inventory. Prefabricated sheds were considered to be temporary and thus were noted in the descriptions but not counted as resources in the inventory. The uneven terrain of the area resulted in the construction of low brick walls throughout the district. Because these are a common landscape feature, they were not included in the inventory unless they were substantial in scale or displayed distinctive design features.

A number of small creeks drain the historic district and flow into the South Buffalo Creek, resulting in historically undeveloped tracts of land encompassing approximately 12 acres. These spaces remain largely wooded, with the exception of acreage along South Side Boulevard that was partially cleared in the 1960s for the construction of the recreational area known as Benbow Park and, further to the southeast, an open area named Benbow Preserve in the early 2010s when fruit and nut trees were planted there. While all of these undeveloped areas, which extend along East Side Drive, East Florida Street, South Side Boulevard, and Britton Street, lack historic buildings, structures, or objects, these sites contribute to the overall landscape and character of the district. The acreage, in particular the creeks that run through the acreage, illustrates the relegation of African Americans to low-lying areas less suited for building, while White residents settled along the natural ridges in the area, specifically along Martin Luther King Boulevard to the south. The creeks influenced the street grid and development patterns in the district and both the wooded and cleared acreage provided recreation for neighborhood children. All 32 parcels that make up these five concentrated, undeveloped areas are owned by either the City of Greensboro or Guilford County. Each of the five areas is noted in the inventory as "undeveloped land" and included in the inventory as a contributing site.

BELCREST DRIVE

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Name of Property

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1800 Belcrest Drive (BP – D)

David L. and Dorotha H. Henderson House – c.1962; c.1980 Noncontributing Building

Located at the southwest corner of Belcrest and East Florida Street, the house was altered between 1977 and 1986 with the construction of a large gabled rear wing, the ridgeline of which extends about the ridge of the original roof. The house retains some eight-over-eight wood-sash windows, including paired windows to the south of the solid wood door with three applied panels. Many windows have been replaced with vinyl and there is vinyl siding in the gables. David L. and Dorotha H. Henderson purchased the house in 1962. David was a salesman for Fine Home Supply and Dorotha was a teacher at the Jonesboro School.

1802 Belcrest Drive (CH – A)

Mrs. Mildred L. Bonner House – c.1962

Contributing Building

The house has vinyl windows, including a picture window on the south end of the façade. A six-panel door is located near the center of the façade sheltered by an extension of the roof eave supported by turned posts. An original, engaged carport on the south end of the façade is supported by turned posts on a brick kneewall. Mildred L. Bonner, an associate professor of medical nursing at NC A&T, purchased the house in 1962. A flat-roofed carport appears in the aerial photos, standing west of the house.

1804 Belcrest Drive (BP – D)

Hunter-Swann House – c.1963

Contributing Building

Modernist detailing on this house includes exposed purlins in the gables and a concrete-block screenwall obscuring paired windows on the north end of the façade. The house has a four-light-over-four-panel door that is inset slightly and sheltered by a shed-roof supported by the concrete screenwall and brick piers. Vinyl slider windows are located on the front-gabled wing, in place of the typical double-hung windows. A shed-roofed, frame wing at the southwest has vinyl siding. Willie L. and Barbara P. Hunter purchased the house in 1962. Willie L. Hunter was an instructor at NC A&T and Barbara was a typist at NC A&T. In 1967, they sold the house to Melvin C. Swann Jr. and his wife, Gloria M. Swann. Melvin Swann was a teacher at the J. C. Price School and his wife, Gloria Swann, was a stenographer at NC A&T.

Carport, c.2009

Noncontributing Structure

A front-gabled carport northwest of the house is supported by square posts and has vinyl siding in the gable and around an enclosed storage area at the west end of the carport.

1805 Belcrest Drive (BP – B)

Reverend Joseph B. and Doris M. Jowers House – c.1962

Contributing Building

The house has vinyl windows within vinyl sided bays on the façade; the vinyl siding replaced paneled aprons and fixed shutters that had originally filled the bay. A replacement door is centered on the façade with a paired window to its south in a slightly projecting bay supported by brackets. The south gable end has vinyl siding in the gable and east bay. County tax records date the house to 1962 and Joseph B. Jowers, pastor at Warren Street Methodist Church, is listed at the address from at least 1962 to 1968.

1806 Belcrest Drive (CH – A)

Hinton Rental House – c.1962

Contributing Building

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The house has a stepped roofline, vertical wood in the gables, and a replacement door. It has vinyl windows throughout and those on the façade have paneled aprons. David M. Hinton Jr. purchased the house in 1962, though does not appear to have lived here in the 1960s. The first known occupant is Melven C. Swann Jr. in 1964, who lived here until he purchased the neighboring house at 1804 Belcrest Drive. It was then occupied by Harold M. Jones, a postal clerk, and his wife, Wilhelminia Jones, a counselor at NC A&T through 1968.

1807 Belcrest Drive

Battle Rental House – c.1962

Noncontributing Building

Likely constructed as a four- or five-bay Ranch house matching the typologies present throughout Benbow Park, this house was altered with the construction and/or enclosure of a front-gabled wing on the north end of the façade. The wing is enclosed with vinyl siding as opposed to the brick veneer that covers the remainder of the house. The house has vinyl windows throughout and vinyl siding in the gables and surrounding the windows in each of the bays. A replacement door is accessed by an uncovered wood deck. The house was purchased by Raphael Cuthbertson in 1961. However, Cuthbertson sold the house to Mary Woods Battle in 1962. Battle appears to have operated the house as a rental. From 1964 to 1967, the house was occupied by Paul Swann, a public school teacher, and his wife, Dorothy Swann, a teacher at Gillespie Park Junior High School.

1808 Belcrest Drive (BP – A)

William and Lois A. Goode House – c.1961

Contributing Building

The house has vinyl windows and vinyl siding on the upper story of the side-gabled south wing. A replacement door and picture window flanked by one-over-one windows are on the north wing of the façade. A gabled carport on the north elevation appears on aerial photos as early 1967. It is supported by brick piers on a brick half-wall and wraps around the northwest elevation of the house. The house was purchased by William and Lois A. Goode in 1961. William is listed as employed by the U. S. Army.

1809 Belcrest Drive (CH – A)

James E. and Minnie B. Smith House – c.1962; c.1972

Contributing Building

Located at the northeast corner of Belcrest Drive and New Castle Road, the house has eight-over-eight wood-sash windows and a Colonial Revival-style dentil cornice on the façade. A six-panel door near the center of the façade is located in an inset bay with vertical wood sheathing. A picture window north of the entrance is flanked by four-over-four wood-sash windows. An exterior brick chimney is in the north gable end. A gabled wing on the rear elevation was constructed between 1970 and 1974. It has a picture window on the west end of the south elevation. A wide carport, supported by brick wall, is on the east end of the wing, accessed from New Castle Road. The house was purchased by James E. and Minnie B. Smith in 1961. James was an administrator at the L. Richardson Memorial Hospital.

1901 Belcrest Drive

Robert S. and Myrtle H. Beale House – c.1961

Contributing Building

This one-story, five-bay, side-gabled Ranch house does not align directly with the housing forms typically constructed in the Benbow Park development. The house has a brick veneer with

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vertical vinyl on the upper one-third of the façade. It has high vinyl slider windows on the façade, a six-panel door, and an engaged, screened porch at the northwest corner is supported by square posts. The house was purchased by Robert S. and Myrtle H. Beale in 1961. Robert S. Beale was a professor at NC A&T.

1903 Belcrest Drive (BP – D)

George E. and Eula J. Whitley House – c.1961

Contributing Building

The house has an exterior brick chimney centered in the front gable and flanked by vinyl windows in segmental-arch brick surrounds. A six-panel door and triple window are on the north end of the façade. Modernist details include exposed purlins in the side gables and tiny square windows on the north gable end. The house was purchased by George E. and Eula J. Whitley in 1961. George was a clerk a P. Lorillard and Eula was a maid for Dr. Richard B. Dunn.

1904 Belcrest Drive (BP – B)

Watkins-Kinney House – c.1961

Contributing Building

The house has a painted brick veneer, wood shingles in the gables, and vinyl windows throughout. Windows on the façade have paneled aprons below. There is a solid wood door in an inset bay and the second bay from the left (south) end of the façade projects slightly. A gabled ell extends from the left rear (southwest). The house was purchased by Flotilla Watkins, a physician, and his wife, Nellouise Watkins, in 1961. The Watkins sold the house to Lois Belton Kinney, an instructor at NC A&T, in 1964.

1905 Belcrest Drive (BP – E)

William J. and Curly Burriss House – c.1961

Contributing Building

The house has a blonde-brick veneer, vinyl windows throughout, and purlins in the gables. The north end of the façade has vinyl siding, paired vinyl windows, and a six-panel door. A prefabricated, frame shed stands northeast of the house. County tax records date the house to 1961 and the building is listed as vacant in the 1961 city directory. The first known occupant is Robert L. Hearn in 1962, but beginning in 1964 the house was occupied by William J. Burriss, a lift operator at South Atlantic Bonded Warehouse, and his wife, Curly.

1906 Belcrest Drive (CH – C)

Mrs. Ovella Capps House – c.1961

Contributing Building

One of a number of houses in the Benbow Park development that was built using a typology from the earlier Clinton Hills development, this brick house retains one-light wood-sash awning windows including a group of nine windows on the north end of the façade, adjacent a replacement six-panel door. On the south end of the façade, wood siding separates the windows in the upper one-third of the façade. The side elevations have two-over-two horizontal-pane wood-sash windows and composite wood siding in the gables. The house was purchased by Myrtle D. Sternberger in 1961, though Sternberger does not appear to have occupied the house. The building is listed as vacant in the 1961 city directory and the first known occupant is Mrs. Ovella Capps, a widow and maid, in 1962. Capps purchased the house from Sternberger's heirs in 1974.

1907 Belcrest Drive (CH – A Hipped)

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Robert A. Jr. and Thelma B. Williams House – c.1961 Contributing Building

The house has a brick veneer with vinyl siding on the upper one-half of the south two bays of the façade. A wood door with three lights and a three-light sidelight is near the center of the façade with a picture window to its north. The house has two-over-two horizontal-pane wood-sash windows on the façade and north elevation. It retains one-light awning windows on the south elevation. A prefabricated metal shed is southeast of the house. County tax records date the house to 1961 and the building is listed as “vacant” in the 1961 city directory. The first known occupant is Robert A. Williams Jr., a clerk at NC A&T, in 1962 and his wife, Thelma. The property remains in the Williams family today.

1908 Belcrest Drive (CH – A)

Bynum C. Jr. and Evelyn Crews House – c.1961 Contributing Building

The house has vinyl windows throughout and a Colonial Revival-style dentil cornice on the façade. A six-panel door is located to the north of a projecting bay with a single window. A gabled, screened porch is at the right rear (northwest). A later, shed-roofed wing is on the west elevation. The house was purchased by Bynum C. Crews, Jr. and his wife, Evelyn, in 1961. Bynum C. Crews Jr. was a treasurer at Family Realty and Evelyn was a teacher at the Jonesboro School.

1909 Belcrest Drive (BP – A Hipped)

Isaiah V. and Gloria H. Oglesby House – c.1961 Contributing Building

The house has vinyl siding on the upper story of the two-story wing of the house and vinyl windows throughout. A six-panel door and picture window are on the façade of the one-story wing. County tax records date the house to 1961 and the first known occupants are Isaiah V. and Gloria H. Oglesby in 1961. Isaiah was a graduate of NC A&T who returned to teach the ROTC program from 1960 to 1965.⁷ The 1961 city directly lists his employer as the U. S. Army.

1910 Belcrest Drive (BP – A Hipped)

James R. and Lillian W. Williamson House – c.1961 Contributing Building

The house has vinyl siding on the upper story of the two-story wing of the house, vinyl windows throughout, and a modern metal roof. A six-panel door and picture window are on the façade of the one-story wing. Aerial photos indicated a prefabricated shed west of the house, though it is not visible from the street. The house was purchased by James R. and Lillian W. Williamson in 1961. James, a clerk at the post office, died about 1965, leaving his wife Lillian, a lab tech at Hall & McChesney, in the house.

1911 Belcrest Drive (CH - A Hipped)

Jehovah C. and Gloria Y. Guy House – c.1962 Contributing Building

The house has vinyl windows throughout with vinyl aprons under windows on the façade. A six-panel door is near the center of the façade. County tax records date the house to 1962 and the first known occupant is Jehovah C. Guy in 1962. Jehovah was a maintenance man. The house is still owned by Gloria Guy.

⁷ Obituary for Isaiah V. ‘Ike’ Oglesby, *Greensboro News & Record*, December 3, 2003, https://greensboro.com/obituaries/article_342c0ecb-22d0-55ee-b31d-e9981e665b9a.html.

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1912 Belcrest Drive (CH – A Hipped)

Walter G. and Mable T. Wright House – c.1961

Contributing Building

The house has a brick veneer, two-over-two horizontal-pane wood-sash windows, and a three-light wood door near the center of the façade. A picture window flanked by two-over-two windows is on the south end of the façade. One-light awning windows remain on the north elevation. A prefabricated, frame shed stands northwest of the house. The house was purchased by Walter G. Wright and his wife, Mable T. Wright, in 1961. Walter was a teacher at NC A&T.

1913 Belcrest Drive (CH – A)

Reid-Reeves House – c.1961; c.2006

Contributing Building

The house has a replacement door, vinyl windows throughout, and a Colonial Revival-style dentil cornice on the façade. East of the house is a gabled, frame wing with vinyl siding. Constructed about 2006, it was connected to the house via the original gabled wing at the southeast corner of the house. The house was purchased by Adrian B. Reid Jr. and his wife, Barbara, in 1961. Adrian was a clerk and Barbara was an assistant professor at NC A&T. The Reids sold the property to Ellen B. Reeves, a retired teacher, in 1967.

1914 Belcrest Drive (BP – A Hipped)

Thurman J. and Estella Patterson House – c.1961

Contributing Building

The house has composite wood siding on the upper story of the north wing and replacement windows throughout. A six-panel door and picture window are located on the façade of the one-story wing. The house was purchased by Thurman J. and Estella Patterson in 1961. Thurman was a mail handler for the post office.

1915 Belcrest Drive (BP – A Hipped)

Charles L. and Bette Hayes House – c.1961

Contributing Building

The house has vinyl siding on the upper story of the two-story wing and vinyl windows throughout. A replacement six-light-over-two-panel door and a five-part bow window are on the one-story wing. An exterior brick chimney is on the north elevation and a gabled, frame wing extends from the right rear (southeast). A prefabricated, frame shed stands southeast of the house. The house was purchased by Charles L. and Bette Hayes in 1961. Charles was a professor at NC A&T.

1916 Belcrest Drive (CH – A)

Frank B. and Louise B. Ware House – c.1961

Contributing Building

The Colonial Revival-style Ranch house has vinyl windows and a dentil cornice on the façade. A solid wood door is accessed by an uncovered brick stoop. The house was purchased by Frank and Louise Ware in 1961. Frank was a janitor at NC A&T.

1917 Belcrest Drive (CH – A)

Sharpe Rental House – c.1961

Contributing Building

The house has vinyl windows throughout, including paired windows on the north end of the façade and single windows flanking a picture window on the south end of the façade. A replacement door is accessed by an uncovered stoop and an integrated brick planter extends

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across the south bay of the façade. The house was purchased by Ralph D. and Cleo Sharpe in 1961, though is listed as vacant in the 1961 city directory and the Sharpes do not appear to have ever occupied the house. Ralph Sharpe died in 1966, though Cleo retained ownership until the 1990s. The first known occupant is Alphonso R. Vick in 1962, but beginning in 1963 the house was occupied by William M. White, a professor at NC A&T, and his wife, Ida.

Carport, c.2005

Noncontributing Structure

Southeast of the house is a flat-roofed aluminum carport supported by metal posts on a brick half-wall.

1918 Belcrest Drive

William L. and Earcelle Evans House – c.1961

Noncontributing Building

This one-story, six-bay, side-gabled Ranch house does not align directly with the housing forms typically constructed in the Benbow Park development. It has a blonde-brick veneer and high, vinyl slider windows on the south end of the façade. A wide picture window and replacement door are near the center of the façade. The north end of the façade has an orange-brick veneer, paired slider windows, and a replacement door. This end appears to have been a carport that was enclosed, making the building non-contributing. A shed-roofed, metal carport was attached to the northwest corner of the house between 1986 and 1995. A prefabricated, frame shed stands southwest of the house. The house was purchased from Better Homes Inc. by William L. and Earcelle Evans in 1961. William was a mail handler for the post office and Earcelle was a nurse at L. Richardson Memorial Hospital.

1919 Belcrest Drive (CH – A)

Mrs. Naomi B. Wynn House – c.1961

Contributing Building

The house has vinyl windows throughout, vinyl siding in the gables, and vinyl panels below the windows on the façade. A Colonial Revival-style dentil cornice spans the façade. A replacement door is near the center of the façade. The house was purchased by Naomi B. Wynn, the Dean of Nursing at NC A&T, in 1961.

Carport, c.1965

Contributing Structure

Northeast of the house is a flat-roofed metal carport supported by decorative metal posts on a brick half-wall.

1920 Belcrest Drive (CH – A)

Louie A. Jr. and Annye Wright House – c.1961

Contributing Building

The house has vinyl windows, including a picture window on the north end of the façade, a replacement door, and a three-bay, engaged porch supported by decorative metal posts. A prefabricated shed stands southwest of the house. Louis A. Wright, Jr. and Annye Wright married in 1958 and purchased the house in 1961. Louie was a mail handler and Annye was a graduate of Bennett College and a teacher at Jonesboro School and later at Hampton School. The couple had two children in the house, a son and a daughter who also attended Bennett College. Both Annye and Louie participated in marches from NC A&T to downtown Greensboro.⁸

⁸ Personal Communication with Annye M. Wright (local resident) by Heather Slane and Cheri Szcodronski, March 2023, Greensboro, North Carolina.

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1921 Belcrest Drive (BP – E)

Calvin and Carolyn Corbett House – c.1961

Contributing Building

The house retains two-over-two horizontal-pane wood-sash windows, a six-panel door, and a group of nine one-light fixed and awning windows on the north end of the façade. An engaged, shed-roofed porch at the left rear (northeast) is supported by square posts. The house was purchased by Calvin and Carolyn R. Corbett in 1961. Calvin was a barber at San Barber Shop.

1922 Belcrest Drive (BP – A Hipped)

Clarence and Mary L. Cokely House – c.1960

Contributing Building

The house has vinyl windows, including a vinyl picture window on the north end of the façade, and vinyl siding on the upper story of the hip-roofed south wing. A wood door with carved panels is accessed by an uncovered stoop. The house was purchased by Clarence Cokely, a radiologist at L. Richardson Memorial Hospital, and his wife, Mary L. Cokely, in 1960.

1923 Belcrest Drive (CH – A)

Mildred B. Robinson-Neal House – c.1961

Contributing Building

The house has a stepped roofline and retains eight-over-eight wood-sash windows with vinyl aprons below the windows on the façade. A six-panel door is sheltered by an aluminum awning on decorative metal posts. A prefabricated frame shed is northeast of the house. The house was purchased by Mildred B. Robinson, a teacher at Caldwell School, in 1961. Robinson married Lewis H. Neal, another teacher at Caldwell School, in the mid-1960s.

1924 Belcrest Drive (BP – A)

Harold L. and Mildred J. Lanier House – c.1960

Contributing Building

The house retains two-over-two horizontal-pane wood-sash windows and a six-panel door accessed by a brick stoop. The upper story of the side-gabled south wing is covered with vinyl siding. The house was purchased by Harold L. and Mildred J. Lanier in 1960. Harold was employed by the U. S. Army.

1925 Belcrest Drive

Milton-Rogers House – c.1960

Contributing Building

Wider than the typical four-bay Ranch constructed in the Benbow Park development, this one-story, hip-roofed house features a brick veneer and paired two-over-two horizontal-pane wood-sash windows throughout. A projecting, hip-roofed bay on the north end of the façade has a four-light horizontal-pane picture window flanked by two-over-two windows. The entrance is sheltered by an inset porch supported by a decorative metal post. Awning windows on the south elevation are typical of those found in the Clinton Hills development. An inset porch at the northeast is supported by square posts. The house was purchased by James and Octavia W. Milton in 1960. James was an attendant at the Esso Gas Station. In 1965, the Miltons sold the property to Alton Rogers, a porter at Cone Hospital, and his wife, Mazie Rogers.

Carport, c.2016

Noncontributing Structure

East of the house is a flat-roofed metal carport supported by metal posts.

2000 Belcrest Drive (CH – A)

Thomas and Laura Blakeney House – c.1962

Contributing Building

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The house has a stepped roofline and vinyl windows throughout with vinyl aprons below the windows on the south end of the façade. A projecting bay window is located on the north end of the façade, north of a replacement door in a vinyl-sided bay. A frame, screened porch is at the right rear (northwest). The house was purchased from Better Homes Inc. by Thomas Blakeney Jr. and his wife, Laura Blakeney, in 1961. Thomas was a brick mason at Monroe Construction.

2002 Belcrest Drive (CH – A)

Osborne S. and Florine I. Stafford House – c.1960 Contributing Building

Located at the northwest corner of Belcrest Drive and South Side Boulevard, this house has one-over-one wood-sash windows, a six-panel door, a stepped roofline, and an engaged carport on the east elevation that is supported by square posts. Vinyl-sided storage is at the north end of the carport. The house was purchased from Better Homes Inc. by Osborne C. Stafford in 1960. Osborne was an engineer for Western Electric and Florine was a library assistant at NC A&T.

2003 Belcrest Drive (CH – A Hipped)

Gordon T. and Mary B. Saddler House – c.1960 Contributing Building

Located at the northeast corner of Belcrest Drive and South Side Boulevard, the house has a group of nine one-light windows on the north end of the façade and a projecting bay near the center of the façade. A six-panel door is just north of the projecting bay and is sheltered by a shed roof on square post. Double-hung windows have been replaced with vinyl, but one-light wood-sash awning windows remain on the south elevation. A hip-roofed wing extends from the rear (east) elevation. The house was purchased by Gordon T. and Mary B. Saddler in 1961. Gordon was an assistant professor at NC A&T and Mary was a teacher at Bluford School.

2100-block Belcrest Drive – 2 VACANT LOTS

These two lots, flanking Belcrest Drive at the intersection with South Side Boulevard, are bisected by a tributary of the South Buffalo Creek. The land connects Benbow Park, the green space that extends along the south side of South Side Boulevard, to the large green space at Britton Street that is known as Benbow Preserve.

2104 Belcrest Drive (CH – A)

Ivan and Fannie Williamson House – c.1960 Contributing Building

The house has eight-over-eight wood-sash windows throughout with vinyl aprons below windows on the façade. A six-panel door is near the center of the façade. A low brick wall extends along a circular drive at the front of the property and along the south side of the driveway. The house was purchased by Ivan and Fannie Williamson in 1960. Ivan was a plant worker at Guilford Dairy Co-op.

Shed, c.1990

Noncontributing Building

West of the house is a frame shed with aluminum siding and a wood door with three lights. Aerial photos appear to indicate the shed was constructed between 1986 and 1995.

2105 Belcrest Drive (CH – A)

William and Doris Odom House – c.1960 Contributing Building

The house has vinyl windows, including a vinyl picture window on the south end of the façade. It has a replacement door and awning windows on the north gable end have been replaced with

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vinyl slider windows. Two prefabricated sheds stand southwest of the house. The house was purchased by William and Doris Odom in 1960. William was a machine operator at Marvs Marble and Tile.

Carport, c.1998

Noncontributing Structure

South of the house is a flat-roofed aluminum carport supported by square posts.

2106 Belcrest Drive (CH – C Hipped)

George and Mary B. Young House – c.1960

Contributing Building

This is one of a number of houses in the Benbow Park development that replicated the building types used in the earlier Clinton Hills development. The house retains a group of nine one-light awning windows on the south end of the façade, adjacent a replacement door, and with an integrated brick planter below. Awning windows on the north end of the façade have been replaced with vinyl slider windows. Two-over-two horizontal-pane wood-sash windows remain on the side elevations. The house was purchased by George and Mary B. Young in 1960. George was a mail handler at Southern Railway.

2107 Belcrest Drive (BP – E)

Herbert M. and Josephine Heughan House – c.1960

Contributing Building

The house has vinyl windows throughout and a replacement door centered on the façade. The house was purchased by Herbert and Josephine Heughan in 1961. Hubert was an assistant professor at NC A&T.

Shed, c.1980

Noncontributing Building

Northeast of the house is a deteriorated frame shed with plywood sheathing.

2108 Belcrest Drive (CH – A)

Thomas and Janie Slater House – c.1960

Contributing Building

This is one of a number of houses in the Benbow Park development that replicated the building types used in the earlier Clinton Hills development. The house has a combination of two-over-two horizontal-pane wood-sash windows and vinyl windows. A replacement door is near the center of the façade and one-light awning windows remain on the north elevation. The house was purchased by Thomas and Janie T. Slater in 1960. Thomas was employed by Honey's Drive-In.

Carport, c. 1980

Noncontributing Structure

Southwest of the house is a flat-roofed metal carport supported by metal posts on a brick half-wall. Storage at the west end of the carport is also enclosed with brick.

2109 Belcrest Drive (CH – A Hipped)

Mrs. Hortense H. Cherry House – c.1960

Contributing Building

The house has vinyl windows throughout, including paired windows adjacent to a replacement door on the south end of the façade. The site slopes to the rear to reveal a partial basement level. The house was purchased by Hortense H. Cherry in 1960. Hortense was the widow of Frank C. Cherry and was employed at P. Lorillard.

Shed, c.1990

Noncontributing Building

East of the house is a frame shed with plywood sheathing.

2110 Belcrest Drive (CH – A Hipped)

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Mitchell-Wadlington House – c.1960

Contributing Building

This is one of a number of houses in the Benbow Park development that replicated the building types used in the earlier Clinton Hills development. It has two-over-two horizontal-pane wood-sash windows, including windows flanking a picture window on the north end of the façade. A wood door with three lights is near the center of the façade. Awning windows remain on the south elevation. A prefabricated shed stands northwest of the house. The house was purchased by William H. and Lucyann G. Mitchell in 1960. William was an instructor at NC A&T. The Mitchells sold the house to Maurice W. and Beatrice Wadlington in 1965. Maurice was a driver for Brown's Funeral Service and his wife, Beatrice, was an aide at the Greensboro Cerebral Palsy School.

2111 Belcrest Drive (CH – A)

Sampson Jr. and Catherine Buie House – c.1960

Contributing Building

The house has two-over-two horizontal-pane wood-sash windows throughout, including flanking a picture window on the south end of the façade. It has a three-panel door sheltered by a two-bay, front-gabled porch supported by square columns. A gabled carport on the south elevation, constructed between 1970 and 1974 is supported by brick piers and has aluminum siding in the gable. A prefabricated, frame shed stands southeast of the house. The house was purchased by Sampson Buie, Jr. and his wife, Catherine Buie, in 1960. Sampson was a field executive for the Boy Scouts of America.

2112 Belcrest Drive (CH – A)

Garland L. and June T. McIver House – c.1960

Contributing Building

The house has a stepped roofline and a combination of eight-over-eight and six-over-six wood-sash windows with one-over-one window flanking a picture window on the north end of the façade. A six-panel door is sheltered by a three-bay, engaged porch supported by square posts with arched spandrels. The house was purchased by Garland L. and June T. McIver in 1960. Garland was a clerk for the postal service.

BELLAIRE STREET

802 Bellaire Street (CH – C)

George W. and Catherine Bonner House – c.1956

Contributing Building

The house has vinyl windows and vinyl siding at the upper two-thirds of the right two bays of the façade. There is a replacement door at the right end of the façade with a triple vinyl window to its left, both sheltered by an aluminum awning. A frame, shed-roofed wing spans most of the rear elevation. A prefabricated shed stands east of the house. The house was purchased by George W. and Catherine Bonner in 1956. George was a counselor at NC A&T and Catherine was a stenographer at NC A&T.

803 Bellaire Street (CH – C)

Walter L. and Annie J. Avent House – c.1956

Contributing Building

The house has vinyl windows and aluminum siding at the upper one-fourth of the right end of the façade. The left two bays of the façade, featuring a four-light-over-four-panel door and paired vinyl window, are surrounded by aluminum siding. Two prefabricated sheds stand northwest of

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the house. The house was purchased by Walter Lee, a clerk for the Postal Transportation Service, and his wife, Annie J. Avent in 1956. Their daughter currently owns the house.

804 Bellaire Street (CH – A)

Johnnie L. and Willa M. Young House - c.1955

Contributing Building

The house features aluminum siding on the right two bays of the façade and in the gables. It has vinyl windows throughout and an eight-panel door with a central light. A front-gabled porch supported by decorative metal posts spans the right two bays of the façade. A prefabricated shed stands east of the house. Johnnie L. and Willa Mae Young purchased the house from Better Homes, Inc. in 1955. In 1958, Young is listed as a porter for the Railway Express Agency. Young, and his wife, Willa M. Young, divorced in 1963, after which Johnnie remained in the house, employed as a wholesaler for Edgecombe Steel in 1964.

Carport, c.1960

Contributing Structure

Southeast of the house is a front-gabled, frame carport on square posts. It has vinyl siding in the front gable and enclosed storage at the rear.

805 Bellaire Street (CH – A Hipped)

Oscar H. Jr. and Nettie J. Hinnant House – c.1956

Contributing Building

A six-panel door and paired windows are located at the left end of the façade. The house has vinyl windows throughout. The house was purchased by Oscar H. Hinnant, Jr. and his wife, Nettie J. Hinnant, in 1956. Oscar was a teacher at Lincoln Junior High School and Nettie was a teacher at Washington Street School.

806 Bellaire Street (CH – B)

Albert W. and Floydella Spruill House – c.1956

Contributing Building

The house features vinyl windows and vinyl siding in the front gable. It has a four-light-over-four-panel door with a brick planter to the right of the entrance. A gabled rear wing is located just north of the original shed-roofed wing at the southeast. A prefabricated shed stands east of the house. The house was purchased by Albert W. Spruill, an associate professor at NC A&T, in 1956.

807 Bellaire Street (CH – A)

Fred and Clarice R. Dawson House – c.1956

Contributing Building

The house has vinyl windows, vinyl siding in the gables, and vinyl siding at the left two bays of the façade. Those bays include a replacement door and a picture window flanked by one-over-one windows. A brick planter is located beneath the picture way. A wide, gabled, frame wing, constructed between 1974 and 1977, spans the rear elevation, abutting and partially enveloping the original shed-roofed wing at the southwest. The house was purchased by Fred and Clarice R. Dawson in 1956. Fred was a clerk for the Postal Transportation Service and Clarice was a sweeper at P. Lorillard Company.

Carport, c.2020

Noncontributing Structure

Southwest of the house is a front-gabled, frame carport supported by square posts. Aerial photos indicate it was constructed after 2018.

808 Bellaire Street (CH – C Hipped)

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J. Neil and Jacquetta Armstrong House – c.1956

Contributing Building

The house features vinyl windows and vinyl siding between the former awning windows on the left end of the façade. Adjacent to the solid door with one light is a group of nine one-light wood awning windows. A brick planter is located beneath the grouped awning windows. An original shed-roofed bay is at the southeast and a hip-roofed wing at the northeast was constructed before 1967. A prefabricated shed stands southeast of the house. The house was purchased by J. Neil and Jacquetta Armstrong in 1956. J. Neil was an assistant professor at NC A&T and his wife, Jacquetta, was a library assistant at NC A&T.

809 Bellaire Street (CH – C)

Oswald R. and Margaret Wright House – c.1956

Contributing Building

The house has original two-over-two windows on the side elevations and vinyl slider windows on the right end of the façade. Tan brick is located on the upper one-fourth of the right end of the façade, between the windows. On the left end of the façade is a solid door with four lights and a group of nine one-light awning windows, both sheltered by an aluminum awning on decorative metal posts. A prefabricated frame shed stands northwest of the house. The house was purchased by Oswald and Margaret Wright in 1956. Oswald was a teacher at Dudley High School and Margaret was a guidance counselor at Price School.

811 Bellaire Street (CH – A)

Fred Jr. and Katherine M. Hall House – c.1956

Contributing Building

The house retains two-over-two horizontal-pane wood-sash windows, including flanking a picture window on the left end of the façade. A two-light-over-two-panel door next to the picture window is sheltered by a two-bay, front-gabled porch supported by square posts. The house has aluminum siding in the gables. The house was purchased by Fred Hall, Jr. and his wife, Katherine M. Hall, in October of 1956. Fred was a masonry finisher at Mabie-Bell and Katherine was a domestic worker.⁹

813 Bellaire Street (CH – D)

Adams Rental House – c.1956

Contributing Building

The house has a nine-panel door centered on the façade, vinyl windows, and vinyl siding on the left bay and in portions of the gable ends. A brick planter is located beneath the picture window on the left end of the façade. The house is one of only a few brick houses in the district to have been painted. The house was purchased by Thomas K. Adams in 1956, though may have been operated as a rental property, as Adams did not live there in the 1950s or 1960s. The first known occupant is William S. Gwynn, a teacher at Price School, and his wife, Barbara S., a receptionist at the YMCA, in 1959.

SOUTH BENBOW ROAD

1120 South Benbow Road

Walter V. and Eva McLaughlin House – c.1965

Contributing Building

⁹ Personal Communication with Veronica Hall (local resident) by Heather Slane and Cheri Szcodronski, March 2023, Greensboro, North Carolina.

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Located at the northwest corner of South Benbow Road and Julian Street, this one-story, side-gabled Ranch house is four bays wide with a projecting, two-bay, front-gabled wing on the south end of the façade. The house has a brick veneer and two-over-two horizontal-pane wood-sash windows. The front-gabled wing has grouped vinyl casement windows and vinyl siding in the gable. An integrated brick planter spans the front-gabled wing, under the casement windows. On the north end of the wing is an inset entrance bay with a six-panel door. There is an exterior brick chimney in the south gable and a gabled wing at the southwest appears to have been constructed as a carport, but later enclosed with vinyl siding to create a garage, accessed from Julian Street. The site slopes down to the northwest to reveal a partial basement. County tax records date the house to 1965, the same year the property was purchased by Walter V. and Eva McLaughlin. The address first appears in 1966, with Walter listed as a janitor at Greensboro News. The 1968 directory lists Eva as a manager at City Reweaving and Alteration Services.

1201 South Benbow Road

Frank M. and Marie Lytle House – c.1951

Contributing Building

Located at the southeast corner of South Benbow Road and Julian Street, this two-story, hip-roofed Colonial Revival-style house is among the earliest houses constructed in the district and a rare example of a two-story form in the area. The house is three bays wide and double-pile with aluminum siding. An inset entrance is centered on the façade and features a six-panel door with four-light transom in a paneled bay. The bay has a classical surround with fluted pilasters supporting a broken pediment. Flanking the entrance bay are four-over-four wood-sash windows screened with wood lattice. The first-story façade features ten-over-ten wood-sash windows with paneled aprons. The remainder of the house has eight-over-eight wood-sash windows. A two-story, hip-roofed wing on the south elevation has grouped eight-over-eight wood-sash windows on both stories. A brick retaining wall that extends from the north elevation screens a basement-level garage on that elevation. The house was enlarged to the rear between 1974 and 1986 with a one-story, gabled hyphen that connects to a one-story, hip-roofed wing that is roughly the width of the house. A prefabricated shed stands northeast of the house. The property was purchased by Frank M. Lytle in 1944. However, the address does not appear in city directories until 1951, when it was occupied by Frank, an employee at Wades Cleaners, and his wife, Marie Lytle. In 1969, the house was sold to James E. and Celestine W. Cheek. James Cheek was a lifelong educator, named president of Shaw University in Raleigh, North Carolina at the age of thirty. In 1968, Cheek was appointed president of Howard University, a position he held for twenty years.¹⁰ It was during time that he owned this house on Benbow Road, which he had purchased for his mother.

1203 South Benbow Road

Franklin J. and Laura Brown House – c.1953

Contributing Building

This one-story, hip-roofed brick Ranch house is three bays wide with a two-bay, projecting, hip-roofed wing on the south end of the façade. An entrance on the north end of the façade is sheltered by an inset porch supported by grouped square posts tied by horizontal rails. The house has vinyl windows throughout and an interior brick chimney. A hip-roofed porch on the south

¹⁰ The History Makers, "James Cheek Biography," *The History Makers: The Digital Repository for the Black Experience*, <https://www.thehistorymakers.org/biography/james-cheek-39>.

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elevation was enclosed with jalousie windows. A flat-roofed carport on the east elevation is supported by brick piers. A front-gabled, frame shed, not visible from the road, is located on the adjacent parcel to the east. The property was purchased by Franklin J. Brown in 1951. The county tax records date the house to 1953, and Franklin J. and Laura Brown are first listed at this address in 1954. Franklin moved to Greensboro to serve as an industrial arts teacher at Washington Street School, but by 1945 was teaching at Dudley High School. Franklin became the second principal of Dudley High School, serving in that position in 1969 when protests and picketing at the school led to violence that resulted in the death of NC A&T student, Willie Grimes. Laura Brown was a Bennett College graduate and elementary school teacher. In 1957, she was appointed as a supervisor of the city schools.¹¹ The house is currently owned by Franklin and Laura's niece.

East of 1203 South Benbow Road – VACANT

1205 South Benbow Road

Taylor-Speight House – c.1953

Contributing Building

This one-and-a-half-story, side-gabled, Period Revival cottage is three bays wide and double-pile with a projecting, front-gabled wing on the south end of the façade. It has a brick veneer, vinyl windows, and a replacement door, centered on the façade. A picture window on the north end of the façade is flanked by double-hung windows. There is a single window in the front gable and in each of the side gables. A full-width, shed-roofed, vinyl-sided wing spans the rear (east) elevation. H. C. Taylor acquired the property in 1941, though the address does not appear in city directories until 1954, when H. Clinton Taylor, a teacher at NC A&T is listed. By 1959, Taylor had died and his widow, Mrs, Lelia S. Taylor is listed in the house. In 1962, Lelia Taylor sold the house to James T. Speight, a postal employee, and his wife, Maggie Speight.

1206 South Benbow Road

Calvin Ray and Mary N. Harris House – c.1963

Contributing Building

This Split-Level house features a one-story side-gabled wing on the south and a two-story, front-gabled wing on its north. The one-story brick wing has a solid door with one-light sidelight that is accessed by an uncovered brick stoop. To its south is a paired, fixed window with operable sashes below. At the south end of the building is an engaged carport supported by a decorative concrete-block screen on the south elevation. The opening on the east elevation, facing South Benbow Road has been enclosed with an overhead garage door. The two-story, front-gabled wing has brick veneer and one-light windows at the first story and board-and-batten sheathing at the second story. Sliding glass doors at the second story open to a wood deck that wraps around the northeast corner of the house. Clerestory windows above the door were replaced with opaque panels before 2007. Calvin Ray Harris purchased the lot from J. Kenneth Lee in 1960 and county tax records date the house to 1963. Calvin was a teacher at Lincoln Junior High School. His wife, Mary N. Harris, was a teacher at Mt. Zion School.

1300 South Benbow Road

¹¹ "Dean/Brown Family Papers," Manuscript Collections, Greensboro History Museum, <https://archives.greensborohistory.org/manuscripts/dean-brown-family>.

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William Frazier House – c.1965

Contributing Building

Located at the southwest corner of South Benbow Road and Broad Avenue, this one-story, side-gabled Ranch house is four bays wide with a brick veneer and an interior, painted stone chimney. The house has vinyl windows throughout and vinyl siding in the gables. A six-part bow window on the façade is flanked with stone veneer. South of the bow window is a replacement door accessed by an uncovered brick terrace. The northernmost bay of the façade is inset slightly, and an integrated brick planter extends around this, the northeast corner, of the house. A side-gabled wing on the north elevation has a paired window on the façade. A gabled ell extends from the southwest corner of the house. On the rear (west) elevation the center bays are sheltered by a partially inset, shed-roofed porch supported by decorative metal posts. Located on a slight rise, the house is accessed via a concrete stair and sidewalk. The property was purchased by W. F. Frazier in 1955, though county tax records date the house to 1965 and Frazier is not listed at this address until 1966. The 1967 and 1968 city directories list Frazier as tailor for Gene Lashley Inc. Frazier purchased the property from his sister, Georgianna Frazier Matthews, who later constructed the adjacent house to the west.

Carport, c.1970

Contributing Structure

West of the house, accessed via Broad Street, is a front-gabled carport on brick piers. The east, west, and south elevations, as well as the front gable, are covered with vinyl siding.

1301 South Benbow Road

George H. and Margueritte Evans House – c.1949

Contributing Building

Located at the southeast corner of South Benbow Road and Marboro Drive, the core of this house is a one-and-a-half-story, side-gabled, Period Revival-style cottage. The house has a painted brick veneer, flush eaves, and steel-sash casement windows. There is a low gable centered on the façade and a projecting, gabled bay on the north end of the façade. A gabled wing on the south elevation connects to a front-gabled wing that extends well beyond the façade, resulting in an L-shape plan. A solid door with three lights is located on the façade between the two projecting wings and is sheltered by a shed-roofed porch supported by decorative metal posts. A gabled garage wing on the north elevation has two overhead doors accessed by Marboro Drive. To its west, facing South Benbow Road, is a one-story, flat-roofed wing with steel-sash windows that wrap the northwest corner. The rear (east) elevation has three gabled dormers, each with aluminum siding and a steel-sash window. A flat-roofed porch on the east elevation is enclosed with jalousie windows. A low brick retaining wall extends across the front of the property at the sidewalk. The house was designed by Edward C. Miller, an architect at the Tuskegee Institute.¹²

George H. Evans purchased the property in 1941, though construction was likely stalled by WWII. County tax records date the house to 1949 and Evans is first listed at this address in 1950. Evans was a doctor with an office on East Market Street. Evans worked in obstetrics and gynecology, delivering over 3000 babies as a member of the staff of L. Richardson Memorial Hospital from 1935 to 1981. Evans also served on the Greensboro Housing Authority, the Greensboro Board of Education, and in 1963 was appointed to a Special Committee on Human

¹²“House plans for Dr. George H. Evans,” Bernetiae Reed Collection, University of North Carolina at Greensboro, <https://gateway.uncg.edu/islandora/object/community%3A68013>.

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Relations to deal to address the civil unrest of the era.¹³ His wife, Margueritte, worked at Launderette-Self Service.

South of 1301 South Benbow Road – VACANT

The house on the adjacent parcel (1301 South Benbow Road) extends onto this otherwise vacant parcel.

1303 South Benbow Road

John S. and Fannie S. Leary House – c.1951

Contributing Building

This one-story, side-gabled, brick Ranch house is four bays wide with a projecting gabled wing near the center of the façade. It has vinyl windows throughout and a vinyl picture window flanked by double-hung windows on the projecting wing. North of the wing, a multi-paneled door is located in a vinyl-sided bay. Original two-over-two horizontal-pane wood-sash windows remain on the south end of the façade and in the gables. The house has an interior brick chimney, a single window in each side gable, and an entrance on the south elevation that is sheltered by an aluminum awning. A gabled wing on the rear (east) elevation may be an enclosed porch. It has vinyl siding and grouped windows on a brick half-wall. A low brick wall spans the front of the property at the sidewalk. County tax records date the house to 1951, though John S. Leary purchased the property in 1945. Leary is first listed at this address, as principal of Washington Street School in 1951. Fannie was a teacher at Lincoln Junior High School.

1304 South Benbow Road

John L. and Juanita L. Burnside House – c.1955

Contributing Building

The one-story, hip-roofed house has a brick veneer and an interior brick chimney near the south elevation. It is three bays wide and three bays deep. A solid door with three lights is centered on the façade and accessed by a brick stoop. A pair of wide one-light slider windows are north of the door in a bay that projects slightly but remains under the main roofline. South of the door is a group of four fixed windows that likely had operable awning windows below. The awning windows have been replaced with paired slider windows. Brick retaining walls extend along the sidewalk at the front of the property and along both sides of the driveway south of the house. The property was purchased by John L. Burnside in 1941, though construction was likely delayed by WWII. County tax records date the house to 1955 and Burnside is first listed at the address in 1956. Burnside was employed in the automobile service department at Sears. His wife, Juanita L. Burnside, owned her own retain store, Juanita's Lingerie Shop.

1305 South Benbow Road

David S. and Nelle A. Coley House – c.1951

Contributing Building

This one-story, side-gabled house is distinctive for the windows that extend all the way to the corners of the building. The house is four bays wide with a projecting, front-gabled wing on the north end of the façade. It has a brick veneer, vinyl windows that wrap the corners of the front-gabled wing, and flush eaves. A solid wood door near the center of the façade has a very wide, four-light sidelight. It is accessed by an uncovered brick stoop. South of the entrances is a picture

¹³ "Dr. George H. Evans Papers," Manuscript Collections, Greensboro History Museum, <https://archives.greensborohistory.org/manuscripts/evans>.

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window flanked by double-hung windows. A side-gabled, vinyl-sided garage wing is located on the south elevation, at a slightly lower level than the main house. A gabled ell extends from the southeast. A low brick wall extends along the sidewalk at the front of the property. The property was purchased by D. S. and Nelle A. Coley in 1941. County tax records date the house to 1951 and the first known occupant is David S. Coley, assistant manager at North Carolina Mutual Life Insurance Company in 1951.

1306 South Benbow Road

Elbert E. and Bessie M. Nance House – c.1950

Contributing Building

Among the earliest houses in the district, this one-story, side-gabled house is a good example of the Period Revival-style cottage in the post-WWII era. The house is four bays wide with a brick veneer, eight-over-eight wood-sash windows on the façade, and six-over-six wood-sash windows on the side elevations. A two-bay, asymmetrical, front-gabled entrance wing is centered on the façade. It has a solid wood door with three lights that opens to an uncovered brick terrace. North of the door is a square diamond-light wood-sash window and there is vinyl siding in the pedimented gable. An exterior brick chimney is located immediately south of the entrance wing. Vinyl siding is also located in the side gables. A full-width, gabled brick wing spans the rear (west) elevation. A gabled porch at the southwest has been enclosed. A brick retaining wall extends along the sidewalk at the front of the property and along the driveway south of the house. The property was purchased by Elbert E. Nance in 1941, though construction of the house may have been delayed by WWII. County tax records date the house to 1950 and Nance is first listed in city directories at this address in 1951. Nance is listed in the 1950 federal census as a Porter and his WWII draft card lists his employer as Railway Express Agency. His wife, Bessie M. Nance, was a public school teacher. The 1951 census also lists their son, Elbert E. Nance Jr., at the address.

1307 South Benbow Road

H. Ruffin Jr. and Helen B. Walden House – c.1954

Contributing Building

Located at the northeast corner of South Benbow Road and Tuscaloosa Street, this four-bay, side-gabled, Ranch house is further elongated by a single-bay gabled wing on the north elevation, aligned flush with the façade. The house has a brick veneer, vinyl siding in the gables, two-over-two horizontal-pane wood-sash windows, and an interior brick chimney. Centered on the façade is a replacement door with wide four-light sidelights. The entrance is located in an inset bay and accessed by an uncovered stoop. Vertical wood sheathing covers the upper half of the wall on the south two bays of the façade. An integrated brick planter spans the façade below these two bays. An entrance on the south elevation is sheltered by a shed roof. A gabled ell extends from the northeast. South of the ell is a hip-roofed wing with a basement-level garage that is accessed from Tuscaloosa Street. At the main level, a sunroom with paired casement windows is sheathed with vertical wood. Low brick retaining walls extend along Tuscaloosa Street and flank the driveway. The property was purchased by H. Ruffin Walden, Jr. in 1941 with additional land purchased in 1953. County tax records date the house to 1954 and the first known occupant is H. Ruffin Walden Jr., a clerk with the U.S. Postal Service in 1955. His wife, Helen, was an assistant librarian at the Carnegie Negro Library.

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Dr. Harold L. and Geraldine L. Trigg House – c.1967 Contributing Building

The one-story, front-gabled house is an example of the Ranch form, constructed with its narrow elevation facing the street. It is three bays wide with one-light awning windows located high on the wall and flanking a solid wood door with three applied panels. It has vinyl siding and a louvered vent in the gable. The same windows are located on the north elevation. A wider, gabled wing at the rear (west) projects beyond the north elevation of the front wing. A decorative one-light-over-two-panel door is located on the east elevation of this wing, which has double-hung windows on its side elevations. The house is located on a slight rise and a brick retaining wall extends along the sidewalk at the front of the property with brick steps bisecting the wall. A stepped brick wall extends along the driveway north of the house. A prefabricated metal shed stands northwest of the house.

The property was purchased, and the home constructed, by Harold L. and Geraldine L. Trigg in 1967. Trigg was an educator and the first Black member of the (NC) State Board of Education, serving from 1947 to 1973. He taught at Bennett College and Winston-Salem State University before moving to Raleigh to become state superintendent of Black schools. In the 1940s, he served as president of Elizabeth City State University and then, from 1947 to 1955, as president of St. Augustine's College in Raleigh. Beginning in 1955, Trigg was a lecturer at Livingston College in Salisbury, and it was during this time that he moved to Greensboro, where is listed in the 1968 city directory as an educator.¹⁴

1310 South Benbow Road

William J. and Edna N. Fisher House – c.1951 Contributing Building

The two-story, hip-roofed house has modernist detailing including metal casement windows and brick and concrete screening at a hip-roofed carport on the south elevation. The house is three bays wide with the south two bays projecting slightly. A four-light-over-four-panel door is centered on the façade and opens to an uncovered brick terrace. A brick chimney is integrated into the northeast corner of the projecting wing. A gabled, frame dormer with vent is located on the south elevation and a one-story, frame wing spans the rear (west) elevation. The house is located on a slight rise and a brick retaining wall extends along the sidewalk at the front of the property and along the driveway, which extends to the carport on the south side of the house. County tax records date the house to 1951, the same year the land was purchased by William J. Fisher. Fisher was an educator, having worked as a vocational/agricultural teacher at the Jordan Sellers School in Burlington, North Carolina before WWII. By 1953, Fisher was listed as a "supervisor" at NC A&T and his wife, Edna, was a teacher at the J. C. Price School. The house is now owned by Fisher's estate.

1400 South Benbow Road

Cole-Parker House – c.1964 Contributing Building

Located at the southwest corner of South Benbow Road and Tuscaloosa Street, this one-story, side-gabled Ranch house is five bays wide and double-pile. It has a brick veneer, vinyl windows, and an interior brick chimney. A projecting, two-bay, gabled wing near the center of the façade has grouped vinyl casement windows and vinyl siding in the gable. An integrated brick planter spans the wing below the windows. An inset entrance at the south end of the wing has a four-

¹⁴ Lawrence F. London, "Trigg, Harold Leonard," *NCpedia*, <https://www.ncpedia.org/biography/trigg-harold-leonard>.

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light-over-four-panel door sheltered by an inset porch. An inset carport at the northwest corner, accessed from Tuscaloosa Street, is supported by decorative metal posts. An uncovered terrace extends from the rear (west) elevation. The property was purchased by Mabel Cole in 1947. Mable, the widow of Thomas E. Cole, is listed as a maid living at this address beginning in 1966. Mabel died in 1969 and the property was willed to Willette Parker.

1401 South Benbow Road

Bishop Wyoming Wells House/ Justice Henry and Shirley Frye House – c.1960

Contributing Building

Located at the southeast corner of South Benbow Road and Tuscaloosa Street, this one-story, hip-roofed Ranch has a sprawling five-bay façade with attached garage wing. The house has a brick veneer and two-over-two horizontal-pane wood-sash windows. A projecting, hip-roofed bay to the north of center has a twenty-light bow window. To its south are two bays that have vertical wood sheathing. The northern of these has a three-panel door with three-light sidelights and the southern is a triple window. On the far south end of the façade is a projecting hip-roofed bay with paired windows at the corner. At the right rear (southeast) is a hip-roofed frame wing. A gabled breezeway on the north elevation is enclosed with jalousie windows. The breezeway connects to a hip-roofed garage that is two bays wide with a group of awning windows on the left elevation, and a cupola centered on the roofline.

The house was designed by W. Edward Jenkins in 1959 for Reverend Wyoming Wells and his wife, Mary P. Wells, and is listed as under construction in the 1960 city directory. Wells was the pastor at Wells Temple Church of God in Christ (no longer extant), now the Wells Memorial Church of God in Christ (1001 East Washington Street).

After Well's death in 1974, the house was sold to Justice Henry and Shirley Frye. Frye was a graduate of NC A&T and became a U. S. Air Force captain. Despite his service, when he returned home and attempted to register to vote in 1956 he was told that he failed the required literacy test. The experience led him to become a lawyer. In 1968 he became the first African American to be elected to the North Carolina General Assembly since reconstruction; his first bill introduced a constitutional amendment to abolish the literacy test. He went on to serve six terms in the state House and one term in the Senate before beginning his judicial career. He was sworn in as North Carolina's first African American Supreme Court Justice in 1983 and in 1999 became the court's first Black Chief Justice. Shirley Frye was also a significant community leader. A graduate of NC A&T, she taught at Washington Street School (north of the district) before serving in the administrations of both NC A&T and Bennett College. In the 1970s, Shirley Frye led the integration of Greensboro's two YWCAs. She served on multiple boards and committees at both the local and state level and won an Emmy for her work at local news channel, WFMY News 2.¹⁵ In February of 2024, a statue of Justice Henry and Shirley Frye was unveiled at Center City Park in downtown Greensboro. The Fryes remains in the house today.

1403 South Benbow Road House – c.1986

Noncontributing Building

¹⁵ "Statue Unveiled in Honor of Justice Henry and Shirley Frye" <https://www.brookspierce.com/news-statue-unveiled-in-honor-of-justice-henry-and-shirley-frye> Accessed July 15, 2024.

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This one-story, hip-roofed house is four bays wide with a low gable over the center two bays. It has vinyl siding and windows. An exterior brick chimney is located on the façade, just north of an entrance featuring paired doors with one-light sidelights. A bay window is south of the entrance. Hip-roofed wings extend from the northeast and southeast. The site slopes to the rear to reveal a basement level. County tax records date the house, constructed on previously undeveloped land, to 1986.

Garage, c.1990

Noncontributing Building

Immediately east of the house is a front-gabled, frame garage with vinyl siding and an overhead door on the south gable end.

1404 South Benbow Road

Walter J. Jr. and Yvonne P. Hughes House – c.1962 **Contributing Building**

Modernist-style detailing on this one-story, side-gabled Ranch house includes a front-gabled wing on the south end of the façade exposed purlins and windows that extend up to the roofline. The five-bay house has a pink, Roman-brick veneer and one-light vinyl awning windows on the north end of the façade, each with a vertical wood apron. Near the center of the façade is an inset entrance bay with a replacement six-panel door and a three-part fixed window with operable awning windows below. The roof of the inset bay has been cut out above the fixed windows. There is a six-part window on the north gable end and at the northwest corner of the house is a partially inset wood deck. The property was purchased by Walter J. Hughes Jr. and his wife, Yvonne P. Hughes, in 1961 and county tax records date the house to 1962. Walter is listed as a physician in the 1964 city directory.

Swimming Pool, c.1965

Contributing Structure

West of the house, concealed from view by a wood fence, is an in-ground pool that appears on aerial photos as early as 1967.

1411 South Benbow Road

Bobby J. and Barbara Bright House – c.1967 **Contributing Building**

This Split-Level house features a one-story, side-gabled wing on the south and a two-story, front-gabled wing on the north. It has a brick veneer with aluminum siding on the second story of the two-story wing. The house retains two-over-two horizontal-pane wood-sash windows throughout with paired, fixed windows on the south end of the façade, each window with an operable awning window below. A replacement door at the south end of the two-story wing opens to a two-bay brick terrace. The site slopes to the rear (east) to reveal a basement level at the northeast corner of the house. The property, along with the adjacent property to the south, was purchased by James F. Bright in 1944. Bright sold the land to his son, Bobby James Bright, in 1966 and the younger constructed this house soon after. County tax records date the house to 1967 and Bobby J. Bright, a teacher at Jamestown High School, and his wife Barbara, are listed at this address in 1968.

Garage, c.1980

Noncontributing Building

East of the house is a one-story, side-gabled, brick garage that aerial photos indicate was constructed between 1977 and 1986. It has a wide overhead door on its north elevation and an integrated planter extends along the south elevation.

1412 South Benbow Road

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Dr. W. Lloyd T. and Eva H. Miller House – c.1952

Noncontributing Building

This house has been substantially altered with the construction of a shed-roofed wing in front of an original front-gabled bay on the south end of the façade and the construction of an enclosed sunroom that spans the center portion of the façade. The side-gabled Ranch house has a brick veneer, vinyl windows, and vinyl siding in the gables. A projecting, front-gabled bay on the north end of the façade has a faux stone veneer with vinyl in the gable. South of this bay is a round window and six-panel door, sheltered by an inset, shed-roofed porch. To the south of the entrance is the wide, glass-enclosed sunroom. A gabled wing on the north elevation has vinyl siding. A gabled bay on the south elevation may be an enclosed garage or carport. W. L. T. Miller, a dentist, purchased the property in 1950. He and his wife, Eva, an art supervisor for the City Board of Education, are listed at the address beginning in 1953.

1413 South Benbow Road

James F. and Lucille M. Bright House – c.1951

Contributing Building

Located at the northeast corner of South Benbow Road and Ross Avenue, this one-and-a-half-story, side-gabled Period Cottage has flush eaves typical of post-WWII construction. The house is three bays wide with a projecting, gabled bay on the south end of the façade. It has aluminum siding and vinyl windows throughout. A replacement door in a fluted surround is centered on the façade and sheltered by a shallow, gabled roof. There is an exterior brick chimney centered in the north gable end and flanked by single windows at each level. A wide, shed-roofed dormer on the rear (east) elevation is bisected by a projecting, wall dormer. The property, along with the adjacent property to the north, was purchased by James F. Bright in 1944. County tax records date the house to 1944 and a building appears in this location on the 1951 aerial photograph. However, James F. Bright, a canteen/sales manager at NC A&T, and his wife, Lucille, a canteen worker at NC A&T, are not listed at the address until 1957.

1500 South Benbow Road

John D. and Mae S. Henry House – c.1948

Contributing Building

Located at the southwest corner of South Benbow Road and Ross Avenue, the one-and-a-half-story, side-gabled, Colonial Revival-style house is three bays wide and double-pile. The house has a brick veneer, vinyl windows, and flush eaves. A six-panel door with fluted surround is centered on the façade under a low gable. It is sheltered by an aluminum awning and is accessed by an uncovered stoop. The entrance is flanked by paired windows and there are two gabled dormers on the façade, each with a single window and vinyl siding. An exterior brick chimney in the north gable end is largely obscured by a side-gabled porch enclosed with fixed vinyl windows. A side-gabled brick wing on the south elevation has paired windows on the façade and a single window and single door in the gable end. There is a wide, shed-roofed dormer on the rear (west) elevation. A one-story, shed-roofed vinyl wing extends from the northwest and there is a gabled carport supported by metal posts at the southwest. County tax records date the house to 1947, though the property was sold to John D. and Mae Sue Henry in 1944. Mae S. Henry, a teacher at Washington Grammer School, is listed at the address in 1949. By 1950, Mae was teaching home economics at Lincoln Junior High School. Her husband, John D. Henry is listed in the 1950 census as “supervisor and instructor – Vet. Farm Training-State Gov.” In 1955, his name is listed for the first time in city directories, as a salesman at General Tire Service.

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1503 South Benbow Road
Davis Rental House – c.1958

Contributing Building

Among the earliest Split-Level houses in the district, the configuration of this house appears on the 1967 aerial photo. The house has a one-story, side-gabled wing on the north and a two-story, hip-roofed wing on the south which projects beyond the façade of the one-story wing resulting in an L-shaped footprint. The one-story wing has a brick veneer on the façade only, an exterior brick chimney in the north gable end, and a six-panel door on the south end of the façade. The entrance is sheltered by a shed-roofed porch on decorative metal posts. North of the entrance is a picture window flanked by four-light steel casement windows. The two-story wing has a brick foundation, vinyl siding, and vinyl windows. A lower-level garage has a wide overhead door on the façade. Aerial photos indicate the house was constructed between 1955 and 1967 and the 1958 city directory lists the building as “under construction.” The property was owned by C. L. and Catherine Davis from 1956 to 1975, though Charles Davis, a poultry specialist for the USDA, was listed at the address only in 1959. After that time, occupants changed every few years.

1505 South Benbow Road
Williamson Rental House – c.1955

Contributing Building

Typical of post-WWII Minimal Traditional-style houses, this one-story, side-gabled house is three bays wide and double-pile with flush eaves. The house has aluminum siding, vinyl windows, and an interior brick chimney. A four-light-over-four-panel door in a fluted surround is centered on the façade and sheltered by an aluminum awning. A shed-roofed, screened porch on the south elevation is supported by square posts. Clarence O. Williamson, a probation officer for the County Domestic Relations Court, purchased the land from William A. Goldsborough in 1951. Williamson, and his wife, Ivy, are first listed at the address in 1955. In 1959, Williamson purchased the house at 1012 Ross Avenue though retained this property as a rental property. The house was occupied by Brodie L. Pettiford beginning in 1966.

1506 South Benbow Road
Clarence M. and Rosa T. Winchester House – c.1950

Contributing Building

This one-story, hip-roofed Ranch house is four bays wide and features a wide, projecting hip-roofed wing on the north end of the facade. The house has a brick veneer, soldier-course brick waterable, and two-over-two horizontal-pane wood-sash windows with brick sills and soldier-course brick lintels. There is an interior brick chimney, an exterior brick chimney on the south elevation, and deep eaves. Windows on the southeast corner of the projecting wing wrap around the corner of the building. To the south of the wing is a replacement door and a twenty-light steel-framed window with operable casement. A concrete terrace extends across the south two bays of the façade. There is a modern wood deck at the rear. County tax records date the house to 1950, though the property was purchased by Clarence Winchester in 1945. Clarence was employed in real estate, operating Winchester Real Estate on East Market Street by 1953. Rosa, his wife, was an agent for the County Negro Farm and Home Agency.

Shed, c.1955

Contributing Building

Northwest of the house is a hip-roofed, frame shed with plain weatherboards and a batten door. It appears on aerial photos as early as 1955.

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1507 South Benbow Road

Clinton T. and Lillian Wells Snipes House – c.1954 Contributing Building

This one-story, side-gabled house is two bays wide with a projecting, gabled bay on the south end of the façade, a gabled bay on the south elevation, and a wide, gabled wing at the rear (east). It has a brick veneer on the front-gabled bay, the south elevation of the main building, and the façade of the gabled bay on the south elevation. The remainder of the house, including the gables, has vinyl siding. The house has vinyl windows throughout, including a picture window on the front-gabled bay. A replacement door on the south elevation is sheltered by a small, hip-roofed porch supported by a decorative metal post. The property was purchased by Clinton T. and Lillian Wells Snipes in 1949. County tax records date the house to 1954 and aerial photos confirm the building's construction between 1951 and 1955. Lillian was a graduate of Bennett College, a licensed cosmetologist, and was the first African American examiner for the State Board of Cosmetology.¹⁶ Together with her husband, she operated a salon, Beautyrama by Snipes.

**1508 South Benbow Road
House – c.2005**

Noncontributing Building

This one-story, side-gabled house is four bays wide with brick veneer on the façade only and vinyl siding on the side and rear elevations. It has vinyl windows and a six-panel door sheltered by a two-bay, front-gabled porch on vinyl columns. A shallow gabled bay projects from the southwest. County tax records date the house, constructed on previously undeveloped land, to 2005.

1509 South Benbow Road

John W. and Della A. Sapp House – c.1959; c.1980 Noncontributing Building

The unusual form of this one-story, three-bay, front-gabled house includes a two-bay, front-gabled wing at the south end of the façade that is further extended by a one-bay, hip-roofed garage wing. The house has a brick veneer, vinyl siding in the gables, and vinyl windows. A replacement six-light-over-two-panel door is located on the north end of the façade, north of the front-gabled wing, which contains a picture window on its west end. The house has been altered with the enclosure of the garage bay on the hip-roofed wing. The opening has been infilled with flush sheathing and paired one-over-one windows. A gabled ell extends from the east end of the south elevation. The space between the gabled ell and the garage wing is frame and covered with vinyl siding. A shed-roofed addition to the roof extends above the main ridgeline with windows on its south elevation. The addition appears to have been constructed between 1977 and 1986. A prefabricated shed stands southeast of the house. The property was purchased by John W. Sapp in 1949. County tax records date the house to 1959 and aerial photos confirm the house was constructed between 1955 and 1962. John was a public school teacher.

**1515 South Benbow Road
House – c.1968**

Contributing Building

¹⁶ Obituary for Lillian Wells Snipes, *Greensboro News & Record*, August 3, 2002, https://greensboro.com/article_99718276-1526-51fa-94da-59bbac55aff5.html.

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Despite the South Benbow Road address, this house faces south toward Stephens Street. The one-story, side-gabled Ranch house is five bays wide with the east three bays projecting slightly under a higher roofline. It has six-over-six wood-sash windows, plain weatherboards in the east gable, and a replacement door centered on the façade. East of the façade is a triple window with fixed one-light sashes above one-light awning windows. An inset carport on the east end of the house is supported by decorative metal posts on a low brick kneewall and has enclosed storage at the rear (north). County tax records date the house to 1967 and aerial photos confirm its construction between 1967 and 1970. The house may have been constructed by Eugene F. Burkart, a White man employed by Delta Construction Company, who purchased the property in 1968. The property changed hands again in 1969 and 1974.

1600 South Benbow Road

N. E. Hargett Jr. House – c.1974

Contributing Building

Located at the southwest corner of South Benbow Road and Stephens Street, this one-story, side-gabled Ranch house is five bays wide and double-pile with a projecting, front-gabled wing on the north end of the façade. The house has vinyl siding and windows throughout, including a picture window to the north of a six-panel door that is centered on the facade. A gabled garage wing on the south elevation is located at a lower elevation. The west end of the north gable is inset slightly and a gabled ell extends from the rear (west) elevation. County tax records date the house to 1974 and aerial photos confirm its construction between 1974 and 1977. The house appears to have been constructed by N. E. Hargett Jr., who had owned the property since 1950.

1601 South Benbow Road

Marian L. Vick House – c.1969

Contributing Building

Located at the southeast corner of South Benbow Road and Stephens Street, this rambling, hip-roofed Ranch house is seven bays wide with a three-bay projecting, hip-roofed wing at the south end of the façade and a two-bay projecting, hip-roofed wing at the north end. The brick veneer has been painted and the house has vinyl windows throughout, generally paired on the façade. A replacement door with sidelights is sheltered by an inset porch at the north end of the south wing. The porch is supported by vinyl columns. A garage on the north elevation is accessed from Stephens Street. A gabled ell extends from the center of the rear (east) elevation. A brick retaining wall extends across the front of the property along the sidewalk. County tax records date the house to 1969 and aerial photos confirm its construction between 1967 and 1970. It was constructed by Marian L. Vick, who purchased the property in 1969.

1602 South Benbow Road – VACANT

The house on the adjacent parcel (1600 South Benbow Road) extends onto this otherwise vacant parcel.

1604 South Benbow Road

Maurice F. and Marianne Woods House – c.1956

Contributing Building

This one-story, side-gabled Ranch house retains original two-over-two horizontal-pane wood-sash windows. The house has a brick veneer and aluminum siding in the gables. It is four bays wide with a projecting two-bay, front-gabled wing on the north end of the façade. That wing has a triple window on the north and an inset porch at its south end. The porch is sheltered by a

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decorative metal post. A brick planter is located below the southernmost bay on the façade. There is an exterior brick chimney on the north gable end and vinyl slider windows on the south gable end. A low brick retaining wall extends along the driveway south of the house. Maurice F. Woods purchased the property in 1954 and likely constructed the house soon after, though it does not appear on the 1955 aerial photo. Woods, a public school principal, is listed at the address beginning in 1958, along with his wife, Marianne H. Woods.

1605 South Benbow Road

Mrs. Eula K. Vereen House – c.1959

Contributing Building

A stepped roofline, with the north half of the house projecting slightly and under a higher roofline than the south half, breaks up the mass of this six-bay, side-gabled Ranch house. The house has a brick veneer with vertical board-and-batten on the upper one-third of the south half of the façade, and in the gables. The house retains two-over-two horizontal-pane wood-sash windows. A solid door with one light is located near the center of the façade and sheltered by an inset porch supported by a square post. An inset porch at the right rear (southeast) is also supported by a square post. County tax records date the house to 1959, the year that David P. and Eula L. Vereen purchased the property from John T. Hiatt, the owner of Hiatt Homes and likely builder of the house. The couple is listed at the address beginning in 1960. After their divorce in 1962, Eula K. Vereen, a dietician at NC A&T, is listed as the primary resident at the address.

1607 South Benbow Road

Mrs. Blanche T. Grant House – c.1956

Contributing Building

Located at the northeast corner of South Benbow Road and Florida Street, this one-story, side-gabled, Ranch house is five bays wide with a projecting, front-gabled wing on the north end of the façade. The house has a brick veneer, aluminum siding in the side gables, and an interior brick chimney. Near the center of the façade is an inset entrance bay featuring a six-panel door with five-light sidelights. South of the entrance is a projecting, frame bay with twenty-five-light wood picture window. Other windows on the façade are eight-over-eight wood-sash windows and there are six-over-six windows on the side elevations. There is a gabled ell at the left rear (northeast) and a shed-roofed, frame sunroom at the right rear (southeast). A low brick retaining wall extends across the front of the property along the sidewalk. Charles A. Grant purchased the property in 1951. County tax records date the house to 1956 and aerial photos confirm that it was constructed between 1955 and 1967. The first known occupant is Charles A. Grant, a teacher at Dudley High School, in 1957. Charles died in 1958, after which his widow Blanche T. Grant, a teacher at Dudley High School, occupied the house.

1608 South Benbow Road

Hugh H. and Doris Y. Kendall House – c.1953

Contributing Building

Typical of post-World War II residential construction, this one-story, side-gabled house is three bays wide and double-pile. It has aluminum siding, vinyl windows, an interior brick chimney, and a low gable over the south bay of the façade. A replacement door is centered on the façade and sheltered by a shed-roofed porch supported by decorative metal posts. North of the entrance is a picture window. An inset porch is located at the right rear (northwest) corner of the house. A low concrete-block wall extends along the driveway north of the house. The house was likely constructed by King Construction Company, who sold the property to Hugh Kendall in 1952.

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Aerial photos confirm the house was built between 1951 and 1955 and Hugh Kendall, an employee at Burlington Industries, is listed at the address beginning in 1953, along with his wife, Doris Y. Kendall.

1610 South Benbow Road

Lester G. and Geneva L. Weathers House – c.1953 Contributing Building

Located at the northwest corner of South Benbow Road and East Florida Street, this one-story, side-gabled house is three bays wide. The house has vinyl siding with a Roman-brick veneer on the lower one-third of the façade only. A solid door with three lights is centered on the façade below a flush gable and is sheltered by a fabric awning. It opens to a two-bay concrete terrace. The house has an eight-over-eight wood-sash window on the north end of the façade, a picture window flanked by four-over-four windows on the south end of the façade, and six-over-six wood-sash windows on the side elevations. An inset, enclosed porch is located at the left rear (southwest) corner. The house was likely constructed by King Construction Company, who sold the property to Lester Weathers in 1952. Aerial photos confirm the house was built between 1951 and 1955 and Weathers, an employee at Dixie Bell, is listed at the address beginning in 1953, along with his wife, Geneva L. Weathers.

Carport, c.1970

Contributing Structure

Northwest of the house is a flat-roofed, metal carport supported by metal posts.

1700 South Benbow Road

Arthur P. and Queen H. Bell House – c.1968 Contributing Building

Located at the southwest corner of South Benbow Road and East Florida Street, this one-story, hip-roofed Ranch house has a three-bay core with a one-bay hip-roofed wing at the north and a two-bay hip-roofed wing at the south that elongate the façade. The house has a brick veneer, two-over-two horizontal-pane wood-sash windows, and an interior brick chimney. Centered on the façade is a wood door with an octagonal nine-light opening. South of the entrance is a picture window flanked by two-over-two windows and an integrated brick planter that extends under the picture window. A driveway south of the house leads to a basement-level garage at the left rear (southwest). A prefabricated, frame shed stands southwest of the house on the adjacent parcel. Arthur P. Bell purchased the property in 1954, the 1967 aerial photo shows the house as newly constructed without a driveway or landscaping, though the house is not listed in the 1968 city directory. Arthur P. Bell was an associate professor at NC A&T.

Wall, c.1972

Contributing Structure

A brick wall extends across the front of the property along the sidewalk and along the north elevation along East Florida Street, partially enclosing the front yard. The wall is topped by a metal railing. Aerial photos appear to indicate construction between 1970 and 1974.

1701 South Benbow Road

Ernest B. T. and Ruby C. Carraway House – c.1953 Contributing Building

Located at the southeast corner of South Benbow Road and East Florida Street, this one-story, side-gabled house is three bays wide with flanking side-gabled wings under slightly lower rooflines. The house has a brick veneer, vinyl windows, and an interior brick chimney. A six-panel door at the north end of the center section of the façade is inset in a vinyl-sided bay. Colonial Revival details include a classical surround on the façade that has one-light sidelights

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flanked by pilasters that support an entablature. South of the entrance is a small double-hung window and to its south is a projecting, hip-roofed bay with picture window flanked by double-hung windows. A shallow gabled ell is located at the right rear (southeast). An inset porch at the left rear (northeast) has been enclosed with vinyl and enlarged with a shed-roofed, frame wing with vinyl siding. A gabled garage wing is centered on the rear (east) elevation with a two-car garage accessed from East Florida Street. A brick retaining wall extends across the front and north sides of the property along the sidewalks and is bisected by a two-part brick stair that leads to an uncovered brick stoop at the entrance. Ruby C. Carraway purchased the property in 1950. The 1953 city directory lists the house as “vacant” and aerial photos confirm its construction between 1951 and 1955. The first known occupant is Ernest B. T. Carraway was a farm agent for the State Department of Agriculture and his wife, Ruby C. Carraway, was a home demonstration agent, for the State Department of Agriculture.

Garage, c.1998

Southeast of the house is a gabled, frame garage with vinyl siding, vinyl window, and an entrance on the north elevation. A garage door is located on the west elevation.

Noncontributing Building

1703 South Benbow Road

Oberson B. and Sarah V. Hodge House – c.1978

Noncontributing Building

Out of scale with the predominantly one-story houses in the district, this two-story, side-gabled, Colonial Revival-style house is five bays wide. It has a brick veneer with brick quoins at the corners. Six-over-six, one-over-one wood, and vinyl windows are paired in the center bays of the façade. A six-panel door with three-light-over-one-panel sidelights is centered on the façade under a broken pediment. It is sheltered by a three-bay, two-story, engaged porch supported by vinyl columns. A garage is located on the south gable end. A brick retaining wall extends across the front of the property, along the sidewalk. A stepped brick retaining wall extends along the driveway south of the house with another brick wall extending from the southeast corner of the house. County tax records date the house to 1978 and aerial photos confirm its construction between 1977 and 1986. The property was owned by Oberson B. and Sarah V. Hodge from 1972 to 1998, indicating they were the likely builders and occupants of the house.

1704 South Benbow Road – VACANT

A prefabricated outbuilding on this parcel is described above with 1700 South Benbow Road.

1706 South Benbow Road

Mrs. Mary K. Miller House – c.1957

Contributing Building

This one-story, side-gabled, Minimal Traditional-style house is three bays wide with a low gable over the south bay of the façade. It has aluminum siding, flush eaves, one-over-one wood-sash windows, and an interior brick chimney. A four-light-over-four-panel door is centered on the façade and sheltered by a flat metal roof on metal posts. North of the entrance is a picture window flanked by one-over-one windows. A shed-roofed wing at the right rear (northwest) has an inset porch supported by square posts. One-light awning windows are located on the south gable end. The house, which matches the adjacent house at 1708 South Benbow Road, was likely constructed by Gate City Builders, Inc. who sold the property to Joseph C. and Mary K. Miller in 1957. Joseph was a teacher and Mary was a nurse at L. Richardson Memorial Hospital. The

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couple divorced in 1964, but as early as 1962, Mrs. Mary K. Miller is listed as the primary resident of the house.

1708 South Benbow Road

Jimmy and Cecelia Cunningham House – c.1956 Contributing Building

This one-story, side-gabled, Minimal Traditional-style house is three bays wide with vinyl siding and windows, flush eaves, and an interior brick chimney. A solid wood door is centered on the façade and sheltered by a front-gabled porch supported by vinyl posts. North of the entrance is a picture window flanked by one-over-one windows. A shed-roofed wing at the right rear (northwest) has an inset porch that has been enclosed with vinyl siding and windows. Vinyl slider windows are located on the south gable end. A shed-roofed wing at the left rear (southwest) has composite siding. County tax records date the house to 1956 and aerial photos confirm its construction between 1955 and 1967. The first known occupants are Jimmy and Cecelia Cunningham in 1957. Jimmy was a chauffeur for E. A. Morris, who owned the house through 1978, and Cecelia was a typist at NC A&T. The Cunninghams purchased the property from Morris in 1978.

1709 South Benbow Road

John B. and Mildred W. McLaughlin House – c.1954 Contributing Building

Built into a hill, the one-story, side-gabled house has a wide, projecting, front-gabled wing on the north end of the façade with a garage at the basement level. The house has a brick veneer and two-over-two horizontal-pane wood-sash windows. The core is four bays wide with a five-part bay window with two-over-two horizontal-pane windows in the south bay. To the left of the bay window is a door that is sheltered by an inset porch supported by square columns. The porch is located at the right end of the projecting front-gabled wing. On the left end of the wing are paired windows. There are two paneled overhead doors at the basement level and a single window in the front gable. There are paired windows in the left gable end and an exterior brick chimney in the right gable end. Brick retaining walls are located on both sides of the driveway and along the sidewalk. County tax records date the house to 1954, though the property was purchased by John B. and Mildred W. McLaughlin in 1951. John was a physician with an office on East Market Street.

1710 South Benbow Road – VACANT

1800 South Benbow Road

William C. and Claudie M. Anderson House – c.1948 Contributing Building

Colonial Revival details on this one-story, side-gabled Ranch house include a dentil cornice on the façade, brick quoins at the corner, and six-over-six wood-sash windows. The house is four bays wide with a brick veneer and two interior brick chimneys. A nine-light bow window is located on the south end of the façade. To its north, a two-light-over-four-panel door is sheltered by an aluminum awning supported by decorative metal posts. An inset porch at the right rear (northwest) corner is enclosed with screens over a brick half-wall. A gabled ell extends from the left rear (southwest). The property was purchased by William Anderson in 1945. County tax records date the house to 1946 though William C. Anderson, the first known occupant, does not

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appear in city directories at the address until 1950 when he was employed at Uptown Storage Garage.

1801 South Benbow Road

Louie E. and Lucy H. Clarke House – c.1949

Contributing Building

Located on a slight hill at the southeast corner of South Benbow Road and Chelsea Lane, stands this one-story, hip-roofed house has a two-bay, projecting hip-roofed wing on the north end of the facade. The house is three bays wide with aluminum siding, an interior brick chimney, and six-over-six wood-sash windows. A solid door with three lights is located on the south end of the hip-roofed wing and sheltered by an aluminum awning. A picture window south of the entrance is flanked by four-over-four windows. There is an exterior brick chimney on the south elevation and, to its east, an entrance sheltered by an aluminum awning. A brick retaining wall extends across the front of the property, at the sidewalk, with a brick stair leading from the northwest corner of the property to the entrance. The property was purchased by L. Earl Clarke in 1947 and county tax records date the house to 1949. Louie E. Clarke, and his wife, Lucy H. Clarke, at listed at the address beginning in 1950. Louie was an assistant dean at NC A&T and Lucy was an assistant librarian.

Carport, c.1980

Noncontributing Structure

Southeast of the house is a front-gabled, frame carport supported by square posts. Constructed between 1977 and 1986, it is accessed via a driveway from Chelsea Lane and connected to the house via a gabled breezeway.

1803 South Benbow Road

Montgomery-Godbolt House – c.1951

Contributing Building

Typical of post-WWII speculative construction, this one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile with flush eaves. It has aluminum siding, vinyl windows, and an interior brick chimney. A replacement door is centered on the façade and sheltered by an aluminum awning on decorative metal posts. Located on a slight hill above South Benbow Road, the house is accessed via a four-part concrete stair. The house was likely constructed by Guilford Homes Inc., who sold the house to Raymond A. Montgomery Jr. in 1951 and Montgomery, and his wife, Helen, are listed at the address beginning in 1951. Montgomery, employed by the U. S. Army, sold the house to John and Mable Godbolt in 1956. As early as 1960, the Godbolts' sons, John Goldbolt Jr., a student, and Edward Goldbolt, a waiter at Pilot Life Insurance, are listed as the primary residents.

1805 South Benbow Road

James D. and Viola Manning House – c.1967

Contributing Building

Set well back from the road, this one-story, side-gabled Ranch house is five bays wide and double-pile. It has a brick veneer, double-hung wood and vinyl windows, and an interior brick chimney. A picture window is centered on the façade and an entrance bay to its south is sheltered by an aluminum awning. The inset entrance bay has a replacement door and vertical wood sheathing. An engaged carport on the north end of the house is supported by decorative metal posts and its gable and walls, including enclosed storage at the east end, are sheathed with aluminum. A gabled, frame wing extends from the right rear (southeast) and a gabled ell at the northeast was constructed between 1977 and 1986. A prefabricated shed stands southeast of the

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house. James and Viola Manning purchased the property in 1960, though the couple is not listed at the address until 1968. James Manning was employed by Carolina Florist.

1806 South Benbow Road

House – c.1994

Noncontributing Building

This one-story, side-gabled house is four bays wide with a brick veneer on the façade only and vinyl siding on the side and rear elevations. The house has one-over-one wood-sash windows and a sided chimney in the south gable end. A six-panel door on the façade is sheltered by a front-gabled porch supported by decorative metal posts. County tax records date the house to 1994 and aerial photos confirm its construction between 1986 and 1995.

1808 South Benbow Road

John Douglas and Mannie L. Scott House – c.1973

Contributing Building

This one-story, side-gabled, brick Ranch house is five bays wide and double-pile. The south two bays project slightly under a higher roofline. The house has eight-over-eight wood-sash windows with paneled aprons on the façade. A wood door with three diamond-shaped lights is centered on the façade and sheltered by a two-bay, front-gabled porch supported by Tuscan columns. County tax records date the house to 1973 and aerial photos confirm its construction between 1970 and 1974. It was constructed for John Douglas and Mannie L. Scott who purchased the property in 1970.

1809 South Benbow Road

Royal-Fitzgerald House – c.1953; c.1982

Noncontributing Building

Constructed as a side-gabled, brick Minimal Traditional-style house, this house has been substantially altered with the construction of a shed-roofed, frame wing that spans the façade and the addition of a two-story, gabled wing at the rear (east) whose roofline extends above that of the original house. The house has vinyl windows throughout and vinyl siding on the frame additions. The entrance is located on the south elevation of the shed-roofed, front addition. A brick retaining wall extends along the sidewalk and driveway at the front of the property. A pierced brick wall screens part of the rear yard. The house may have been constructed by Bellemeade Realty Company, who sold the house to George Calvin Royal Jr. and his wife, Gladys Royal in 1953. In 1960, the Royals moved to 1311 Marboro Drive and sold the house to John L. Fitzgerald, a shipping clerk at P. Lorillard, and his wife, Catherine J. Fitzgerald. The large rear wing was constructed between 1977 and 1986.

Shed, c.1998

Noncontributing Building

Southeast of the house is a shed-roofed, frame shed with plywood sheathing.

1810 South Benbow Road

Donald J. and Ruth Forney House – c.1973

Contributing Building

Among the most overtly modernist houses in the area, this two-story, side-gabled house features a brick veneer at the first-floor level and vertical wood sheathing at the second floor, which overhangs the first floor slightly. A group of four one-light clerestory windows are located on the north end of the first floor and the south end of the first floor is an open carport supported by metal posts on a tall brick wall. The second story is three bays wide with two pairs of stacked awning windows on the left end of the façade and a group of four large, fixed windows with

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operable awning windows below on the left end of the façade. The right gable end has a brick veneer that extends the full height of the elevation. The left gable end has an inset porch with a low knee wall. A one-story, gabled ell at the northwest has vertical wood sheathing and paired fixed windows with operable awning windows below. County tax records date the house to 1973. The property was purchased in 1972 by D. J. and Ruth Forney, who likely constructed the house soon after. Donald James Forney died in 1987, but Ruth, a graduate of NC A&T who later taught business courses at Dudley and Smith High Schools, remained in the house until her death in 2018.

1811 South Benbow Road

Arthur T. and Mary J. Jackson House – c.1953

Contributing Building

Located at the northeast corner of South Benbow and New Castle Roads, stands this one-story, side-gabled, Minimal Traditional style house. It is three bays wide and double-pile with a brick veneer, vinyl windows, and an interior brick chimney. A replacement door is centered on the façade and sheltered by a front-gabled porch supported by decorative metal posts. There is vinyl siding in the porch gable. South of the entrance is a picture window flanked by double-hung windows. Below the picture window is a planter constructed of white brick. A gabled bay projects from the right rear (southeast) and an entrance on this bay is sheltered by a metal shed roof supported by decorative metal posts. A prefabricated frame shed is northeast of the house. Arthur Jackson purchased the house from Bellemeade Realty Corporation in 1953 and aerial photos confirm its construction between 1951 and 1955. Arthur T. Jackson, a teacher at NC A&T, is listed at the address beginning in 1954.

Carport, c.1969

Contributing Structure

East of the house is a flat-roofed, metal carport supported by decorative metal posts. Aerial photos indicate it was erected between 1967 and 1970.

Gazebo, c.2009

Noncontributing Structure

East of the house is a hip-roofed, hexagonal, frame gazebo. The roof is supported by square posts, and it is partially enclosed with screens above wood sheathing.

1900 South Benbow Road

Jones and Henrietta Jeffries House – c.1958

Contributing Building

Located at the southwest corner of South Benbow Road and South Side Boulevard, this one-story, hip-roofed Ranch house is five bays wide with a projecting, hip-roofed bay on the south end of the façade. The house has a Roman brick veneer, double-hung vinyl windows, and an interior brick chimney. An inset entrance bay is centered on the façade and faced with light-colored stone and has a paneled door. Windows to the north of the door are paired and a stone planter spans the façade to the north of the entrance. Windows to the south of the door and along the south elevation are paired slider windows located near the top part of the wall. There is a wide brick chimney near the right end of the building. A hip-roofed carport projects from the north elevation. It is supported by metal posts on a tall brick wall. The rear (west) wall of the carport has wood louvers on a low brick wall. County tax records date the house to 1958, though Jones Jeffries purchased the property in 1951. Jones is listed as a market specialist for the USDA, while Henrietta was a teacher at Dudley High School.

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Charles and Ella B. Rogers House – c.1946

Contributing Building

This one-story, side-gabled, Minimal Traditional-style house is two bays wide with a projecting, front-gabled bay on the south end of the façade. It has vinyl siding and windows. A replacement six-panel door is located on the north elevation of the front-gabled bay and opens to an inset porch supported by decorative metal posts. An exterior brick chimney on the south elevation is flanked by one-light awning windows. A shed-roofed wing spans the rear (west) elevation. A low brick wall extends across the front of the property, along the sidewalk. A prefabricated metal shed stands northwest of the house. County tax records date the house to 1946 and aerial photos confirm its construction before 1951. However, the property changed hands four times between 1946 and 1954 when it was purchased by Charles Rogers. Rogers, a porter at Crutchfield Browning Drug, and his wife Ella B. Rogers are listed at the address beginning in 1954.

1910 South Benbow Road

Luther S. and Evelyn A. Taylor House – c.1925

Noncontributing Building

Located at the northwest corner of South Benbow Road and Curry Street, this front-gabled, Craftsman-style house predates the interior of the Clinton Hills development. It was altered with the enclosure of an inset porch at the south end of the façade. The house is three bays wide and triple-pile with a side-gabled wing that spans the façade. The house has vinyl siding, six-over-six wood-sash windows, and knee brackets in the gables. A nine-light-over-two-panel door is centered on the façade. An inset porch at the south end of the façade was supported by tapered wood posts on brick piers. It was later enclosed with stacked aluminum-framed awning windows. There is an exterior brick chimney and a projecting gabled bay on the south elevation. An enclosed, hip-roofed porch is located in the west gable end. A low brick wall extends across the front of the property, along the sidewalk. A prefabricated, frame shed is located northwest of the house. County tax records date the house to 1925 and residents appear at this address as early as 1930. However, the house appears to have been utilized as a rental property, occupied by White families, until 1953 when it was purchased by Luther S. Taylor. Luther was a clerk at NC A&T and his wife, Evelyn, was an office secretary at NC A&T.

Garage, c.1976

Contributing Building

West of the house is a front-gabled, frame garage with vinyl siding and an overhead door on the south gable end, facing Curry Street. A shed-roofed bay extends from its west elevation.

BENNETT STREET

1500 Bennett Street – VACANT

Located at the northwest corner of South Bennett and East Florida Streets, this small wedge-shaped parcel of undeveloped land is owned by the City of Greensboro.

BRITTON STREET

2220 Britton Street

Benbow Preserve - Undeveloped land (2 Parcels)

Contributing Site

The natural green space includes the lowest part of the neighborhood in elevation and a tributary of the South Buffalo Creek, flows through the parcels. While not platted with the Benbow Park development, the area is an extension of the vacant, unbuildable lots that are located on the south

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side of South Side Boulevard and in several other areas throughout the district, including the land that makes up Benbow Park, the planned green space to the northwest. This area was platted for subdivision in 1943, though while houses were constructed to the south, along Bothwell Street and outside of the district, this area was never developed, likely due its low-lying terrain. The green space provides a buffer between the L. Richardson Hospital II and the residential parts of the district. The land is owned by Guilford County and is one of fourteen “open space preserves” that the county has dedicated in the early twenty-first century, this one named Benbow Preserve as part of that designation. Residents and volunteers have planted fruit and nut trees throughout the parcels, which also feature mature trees along with gravel walking paths.

BROAD AVENUE

1000 Broad Avenue

Horace W. and Catherine Copeland House – c.1961 Contributing Building

This modest, four-bay, side-gabled Ranch house is typical of 1950s and early 1960s construction. It has a brick veneer, two-over-two horizontal-pane wood-sash windows, and a picture window flanked by two-over-two windows on the east end of the façade. Near the center of the façade is a solid door with one light that is accessed by an uncovered brick stoop. A shed-roofed, frame wing at the southeast has vinyl siding and may be an enclosed porch. The house was constructed by Alvin V. Blount, Jr. about 1961. However, Blount sold the house in 1964 after his house at 1224 East Side Drive was completed. The house was purchased by Catherine Robinson, an assistant professor at NC A&T, in 1964. She married Horace W. Copeland, a foreman at NC A&T in 1966, after which the couple lived there together.

1001 Broad Avenue

Carl L. and Nan P. Manuel House – c.1961 Contributing Building

This one-story, hip-roofed Ranch house is four bays wide and double-pile. It has a brick veneer, replacement one-over-one windows, and an interior brick chimney on the east elevation. A three-panel door on the façade is accessed by an uncovered brick stoop. A four-part bay window is located east of the door and there is an integrated brick planter below the bay window. A hip-roofed wing at the northeast has vinyl siding and may be an enclosed porch. The house was constructed by Carl and Nan Manuel, who purchased the property in 1961. Carl was a teacher and Nan was an assistant professor at NC A&T.

1002 Broad Avenue House – c.2019

Noncontributing Building

Constructed in 2019 on previously undeveloped land, this one-story, side-gabled house is four bays wide. It has a concrete block foundation, vinyl siding and windows, and a low gable over the east two bays of the façade. An entrance near the west end of the façade is sheltered by an engaged, shed-roofed porch supported by unpainted square posts.

1003 Broad Avenue

William and Geraldine A. Dawson House – c.1960 Contributing Building

This two-part, side-gabled Ranch house is four bays wide with the west two bays under a slightly lower roofline. The house has a brick veneer and paired vinyl slider windows just below the

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roofline on the façade. Pink faux-stone is located between the windows, at the top one-fifth of the façade, on the east half of the building. On the west half of the façade is a six-panel door and a three-part window featuring fixed panes with operable sashes below. An integrated brick planter to the east of the uncovered brick entrance stoop. There is an interior brick chimney at the northwest corner of the house. The house was likely built by Waddell Hinnant as a rental property, as he retained ownership through 1973; though the house was occupied by William and Geraldine Dawson beginning in 1961. William was a mail handler for the post office and Geraldine was a teacher at Bluford School.

**1004 Broad Avenue
House – c.2020**

Noncontributing Building

Constructed in 2020 on previously undeveloped land, this one-story, hip-roofed house has a projecting gabled wing on the east end of the façade. It has a brick veneer on the front-gabled wing and on a gabled wing that projects from the west elevation. The remainder of the house is covered with vinyl siding. It has vinyl windows throughout and an entrance near the center of the façade is sheltered by a two-bay, shed-roofed porch supported by square posts.

1006 Broad Avenue

Charlie D. and Theresa W. Sims House – c.1959; c.2015 Noncontributing Building

The one-story, side-gabled Ranch house has been altered with the construction of a front-gabled porch and the enlargement of a window to the east of the entrance. The house is seven bays wide and double-pile. It has a brick veneer with vinyl siding in the gables and on the upper one-third of the four three bays of the façade. It has six-over-six wood-sash windows on the east end of the façade and larger vinyl windows, installed after 2012, throughout the remaining building. An interior brick chimney near the center of the building separates the façade into two sections, the west section under a slightly higher roofline. Just west of center is an inset entrance bay sheathed with vinyl siding and containing a replacement door. The entrance and a triple window to its east are sheltered by a front-gabled porch supported by vinyl columns. An inset carport at the southeast corner of the house is supported by metal posts on a brick kneewall. A prefabricated metal shed stands southeast of the house. The house was likely constructed by Hillside Homes, Inc. who sold the property to Charlie D. and Theresa W. Sims in 1959. Charlie was an employee at P. Lorillard Co. and his wife, Theresa, was a teacher at Florence School.

1007 Broad Avenue

Reverend Howard A. Chubbs House – c.1960

Contributing Building

Despite its placement on a double-wide lot, this one-story, hip-roofed house is oriented with its narrow end to the street. A side-gabled, frame entrance wing on the west elevation contains the entrance, a single window, and a basement-level carport. The six-panel door has replacement, decorative sidelights, a fluted vinyl surround, and is sheltered by an inset porch supported by a square post. The frame wing has vinyl siding, and the carport is supported by a pierced brick wall on a brick kneewall. The main part of the house has a brick veneer, and vinyl windows, including a picture window flanked by casement windows adjacent to the entrance. An entrance on the east elevation is accessed by an uncovered brick stoop. The property was purchased by Providence Baptist Church in 1960 and the house appears to have been constructed as a parsonage. It was occupied by Reverend Lorenzo A. Lynch from 1961 to 1965. Beginning in

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1967, it was occupied by Reverend Howard A. Chubbs, who eventually purchased the house in 2003.

1009 Broad Avenue

Marvin H. and Jamesena D. Watkins House – c.1959 Contributing Building

To accommodate the narrow lot, this one-story, hip-roofed Ranch house is oriented with its narrow end to the street, though is elongated by a hip-roofed wing on its east elevation. The house has a brick veneer, two-light wood slider windows, and an interior brick chimney on the east wing. Paired two-light windows with operable two-light sashes below are located on the west end of the façade. To their east is an inset entrance bay with a two-light-over-four-panel door. An integrated, brick planter is located immediately east of the entrance, which is accessed by an uncovered brick stoop. The east two bays of the façade – the front of the east wing – has faux stone veneer on the upper one-fourth of the wall, between the slider windows. Marvin H. Watkins was a teacher at Dudley High School and his wife, Jamesena was a typist at NC A&T. The couple purchased the property in 1958 and likely constructed the house soon after.

1011 Broad Avenue

Waddell E. and Ann B. Hinnant House – c.1961 Contributing Building

The elongated, hip-roofed Ranch house is six bays wide and double-pile. It has a red brick veneer on the west bay and on the side and rear elevations. The remainder of the façade has stucco at the upper part of the walls with a stone veneer below, beginning at the base of the windows. The second bay from the west has three large, fixed windows with operable awnings below. To its east is an inset entrance bay with a six-panel door with one-light-over-one-panel sidelights. The entrance is accessed by an uncovered stoop constructed of the same stone that is used on the façade. The three bays on the east end of the façade have stacked one-light wood-sash awning windows in groups of two or three. The stone beneath these windows extends beyond the east elevation of the house as a freestanding garden wall. There is a wide brick chimney on the ridge. A basement-level garage/carport at the rear (north) has a hip-roofed sunroom above. Eugene Waddell Hinnant purchased the property in 1958 and county tax records date the house to 1961. Waddell, together with his father William V. Hinnant, and brother, William V. Hinnant, Jr., were plaster contractors operating as W. V. Hinnant and Sons. Waddell was a graduate of NC A&T who worked as an appraiser before joining the family business. He went on to build and purchase rental properties. Among his children are retired Superior Court Judge, Patrice Hinnant.¹⁷

1012 Broad Avenue

Reverend Charles W. and Lois J. Anderson House – c.1957 Contributing Building

The steep roof of this side-gabled Ranch house differentiates it from other Ranch houses in the area and allows for a partial upper floor. The house is five bays wide and double-pile with grouped one-light, wood-sash awning windows throughout. A wide, projecting gable on the façade has a group of twelve one-light windows on the west end of its façade and an inset entrance at the east end. The replacement door is sheltered by a small, inset porch supported by a

¹⁷ Obituary for Eugene Waddell Hinnant, Sr., *Hinnant Funeral Service*, February 19, 2013, <https://www.legacy.com/obituaries/batesville/name/eugene-hinnant-sr-obituary?id=19792629>.

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square post. Vinyl siding is located in the front gable and on the top half of the east two bays of the façade. Awning windows are located on the east elevation with paired double-hung windows in the east gable end. A side-gabled garage wing on the west elevation has a wide, overhead door on its façade. The property was purchased by the United Institutional Baptist Church in 1956 and the house used as a parsonage. The first known occupant is Reverend Charles W. Anderson, the pastor at United Institutional Baptist Church (802 East Market Street) in 1960. Pastor Anderson Drive, which runs immediately east of the church, was named for him. The house was sold to Anderson in 1976.

1014 Broad Avenue

Georgianna Frazier Matthews House – c.1972

Contributing Building

This one-story, side-gabled Ranch house is four bays wide and double-pile. It has a brick veneer, six-over-six and one-over-one wood-sash windows, and composite wood siding in the gables. A six-panel door is located near the center of the façade. A picture window to its east is flanked by four-over-four windows. The entrance and picture window are sheltered by an aluminum awning on decorative metal posts. A flat-roofed wing extends from the southeast. A prefabricated shed stands southeast of the house. Georgianna Frazier Matthews was a graduate of Bennett College and a lifelong educator. She taught in both Guilford County Schools and her obituary notes that she “was one of the hearty pioneer teachers who integrate the teaching staff of the High Point school system.” She married Claude L. Matthews, but the couple was divorced in the early 1950s. In 1972, Matthews purchased this property, adjacent to that of her brother, William Frazier, who constructed the adjoining house to the east at 1300 South Benbow Road. She likely constructed the house soon after as county tax records date the house to 1972.

1017 Broad Avenue

Virgil A. and Loretta M. Spaulding House – c.1967

Contributing Building

This one-story, side-gabled, brick Ranch house has Colonial Revival-style detailing including brick quoins at the corners and a dentil cornice. It is four bays wide and double-pile with vinyl windows. Windows on the façade have paneled aprons below. A replacement door near the center of the façade is sheltered by a two-bay, front-gabled porch supported by vinyl posts. The porch has composite siding and a round vent in the gable and a dentil cornice that aligns with that on the façade. The house appears to have been constructed by Virgil A. and Loretta M. Spaulding who purchased the property in 1967 and appear in the 1968 city directory where Virgil was a salesman.

1021 Broad Avenue

J. Kenneth Lee House – 1959

Contributing Building

The most distinctive house in the South Benbow Road area, this flat-roofed Modernist-style house was designed by African American architect W. Edward Jenkins while he was employed by local architect, Edward Loewenstein. The floor plan was based in part on the William Street-designed William E. Reed House, north of the district on McConnell Road. Lee lived in the Reed house from 1957 to 1959 while the Reed family was in Ghana and this house was being built.¹⁸ The house stands on a large lot at the northwest corner of Broad Street and South Benbow Road.

¹⁸ Personal Communication with Bernetaie Reed (local resident) by Heather Slane, June 2023, via email.

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It is set well back from the road and accessed by a circular drive that extends through the covered carport at the left end of the façade. The core of the house is roughly rectangular with a triangular projection on the east elevation. The house has a Roman brick veneer and stacked, one-light, wood-sash awning windows, generally grouped. The entrance, located near the center of the façade is inset and has paired one-light doors flanked by wide, one-light sidelights. A single palm tree just outside the door extends about the cut-out roofline. Just beyond the entrance are two dome-shaped skylights. To the east of the entrance are grouped windows with vertical wood sheathing between the windows, all above a brick half-wall. The right elevation features bands of awning windows above a brick half-wall and pierced brick wall at the basement level below. To the west of the entrance is a projecting bay with two exterior doors (presumably leading to storage areas) that are sheltered by a flat-roofed carport. The carport is supported on the south wall by a full-height brick wall with several square “cut-outs” at the top of the wall. A patio space at the left end of the façade is sheltered by a brick half-wall. The rear portion of the house has a low-sloped shed roof with clerestory windows on the exposed south wall and an interior brick chimney. An enclosed sunroom projects from the north elevation. The basement level of the house included a conference room where Civil Rights attorneys from across the country would often gather to work cases.¹⁹

A native of Charlotte, North Carolina, J. Kenneth Lee graduated from NC A&T with a degree in electrical engineering in 1945 before serving in the U.S. Navy during World War II.²⁰ In 1949, Lee joined a lawsuit against the University of North Carolina at Chapel Hill, the result of which was court ordered admission of Black students to UNC’s law, medical, and graduate schools beginning in 1951.²¹ Lee and classmate Harvey Beech became the first two African Americans to graduate from the University of North Carolina at Chapel Hill Law School in 1952. Lee served as Assistant Council for the NAACP Legal Defense Fund and participated in more than 1700 civil rights lawsuits, including representing Black children who sued the Greensboro school district, Jesse Jackson, and even his own son. Lee remained in the house until 2018 when he moved to assisted living and died soon after at the age of 94.

CAMBRIDGE STREET

800 Cambridge Street (CH – C)

Robert and Gladys Thompson House – c.1956; c.1982 Noncontributing Building

A two-bay addition to the north end of this house has substantially altered its historic form. The house has a brick veneer with vinyl windows. Vinyl siding is located on the upper one-third of the south end of the façade, between the slider windows, and covers the original north two bays of the façade. The north two bays include a replacement door and paired double-hung windows. The c. 1982 two-bay addition to the north elevation includes a brick wing with projecting bay window and an inset porch supported by brick piers. A shed-roofed wing extends from the rear (east) elevation with a hip-roofed wing to its north. A prefabricated frame shed with vinyl siding

¹⁹ Oral History Interview with J. Kenneth Lee by Bernetiae Reed, May 16, 2016, Greensboro, North Carolina, <https://www.youtube.com/watch?v=IuCMqIv1eIQ>.

²⁰ “John Kenneth Lee,” Carolina Law Oral History Project, Kathrine R. Everett Law Library, University of North Carolina, <https://oralhistoriesproject.law.unc.edu/oral-histories/john-kenneth-lee/>.

²¹ William S. Powell and Allyson C. Criner, “Civil Rights Movement,” *NCpedia*. <https://www.ncpedia.org/civil-rights-movement/brown-v-board-of-education>.

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stands north of the house. The house was purchased by Robert and Gladys Thompson in 1956, though they are not listed at the address in city directories until 1959. The couple divorced in 1967 and sold the house to Curtis B. and Helen H. Calvin in 1971.

801 Cambridge Street (CH – A)

Bert C. and Lucille C. Piggott House – c.1956

Contributing Building

Located at the north corner of the intersection of Cambridge Street and Curry Street the house is set diagonally on the lot to face the intersection, a practice common in post-WWII developments. The house has a brick veneer and two-over-two horizontal-pane wood-sash windows including two-over-two windows flanking a fixed picture window on the east end of the façade. A brick planter is located below the picture window. The solid wood door near the center of the façade has three lights and is accessed by an uncovered concrete stoop with decorative metal railing. Bert C. and Lucille Piggott purchased the house in 1956. Piggott was an associate professor at NC A&T and served as the head football coach at NC A&T from 1957 to 1967. His wife, Lucille C. Piggott, was a stenographer at NC A&T.

802 Cambridge Street (CH – D)

Hall Rental House – c.1957

Contributing Building

The house has vinyl windows and vinyl siding at the south two bays of the façade and in the center of the gable ends. A replacement door is centered on the façade, accessed by an uncovered concrete stoop, and has paired windows to its south. A wide, shed-roof, vinyl-sided wing spans the rear (east) elevation. A prefabricated metal shed stands southeast of the house. The house was purchased by Leroy and Mabel T. Hall in 1957 and Mabel, an elevator operator at the Guilford Building, is listed at the address in 1958. After that, the couple appear to have rented the house to other occupants including Francis H. Ramsey, a staff manager at NC Mutual Life Insurance, and his wife Arnieste F. Ramsey, in 1959. Beginning in 1964, the house was occupied by Harvey C. Moore, an employee at Starmount Golf Course, and his wife, Elzenie.

803 Cambridge Street (CH – A)

Dewitt and Frances W. Simmons House – c.1957

Contributing Building

The house has brick veneer, two-over-two horizontal-pane wood-sash windows, and aluminum siding covering the south two bays of the façade. A replacement door at the south end of the façade is accessed by an uncovered brick stoop. A picture window to its north is flanked by two-over-two windows and a brick planter extends across the façade below the window. A window opening near the center of the façade has been infilled with aluminum siding. A gabled ell at the right rear (northwest) has a brick veneer and exterior brick chimney on its north elevation. The house was purchased by Dewitt and Frances W. Simmons in 1957 and the couple is listed at the address beginning in 1958. Dewitt was employed by P. Lorillard. In 1968, the couple sold the house to St. Stephens United Church of Christ, who likely used it as a parsonage.

804 Cambridge Street (CH – D)

Ruff-McLean House – c.1956

Contributing Building

The house has a brick veneer, vinyl siding on the upper half of the north bay of the façade, and vinyl windows throughout. A solid wood door on the south end of the façade is accessed by an uncovered stoop. A triple window is north of the door. A shed-roofed, frame bay projects from

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the right rear (southeast). The house was purchased by Johnnie L. and Delores W. Ruff in 1956. Johnnie was an ovenman at Jones Brothers Bakery. The couple sold the house to Johnnie Thomas McLean and his wife, Bertha W. McLean, in 1962. Johnnie was a spinner at Cone Mills.

805 Cambridge Street (CH – B)

Turner-Barnes House – c.1957

Contributing Building

The house has a brick veneer with vinyl siding in the gables. A nine-panel door near the center of the façade has a single light in lieu of its center panel and is accessed by an uncovered brick stoop. Paired two-over-two horizontal-pane wood-sash windows to its south have a brick planter below. The remainder of the windows are a combination of two-over-two wood-sash and later vinyl sash windows. A prefabricated metal shed stands northwest of the house. The house was purchased by Leonard F. and Dolly J. Turner in 1957. Leonard was a teacher at NC A&T and Dolly was a teacher at Bennett College. The house was sold to Milton H. and Shirley M. Barnes in 1959 and the couple occupied the house until 1964 when their house on Lakeland Road was completed. Beginning in 1964, the house was rented to various occupants.

806 Cambridge Street (CH – A)

Leo Jr. and Ellen F. Williams House – c.1957

Contributing Building

The house has a brick veneer and two-over-two horizontal-pane wood-sash windows. The south two bays of the façade, including a four-light-over-four-panel door and paired fixed windows with operable hopper windows below, are covered with aluminum siding. There is aluminum siding in the gables and awning windows on the north gable end have been replaced with vinyl slider windows. The house was purchased by Leo Williams Jr., an associate professor at NC A&T, and his wife, Ellen F. Williams, in 1957.

807 Cambridge Street (CH – A)

Statum-Allan House – c.1956

Contributing Building

The house has a brick veneer with vinyl siding in the gables and covering the south two bays of the façade. It has vinyl windows throughout. A solid wood door near the center of the façade and a picture window to its south are sheltered by a two-bay, front-gabled porch supported by decorative metal posts. A wide, gabled brick ell extends from the right rear (northwest). A prefabricated metal shed stands northwest of the house. The house was purchased by Arthur J. and Ruth Statum in 1956. Arthur was the physical director at the YMCA. The couple sold the house to Solomon B. and Christine I. Allen in 1964. Solomon was a salesman for the Tile Shop.

808 Cambridge Street (CH – C Hipped)

Carlos E. and Mary W. Battle House – c.1958; c.2020 **Noncontributing Building**

Located at the south corner of the intersection of Cambridge Street and South Side Boulevard, the house was altered with the construction of a porch and the replacement of an original picture window on the façade with a pair of vinyl windows smaller than the original opening. The house has a brick veneer and two-over-two horizontal-pane wood-sash windows. Vertical vinyl is located on the upper one-fourth of the east two bays of the façade, between vinyl slider windows. A replacement door on the west end of the façade is sheltered by a two-bay, shed-roofed porch supported by square posts. An original shed-roofed, brick wing projects from the right rear (southwest) with an inset screened porch on its east side. The house, constructed by Better

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Homes, Inc., was purchased by David and Luetta Dansby in 1956, though the couple does not appear to have occupied the house. They sold the house to Carlos E. and Mary W. Battle in 1958. The Battle's rented the house for a number of years, occupying it beginning in 1964. Carlos was a teacher at the Burlington City Schools.

Shed, c.2020

Noncontributing Building

Southeast of the house is a side-gabled, frame shed with vinyl siding and windows.

811 Cambridge Street – VACANT

The house on the adjacent parcel (1804 South Side Boulevard) extends onto this otherwise vacant parcel.

CARLTON AVENUE

1800 Carlton Avenue (CH – A)

Robert T. and Reva C. Evans House – c.1962

Contributing Building

The house, with a stepped roofline, has a white brick veneer with vinyl siding on the south two bays of the façade, on the south elevation, and on the north gable. It has vinyl windows throughout with paneled wood aprons on the façade. A six-panel door and paired window on the south end of the façade are sheltered by an engaged porch supported by vinyl posts. An engaged carport on the south elevation is also supported by vinyl posts on a brick knee wall. A prefabricated, frame shed is west of the house. Robert T. and Reva C. Evans purchased the house in 1962. Both were teachers at Lincoln Junior High School. Their son, Vince Evans, played football at Smith High School and the University of Southern California before being drafted to the Chicago Bears where he was the first Black quarterback to start for the organization.²²

Monument, c.1998

Noncontributing Structure

Northwest of the house is a brick structure with square-brick arch on a brick base. It has a stone angel atop and an inscribed stone within the arch, that reads, "'Sonny'" Robert C. Evans, 5-22-50 – 12-22-97," indicating it was constructed as a memorial to Robert and Reva's oldest son.

1801 Carlton Avenue (CH – A)

Thomas H. and Margaret D. Avery House – c.1963

Contributing Building

The house displays a stepped roofline and retains eight-over-eight wood-sash windows throughout with paneled aprons on the façade. A replacement door is located in an inset bay with vertical metal sheathing. North of the entrance is a twenty-eight-light picture window. Vertical vinyl siding is located in the gables. A prefabricated metal shed is east of the house. Thomas H. and Margaret D. Avery purchased the house in 1963. Thomas was an instructor at NC A&T and Margaret was a nurse for Dr. Irwin Acker.

1802 Carlton Avenue (BP – A)

Walter L. and De Ola M. Johnson House – c.1963

Contributing Building

The house has eight-over-eight wood-sash windows, deep eaves, and a Colonial Revival-style dentil cornice on the one-story wing. The entrance, a door with fluted surround, is located

²² Tom Steadman, "Vince Evans: Greensboro Native's Dreams Just Never Died Quarterback Is Back At Back-Up For Raiders," *Greensboro News & Record*, September 20, 1993, https://greensboro.com/vince-evans-greensboro-natives-dreams-just-never-died-quarterback-is-back-at-back-up-for/article_bfaa0bbb-f544-59af-8bd0-2d6c58944d78.html.

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adjacent to a sixteen-light wood-framed picture window. The second story of the front-gabled, two-story wing has aluminum siding and projects beyond the first story, supported by sawn brackets. The house was purchased by Walter L. and De Ola M. Johnson in 1963. Walter was a waiter at the Holiday Inn. His wife, De Ola, was a clerk at NC A&T.

1803 Carlton Avenue (BP – A)

Neva R. and Mildred P. Jackson House – c.1962

Contributing Building

The house has vinyl windows throughout and vinyl siding on the second story of the side-gabled, two-story wing. A six-panel door with fluted surround is adjacent to paired windows on the one-story wing. A patio at the northeast is partially screened by a later wall of pierced concrete block that extends from the northeast corner of the house. Neva R. and Mildred P. Jackson purchased the house in 1962. Neva was a clerk at the post office.

1804 Carlton Avenue (BP – B)

Theodore and Walta Mae Mahaffey House – c.1962

Contributing Building

Colonial Revival-style detailing includes brick quoins at the corners, an interior corbelled brick chimney, and paneled aprons on the façade. The house has vinyl windows throughout and vinyl siding in the gables. A replacement door with three-light-over-one-panel sidelights is centered on the façade within a classical surround. It is sheltered by a pedimented portico supported by grouped square columns. Theodore and Walta Mae Mahaffey purchased the house in 1962. Theo was a professor at NC A&T and Walta was a teacher at McIver School.

1805 Carlton Avenue (BP – A)

Cleveland and Elma A. Ellison House – c.1963

Contributing Building

The house has eight-over-eight wood-sash windows and composite wood shingles on the upper story of the two-story, front-gabled wing and in the south gable of the one-story wing. An original wood door with three lights is located adjacent to paired vinyl windows on the one-story wing. Cleveland and Elma A. Ellison purchased the house in 1963. Cleveland was a teacher at Caldwell School and Elma was a teacher at Dudley High School.

1807 Carlton Avenue (CH – A)

Clifford and Venus H. Hooper House – c.1962

Contributing Building

The house has a stepped roofline and vinyl windows throughout, vinyl aprons on the façade, and vinyl siding in the gables. A solid door with one light is located on the façade. Clifford and Venus H. Hooper purchased the house in 1962 and the house is listed as vacant in the 1963 city directory. Clifford was a wholesaler at Electric Supply and Equipment.

1901 Carlton Avenue (BP – A)

Harold W. and Georgiana M. Stamps House – c.1963

Contributing Building

The house retains two-over-two horizontal-pane wood-sash windows with one-over-one windows flanking a picture window on the south end of the façade. The upper story of the two-story, front-gabled wing has vertical board-and-batten and scalloped rakeboards in the front gable. Board-and-batten is also in the south gable. A six-panel door is near the center of the façade. Harold W. and Georgiana M. Stamps purchased the house in 1963. Harold was a teacher at Palmer Memorial Institute and Georgiana was an instructor at NC A&T.

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1903 Carlton Avenue (BP – A Hipped)

Andrew Jr. and Sadie L. Johnson House – c.1963

Contributing Building

The house has vinyl windows throughout and vinyl siding on the upper story of the two-story wing and in the north gable. A replacement door and four-part bow window are located on the façade of the one-story wing. Andrew Jr. and Sadie L. Johnson purchased the house in 1963. Andrew was a project manager for the Redevelopment Commission and later a teacher at Dudley High School.

Carport, c.1970

Contributing Structure

Northwest of the house is a flat-roofed, metal carport supported by metal posts. Storage at the west end is enclosed with vinyl.

1904 Carlton Avenue (BP – D)

Paige and Mildred P. Blackwell House – c.1963

Contributing Building

The house has vinyl windows, vinyl siding in the gables, and a replacement door accessed by an uncovered stoop. A prefabricated frame shed stands southwest of the house. Paige and Mildred P. Blackwell purchased the house in 1963. Paige was a clerk at the post office and Mildred P. Blackwell was a typist at Electric Supply and Equipment.

1905 Carlton Avenue (BP – A)

Stacy and Willie McClendon House – c.1964

Contributing Building

The house has vinyl windows, including a triple window on the south end of the façade, and aluminum siding on the second story of the two-story, front-gabled wing. A two-light-over-four-panel door is north of the triple window, but in line with the lower level of the two-story wing. A flat-roofed, metal carport supported by square posts projects from the north elevation. The house was purchased by Margaret L. Carr in 1964, though she does not appear to have ever occupied the house. Carr sold the house to Stacy and Willie McClendon in 1969. The McClendons occupied the house as early as 1966.

1906 Carlton Avenue (CH – A Hipped)

Donald and Frances M. Parks House – c.1963

Contributing Building

Colonial Revival-style detailing includes brick quoins, a modillion cornice, and aprons below windows on the façade. The house has vinyl windows and aprons. A louvered storm door has a classical surround with fluted pilasters. Donald and Frances M. Parks purchased the house in 1963. Donald was employed by the U. S. Army.

1907 Carlton Avenue (BP – D)

Claiborne B. and Vivian C. Thorpe House – c.1963

Contributing Building

The house has one-light wood casement windows, vinyl siding and exposed purlins in the gables, and a replacement door. The south two bays of the façade are vinyl sided and there are vinyl aprons below the windows on the north end of the façade. The house is listed as vacant in the 1963 city directory. It was purchased by Claiborne B. and Vivian C. Thorpe in 1964. Claiborne was an associate professor at NC A&T.

1908 Carlton Avenue (CH – A)

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Mrs. Juanita D. Tate House – c.1965

Contributing Building

The house has eight-over-eight wood-sash windows throughout with paneled aprons on the façade. Colonial Revival-style detailing includes a dentil cornice that spans the façade and a replacement door with a classical fluted surround. A brick planter extends across the north bay of the façade and there is vertical wood sheathing in the gables. Juanita D. Tate, a widow, purchased the house in 1963. Juanita was a professor at NC A&T.

Carport, c.1970

Contributing Structure

Northwest of the house is a flat-roofed, metal carport supported by metal posts.

1909 Carlton Avenue (BP – D)

Robinson-Davis House – c.1965

Contributing Building

The house has vinyl windows throughout as well as vertical vinyl siding in the gables and on the north two bays of the façade. A replacement door is sheltered by an engaged, two-bay porch supported by square columns with an integrated brick planter in front of the porch. An inset bay at the right rear (southeast) has been covered with vinyl. A prefabricated, frame shed stands northeast of the house. Aerial photos show a large outbuilding constructed southeast of the house between 1993 and 1998, though it is not visible from the street. The house is listed as under construction in the 1964-1965 city directory. It was purchased by William H. Jr. and Doris J. Robinson in 1964. William was a professor at NC A&T and Doris was a library assistant at NC A&T. The couple sold the house to Douglas M. and Susie M. Davis in 1967.

1910 Carlton Avenue (BP – A)

John M. R. and Cully V. Stevenson House – c.1963

Contributing Building

This variation on the Split-Level form features the entrance on the lower level of the two-story, side-gabled wing and an engaged portico supported by aluminum-covered columns spanning the two-story wing. The house has vinyl siding in the gables and the upper-story, vinyl windows, and a replacement door in a classical surround. John M. R. and Cully V. Stevenson House purchased the house in 1963. John was an associate professor at NC A&T and his wife, C. Vickie Stevenson, was a librarian at Dudley High School.

Shed, c.1980

Noncontributing Building

Northwest of the house is a frame shed with plywood sheathing.

1911 Carlton Avenue (BP – A)

George M. and Connie Murry House – c.1965

Contributing Building

The house has vinyl siding on the upper level of the two-story, side-gabled wing, vinyl windows, and paneled aprons below windows on the north end of the façade. Colonial Revival-style detailing at the entrance includes a classical surround with fluted pilasters and dentil cornice, aligns with the lower level of the two-story wing. A brick retaining wall extends from the house, just north of the entrance. A prefabricated aluminum carport stands immediately south of the house and a prefabricated shed is northeast of the house. The house is listed as under construction in the 1964-1965 city directory. It was purchased by George M. and Connie Murry in 1964. George was a clerk at the post office.

1912 Carlton Avenue (BP – A Hipped)

Walton I. and Ruby W. Jones House – c.1963

Contributing Building

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The house has vinyl windows throughout, vertical vinyl siding on the upper level of the two-story wing and in the gables, and a replacement door. There is a picture window north of the door with an engaged brick planter below. Two windows on the upper level of the façade are framed by a single, projecting surround. A shed-roofed, frame wing at the right rear (northwest) has a projecting, shed-roofed carport on square posts. A prefabricated metal carport is southwest of the house. Walton I. and Ruby W. Jones purchased the house in 1963. Walton was a blender at P. Lorillard and Ruby was a clerk at NC A&T.

1913 Carlton Avenue (BP – A)

Moses S. Walker House – c.1963

Contributing Building

The house has vinyl windows, vinyl siding on the upper level of the two-story, front-gabled wing, and partial gable returns. Colonial Revival-style details include a two-light-over-four-panel door with fluted surround and a dentil cornice on the north, one-story wing. Moses S. Walker, a professor at Elizabeth City State University, purchased the house in 1963.

Carport, c.1990

Noncontributing Structure

Northeast of the house is a front-gabled, frame carport supported by square posts.

1914 Carlton Avenue (BP – D)

Juanita G. Wells House – c.1964

Contributing Building

Colonial Revival-style details include segmental-arch brick surrounds on the front-gabled wing and a modillion cornice across the north two bays of the façade. The house has eight-over-eight wood-sash windows, a replacement door in an entrance bay with wood sheathing, and a picture window with twenty-light window flanked by four-over-four windows. There is vertical wood in the gable ends and a later, frame wing at the southwest that is covered with composite siding. Juanita G. Wells, a teacher at Washington School, purchased the house in 1964.

1915 Carlton Avenue (CH – A Hipped)

Mrs. Annie Beatrice Herbin House – c.1964

Contributing Building

Colonial Revival-style details include brick quoins, six-over-six wood-sash windows, and a modillion cornice. Windows on the façade have wood aprons. A double door on the façade features a six-panel door and a louvered door, both sheltered by an aluminum awning supported by decorative metal posts. A prefabricated, metal shed is southeast of the house. Annie Herbin McClammy purchased the house in 1964, after her divorce from Theodore McClammy, later reverting to her maiden name. Annie was a teacher.

1916 Carlton Avenue (BP – A)

James W. and Jessie G. Dixon House – c.1965

Contributing Building

The house has vinyl windows throughout with vinyl aprons on the façade. Vinyl siding covers the upper story of the two-story, front-gabled wing. The six-panel door aligns with the lower level of the two-story wing and has a classical surround with fluted pilaster. A brick retaining wall projects from the façade immediately south of the entrance. James W. Dixon, a physician, and his wife, Jessie G. Dixon, purchased the house in 1965.

1917 Carlton Avenue (BP – B)

Harold M. and Helen B. Holt House – c.1965

Contributing Building

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The house has vinyl windows throughout, a six-panel door, and a Colonial Revival-style dentil cornice across the façade. Composite siding is in the gables. Harold M. and Helen B. Holt purchased the house in 1965. Harold was a dentist for the State Board of Health and Helen was a teacher at Gillespie Park Junior High School.

1918 Carlton Avenue (BP – A Hipped)

Charles L. and Ernestine H. Gray House – c.1965

Contributing Building

The house retains two-over-two horizontal-pane wood-sash windows and vinyl siding in the gables and the upper story of the two-story wing. Upper-level windows have aprons of vertical vinyl. A wood door with one light is accessed by an uncovered stoop. Charles L. and Ernestine H. Gray purchased the house in 1965. Charles was employed by the U. S. Army and Ernestine was a Department Director at Bennett College.

1919 Carlton Avenue (BP – A)

Thomas T. Jr. and Zenobia O. Jefferson House – c.1965 Contributing Building

The house has vinyl windows with vinyl aprons on the façade and vinyl siding at the upper story of the two-story, side-gabled wing. Centered on the façade, and aligning with lower-story windows, is a six-panel door with an adjacent vinyl-sided bay. A brick retaining wall projects from the façade immediately south of the entrance. A prefabricated, metal shed stands southeast of the house. Thomas T. Jr. and Zenobia O. Jefferson purchased the house in 1964. Thomas was an analyst at Burlington Industries and Zenobia was a stenographer at NC A&T.

Garage, c.1999

Noncontributing Building

Northeast of the house is a front-gabled, frame garage with vinyl siding and a wide overhead door on the west gable end.

1920 Carlton Avenue (BP – B)

Fletcher and Delores Kates House – c.1965

Contributing Building

The house features a stepped roofline and Colonial Revival-style detailing including a dentil cornice and a sixteen-light bow window south of the entrance. The remaining windows are vinyl and have vinyl aprons on the façade. A six-panel door is accessed by an uncovered stoop. The house has vinyl siding in the gables. Constructed in 1965, the 1966 city directory lists the house as vacant. The house was purchased by Fletcher and Delores Kates in 1967. Fletcher was a clerk at the post office.

Carport, c.1990

Noncontributing Structure

Southwest of the house is a flat-roofed carport supported by metal posts. A storage area at the west end is enclosed with vinyl siding.

1921 Carlton Avenue (BP – B Hipped)

James W. and Mary T. Hill House – c.1965

Contributing Building

The house has vinyl windows, a replacement door, and a Colonial Revival-style dentil cornice on the façade. James W. and Mary T. Hill purchased the house in 1965. James was employed at Bates Nightware.

1922 Carlton Avenue (BP – D)

J. Willie and Willie B. Mayo House – c.1963

Contributing Building

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The house has a painted brick veneer, vinyl windows, and a replacement door with fluted classical surround. A four-part bow window is north of the entrance. There is composite wood siding in the side gables and a prefabricated, frame shed northwest of the house. J. Willie Mayo and his wife purchased the house in 1963. J. Willie was a clerk at the post office and his wife, Willie B. Mayo, was a teacher at Dudley High School.

1923 Carlton Avenue (BP – D)

Mrs. Carrie B. Shipp House – c.1965

Contributing Building

The house has a stepped roofline, vinyl windows throughout, vinyl lintels over the windows on the front-gabled wing, and vinyl siding in the side gables. A six-panel door with three-light-over-one-panel sidelight is located in an entrance bay with vertical vinyl siding. The entrance is sheltered by an engaged porch supported by a Tuscan column. South of the entrance is a projecting bay window with a sixteen-light wood-sash window flanked by four-over-four windows. Carrie B. Shipp, a teacher, purchased the house in 1965.

Shed, c.1980

Noncontributing Building

Northeast of the house is a gabled, frame shed with aluminum siding.

1925 Carlton Avenue (BP – D)

Richard M. and Delma T. Lee House – c.1965

Noncontributing Building

The house has modernist details including purlins in the gables and grouped awning and slider windows in the front gable and the north gable end. However, the house has been altered with the construction of a two-bay, shed-roofed porch supported by square posts and encircled with a wood railing. A shed-roofed, frame garage on the south elevation has further altered the form. A replacement door is near the center of the façade, adjacent to a picture window, and sheltered by the later porch. Wood siding is in the two bays of the front-gabled wing. A gabled sunroom is at the left rear (northeast). Constructed in 1965, the 1966 city directory lists the house as vacant. The house was purchased by Richard M. and Delma T. Lee in 1967. Richard was employed by the County Economic Opportunity Council.

1927 Carlton Avenue (BP – A Hipped)

Joseph and Blanche B. West House – c.1965

Contributing Building

The house has one-over-one wood-sash windows throughout and vinyl siding on the upper story of the two-story wing. A replacement four-light-over-four-panel door aligns with the lower story windows of the two-story wing and has an octagonal window above it. North of the entrance is a projecting bay window. Joseph and Blanche B. West purchased the house in 1965. Joseph was a chef at the Holiday Inn Restaurant.

1929 Carlton Avenue (BP – D)

Julia B. Anderson House – c.1965

Contributing Building

The house has vinyl windows throughout and vinyl siding on the north two bays of the façade. These include a four-light-over-four-panel door and paired windows, both sheltered by an engaged porch supported by square posts. Windows in the front gable have segmental-arch surrounds and vinyl-sided aprons. Julia B. Anderson, a widow, purchased the house in 1965.

Carport, c.1992

Noncontributing Structure

Northeast of the house is a flat-roofed, metal carport supported by metal posts.

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CHELSEA LANE

2004 Chelsea Lane (CH – A Hipped)

Bobbie Ray and Martha H. Johnson House – c.1962 Contributing Building

The house has vinyl windows and Colonial Revival-style detailing including brick quoins at the corners and a dentil cornice spanning the façade. A six-panel door on the façade is accessed by an uncovered stoop. Bobbie Ray and Martha H. Johnson purchased the house in 1962. Bobbie was a teacher for the Stokes County School Board.

Garage, c.2008

Noncontributing Building

Southwest of the house is a gabled, frame garage with vinyl siding.

2005 Chelsea Lane (CH – A)

Isaiah and Patricia J. Trice House – c.1962

Contributing Building

The house has a stepped roofline, eight-over-eight wood-sash windows, and a replacement door in an inset bay supported by a decorative metal post. A nine-light window on the east end of the façade is in a projecting frame bay. The house has composite wood siding on the frame bay and in the gables. An inset bay at the right rear (northeast) is supported by a square post. Isaiah and Patricia J. Trice purchased the house in 1962. Both Isaiah and Patricia were instructors at NC A&T. The couple sold the house to Louise Womble in 1971.

2006 Chelsea Lane (BP – A)

Victor H. and Hazel Tynes House – c.1961

Contributing Building

The house retains eight-over-eight wood-sash windows and composite wood shingles on the upper story of the two-story, front-gabled wing. A replacement door is accessed by an uncovered stoop and a Colonial Revival-style dentil cornice spans the west three bays of the façade. A brick planter spans the west two bays of the façade. A flat-roofed metal carport on decorative metal posts extends from the west elevation. Victor H. and Hazel Tynes purchased the house in 1961. Victor was a dentist for the County Health Department and Hazel was a teacher at Caldwell School.

2007 Chelsea Lane (CH – A)

Harold E. Jr. and Aurelia C. Mazyck House – c.1962 Contributing Building

Vertical board-and-batten sheathing in the center two bays of the façade and the side gables differentiate this house from others of the type. It has six-over-six wood-sash windows, diamond-paned windows at the center of the façade, and paneled aprons at the outer bays of the façade. The replacement door is sheltered by a shallow, two-bay engaged porch on wood posts. Harold E. Jr. and Aurelia C. Mazyck purchased the house in 1962. Harold was an assistant professor of Guidance at NC A&T.

2008 Chelsea Lane (BP – A Hipped)

Grace Lutheran Memorial Church Parsonage – c.1961 Contributing Building

The house has eight-over-eight wood-sash windows, vinyl siding on the upper story of the two-story wing, and variegated brick on the remainder of the house. A six-panel door and twenty-light picture window flanked by four-over-four windows are on the north end of the façade. The

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house was purchased by Willis J. and Evelyn Hubert in 1961, though the couple seems never to have occupied the house. They sold the house to Grace-Luther Memorial Lutheran Church in 1965. The church used it as a parsonage with the first occupant, Reverend Fred S. Illick, in 1967.

2009 Chelsea Lane (BP – A Hipped)

Turner H. and Elizabeth Dennard House – c.1962

Contributing Building

The house has vinyl windows throughout, composite wood siding on the upper story of the two-story wing, and a replacement door and picture window on the one-story wing. An exterior brick chimney is on the south elevation. Turner H. Dennard, a physician, and his wife, Elizabeth Dennard, purchased the house in 1962.

2011 Chelsea Lane (BP – A)

James D. and Dorinda Trader House – c.1961

Contributing Building

An asymmetrical, front-gabled roofline with exposed purlins differentiates this house from the other Split-Level houses in the Benbow Park development. The house has eight-over-eight wood-sash windows, composite wood siding on the upper floor, and a replacement door. The entrance is sheltered by an overhang of the roof that is supported by square columns. A shed-roofed wing at the left rear (northeast) has clerestory windows on the south elevation. James D. and Dorinda Trader purchased the house in 1961. James was a physician at Bennett College and Dorinda was an instructor at Bennett College.

CURRY STREET

1703 Curry Street (CH – A)

James E. and Callie M. Sellars House – c.1959

Contributing Building

The house has a brick veneer with vinyl siding on the east two bays of the façade. It has vinyl windows throughout, including a vinyl picture window on the east end of the façade. The picture window and an adjacent replacement door are sheltered by a front-gabled porch supported by square posts. The house was purchased by James E. and Callie M. Sellars in 1959. James Sellars was a mechanic for Home Specialty.

1705 Curry Street (CH – C Hipped)

Mrs. Alberta W. Stuart House – c.1959; c.2012

Noncontributing Building

The house retains one-light awning windows, two-over-two horizontal-pane wood-sash windows, and a brick veneer. A six-panel door near the center of the façade is sheltered by a shed roof on square posts. East of the entrance, a group of nine awning windows has been altered with the removal of the center three sashes and the installation of weatherboards in their place. Terraces flanking the entrance are enclosed with plywood half-walls. The house was altered between 2010 and 2014 with the construction of a hip-roofed carport on the east end of the façade. The carport is supported by square posts and has a vinyl-sided storage area at its rear. Mrs. Alberta W. Stuart, a teacher at Dudley High School, purchased the house in 1959.

1800 Curry Street (CH – A)

Coley Jr. and Rosa Hooker House – c.1956

Contributing Building

South Benbow Road Historic District
Name of Property

Guilford County, NC
County and State

Located at the southeast corner of Curry and Oxford Streets, the house has a brick veneer, two-over-two horizontal-pane wood-sash windows, and a four-light-over-four-panel door near the center of the façade. West of the entrance is a picture window flanked by two-over-two windows. These west two bays of the façade have plain weatherboards and are sheltered by a front-gabled porch supported by square posts. A shed-roofed, frame wing spans the rear (south) elevation and is covered with vinyl siding. A prefabricated shed stands southeast of the house. Coley Jr. and Rosa Hooker purchased the house in 1956. Coley was a brick mason at Norman Rivenhark.

1801 Curry Street (CH – A Hipped)

Morgan C. and Madgeline Nash House – c.1956

Contributing Building

The house has a brick veneer with vinyl siding on the upper one-half of the northwest two bays of the façade. It retains two-over-two horizontal-panel wood-sash windows, including flanking a picture window on the southeast end of the façade. A replacement door is accessed by an uncovered brick stoop. A gabled, frame wing extends from the left rear (north). Morgan C. and Madgeline Nash purchased the house in 1956. Morgan was a handler at Railway Express Agency.

Shed, c. 1998

Noncontributing Building

A front-gabled, frame shed with plywood sheathing stands east of the house.

1802 Curry Street (CH – A)

Leonard and Eliza Smith House – c.1956

Contributing Building

The house has a brick veneer, vinyl windows throughout and vinyl siding on the west two bays of the façade. These bays include a solid wood door and paired one-over-one windows. A gabled wing at the rear (south) has vertical wood sheathing. A prefabricated metal shed stands southeast of the house. Leonard and Eliza Smith purchased the house in 1956. Leonard was a porter for EAL and Eliza was an agent for Winston Mutual Life Insurance.

1803 Curry Street (CH – A)

Edwards-Prince House – c.1956

Contributing Building

The house has a brick veneer, replacement door on the west end of the façade, and vinyl windows throughout. East of the entrance are two large, fixed windows with operable awning windows below. Gerald A. and Cecile H. Edwards purchased the house in 1956. Gerald and Cecile were both professors at NC A&T. By 1963, the couple had moved to McConnell Road and leased this house to tenants. The couple sold the house to Dorothy M. Prince in 1967.

1804 Curry Street (CH – A)

William J. and Dorothy Cannon House – c.1957

Contributing Building

The house has a brick veneer with vertical aluminum siding in the gables and on the upper one-half of the east two bays of the façade. It has vinyl windows and a replacement door and sidelight adjacent to a paired slider window on the west end of the façade. Both are sheltered by an aluminum awning supported by decorative metal posts. The frame of an aluminum carport extends from the west gable end. William J. and Dorothy Cannon purchased the house in 1956. William was an express handler for Railway Express Agency and his wife, Dorothy, was a maid.

Shed, c.2020

Noncontributing Building

South Benbow Road Historic District
Name of Property

Guilford County, NC
County and State

Southeast of the house is a gabled, frame shed with metal sheathing.

1805 Curry Street (CH – A)

Frenise A. and Mary W. Logan House – c.1956

Contributing Building

The house has a brick veneer and vinyl windows throughout. On the façade, the second bay from the east has a pink brick veneer. An eight-panel door is on the west end of the façade adjacent to paired double-hung windows. Both are sheltered by an aluminum awning. A prefabricated frame shed stands north of the house and a prefabricated metal shed stands immediately northeast of the house. Frenise A. and Mary W. Logan purchased the house in 1956. Frenise was a professor at NC A&T.

1806 Curry Street (CH – C Hipped)

Roman P. and Ruth M. Blount Jr. House – c.1956

Contributing Building

The house has a brick veneer and vinyl windows throughout. Vinyl siding is located on the upper one-third of the east two bays of the façade, between vinyl slider windows. An original three-panel door on the northwest end of the façade is accessed by an uncovered stoop. East of the stoop, below a group of three double-hung windows, is an integrated brick planter. The house was purchased by Roman P. Blount Jr., and his wife, Ruth M. Blount, in 1956. Blount served in the U.S. Army during WWII and was then employed as a postal clerk.

1808 Curry Street (CH – C)

Willie J. and Janie White House – c.1956

Contributing Building

The house has a brick veneer with vinyl siding on the west two bays of the façade and on the upper one-fourth of the east two bays of the façade. It has vinyl windows throughout including flanking a picture window to the east of the solid door with one light. Both are sheltered by an aluminum awning. A prefabricated metal shed stands southwest of the house. Willie J. and Janie White purchased the house in 1956. Willie was a helper at Hitchcock Beverage and Janie was a checker at Lane's Laundry.

1810 Curry Street (CH – A)

William T. and Virginia Henderson House – c.1956

Contributing Building

The house has a brick veneer with vinyl siding in the gables and between the east two windows of the façade. It has vinyl windows throughout. A six-panel door and a picture window on the west end of the façade are sheltered by a front-gabled roof porch supported by square posts. A gabled, brick wing extends from the right rear (southwest). A prefabricated frame shed stands southwest of the house. William T. and Virginia Henderson purchased the house in 1956. William was a clerk at the Post Office.

1812 Curry Street (CH – A)

Mason and Evelyn H. Phillips House – c.1956

Contributing Building

The house has a brick veneer and vinyl siding on the west two bays of the façade. It has vinyl windows throughout. A replacement door and picture window on the west end of the façade are sheltered by a front-gabled porch supported by decorative metal posts. An open, shed-roofed bay at the right rear (southwest) is supported by square posts. Mason Phillips purchased the house in 1956. Mason was an express handler for Railway Express Agency.

South Benbow Road Historic District
Name of Property

Guilford County, NC
County and State

Carport, c.1990

Noncontributing Structure

Southwest of the house is a flat-roofed, metal carport supported by metal posts.

1813 Curry Street (CH – C Hipped)

Luther D. and Callie O'Briant House – c.1956

Noncontributing Building

Located at the northeast corner of Curry and Bellaire Streets, this house has been altered with the construction of a hip-roofed, frame wing on the east end of the façade. The house has a blonde-brick veneer in stacked-bond pattern at the upper one-third of the west two bays of the façade. It has two-over-two horizontal-pane wood-sash windows. An eight-panel door and triple window on the east end of the façade are sheltered by an aluminum awning supported by decorative metal posts. The frame wing has vinyl siding and may be an enclosed carport. Luther D. and Callie O'Briant purchased the house in 1956. Luther was a driver for Truitt Manufacturing.

1814 Curry Street (CH – C Hipped)

Willie I. and Amanda C. Moore House – c.1956

Contributing Building

The house has a brick veneer and vinyl windows throughout. Vinyl siding is located on the upper one-third of the east two bays of the façade. A replacement door on the northwest end of the façade and an adjacent group of three one-over-one windows with one-light transoms are sheltered by an aluminum awning supported by decorative metal posts. The house was purchased by Willie I. and Amanda Moore in 1956. Moore was employed as a shop worker at Carolina Steel.

1815 Curry Street - VACANT

1816 Curry Street (CH – A)

Frederick D. and Hyla Cundiff House – c.1956

Noncontributing Building

The house has a painted brick veneer, vinyl windows, and vinyl siding in the gables and on the west two bays of the façade. The house has been altered with the installation of two vinyl windows to the east of the entrance, the pair smaller than the original windows in this location. Frederick D. and Hyla Cundiff, both public school teachers, purchased the house in 1956. Fred Cundiff was a classroom teacher, federal projects director, assistant superintendent, interim superintendent, and ultimately the first African American superintendent of Guilford County Schools, playing a pivotal role in the school integration of the early 1970s.²³

1818 Curry Street (CH – D)

James Chester and Betty Waddell House – c.1957

Contributing Building

The house has a brick veneer with vinyl siding in the center portion of the gable ends. It retains two-over-two horizontal-pane wood-sash windows, a six-panel door centered on the façade, and two fixed windows on the east end of the façade, each with an operable awning window below. An inset porch at the southeast corner of the house has been infilled with vinyl. A prefabricated frame shed stands southwest of the house. James C. and Betty Waddell purchased the house in 1956. J. Chester was a clerk at Kinney-Keese Office Supply.

²³ "Remembering 'Uncle' Fred Cundiff," *Greensboro News & Record*, January 14, 2016, https://greensboro.com/blogs/thinking_out_loud/remembering-uncle-fred-cundiff/article_70da2b3f-6a3c-5f2c-8acb-bef8b41b3fec.html.

South Benbow Road Historic District
Name of Property

Guilford County, NC
County and State

1900 Curry Street (CH – D)

Frank and Barbara Butler House – c.1956, c.1960

Contributing Building

The house has been enlarged with the construction of a gabled, brick bay on the west end of the façade, erected between 1956 and 1967. The house has a brick veneer with vinyl windows and vinyl siding on the upper two-thirds of the west two bays of the façade. These bays include a solid door with one light and a picture window flanked by double-hung windows. A prefabricated aluminum carport stands southwest of the house and a prefabricated metal shed is to the south. Frank and Barbara Butler purchased the house in 1956. Frank worked in the lab at Pomona Terra Cotta Company.

1902 Curry Street (CH – D)

D. C. and Dorothea Harris House – c.1957

Contributing Building

The house has a brick veneer, vinyl windows, and a projecting bay window on the west end of the façade. A replacement door is centered on the façade. Siding on the center portion of the east elevation has been replaced with brick. A gabled, frame wing at the right rear (southwest) has vinyl siding and a gabled ell at the left rear (southeast) has brick veneer. D. C. and Dorothea purchased the house in 1956. D. C. was a janitor at Jones Brothers Bakery.

Garage, c.1990

Noncontributing Building

Southwest of the house is a one-and-a-half-story, front-gabled, frame garage with vinyl siding.

1903 Curry Street (CH – B)

Marvin B. and Beulah L. Graeber House – c.1956

Contributing Building

The house has a brick veneer, two-over-two horizontal-pane wood-sash windows, and vinyl siding in the gables. A replacement door is located near the center of the façade, accessed by an uncovered brick stoop. Paired windows on the west end of the façade have a brick planter below. A prefabricated aluminum carport and prefabricated frame shed are located northwest of the house. Marvin B. and Beulah L. Graeber purchased the house in 1956. Marvin the Associate Director of the Physical Plant at NC A&T.²⁴

1904 Curry Street (CH – D)

Robert and Marie Martin House – c.1956

Contributing Building

The house has a brick veneer with vinyl siding at the upper one-half of the east two bays of the façade. It has vinyl windows, a six-panel door on the west end of the façade, and a picture window centered on the façade. A prefabricated metal shed stands southwest of the house. Robert and Marie Martin purchased the house in 1956. Robert was a clerk at the Post Office.

1906 Curry Street (CH – D)

Wates and Magalene Bradley House – c.1956

Contributing Building

The house has a brick veneer, two-over-two horizontal-pane wood-sash windows, and vinyl siding in the center portion of the gable ends. A six-panel door is centered on the façade. Paired fixed windows on the west end of the facade have operable awning windows below and a brick

²⁴ Personal Communication with Sharon Greaber (local resident) by Heather Slane and Cheri Szcodronski, March 2023, Greensboro, North Carolina.

South Benbow Road Historic District
Name of Property

Guilford County, NC
County and State

planter spans this part of the façade. Wates and Magelene Bradley purchased the house in 1956. Wates was a mail handler at the Greensboro Terminal and Magalene was employed at Bates Nitewear.

DREXMORE AVENUE

1904 Drexmore Avenue

Philbert and Joyce C. Neal House – c.1963

Contributing Building

One of only a few houses in the Benbow Park development that does not align with the common typologies, but does match the house at 1914 Drexmore Avenue. The two-story, side-gabled house is three bays wide with a one-story, gabled wing on the south elevation. The building has a brick veneer with aluminum siding on the second story. It has vinyl windows throughout with cornices and vinyl aprons at the first-story façade. A six-panel door with one-light-over-one-panel sidelights is centered on the façade. It has a classical surround with fluted pilasters supporting a broken pediment. A prefabricated metal shed stands west of the house, not visible from the street. Philbert and Joyce C. Neal purchased the house in 1963 and moved in December of that year. Philbert was a computer programmer and Joyce worked in the NC A&T School of Engineering.²⁵

1905 Drexmore Avenue (BP – D)

James F. and Gertrude B. Johnson House – c.1964

Contributing Building

The house has six-over-six wood-sash windows, composite wood siding in the gables, and wood door with one light. South of the entrance is a five-part bay window with three eight-light windows flanked by four-over-four wood-sash windows. James F. and Gertrude B. Johnson purchased the house in 1964. James was the editor of a newspaper, Future Outlook, and Gertrude taught at Lincoln Junior High School.²⁶

1906 Drexmore Avenue (BP – D)

Herman and Jackie Peoples House – c.1963

Contributing Building

The house has vinyl windows, vinyl siding in the gables and on the north two bays of the façade, and a replacement door. The door and adjacent paired windows are sheltered by a shallow engaged porch supported by square posts. County tax records date the house to 1963 and the first known occupants are Herman and Jackie Peoples in 1964. Herman was employed by the U. S. Army, and his wife, Jackie, worked at NC A&T.

Garage, c.1976

Contributing Building

Northwest of the house is a front-gabled, frame garage with vinyl siding.

1907 Drexmore Avenue (BP – D)

Jesse E. Jr. and Jean R. Wiggins House – c.1965

Contributing Building

The house has vinyl windows throughout with paneled aprons on the façade and cornices on the windows in the front gable. A replacement door has a surround with fluted pilasters. Vertical wood is in the side gables and covering a shed-roofed bay at the right rear (southeast). Jesse E.

²⁵ Personal Communication with Philbert and Joyce Neal (local residents) by Heather Slane and Cheri Szcodronski, March 2023, Greensboro, North Carolina.

²⁶ Personal Communication with Philbert and Joyce Neal.

South Benbow Road Historic District
Name of Property

Guilford County, NC
County and State

Jr. and Jean R. Wiggins purchased the house in 1965. Jesse was a staff manager at NC Mutual Life Insurance Company and Jean was a teacher at Hampton School. Jesse was a classmate of neighbor, Philbert Neal, at NC A&T.²⁷

Carport, c.1976

Contributing Structure

Northeast of the house is a front-gabled, frame carport on square posts with vertical plywood in the gables.

Well, c.1976

Contributing Structure

Southeast of the house is a small well enclosure. The purely decorative element has a brick base and gabled roof.

1908 Drexmore Avenue

John and Bessie R. Ziegler House – c.1963

Contributing Building

The unusual form of this house does not align with the specific building types constructed throughout the Benbow Park development. The house has a two-story, front-gabled wing on the north with a projecting, one-story, front-gabled wing on the north, the latter with exposed purlins in the gable. It has a brick veneer on the first story with board-and-batten sheathing in the gables, second story, and on the north elevation. It has paired casement windows with paneled aprons on the façade. A six-panel door centered on the façade of the two-story wing has one-light sidelights. A terrace in front of the entrance is encircled with a low brick wall. County tax records date the house to 1963 and the first known occupant is John Ziegler, a professor at NC A&T, and his wife, Bessie R. Ziegler, in 1964.

1909 Drexmore Avenue (BP – A Hipped)

Mrs. Pauline B. Holloway House – c.1964

Contributing Building

The house has high material integrity with eight-over-eight wood-sash windows, composite wood siding on the upper level of the two-story wing and in the gables, and a solid wood door. The entrance aligns with the lower-level windows and has a nine-light octagonal window above it. North of the entrance is a sixteen-light bay window flanked by four-over-four windows. Mrs. Pauline B. Holloway, an assistant professor at NC A&T, purchased the house in 1965.

Carport, c.1980

Noncontributing Structure

Southeast of the house is a flat-roofed carport supported by square posts.

1910 Drexmore Avenue (BP – C)

James C. and Geraldine Yourbe House – c.1963

Contributing Building

The house has eight-over-eight wood-sash windows, vinyl-sided aprons on the façade, and vinyl siding on the rear of the house and the gabled dormers. A replacement door and Colonial Revival-style dentil cornice are on the façade. County tax records date the house to 1963 and the first known occupant is James C. Yourbe, a teacher at Guilford College, and his wife, Geraldine, in 1964.

Carport, c.1975

Contributing Structure

Southwest of the house is a front-gabled carport supported by decorative metal posts. Storage at the rear is enclosed with brick.

²⁷ Personal Communication with Philbert and Joyce Neal.

South Benbow Road Historic District
Name of Property

Guilford County, NC
County and State

1911 Drexmore Avenue (BP – A Hipped)

Sidney M. and Helen S. Donnell House – c.1965

Contributing Building

The house has vinyl windows throughout, including a picture window on the north end of the façade. The upper story of the two-story wing and the north gable both have vinyl siding. A wood door with three-light is on the one-story wing and an integrated brick planter extends north from the entrance stoop. County tax records date the house to 1965 and the first known occupants are Sidney M. and Helen S. Donnell in 1967. Sidney was employed by the U. S. Army.

Garage, c.1972

Contributing Building

Northeast of the house is a front-gabled, frame garage with vinyl siding and an overhead door on the west elevation.

1912 Drexmore Avenue (BP – B Hipped)

Ralph E. and Susie H. Lee House – c.1964

Contributing Building

The house has six-over-nine wood-sash windows, a six-panel door, and a Colonial Revival-style dentil cornice on the façade. A prefabricated, metal shed stands northwest of the house. County tax records date the house to 1964 and the first known occupant is Ralph E. Lee, and his wife Susie H. Lee in 1966. Ralph was an engineer at Western Electric.

1913 Drexmore Avenue

Charles W. and Marilyn E. Pinkney House – c.1964

Contributing Building

A single projecting, front-gabled bay on the south end of the façade differentiates this house from other four-bay Ranches in the Benbow Park development. The house has a brick veneer, one-over-one wood-sash windows, and board-and-batten in the gables, below the windows on the façade, and on the center to bays of the façade. Paired windows and a replacement door at the center of the façade are sheltered by an inset porch supported by decorative metal posts. Exposed purlins are in the front gable. Charles W. and Marilyn E. Pinkney purchased the house in 1965.

Garage, c.1976

Contributing Building

Northeast of the house is a side-gabled, frame garage.

1914 Drexmore Avenue

Paul D. and Wanda V. Clark House – c.1964; c.1998

Noncontributing Building

One of only a few houses in the Benbow Park development that does not align with the common typologies, but does match the house at 1904 Drexmore Avenue. The two-story, side-gabled house is three bays wide with a one-story, gabled wing on the north elevation. The building has a brick veneer with vinyl siding on the second story. It has vinyl windows throughout. A six-panel door with three-light-over-one-panel sidelights is centered on the façade. It has a classical surround with fluted pilasters supporting a wide entablature. The house was substantially altered with the construction of a wide, front-gabled porch is supported by Tuscan columns, constructed between 1995 and 2002. Paul D. and Wanda V. Clark purchased the house in 1965. Paul was employed at P. Lorillard.

Carport, c.1998

Noncontributing Structure

Northwest of the house is a flat-roofed, metal carport supported by metal posts.

1915 Drexmore Avenue (BP – A)

South Benbow Road Historic District
Name of Property

Guilford County, NC
County and State

James C. and Margaret McMillan House – c.1965

Contributing Building

The house has vinyl windows, vinyl siding on the upper story of the two-story, front-gabled wing, and vinyl aprons below windows on this wing. The one-story wing has a dentil cornice, replacement door, and five-part bow window with fixed eight-light sashes flanked by four-over-four windows. James C. and Margaret McMillan purchased the house in 1965. James was an instructor at Bennett College and Margaret was a stenographer at Bennett College.

Carport, c.1990

Noncontributing Structure

Southeast of the house is a front-gabled, frame carport supported by metal posts. It is partially enclosed with composite wood siding.

1916 Drexmore Avenue (BP – B)

Reverend Henry S. and Annie C. Gillespie House – c.1965

Contributing Building

The house has vinyl windows throughout with vinyl aprons on the façade. It has brick quoins at the corner and vinyl siding in the end gables. An inset entrance bay has vertical vinyl sheathing and a two-light-over-four-panel door. North of the entrance is a five-part bow window. A prefabricated metal shed is west of the house. Reverend Henry S. and Annie C. Gillespie purchased the house in 1965. Henry was a pastor and Annie was a teacher at Dudley High School.

1917 Drexmore Avenue

Arthur F. and Mary J. Jackson House – c.1965

Contributing Building

One of only a few houses in the Benbow Park development that does not align with the common typologies, the one-story, side-gabled Ranch house has Modernist detailing including a low-sloped, asymmetrical, front-gabled wing on the north end of the façade. The house has a brick veneer on the lower one-half of the façade, brick veneer on the north half of the front-gabled wing, vinyl siding on the rest of the façade, and plain weatherboards in the gables. It has grouped one-light wood-framed casement windows throughout, exposed purlins in the gables, and a replacement door and sidelights sheltered by an inset porch supported by wood posts. Arthur F. and Mary J. Jackson purchased the house in 1965. Arthur was a dean at NC A&T and Mary was a teacher at Lincoln Junior High School.

Shed, c.1980

Noncontributing Building

East of the house is a gabled, frame shed with plywood sheathing, vinyl windows, and board-and-batten sheathing in the gables.

1918 Drexmore Avenue (BP – D)

Alex O. and Swindell B. Walker House – c.1964

Contributing Building

The house has eight-over-eight wood-sash windows and a twelve-light picture window on the north end of the façade that is flanked by four-over-four windows. An entrance bay near the center of the façade has a wood door with three lights and a three-light-over-one-panel sidelight, all in a wood-sided bay. The bay is sheltered by an inset porch supported by a square post. There is vertical wood sheathing in the side gables and a Colonial Revival-style dentil cornice across the facade. A prefabricated gazebo is west of the house. Alexander O. and Swindell B. Walker purchased the house in 1965. Alex was a manager at Western Mutual Life Insurance.

1919 Drexmore Avenue (BP – B)

South Benbow Road Historic District
Name of Property

Guilford County, NC
County and State

Conrad L. and Myrtle W. Raiford House – c.1965

Contributing Building

The house has vinyl windows throughout with vinyl aprons on the façade and a replacement door is centered on the façade. Colonial Revival-style detailing includes a classical door surround with fluted pilasters. A three-bay engaged porch is supported by vinyl posts. County tax records date the house to 1964 and the 1964-1965 city directory lists the house as “under construction.” Conrad L. and Myrtle W. Raiford purchased the house in 1965. Conrad was manager at The Sportsman.

1920 Drexmore Avenue (BP – A)

Henry E. and Shirley Frye House – c.1963

Contributing Building

The house has eight-over-eight wood-sash windows, a wood door with single light, and a two-light picture window on the north end of the façade. The upper story of the two-story, front-gabled wing is covered with board-and-batten as is the north gable. A Colonial Revival-style dentil cornice spans the façade of the one-story wing. Henry E. and Shirley Frye purchased the house in 1963 and occupied it until 1974 when they moved to 1401 South Benbow Road. Henry was a lawyer at this time in his life.

1921 Drexmore Avenue (BP – D)

Arnold and Theresa N. Flack House – c.1964

Contributing Building

The house has two-over-two horizontal-pane wood-sash windows on the side elevations, a group of three fixed windows with operable awning windows below on the north end of the facade, and paired sliding window on the front-gabled wing. It has vinyl siding in the side gables and exposed purlins in all of the gables. A solid wood door is accessed by an uncovered stoop. Arnold and Theresa N. Flack purchased the house in 1964. Arnold was a bricklayer at Routh Brothers.

1922 Drexmore Avenue (BP – C)

Frank Jr. and Sallie D. McDowell House – c.1963

Contributing Building

The house has a white brick veneer on the front with vinyl siding at the rear. It has vinyl windows throughout with two separate windows in lieu of a paired window on the north end of the façade. A replacement door is within a vinyl-sided bay. The house has a modern metal roof. A prefabricated metal shed is west of the house. Frank Jr. and Sallie D. McDowell purchased the house in 1963. Frank was employed by the U. S. Army.

1923 Drexmore Avenue (BP – D)

Mrs. Amelia S. Capehart House – c.1965

Contributing Building

The house has a stepped roofline, brick quoins at the corner, an exterior brick chimney on the north elevation, and vinyl siding in the gables. It has vinyl windows throughout including a four-part bow window on the north end of the façade. A wood door with three lights is located in an entrance bay sheathed with diagonal vinyl sheathing and sheltered by an inset porch on a square column. Mrs. Amelia S. Capehart, widow of William Capehart, purchased the house in 1965. She taught Home Economics at NC A&T.

Shed, c.2005

Noncontributing Building

Northeast of the house is a shed-roofed, frame shed with plywood sheathing.

South Benbow Road Historic District
Name of Property

Guilford County, NC
County and State

EAST SIDE DRIVE

East Side Drive - Undeveloped land (1 Parcel)

Contributing Site

The street layout for this part of the district was determined in 1926 when the land was platted. It included a narrow strip of land that extended the length of East Side Drive, bisecting the road, and labeled as “park.” Aerial photos seem to indicate that the streets were not paved until between 1955 and 1962, in advance of the first homes to be constructed in the area. A natural ravine extends the length of the green space with a concrete culvert at the south end and a partial concrete wall at the northeast end of the space. The ravine is lined with rock and flanked by mature trees with grass abutting the street on both sides.

1204 East Side Drive

Dr. Eugene and Loreno M. Marrow House – c.1968

Contributing Building

One of at least two houses on the street designed by African American architect Gerard Gray, the Marrow House is a Split-Foyer house with a brick veneered first story and vertical wood covering the second story, which overhangs the first story. An entrance near the center of the façade has paired doors with applied panels and is topped by a two-light transom that extends nearly the full height of the façade. South of the entrance is a four-part window with fixed sashes above one-light awning windows. Brick planters and a brick stair extend across the south two bays of the façade. The north end of the façade has four one-over-one wood-sash windows separated by vertical wood sheathing. A basement-level garage with overhead door is located beneath these windows. There is a wide brick chimney in the south gable end. The property was purchased by Eugene and Loreno M. Marrow in 1967 and county tax records date the house to 1968. The house was designed by African American architect Gerard Gray for Dr. Eugene Marrow, professor of Biology at NC A&T.²⁸ Loreno Marrow was an assistant professor at NC A&T.

1206 East Side Drive

Dr. Frank and Gladys White House – 1965

Contributing Building

One of a number of Modernist-style houses on both sides of East Side Drive, this one-story, front-gabled house has a distinctive, low-sloped roof over the five-bay-wide façade. The house has a brick veneer, deep eaves, and large exposed purlins in the gables. Near the center of the façade is an inset entrance bay with paired solid wood doors with very wide, one-light sidelights and a three-part transom that extends all the way to the roofline. To the south of the entrance is a large, three-part picture window. Windows on the north end of the façade are one-light awning windows, two single windows and one triple window. Basement level windows are located within window wells. Integrated brick planters extend along the south elevation. A flat-roofed garage wing extends from the southwest. The house was built for Dr. Frank White, a history professor and social scientist at NC A&T, and his wife Gladys. Frank White was also dean of the College of Arts and Sciences at NC A&T. In 1969, when the History Department at UNCG proposed a course in African American history, students demanded a Black instructor, White

²⁸ NC State University Libraries, “Gray, Gerard E. (1919-2001),” *North Carolina Architects and Builders: A Biographical Dictionary*, <https://ncarchitects.lib.ncsu.edu/people/P000607>.

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traded courses with Richard Bardolph, a White faculty member at UNCG.²⁹ Gladys Hope Franklin White was an associate professor of English and Education at NC A&T. Her obituary notes that, “teaching students and teachers how to teach reading became her passion.” She was the director of A&T’s reading lab and reading program and established a tutoring program to help students in the neighborhood, meeting with students herself at the Vance Chavis branch library.³⁰ The couple purchased the property in 1963 and the house, designed by local African American architect William Streat, was completed in 1965.³¹

1207 East Side Drive

Eugene M. and Norma C. Pennix House – c.1976

Contributing Building

This one-story, side-gabled Ranch house has a stone veneer and two-bay, front-gabled, frame wing on the north end of the façade that projects slightly beyond the basement-level garage below. The house has vinyl casement windows throughout and vinyl siding on the frame wing. An entrance immediately south of the frame wing has a replacement door sheltered by an inset porch at the southwest corner of the frame wing. Stone steps lead from the driveway to the main entrance. The side and rear elevations have a brick veneer. An eight-light window on the south gable end extends all the way to the roofline, though is partially obscured by an exterior brick chimney to its west. A gabled ell at the southeast has vinyl siding between brick piers that divide the bays. A one-story, gabled carport supported by square posts is located on the north elevation. The property was purchased by Eugene M. and Norma C. Pennix in 1975 and the house was constructed soon after. Pennix was an alumnus of NC A&T, having earned a Bachelor of Science in 1953, during which time he constructed his first home. In 1959, he took a position with the U. S. Postal Service, where he worked until 1990. In 1974, he founded HMP Construction Company and shortly after constructed this house for his family. County tax records date the house to 1976 and aerial photos confirm its construction between 1974 and 1977. Norma C. Pennix was a stenographer at NC A&T.

1208 East Side Drive

Alfonso E. and Ruth M. Gore House – c.1967

Contributing Building

Located on a wooded lot and set on a slight rise above East Side Drive this one-story, side-gabled Ranch house has modernist detailing including grouped windows on the façade with operable awning windows below, a window pattern also used at 1204 and 1211 East Side Drive. The house is five bays wide and double-pile with a brick veneer, a wide interior brick chimney at the ridgeline, and one-light awning windows generally located on the upper part of the façade. An inset entrance bay near the south end of the façade has vertical wood sheathing, a solid wood door, and is accessed by an uncovered brick stoop. An integrated brick planter extends across a portion of the façade. Two overhead garage doors are located in the north gable end. In 1960, the property was purchased by Alfonso E. and Ruth M. Gore. The house appears on aerial photos

²⁹ University of North Carolina at Greensboro, “Black Studies Program,” Encyclopedia of UNCG History, <https://encyclopedia.uncg.edu/black-studies/>.

³⁰ Nancy McLaughlin, “N.C. A&T’s ‘Mother Dear’ has died,” *Winston-Salem Journal*, November 8, 2018, https://journalnow.com/n-c-a-ts-mother-dear-has-died/article_0cb0056f-2123-5091-84a7-7db11eda3aba.html.

³¹ NC State University Libraries, “Streat, William Alfred, Jr. (1920-1994),” *North Carolina Architects and Builders: A Biographical Dictionary*, <https://ncarchitects.lib.ncsu.edu/people/P000348>.

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beginning in 1967. It was designed by local African American architect William Streat. Both Alfonso and Ruth were professors of Education at NC A&T.

1211 East Side Drive

McNeill-Evans House – c.1965

Contributing Building

Similar in form and detail to the Split-Foyer house at 1204 East Side Drive, this house may too have been designed by Gerard Gray, though has not been formally attributed to him. The house is four bays wide with a centered entrance featuring paired six-panel doors beneath a wide transom that extends nearly to the roofline. North of the entrance are paired one-light slider windows on the upper story, which is sheathed with vinyl siding and projects slightly beyond the lower story. The remainder of the house has an irregular, blonde, Roman-brick veneer and propped eaves in the gables. South of the entrance is a group of four one-light windows with operable awning windows below. Lower-level windows at the southwest corner of the house are partially screened by regularly spaced horizontal wood beams that project from the wall, the remnants of a shallow porch that wrapped about this corner of the house. A lower-level garage is at the east end of the south elevation. The north elevation is sheathed with vinyl siding.

Harold M. and Edna McNeill purchased the property in 1961. County tax records date the house to 1965 and it appears on the 1967 aerial photograph of the area. Harold McNeill is listed in the 1968 city directory as an agricultural extension agent at NC A&T, though he was also a professor and eventual dean at the school.³² Harold McNeill became president of the West Virginia State College in 1973. Edna was a teacher at the Caldwell School. In 1970, the McNeills sold the house to Dr. Sidney H. and Alma G. Evans. During his tenure at NC A&T, Sidney Evans advanced from Associate Professor of Agricultural Economics, to the Chairperson of the Department of Economics, to Chairperson Department of Agricultural Economics and Rural Sociology, and finally Research Director and Associate Dean of Agricultural Research.³³ Alma Evans was a teacher at Dudley High School.

1213 East Side Drive

Dr. Hattye H. Liston House – c.1966

Contributing Building

This unusual house has the form of a Ranch house placed sideways on the site with a narrow end facing the street. The hip-roofed house is three bays wide and at least triple-pile. It has a brick veneer and four-over-four windows with the sashes divided by diagonal muntins to create an X pattern on each sash. An entrance is located near the center of the façade with a triple window to its south. The entrance is sheltered by a full width, engaged porch supported by metal posts on a low brick knee wall. The north bay of the façade is an inset carport on metal posts. There is an exterior brick chimney on the right elevation and a hip-roofed wing at the left rear (northeast).

County tax records date the house to 1966, the same year the property was purchased by Hattye H. Liston, an assistant professor at NC A&T. Dr. Liston was the first African American woman to be licensed as a clinical psychologist. She worked in private practice in addition to teaching at NC A&T.³⁴

³² Personal Communication with Phyllis and Glenn Booker (local residents) by Heather Slane and Cheri Szcodronski, March 2023, Greensboro, North Carolina.

³³ Obituary for Sidney Horace Evans, *Legacy Remembers*, July 23, 2008, <https://www.legacy.com/us/obituaries/legacyremembers/sidney-evans-obituary?id=26969311>.

³⁴ Personal Communication with Phyllis and Glenn Booker.

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1215 East Side Drive

House – c.2002

Noncontributing Building

Constructed on previously undeveloped land, this two-story, side-gabled house is four bays wide and has vinyl siding and windows. A two-story, gabled bay with brick veneer projects from the center of the façade, a window with round-arch transom centered on its second story. North of the bay is a door and paired window sheltered by a two-bay porch on turned posts. A one-and-a-half-story, two-bay, side-gabled garage wing extends from the south elevation. County tax records date the house to 2002.

1216 East Side Drive

James J. and Mary Ann Scarlette House – c.1969

Contributing Building

This one-story, side-gabled Ranch is five bays wide with the center three bays under a slightly higher roofline and the outer bays recessed slightly. The house has a brick veneer, Colonial Revival-style detailing including brick quoins at the corners and a shallow cornice with dentil molding, and louvered vents in the gables. An inset entrance bay is centered on the façade and faced with wood panels. The six-panel door has a classical surround. The entrance is flanked by paired six-over-nine wood-sash windows and there are single windows at the outermost bays. An entrance on the north elevation is inset and accessed by an uncovered stoop. The land was purchased by James J. and Wilma Scarlette in 1959. The couple divorced in 1964 and by 1968, James had married Mary Ann Rogers. County tax records date the house to 1969, indicating it was built by James and Mary Ann. Both James and Mary Ann were employed by Bennett College, the former in mathematics and the latter in reading and studies practices. Mary Ann Scarlette, who was raised on the campus, also served as the school's Dean.

1217 East Side Drive – VACANT

1219 East Side Drive – VACANT

1221 East Side Drive – VACANT

1223 East Side Drive – VACANT

1224 East Side Drive

Dr. Alvin V. and Gwendolyn Blount House – 1964

Contributing Building

The elongated form of this one-story, hip-roofed Modernist-style house is accentuated by the shallow pitch of the roof, which makes it appear flat from the street, and the bands of windows on the façade. The house has a brick veneer and an interior brick chimney. The north end of the house is a garage with no windows on the façade but a wide overhead door on the north elevation. Near the center of the façade is a projecting, cantilevered, hip-roofed frame wing with vertical wood sheathing. The wing has a group of seven large, fixed windows with operable awning windows below. The south end of the projecting bay is an inset porch supported by a frame wall with vertical wood sheathing. The porch shelters a solid door with one-light sidelights that is located on the façade of the main block of the house. To the south of the entrance, the

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private rooms of the house are lit by paired clerestory windows with vertical wood between the three pairs of windows. The clerestory windows are also located on the south elevation. The house was designed by Gerard E. Gray for Dr. Alvin V. Blount. Blount graduated from North Carolina A&T State University in 1943 with a degree in math and chemistry and received his Doctor of Medicine from Howard University. He was the first African American in North Carolina to be certified by the American College of Abdominal Surgeons in 1957 and practiced at the nearby L. Richardson Hospital. Blount was a litigant in the case of *Simkins v. Moses Cone Hospital* (1963), the landmark Supreme Court decision that desegregated hospitals throughout the South. Following the lawsuit, in 1964, he became the first African American surgeon admitted to the medical staff at Cone Hospital.³⁵ The house is still owned by Blount's heirs.

1226 East Side Drive

House – c.2004

Noncontributing Building

This one-story, side-gabled house is four bays wide with projecting gabled bays on each end of the façade. The house has vinyl siding and windows with brick veneer covering the front gable ends of the projecting bays. A six-panel door and paired window at the center of the façade are sheltered by an inset, shed-roofed porch supported by square posts. A gabled ell extends from the right rear (northwest). County tax records date the house to 2004.

Pergola, c.2005

Noncontributing Structure

Northwest of the house is a flat-roofed carport on square posts with diagonal braces.

ELLIS STREET

1400 Ellis Street

Wiley E. and Rosa T. Yourse House – c.1963

Contributing Building

Located at the southwest corner of Ellis and Tuscaloosa Streets, this one-story, side-gabled Ranch house is five bays wide with the center three bays under a slightly higher roofline. The house has a brick veneer and Colonial Revival-style detailing including a dentil cornice and eight-over-eight wood-sash windows throughout. An inset entrance bay, centered on the façade, has an eight-panel door and is accessed by an uncovered brick stoop. A basement-level garage on the rear (west) elevation is accessed via a driveway from Tuscaloosa Street. A hip-roofed porch on the rear elevation is enclosed with aluminum siding and paired windows. It is supported by square posts and shelters a basement-level patio below. Wiley E. and Rosa T. Yourse purchased the property from William Goldsborough in 1960. Wiley, a teacher at the Caldwell School, and Rosa, a teacher at Dudley High School, were first listed at the address in 1964.

1401 Ellis Street

House – c.1998

Noncontributing Building

This one-and-a-half-story, side-gabled house is three bays wide with a projecting, front-gabled wing on the north end of the façade and a gabled dormer on the south end of the façade. It has vinyl siding and windows. An entrance centered on the façade is sheltered by an inset porch supported by square posts. The site slopes to the rear to reveal a basement level with a garage on

³⁵ The History Makers, "Dr. Alvin Blount, Jr., Biography," *The History Makers: The Digital Repository for the Black Experience*, <https://www.thehistorymakers.org/biography/dr-alvin-blount-jr>.

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its east elevation. A one-story, shed-roofed wing extends from the southeast. County tax records date the house to 1998.

1403 Ellis Street

Elworth E. and Ella Smith House – c.1959

Contributing Building

This one-story, hip-roofed Ranch house is four bays wide with a projecting, hip-roofed wing on the north end of the façade and a two-bay, hip-roofed garage on the south elevation. The house has a brick veneer, vinyl windows, and an interior corbelled brick chimney. An entrance bay at the south end of the projecting front wing has a solid wood door with one light located within an entrance bay with vertical wood sheathing. The bay is sheltered by an inset porch supported by a decorative metal post. South of the entrance is a picture window flanked by one-over-one windows. The property was purchased by Elworth E. Smith Sr. in 1957 and the house was designed by W. Edward Jenkins.³⁶ Elworth and Ella owned and operated the Smith's Funeral Service of Greensboro Inc.

1406 Ellis Street

Donald A. and Ruth K. Edwards House – c.1956

Contributing Building

This Split-Level house features a one-story, side-gabled wing on the south and a two-story, front-gabled wing to the north. The house has a brick veneer, vinyl siding at the second story of the front-gabled wing, and vinyl windows throughout. An entrance on the north end of the one-story wing has a replacement door in a vinyl-sided surround. It is sheltered by an inset, shed-roofed porch supported by a square post. There is an exterior brick chimney in the south gable end that is partially obscured by a gable porch on the south elevation that has been enclosed with full-height, fixed, glass panels. A garage is located on the north elevation of the two-story wing. Donald Anderson Edwards purchased the property from William Goldsborough in 1956 and is listed in city directories at the address in 1957. Donald, who earned a PhD in Physics in 1952, moved to Greensboro in 1953 where he became professor and foundation chair of the physics department at NC A&T, a position he held until 1971. His wife, Ruth, was also a teacher at NC A&T.

ETON DRIVE

1200 Eton Drive (BP – A Hipped)

Mark H. and Dorothy M. Ray House – c.1962

Contributing Building

The house has eight-over-eight wood-sash windows on the brick-veneered portions of the house and diamond-paned windows on the upper story of the two-story wing, which is sheathed with board-and-batten. These two windows have flush sheathing between them and a continuous wood sill. A replacement door and sixteen-light picture window flanked by four-over-four windows are located on the façade of the one-story wing. A two-story addition to the rear (west) of the original two-story wing, constructed between 1986 and 1995, has horizontal siding and a lower-level carport on the south elevation that is partially enclosed by a pierced concrete-block

³⁶ City of Greensboro, *Modernism and the Civil Rights Movement StoryMap*, <https://storymaps.arcgis.com/stories/b5708095c9d247f69fc54347366176c9>.

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wall. A prefabricated, frame shed stands southwest of the house. Mark H. and Dorothy M. Ray purchased the house in 1962. Mark was a maître d' at Emerywood Country Club.

1201 Eton Drive (BP – A Hipped)

Delmond M. and Helen G. Hill House – c.1962

Contributing Building

The house has eight-over-eight wood-sash windows and composite wood siding on the upper story of the two-story wing. A six-panel door and triple vinyl window are on the one-story wing. A carport on the north elevation, constructed before 1967, has a concrete screen on the rear (east) and left (north) elevation. Delmond M. and Helen G. Hill purchased the house in 1963. Delmond was a teacher at Lincoln Junior High School and Helen was a clerk for the City Parks and Recreation Department.

1202 Eton Drive (CH – A)

Alfonzer and Jeanann Holmes House – c.1962

Contributing Building

The house has eight-over-eight wood-sash windows with paneled wood aprons on the façade only. A wood door with three lights is located in an inset bay with vertical wood sheathing. Vertical wood sheathing also covers the bay southeast of the entrance and the gables. A Colonial Revival-style dentil cornice spans the façade. A prefabricated, frame shed stands southwest of the house. Alfonzer and Jeanann Holmes purchased the house in 1962. Alfonzer was a clerk at the post office.

1203 Eton Drive (CH – A)

Donnell-Wadlington House – c.1962

Contributing Building

The house has a stepped roofline, brick quoins, vinyl siding in the gables, vinyl windows, and vinyl-sided aprons on the façade. A replacement door flanked by columns and a projecting bay window are on the west end of the façade. A prefabricated, metal shed stands northeast of the house. County tax records date the house to 1962 and the house is listed as “vacant” in the 1963 city directory. The house was purchased by Sidney M. and Helen S. Donnell in 1963. Sidney was employed by the U. S. Army. The couple sold the house to Leonard M. and Annie M. Wadlington in 1965. Leonard Maceo was a cook for the Greensboro Cerebral Palsy School.

1204 Eton Drive (BP – D)

Precious Paul and Nettie M. Thompson House – c.1962

Contributing Building

The house has vinyl windows, vinyl siding in the gables, and a two-light-over-four-panel door. Windows in the front-gabled wing have segmental-arch surrounds. A prefabricated shed stands southwest of the house. Precious Paul and Nettie M. Thompson purchased the house in 1962. Precious earned a master's degree from NC A&T and worked as a poultry specialist for the State Extension Office at NC A&T before transferring to NC State University in Raleigh where he worked as an Extension Sociology Specialist and assistant professor of Sociology and Anthropology.³⁷ Nettie was a librarian at the Jonesboro School. In 1967, the couple sold the house to Silas A. and Sara H. James. Sara worked at NC A&T.

³⁷ Obituary for Precious Paul Thompson, *Find a Grave*, April 11, 2008, <https://www.findagrave.com/memorial/28475723/precious-paul-thompson>.

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1205 Eton Drive (CH – A)

Arthur B. and Jaovelene Blondine Leak House – c.1962 Contributing Building

The house has eight-over-eight wood-sash windows throughout with vinyl-sided aprons on the façade. Vinyl siding is also in the gables and on a shed-roofed wing at the left rear (northwest). A six-panel door has an adjacent vinyl-sided panel. Arthur B. and Jaovelene Blondine Leak purchased the house in 1962. Arthur was a waiter at Monroe's Drive-In.

1206 Eton Drive (CH – A)

Rupert D. and Myrtle A. Weekes House – c.1962 Contributing Building

The house has eight-over-eight wood-sash windows throughout with paneled aprons on the façade. There is vinyl siding in the gables and vertical wood sheathing on two inset bays on the east end of the façade. A replacement door is sheltered by an inset bay supported by square posts with arched spandrels. Rupert D. and Myrtle A. Weekes purchased the house in 1962. Rupert was a messenger for the Veterans Administration and Myrtle was a teacher at Moore School.

1207 Eton Drive (BP – D)

Robert W. and Pauline D. Carmon House – c.1962 Contributing Building

The house has six-over-six wood-sash windows, vinyl siding in the gables, and a six-panel door. A bow window west of the entrance has two fixed eight-light windows flanked by four-over-four wood-sash windows. A gabled wing at the left rear (northwest) has an entrance sheltered by an aluminum awning. A shed-roofed wing at the right rear (northeast) appears to have been constructed between 1977 and 1986. Robert W. and Pauline D. Carmon purchased the house in 1963. Robert was a city firefighter.

1208 Eton Drive (CH – A)

Willie and Florence W. Tucker House – c.1962 Contributing Building

The house features an inset entrance bay and double window on the west end of the façade, the latter screened by a decorative concrete screen. The door is a wood door with one light. Vinyl windows are throughout the house. Windows on the façade are smaller than the original openings, though the full openings remain visible. County tax records date the house to 1962 and the house is listed as "vacant" in 1963. Willie and Florence W. Tucker purchased the house in 1964. Willie was a machine operator at P. Lorillard.

1209 Eton Drive (CH – A)

Charles D. and Agnes D. Jeffries House – c.1962 Contributing Building

The house has vinyl windows throughout and vinyl siding on the east two bays of the façade and in the side gables. A door with diamond lights over two panels is inset slightly. County tax records date the house to 1962 and the house is listed as "vacant" in 1963 and 1964-1965. Charles D. Jeffries, employed by the U. S. Army, and his wife, Agnes D. Jeffries, purchased the house in 1964.

1210 Eton Drive (CH – A)

William K. and Jannie W. Bruner House – c.1962 Contributing Building

A front-gabled porch supported by Tuscan columns separates this house from the other Ranch houses on Eton Drive. The house has vinyl windows, vinyl aprons on the façade, vinyl siding in

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the gables, and a louvered door with adjacent fixed louvered door near the center of the façade. A gabled carport at the right rear (southwest) is supported by brick piers. A prefabricated shed stands south of the house. William K. and Jannie W. Bruner purchased the house in 1962. William was a mail carrier for the post office and Jannie was a teacher at Jones School.

1211 Eton Drive (CH – A Hipped)

Raymond and Mary T. White House – c.1962

Contributing Building

The house has vinyl windows, including paired slider windows on the west end of the façade. Colonial Revival details included a dentil cornice and paneled aprons under windows on the façade. A solid door with one light is near the center of the façade. County tax records date the house to 1962 and the house is listed as “vacant” in 1963. It was purchased by Raymond and Mary T. White in 1967. Raymond was a machine operator at Vick Manufacturing.

1213 Eton Drive (BP – D)

Smoot Rental House – c.1962

Contributing Building

The house has vinyl windows, brick quoins, a six-panel door, and vertical board-and-batten in the side gables. The house was purchased by William J. and Helen J. Smoot in 1963, though they do not appear to have occupied the house. The first known occupants are Richard S. Thompson, a janitor at the Dolly Madison, and his wife, Beatrice Thompson, in 1964.

1215 Eton Drive (CH – A)

Hughes Rental House – c.1962

Contributing Building

The west three bays of the façade and the gable ends are sheathed with vertical plywood. The house has eight-over-eight wood-sash windows and a six-panel door. A modillion cornice spans the façade. The house was purchased by Walter J. and Yvonne P. Hughes in 1963, though they appear to have purchased it as a rental property, as the continued to live on South Benbow Road. The first known occupant is Mrs. Lillian S. McCormick, a maid, in 1964.

1217 Eton Drive (BP – D)

Christopher M. and Corlease B. Griffin House – c.1962

Contributing Building

The house has vinyl windows throughout, vinyl siding on the façade of the front gabled wing, and vinyl siding in the side gables. A solid door with three lights has a fluted surround. Christopher M. Corlease B. Griffin purchased the house in 1963. Chris was an employee at NC A&T. The couple sold the house to John F. and Thelma S. Hatchett in 1968.

FINLEY STREET

1901 Finley Street (BP – B)

George and Florence S. Breathett House – c.1959

Contributing Building

The house has a stepped roofline and vinyl windows throughout with vinyl aprons on the façade. It has a six-panel door. A gabled vinyl wing is at the right rear (southeast). County tax records date the house to 1959 and the house is listed as “vacant” in 1960. George and Florence S. Breathett purchased the house in 1960. George was a professor at Bennett College.

1902 Finley Street (CH – A)

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George and Emma G. Linney House – c.1959

Contributing Building

This is one of a number of houses in the Benbow Park development that were constructed based on typologies used in the Clinton Hills development. The house has vinyl windows throughout including a vinyl picture window south of the entrance and vinyl slider windows on the south elevation. It has a solid door with three lights, the entrance sheltered by a shallow, engaged, shed-roofed porch supported by decorative metal posts. An engaged carport on the north elevation is supported by decorative metal posts and has vinyl sided storage at the rear. There is a gabled ell centered on the rear (west) elevation. County tax records date the house to 1959 and the house is listed as “vacant” in 1960. George and Emma G. Linney purchased the house in 1960. George was employed by the U. S. Army.

Shed, c.1990

Noncontributing Building

Northwest of the house is a frame shed with vinyl siding and a metal roof.

1903 Finley Street (CH – A)

Willie Jr. and Lois M. Barnes House – c.1959

Contributing Building

This is one of a number of houses in the Benbow Park development that were constructed based on typologies used in the Clinton Hills development. The house has vinyl windows including vinyl windows flanking a four-light wood sash picture window on the south end of the façade. It has vinyl slider windows on the north elevation. A wood door with three lights is on the façade. A vinyl-sided, shed-roofed wing at the left rear (northeast) was constructed between 1995 and 2002. County tax records date the house to 1959 and the house is listed as “vacant” in 1960. Willie Jr. and Lois M. Barnes purchased the house in 1960. Willie was a clerk at the post office and Lois was a teacher at Lincoln Junior High School. The couple sold the house to Calvin and Rosita Carter in 1970.

1904 Finley Street (BP – E)

Mrs. Sarah B. Smyre House – c.1959

Contributing Building

The house has vinyl windows, a replacement door, and wide composite wood siding in the gables. An engaged, two-bay, shed-roofed porch spans the north two bays of the façade, supported by decorative metal posts. It shelters the entrance and a twenty-light picture window flanked by four-over-four windows. A front-gabled brick garage wing on the north elevation has six-over-six windows on its north elevation. County tax records date the house to 1959 and the house is listed as “vacant” in 1960. Sarah B. Smyre, a teacher at Jones School, purchased the house in 1960.

1905 Finley Street (CH – A Hipped)

Raymond H. and Elizabeth E. Brown House – c.1959

Contributing Building

This is one of a number of houses in the Benbow Park development that were constructed based on typologies used in the Clinton Hills development. The house has vinyl windows, a replacement door, and a picture window with an integrated brick planter below. A shed-roofed frame wing at the left rear (northeast) has vinyl siding. Raymond H. and Elizabeth E. Brown purchased the house in 1960. Raymond was a clerk at the post office.

Shed, c.1990

Noncontributing Building

Southeast of the house is a side-gabled, frame shed.

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1906 Finley Street (CH – A)

Golas H. and Estella S. Hayes House – c.1959

Contributing Building

This is one of a number of houses in the Benbow Park development that were constructed based on typologies used in the Clinton Hills development. The house has a stepped roofline and vinyl windows including vinyl slider windows on the south elevation. A four-light-over-four-panel door is on the façade. County tax records date the house to 1959 and the house is listed as “vacant” in 1960. Golas H. and Estella S. Hayes purchased the house in 1960. Golas was a checker at Central Motor Lines.

Garage, c.2009

Noncontributing Building

Northwest of the house is a large, two-car, front-gabled, frame garage. The building has composite wood siding.

1907 Finley Street (CH – A)

Joseph W. and Faye E. Sharp House – c.1959; c.2000

Noncontributing Building

The house was altered with the construction of a rear wing between 1995 and 2002, the gable of which is higher than that of the original stepped roof. The house has brick quoins, vinyl windows throughout, paneled aprons on the façade, and vinyl siding on the rear addition. A solid door with one light and a pair of slider windows above a paneled apron are located on the north end of the façade. A prefabricated shed stands east of the house. County tax records date the house to 1959 and the house is listed as “vacant” in 1960. Joseph W. and Faye E. Sharp purchased the house in 1960. Joseph was employed by the U. S. Army.

1908 Finley Street (CH – A)

Fletcher L. and Bettye H. Miller House – c.1959

Contributing Building

This is one of a number of houses in the Benbow Park development that were constructed based on typologies used in the Clinton Hills development. The house has two-over-two wood-sash windows, including those flanking a picture window on the east end of the façade. Awning windows on the west elevation have been replaced with vinyl slider windows. A replacement door is sheltered by a front-gabled porch supported by decorative metal posts. A gabled carport on the east elevation is supported by square posts on a low brick kneewall. County tax records date the house to 1959 and the house is listed as “vacant” in 1960. Fletcher L. and Bettye H. Miller purchased the house in 1960. Fletcher was a mail carrier for Dow-Corning and Bettye was a teacher at Moore School.

1909 Finley Street (BP – A Hipped)

Gordon S. and Gwendolyn Sellers House – c.1959

Contributing Building

The house has vinyl windows on the façade, eight-over-eight wood-sash windows on the side elevations, and vinyl siding on the upper story of the two-story wing. A six-panel door is on the façade. A prefabricated shed stands east of the house. Charles E. Jr. and Anita H. Bailey purchased the house in 1960, though in 1961 sold the house to Gordon S. Sellars. Gordon was a teacher at Washington School and his wife, Gwendolyn, was a teacher at David Caldwell School.

1910 Finley Street (CH – A)

James R. and Dorothy Logan House – c.1959

Contributing Building

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The house has a stepped roofline and vinyl windows throughout, including paired windows to the west of a replacement door. There are vinyl slider windows on the west gable end, vinyl siding in the gables, and a gabled ell on the rear elevation. An engaged carport on the east elevation is supported by a brick wall and has storage enclosed with vinyl siding at the rear (north). A prefabricated metal shed stands north of the house. James R. and Dorothy Logan purchased the house in 1960. James was a carrier for the post office and Dorothy was a teacher at Jones School.

1911 Finley Street (BP – A)

Howard F. and Betty R. Robinson House – c.1959

Contributing Building

The house has vinyl windows throughout and vinyl siding on the upper story of the two-story, side-gabled wing. A replacement door and vinyl picture window are on the north end of the façade. Howard F. and Betty R. Robinson purchased the house in 1960. Howard was a professor at NC A&T.

1913 Finley Street (CH – A)

Albert S. and Mary R. Crawford House – c.1959

Contributing Building

The house has vinyl windows throughout with vinyl aprons on the façade. It has a six-panel door and vinyl picture window on the north end of the façade. A prefabricated frame shed stands northeast of the house. A frame wing at the left rear (northeast) has vertical plywood sheathing. County tax records date the house to 1959 and the house is listed as “vacant” in 1960 and 1961. Albert S. and Mary R. Crawford purchased the house in 1961. Albert was a laundry manager at NC A&T.

1915 Finley Street (CH – C Hipped)

Charles C. and Anita H. Jones House – c.1959

Contributing Building

This is one of a number of houses in the Benbow Park development that were constructed based on typologies used in the Clinton Hills development. The house has vinyl windows throughout including vinyl slider windows on the south end of the façade, separated by vertical vinyl sheathing. A two-light-over-four-panel door is accessed by an uncovered stoop. County tax records date the house to 1959 and the first known occupant is Mrs. Elizabeth Brown, a lab technician at Hall & McChesney, who appears to have rented the house from Better Homes, Inc. in 1960. Charles C. and Anita H. Jones purchased the house in 1962. Charles was a cook at NC A&T. The couple sold the house to Oscar Kermit and Patricia H. Miller in 1971.

1917 Finley Street (CH – A)

James E. and Vivian M. McCoy House – c.1959

Contributing Building

The house has vinyl windows throughout, including a vinyl picture window west of a replacement door. It has vinyl siding in the gables. An engaged carport on the east elevation is supported by Tuscan columns and has storage enclosed with vinyl at the rear of the carport. County tax records date the house to 1959 and the house is listed as “vacant” in 1960. James E. and Vivian M. McCoy purchased the house in 1960. James was an assistant professor at NC A&T.

1919 Finley Street (CH – A)

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Theophilus "T.O.," Jr., and Alma P. Stokes House – c.1959; c.1990

Noncontributing Building

The house has been altered with the construction of a garage at the north end of the house between 1986 and 1995. The house has vinyl windows throughout and a replacement door on the façade. The garage wing has stone veneer on the façade and brick on the side and rear elevations. Theophilus "T.O." Jr. and Alma P. Stokes purchased the house in 1960.

T.O. attended NC A&T where he studied automobile mechanics. He worked for Ford Motor Company on Elm Street until the company demoted him, then he opened his own service station in Warnersville at 1012 Ashe Street. The service station was demolished during urban renewal and Stokes relocated the business to the intersection of Asheboro and Douglas Streets, where he remained in operation for nearly forty years. Alma Stokes was trained as a teacher at Bennett College, serving as a teacher at Gillespie Park and Foust Elementary Schools for nine years, curriculum coordinator for Wiley, Murphy, and Peck Schools for three years, and principal at Wiley Elementary School and Murphy Traditional Academy for twenty-one years.

EAST FLORIDA STREET

631 East Florida Street

Trinity AME Zion Church – 1966, 2008

Contributing Building

The one-story, front-gabled church features a two-bay-wide sanctuary that is seven bays deep with a wide, one-story, side-gabled wing at the left rear (west) and 2008 wing at the right rear (northeast). The symmetrical façade has two entrances, each with paired one-light doors with full-height, wide, three-light sidelights. The entrances are inset slightly, separated by a brick pilaster that extends to the gable, and sheltered by a slightly projecting flat roof. It is accessed by a wide concrete stair. Above the flat roof, the upper level of the façade has solid panels with multi-light, textured glass windows that are the full width of the entrance bay and extend up to the prowed gable. A cornerstone is located at the left (southwest) corner of the façade. The side elevations feature single and paired windows at the main level and at a balcony level, just below the roofline. Main level windows are three-light metal-framed jalousie windows. Upper-level windows extend the full height of the elevation and consist of two-light metal-framed awning windows with stuccoed spandrel panels above and below. The original side-gabled wing at the left rear is three bays wide with paired doors sheltered by a flat-roofed metal canopy on metal posts. The doors are flanked by three-light, metal-framed jalousie windows with stucco above and below. The wing is five bays deep and has a large, pointed-arch, stained-glass window on the rear (northwest) elevation.

The most Modernist element of the church is the square bell tower that is located on the front (southeast) elevation of a gabled wing at the rear of the right (northeast) elevation. The bell tower has a pierced concrete screen that extends the full height of the façade. To the immediate left of the tower, adjacent to the sanctuary, are paired doors sheltered by a flat-roofed awning on metal posts. The two-story, side-gabled wing that extends to its right was modified and enlarged in 2008. It is five bays wide with four windows at each level located immediately to the right of the bell tower and matching those on the sanctuary, but wider. The rightmost bay is an inset entrance with paired aluminum-framed glass doors and sidelights sheltered by a front-gabled porch supported by full-height brick piers. A gabled porte-cochere on the right gable end is supported by matching piers. A two-story, gabled bay that projects from the north corner of the

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wing likely holds an elevator. A wide gabled wing is also located at the left (west) end of the north elevation of this two-story wing.

Trinity AME Zion was founded in 1891 by Reverend William H. Golder. The first sanctuary was located on South Gilmer Street (now Murrow Boulevard) just south of East Market Street.

Bell, 1896, 1966

Contributing Object

Located on a small brick pedestal east of the sanctuary, the iron bell was installed in the 1899 church.

700 East Florida Street (CH – A)

Scales-Von Winbush House – c.1959

Contributing Building

The house has a brick veneer, two-over-two horizontal-pane wood-sash windows, and vinyl slider windows on the north gable end. A six-panel door is located near the center of the façade with a picture window flanked by two-over-two windows to its south. A shed-roofed, frame wing at the left rear (northeast) has vinyl siding. A shed-roofed addition at the right rear (southeast) has a faux stone veneer, a one-light door, and fixed one-light windows. A shed-roofed carport on square posts extends from the east elevation of this wing. A prefabricated, frame carport is northeast of the house. The house was purchased by James J. and Nora H. Scales in 1959. Nora was a teacher at Moore School. In 1964, the house was sold to Samuel and Zeta Estelle Von Winbush. Samuel held a PhD in chemistry and taught at NC A&T for several years in the 1960s.

701 East Florida Street (CH – A Hipped)

Lea R. and Lula L. Lamberth House – c.1959; c.1980

Noncontributing Building

The house has a brick veneer, vinyl windows, and a replacement door with three-light sidelight. Original two-over-two horizontal-pane wood-sash windows flank a picture window southwest of the entrance. The house has been substantially altered with the construction of a side-gabled, brick carport on the southwest elevation, constructed between 1977 and 1986. The carport, supported by brick piers, was later enclosed with vinyl siding and windows with an overhead door on the façade. A shed-roofed porch to the rear (northwest) is enclosed with fixed one-light windows. A prefabricated, frame shed is located north of the house. Lea R. and Lula L. Lamberth purchased the house in 1959.

702 East Florida Street (CH – B)

Howard S. and Margaret Y. Jackson House – c.1959

Contributing Building

The house has a brick veneer, vinyl windows, and a six-panel door. South of the entrance are paired one-light windows with operable awning windows below. A brick planter is below the window. The house was purchased by Howard S. and Margaret Y. Jackson in 1959. Howard was an instructor at NC A&T and Margaret was a professor at NC A&T. Beginning in 1966, the house was occupied by W. D. Woods, though the Jacksons maintained ownership.

703 East Florida Street (CH – C)

Clarence E. and Ellen C. McAden House – c.1959

Contributing Building

The house has a brick veneer, aluminum siding in the gables, and original two-over-two horizontal-pane wood-sash windows and one-light wood awning windows throughout. A solid door with three lights and a group of nine one-light windows are located on the south end of the façade. A gabled, frame wing is located at the right rear (northeast). Clarence E. and Ellen C.

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McAden purchased the house in 1959. Clarence worked at McAden's Dry Cleaners and Ellen was a presser at E. L. Brownhill, Inc.

Garage, c.1980

Noncontributing Building

Southwest of the house is a front-gabled, frame garage with vertical metal sheathing and exposed rafter tails. An overhead door is on the east gable end.

704 East Florida Street (CH – A)

Louis C. and Mildred D. Poole House – c.1959

Contributing Building

The house has a brick veneer and weatherboards in the gables. A four-light-over-four-panel door is sheltered by a front-gabled porch on square posts. The house retains six-over-six and eight-over-eight wood-sash windows throughout, including on the north elevation, making it typical of four-bay Ranch houses constructed throughout the Clinton Hills and Benbow Park developments. Four-over-four wood-sash windows flank a picture window on the south end of the façade. Louis C. and Mildred D. Poole purchased the house in 1959. Louis was an employee at Lane's Laundry.

705 East Florida Street (CH – A)

Willie and Pearl B. Mills House – c.1959

Contributing Building

The house has a brick veneer, a replacement door, and six-over-six and eight-over-eight wood-sash windows with vinyl aprons on the façade. Vinyl windows are on the side elevations. A shed-roofed wing at the rear has vinyl siding. The house retains Willie and Pearl B. Mills purchased the house in 1959. Willie was a tailor for Formal Wear Shop.

706 East Florida Street (CH – A)

Helburn and Frances S. Meadows House – c.1959

Contributing Building

The house has a brick veneer and vinyl windows with vinyl aprons on the façade. A replacement door is accessed by an uncovered wood deck. A gabled carport on the south gable end, constructed after 2018, is supported by square posts. A concrete-block retaining wall extends along the front of the property at the sidewalk. Sheds in the rear (east) yard are only visible on aerial photos. Helburn Meadows, a public school teacher, and his wife, Frances S. Meadows, purchased the house in 1959.

707 East Florida Street (CH – C)

Charles H. and Nelda S. Bynum House – c.1961

Contributing Building

The house has a brick veneer, a solid door with one diamond-shaped light, and vinyl windows throughout. There is vinyl siding on the upper one-fourth of the north two bays of the façade, between the windows. Paired, fixed windows on the south end of the façade have operable awning windows below. A gabled, frame wing at the left rear (southwest) has vinyl siding. Charles H. and Nelda S. Bynum purchased the house in 1959. Nelda was a teacher at Bluford School.

709 East Florida Street (CH – A Hipped)

John H. and Mary H. Smith House – c.1961

Contributing Building

The house has a brick veneer and six-over-six and eight-over-eight wood-sash windows throughout, including on the north elevation, making it typical of four-bay Ranch houses

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constructed throughout the Clinton Hills and Benbow Park developments. Paired windows are located north of a replacement door on the south end of the façade. An original hip-roofed wing is at the right rear (northeast) and a later, shed-roofed porch on square posts is at the left rear (northwest). John H. and Mary H. Smith purchased the house in 1959. Mary was an aide at Cone Hospital.

Carport, c.1990

Noncontributing Structure

Northwest of the house is a front-gabled, frame carport supported by square posts on a brick knee wall. It has vinyl siding in the south gable and on the enclosed storage area on the north gable end.

711 East Florida Street (CH – A)

Pershing E. and Mildred G. Wall House – c.1959; c.1990

Noncontributing Building

The house has a brick veneer with white brick veneer on the south bay of the façade, around a picture window flanked by two-over-two horizontal-pane wood-sash windows. The house has a six-panel door and two-over-two horizontal-pane wood-sash windows throughout. The house has been substantially altered with the construction of a one-bay, side-gabled wing on the east elevation. The wing has a two-over-two wood-sash window on the façade and one-light awning windows on the east elevation. Pershing E. and Mildred G. Wall purchased the house in 1959. Pershing was employed at the Post Office.

802 East Florida Street (CH – A)

Joe B. and Mary Smith House – c.1958

Contributing Building

The house has a brick veneer and vinyl windows throughout, including double-hung windows on the west elevation. A four-part vinyl window on the east end of the façade likely replaced a picture window that location. To its west, a replacement door is sheltered by a front-gabled porch supported by square columns. There is a wide, gabled ell at the left rear (southeast) with an uncovered terrace to its rear. A prefabricated metal shed stands southeast of the house. Joe B. and Mary Smith purchased the house in 1958. Joe was a driver for Justice Drug.

804 East Florida Street (CH – C)

Alfred H. and Marilyn Campbell House – c.1958

Contributing Building

The house has a brick veneer and one-light wood-sash awning windows, including a group of nine windows on the façade. Below the grouped window is a brick planter and to its east is a solid door with two lights accessed by an uncovered brick stoop. Vertical wood sheathing is located on the upper two thirds of the east two bays of the façade. Two-over-two horizontal-pane wood-sash windows remain on the side elevations. A prefabricated metal shed stands southwest of the house. Alfred H. and Marilyn Campbell purchased the house in 1958. Alfred was a teacher at Lincoln High School and Marilyn was a teacher at the Caldwell School.

806 East Florida Street (CH – A Hipped)

Paul D. and Wanda L. Clark House – c.1958

Contributing Building

The house has a brick veneer and six-over-six and eight-over-eight wood-sash windows throughout, including on the west elevation. Windows on the façade have paneled wood aprons. Paired windows are located east of a wood door with three lights on the facade. Paul D. and

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Wanda L. Clark purchased the house in 1958. Wanda was a nurse at Cone Hospital. They sold the house to Minnie B. Taylor in 1965, who in turn sold it to W. C. Strowd in 1968.

808 East Florida Street (CH – C)

Robert L. and Maxine D. Davis House – c.1958

Contributing Building

The house has a brick veneer and one-light wood-sash awning windows, including a group of nine windows on the façade. East of the grouped window is a solid door with two lights accessed by an uncovered brick stoop. Vinyl siding is located on the upper two thirds of the east two bays of the façade and the upper one-third of the west two bays, between the awning windows. Vinyl windows are on the side elevations. Robert L. and Maxine D. Davis purchased the house in 1958. Robert was a firefighter and Maxine was a stenographer at NC A&T.

900-block East Florida Street – Undeveloped land (4 Parcels) Contributing Site

With assigned addresses on Stephens and Bennett Streets, these four undeveloped lots front on the north side of East Florida Street and the east side of Bennett Street. They include natural green space flanking a ravine, both of which connect to the undeveloped land on the east side of South Side Boulevard and eventually to Benbow Park and Benbow Preserve at the southeast corner of the district.

900 East Florida Street (CH – D)

House – c.1957

Contributing Building

The house has asbestos siding and vinyl windows throughout, including double-hung windows flanking a picture window near the west end of the façade and slider windows on the east end of the façade and east elevation. An entrance on the west end of the façade is accessed by an uncovered stoop. Robert Lowery, a driver for Bain Oil, purchased the house in 1955. However, in 1957, the house was sold to Diversified Investor's Syndicate Inc. and in 1958 was occupied by Robert Tate. Beginning in 1959, it was occupied by Calvin Griffin Jr., a driver for Rock's Cab, and his wife, Annie B. Griffin.

901 East Florida Street (CH – C)

Gwendolyn T. Dickson House – c.1955

Contributing Building

The house has a brick veneer and vinyl windows throughout. Vertical vinyl siding is located on the upper one-third of the west two bays of the façade, between the windows. A triple window and replacement door on the east end of the façade with a brick terrace spanning the façade in front of them. A prefabricated, frame shed stands northeast of the house. The house was purchased by Gwendolyn T. Dickson, a teacher at NC A&T, in 1955. Dixon sold the house to Flossie H. Bell in 1959, who appears to have rented the house to others. Beginning in 1960, the house was occupied by David Clemons, a caster at Arnold Vault, and his wife, Audrey. The couple divorced in 1964 and, beginning in 1963, Audrey Clemons is listed as the resident of the house.

902 East Florida Street (CH – D)

Colbert J. Shipp House – c.1955

Contributing Building

The house has vinyl siding with brick veneer only on the west bay of the façade. It has vinyl windows throughout including a triple window centered on the façade. A wood door with three

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panels on the east end of the façade is accessed by an uncovered stoop. The house was purchased by Colbert J. Shipp, a maintenance man at Western Electric, in 1955. In 1958, Shipp sold the house to Julian Shipp (likely a relative), a janitor at Traders Chevrolet, though Colbert remained in the house through 1960. Julian Shipp sold the house to M. L. and Ruth M. Cousins in 1960 who appear to have operated the house as a rental property.

903 East Florida Street (CH – A)

Norris E. Miller House – c.1955

Contributing Building

The frame house has aluminum siding and vinyl windows. A picture window and entrance on the west end of the façade are sheltered by a two-bay, front-gabled porch supported by square posts. Located on a rise above East Florida Street, there are two retaining walls in the front yard, one of concrete block and one constructed of brick. A concrete-block retaining wall also extends along a driveway west of the house. Norris E. Miller, a warehouseman at Kraft Foods, purchased the house in 1955.

904 East Florida Street (CH – C Hipped)

Charles C. and Mary Marable House – c.1955

Contributing Building

The house has asbestos siding and one-light wood-sash awning windows, including a group of nine windows at the east end of the façade. Vertical wood sheathing is located on the upper one-third of the west two bays of the façade, between the windows. The entrance is accessed by an uncovered stoop. A wood deck is at the left rear (southeast). Charles C. Marable, a porter at Greensboro-High Point Airport, purchased the property in 1955. His wife, Mary, was a teacher at Mt. Zion School.

905 East Florida Street (CH – A)

Edward B. and Elaine S. Carter House – c.1955

Contributing Building

The house has vinyl siding and windows throughout, including a picture window on the east end of the façade. A six-panel door near the center of the façade is accessed by an uncovered stoop. A concrete-block retaining wall extends along a driveway east of the house. Edward B. Carter purchased the house in 1955.

Carport, c.1980

Noncontributing Structure

Northwest of the house is a flat-roofed, metal carport supported by metal posts.

906 East Florida Street (CH – C)

Snipes Rental House – c.1955

Contributing Building

The house has vinyl siding and one-light wood-sash awning windows. A replacement door and triple double-hung window are located on the west end of the façade. John G. Snipes, a student, purchased the house in 1955. His wife, Fannie, was a cook at Central Carolina Convalescent Hospital. As early as 1957, the house appears to have been operated as a rental property, with David M. Bradley listed at the address. From 1958 to 1961, the house was occupied by Reverend Mansel P. McCleave in 1960 and beginning in 1962, the house is occupied by Harold C. Coble.

907 East Florida Street (CH – C Hipped)

James L. and Alberta Stuart House – c.1955

Contributing Building

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The house has asbestos siding, vinyl windows, and a six-panel door. West of the entrance is a triple window with vinyl siding below. A concrete-block retaining wall is located on the front wall. James L. Stuart, an instructor at Morse-Dobbs College, purchased the house in 1955. His wife, Alberta, was a teacher at Dudley High School. In 1958, the Stuarts sold the house to Eddie L. Ainsworth who operated it as a rental property.

909 East Florida Street (CH – A)

Thomas P. and Clara B. Moore House – c.1955

Contributing Building

The house has vinyl siding and windows throughout, including double-hung windows flanking a picture window on the west end of the façade. The six-panel door is accessed by an uncovered stoop. A prefabricated, frame shed is northwest of the house. Thomas P. Moore, an employee a P. Lorillard, purchased the house in 1955.

911 East Florida Street (CH – C)

Keith and Jean A. Haith House – c.1955

Contributing Building

The house has vinyl siding and windows throughout, including double-hung windows flanking a picture window near the west end of the façade. The wood door with one light is accessed by an uncovered stoop with brick cheek walls. A concrete-block retaining wall extends along the driveway west of the house. A deteriorated, prefabricated metal shed is northwest of the house. Jean, Joan, and Keith Haith purchased the house in 1955. Keith was a warehouseman at Kraft Foods and his wife, Jean, was an office secretary at Bennett College. Residents changed frequently through the 1960s indicating it was used as a rental property.

1004 East Florida Street (CH – A)

Eugene C. and Lucille T. McLellan House – c.1962

Contributing Building

The house has vinyl windows throughout, vinyl aprons below windows on the façade, vinyl siding in the side gables, and a projecting, vinyl-sided bay west of the entrance. The door is sheltered by an aluminum awning on decorative metal posts. A brick retaining wall extends across the front of the property, along the sidewalk. Eugene C. and Lucille T. McLellan purchased the house in 1962. Eugene was a finisher at General Concrete Construction.

Garage, c.1972

Contributing Building

Constructed between 1970 and 1974, this front-gabled, frame garage has vinyl siding and aluminum overhead doors on the northeast gable end.

1005 East Florida Street (CH – A Hipped)

Reverend Paul O. and Lucy M. James House – c.1963

Contributing Building

The house has a six-panel door, vinyl windows throughout, and vinyl aprons on the façade. The east two bays are inset slightly, the roof supported by a decorative metal post. Paul O. and Lucy M. James purchased the house in 1963. Paul was a pastor in Morganton, North Carolina.

Shed, c.1990

Noncontributing Building

Northeast of the house is a front-gabled, frame shed with plywood sheathing and an entrance centered on the south gable end.

1007 East Florida Street (CH – A)

CConnell and Beulah M. Moone House – c.1963

Contributing Building

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A four-light-over-four-panel door and a one-light picture window are located on the west end of the façade, which is slightly recessed under a lower roofline. The remaining windows are vinyl and there is vinyl siding in the gables. Connell and Beulah M. Moone purchased the house in 1963. Connell was a clerk at the post office.

1100 East Florida Street (CH – A)

Hunter-Graeber-Miller House – c.1962

Contributing Building

Located at the southeast corner of East Florida Street and Belcrest Drive, this house has vinyl windows with vinyl aprons on the façade. A replacement door and adjacent six-panel fixed door are accessed by an uncovered stoop. There is vertical plywood in the gables and a prefabricated shed stands southeast of the house. The house was purchased by James and Lounettie Hunter in 1962. Lounettie worked at College Drive-In. In 1965, the couple sold the house to Marvin B. Graeber who, in turn, sold the house to William Henry and Marie Miller in 1968. The latter two owners appear to have operated the house as a rental property.

1101 East Florida Street (CH - A)

Hall-Bunch-Oliver House – c.1962

Contributing Building

Board-and-batten sheathing covers the gable and the east two bays of the façade. The house has vinyl windows throughout, paneled aprons on the right two bays of the façade, and a replacement door with a fluted surround. The house was purchased by David M. and Jacqueline Hall in 1962. David was employed by the U. S. Air Force. In 1967, the Halls sold the house to Theodore R. Bunch, a physician at NC A&T, and his wife, Johnnie B. Bunch. In 1968, the address is listed as “no return” and the house was sold again in 1969 to Leroy and Alease A. Oliver.

1103 East Florida Street (BP – A)

Mrs. Annie D. Brown House – c.1962

Contributing Building

The asymmetrical front-gabled roofline of this house distinguishes it from other Split-Level houses constructed throughout the Benbow Park development. The house has vinyl windows throughout, vinyl siding on the upper story of the two-story wing, and exposed purlins in the front gable. The west two bays are inset slightly with a six-panel door sheltered by the roof overhang supported by aluminum-covered posts. Annie Davis Brown, a teacher at Brown Summit School, purchased the house in 1962.

1105 East Florida Street (CH – A)

Garrison Rental House – c.1963

Contributing Building

The house has wood-sash windows throughout, including a double-hung window with diamond-shaped panes to the west of the entrance. There is vinyl siding in the gables and on a projecting bay on the east end of the façade, which features a large, fixed, six-light window. The six-panel door is sheltered by an inset porch supported by a square post. A shed-roofed, frame bay with vinyl siding is at the right rear (northeast). The house was sold to Allen and Fannie C. Garrison in 1963, though the first known occupants are Douglas White, a driver for Air Control Products, and his wife, Perrie H. White, an office secretary at Jonesboro School, in 1967.

Shed, c.2000

Noncontributing Building

Northeast of the house is a frame shed with plywood sheathing.

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JULIAN STREET

1200 Julian Street

St. Matthews Methodist Church Parsonage – c.1958 Contributing Building

This one-story, side-gabled brick Ranch house is four bays wide with a two-bay, front-gabled wing on the west end of the façade. It has paired double-hung vinyl windows and vinyl siding in the gables. An inset entrance on the east end of the front-gabled wing has a solid door with three lights. It is sheltered by an inset porch supported by a decorative metal post. A faux-stone veneer extends across the front of the brick stoop and across an integrated brick planted on the west end of the façade. A wide, interior brick chimney is located near the west elevation. The house appears to have been constructed by Alonzo C. and Gladys Brown, who purchased the property in 1958 and are listed at this address in the 1959 city directory. However, the couple sold the house to St. Matthews Methodist Church in 1961. Reverend John G. Corry is listed at the address from 1962-1965. Beginning in 1967, Reverend James C. Peterson occupied the house.

1201 Julian Street

Charles B. and Yola B. Morton House – c.1954 Contributing Building

Located at the northeast corner of Julian and Logan Streets, this one-story, hip-roofed, concrete-block building is simpler in form and detail than the Ranch houses to its east. The simplified form of the house and the lengthy time of construction indicate that it may have been constructed by the owner himself. The house is three bays wide with vinyl windows. A six-panel door is centered on the façade and sheltered by a front-gabled porch on square posts. The porch has vinyl siding in the gable. A prefabricated shed stands north of the house. The property was purchased by Charles B. Morton in 1944 and the house is listed as “under construction” in the 1954 city directory. Charles B. Morton, a salesman at Tidewater Supply, and his wife, Yola B., occupied the house beginning in 1958.

1202 Julian Street

James E. and Leola Rowell House – c.1959 Contributing Building

The Colonial Revival detailing sets this one-story, hip-roofed, brick Ranch house apart from others on the street. It has brick quoins at the corners and a wide cornice with dentil molding. The center three bays of the five-bay façade have vertical wood sheathing and are sheltered by a shed-roofed porch supported by square posts with arched spandrels. A replacement door and two six-over-nine wood-sash windows are sheltered by the porch. The porch is flanked by projecting, hip-roofed bays, each with a single six-over-six wood-sash window. An interior, corbelled brick chimney is near the center of the house. An entrance on the west elevation is accessed by an uncovered brick stoop. James E. and Leola Rowell purchased the property in 1957 and county tax records date the house to 1959. James was a waiter at the Elks Club and later a warehouseman at Armentrout Machinery. Leola was an inspector at Greensboro Manufacturers.

1203 Julian Street

Benjamin W. and Hazel H. Harris House – c.1955 Contributing Building

This three-bay, side-gabled Ranch house has vinyl siding on the east two bays and the east elevation. It has vinyl windows throughout. A door with applied panels is centered on the façade and accessed by an uncovered brick stoop. A gabled brick wing extends from the northwest with

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high, paired slider windows located along the west elevation. A shed-roofed, brick wing is located at the northeast corner of the house. County tax records date the house to 1954 and the house is listed as “under construction” in the 1954 city directory. It was owned by the King Construction Company from 1954 to 1955, indicating that the company built the house speculatively. The house was sold several times before it was purchased by Benjamin W. and Hazel H. Harris in 1959. Benjamin was the Director of Short Courses and Instruction at NC A&T. Hazel was a teacher at Lincoln Junior High School.

1204 Julian Street

Major S. and Willie C. High House – c.1959; c.1972 Contributing Building

Located on a slight rise above Julian Street, this one-story, hip-roofed, brick ranch house is four bays wide with vinyl windows throughout and deep eaves. A replacement door near the east end of the façade is accessed by an uncovered brick stoop. A triple window is immediately east of the entrance. A wide, flat-roofed wing at the rear (south) was constructed between 1970 and 1974 and includes an inset, screened porch at the southeast corner. A brick retaining wall extends along the driveway east of the house. The property was purchased by Major S. and Willie C. High in 1959 and the 1960 city directory lists them at this address. Major High was a lawyer who was often involved in Civil Rights cases, working alongside J. Kenneth Lee in a suit against the City of Greensboro to integrate the Lindley Park Swimming Pool in 1958. Willie C. High, was an instructor at NC A&T.

1205 Julian Street

Matthew and Julia Richmond House – c.1959 Contributing Building

This one-story, hip-roofed Ranch house has a projecting, hip-roofed bay on the west end of the façade. It has a brick veneer, paired wood awning windows, and an interior brick chimney. The entrance, located near the center of the façade, features a solid wood door with three lights that is accessed by an uncovered brick stoop. East of the entrances is a picture window above a pair of one-light awning windows. A blonde brick planter extends across the east bay of the façade, under the picture window. A round, six-light, wood-sash window is located on the east elevation of the projecting bay. High, one-light awning windows are located on the east and west elevations. An entrance on the east elevation is accessed by an uncovered brick stoop. Matthew and Julia Richmond purchased the property in 1959 and likely constructed the house soon after. The 1960 city directory lists Matthew Richmond as a public school teacher and Julie as a teacher at Dudley High School.

1206 Julian Street

Annie Lee Holley House – c.1963 Contributing Building

Located at the southwest corner of Julian Street and South Benbow Road, this Split-Level house has a unique form with a two-story, hip-roofed wing on the east and a one-story, side-gabled wing on the west. The two-story wing is three bays wide at the second story with a brick veneer at the first story that projects beyond the façade of the second story. The easternmost bay projects the farthest with the center bay projecting only slightly with an integrated brick planter in front of it that is lit by three pendant lights. The westernmost bay contains the entrance. It is flush with the second story, but sheltered by the same shed roof that covers the first story of the other bays. The entrance bay has aluminum siding around a paneled door with three-light

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sidelights. The second story has two-over-two horizontal-pane wood-sash windows, aluminum siding, and deep eaves. This part of the house is double-pile with a garage located at the front (north) of the left elevation. The one-story, side-gabled wing has a twenty-four-light bow window on the façade and an exterior brick chimney in the right gable end. A one-story, shed-roofed, brick wing extends from the southeast. The house was designed by W. Edward Jenkins for Annie Lee Holley, the sister of J. Kenneth Lee, who owned the nearby house at 1021 Broad Street. Holley and her husband, Edward M. Holley purchased the land from J. Kenneth Lee in 1960. Holley was a teacher at the Washington School and Edward was a public school principal. County tax records date the house to 1963 and the 1964-65 city directory lists the house as occupied by Anne Holley, then widowed. Holley owned the house until 2000.

1209 Julian Street

Charles E. and Callie M. Barrett House – c.1966

Contributing Building

This two-part, side-gabled Ranch house has a slightly higher roofline over the west two bays of the four-bay façade. It has a brick veneer, vinyl windows throughout, and an exterior brick chimney on the east elevation. A replacement door near the center of the façade is accessed by an uncovered brick stoop. County tax records date the house to 1966 and the house is listed as “vacant” in 1967. It was purchased by Charles E. Barrett, a dietician, and Callie M. Barrett in 1967.

1304 Julian Street

House – c.2003

Noncontributing Building

Located at the southwest corner of Julian Street and East Side Drive, this one-story-with-raised-basement house has a hipped roof. The house is four bays wide with a projecting gabled bay on the southeast end of the façade. It has vinyl siding and windows. An inset entrance is accessed by a wide wood stair. A bay window is located northwest of the entrance, above a basement-level garage. County tax records date the house to 2003.

1307 Julian Street – VACANT

1311 Julian Street

Calvin C. and Kathryn Irvin House – c.1975

Contributing Building

Located on the northwest corner of Julian Street and East Side Drive, this one-story, side-gabled Ranch house has a brick veneer and vinyl casement windows. A front-gabled wing on the five-bay façade has vertical wood sheathing. An inset entrance to the west of the wing contains paired fifteen-panel doors sheltered by the asymmetrical gable of the front-gabled wing. The house has an interior brick chimney. There is vertical wood sheathing in the side gables and a gabled ell at the northeast has a garage opening on its west elevation, facing East Side Drive. The property was purchased by Calvin C. and Sarah Kathryn Irvin in 1972 and county tax records date the house to 1975. Cal Irvin was the assistant football coach at NC A&T and served as the head basketball coach for 18 of his 35 years at the school. In 1959, he led the team to the NCAA tournament, the first time a historically Black university earned a bid to the tournament. As of

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2017, he was the only coach from an HBCU to win a national championship.³⁸ Irvin also served as NC A&T's athletic director for seven years and was the chair of the Health, Physical Education, and Recreation Department.³⁹

LAKELAND ROAD

2200 Lakeland Road (CH – A)

John H. and Virginia L. Morris House – c.1961

Contributing Building

Located at the southeast corner of Lakeland Road and Belcrest Drive, the house has a stepped roofline and retains original two-over-two horizontal-pane wood-sash windows throughout, including two-over-two windows flanking a picture window on the east end of the façade. One-light awning windows are located on the west gable end. A solid door with three lights is near the center of the façade. The house was purchased by Harvey R. and Esther B. Alexander in 1960. In 1961, the couple sold the house to John H. and Virginia L. Morris. John was an instructor at NC A&T.

2204 Lakeland Road (BP – C)

Raymond C. and Walta Mae Johnson House – c.1965

Contributing Building

The house has eight-over-eight wood-sash windows with vinyl aprons on the façade. A four-light-over-four-panel door is centered on the façade. The gabled dormers and rear wing have vinyl siding. A prefabricated frame shed is south of the house. Raymond C. and Walta Mae Johnson purchased the house in 1965. Raymond was the director of the Warnersville Athletic Field and Walta was a teacher at Bluford School.

2205 Lakeland Road

Richard J. and Jacquelyn J. Lyon House – c.1965

Contributing Building

The two-story, side-gabled house does not fit the common building types constructed throughout the Benbow Park development. The two-story, side-gabled house is three bays wide. It has brick veneer on the first story and composite wood siding at the second story, which overhangs the first. It has vinyl windows throughout, including picture windows flanking a replacement door on the façade. A prefabricated shed is north of the house. Richard J. and Jacquelyn J. Lyon purchased the house in 1965. Richard was a teacher.

2206 Lakeland Road (BP – A)

Jerry E. and Sadie C. Martin House – c.1964

Contributing Building

The house has vinyl windows throughout with paneled aprons on the façade. It has aluminum siding on the upper story of the two-story, front-gabled wing. A replacement door aligns with the lower-story windows and has a fluted surround. Jerry E. and Sadie C. Martin purchased the house in 1964. Jerry was a maintenance worker at NC A&T and Sadie was a nurse at Cone Hospital.

2207 Lakeland Road

³⁸ Obituary for Calvin 'Cal' Irvin, *Greensboro News & Record*, November 30, 2017, via *Legacy Remembers*, <https://www.legacy.com/us/obituaries/greensboro/name/calvin-irvin-obituary?id=15266697>.

³⁹ Bryan Steverson, "Cal Irvin," Society for American Baseball Research, <https://sabr.org/bioproj/person/cal-irvin/>.

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Fred A. and Mary M. Eady House – c.1965; c.1990 Noncontributing Building

Likely constructed to match the adjacent house at 2205 Lakeland Road, this two-story, side-gabled house has been substantially altered with the addition of a stone veneer on the façade after 2014. A two-story, engaged, shed-roofed porch spans the façade, supported by square columns, and was likely also added later. The house has paired vinyl casement windows, an entrance with classical surround, and an exterior brick chimney on the west elevation. A curved concrete block retaining wall is located in the front (south) yard. The 1964 city directory lists the house as “under construction” and Fred A. and Mary M. Eady purchased the house in 1965. Fred was a professor at Bennett College and Mary was a registrar at Bennett College.

Garage, c.1990 Noncontributing Building

Northeast of the house is a two-story, side-gabled garage with stone veneer on the first story and wide weatherboards at the second story.

2208 Lakeland Road (BP – D)

Lonnie R. and Virginia S. Little House – c.1965 Contributing Building

The house has vinyl windows throughout, vinyl siding in the gables, vinyl aprons on the front-gabled wing, and vinyl siding on the east two bays of the façade. A four-light-over-four-panel door and paired windows on the east end of the façade are sheltered by an inset porch supported by vinyl columns. A brick planter extends east of the porch. A shed-roofed, frame, screened porch is located at the left rear (southeast). A prefabricated metal shed is southwest of the house. Lonnie R. and Virginia S. Little purchased the house in 1965. Lonnie was a chauffeur for Burlington Industries.

2209 Lakeland Road (BP – A Hipped)

Marion D. and Helen B. McCullough House – c.1963 Contributing Building

This variation of the Split-Level form features the entrance at the lower story of the two-story wing. The house has vinyl windows, aluminum siding on the upper story of the two-story wing, and a replacement door with classical surround. The one-story wing features a bow window with twenty-four-light picture window flanked by four-over-four wood-sash windows. A flat-roofed, metal carport extends from the west elevation of the house, supported by metal posts on a brick knee wall. Marion D. and Helen B. McCullough purchased the house in 1963. Marion was a clerk at the post office and Helen was an assistant professor at NC A&T.

2210 Lakeland Road (BP – A)

Roscoe and Mary M. Crawford House – c.1964 Contributing Building

The house has eight-over-twelve wood-sash windows on the first-story façade and eight-over-eight windows and vertical plywood on the upper story of the two-story, side-gabled wing. A sixteen-light picture window flanked by four-over-four windows is located on the east end of the façade. The six-panel door aligns with the first-story windows and a nine-light octagonal window is located above the door. A brick retaining wall projects from the house just east of the entrances. A prefabricated, metal shed is southwest of the house. Roscoe and Mary M. Crawford purchased the house in 1964. Roscoe operated a business called Roscoe Crawford and Brothers and Mary was the music director at Bennett College.

2211 Lakeland Road (BP – A Hipped)

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Norman L. and Bobbie T. Humphrey House – c.1963 Contributing Building

The house has six-over-six wood-sash windows, vinyl siding on the upper story of the two-story wing, and an exterior brick chimney on the west elevation. A wood door with three lights and a projecting twenty-four-light bow window flanked by four-over-four windows are on the one-story wing. A stone planter and terracing extends across the façade. A flat-roofed, metal carport projects from the west elevation, supported by metal posts. A prefabricated, frame shed is northwest of the house. Norman L. and Bobbie T. Humphrey purchased the house in 1963. Norman was a teacher and Bobbie was a bookkeeper at Bennett College.

2212 Lakeland Road (BP – A)

Samuel O. and Madeline K. Jones House – c.1964 Contributing Building

The house has vinyl windows, composite wood siding on the upper story of the two-story, front-gabled wing, and a replacement door. Samuel O. and Madeline K. Jones purchased the house in 1964. Samuel was a professor at NC A&T and Madeline was a teacher at Mt. Zion School.

Garage, c.1990

Noncontributing Building

Southeast of the house is a front-gabled, frame garage with composite wood siding and a wide overhead door on the north gable end.

2214 Lakeland Road (BP – D)

Reverend Owen U. and Claire F. Holness House – c.1965 Contributing Building

The house has vinyl windows and a sixteen-light picture window flanked by four-over-four wood sash windows on the east end of the façade. A wood door with three lights has a three-light-over-one-panel sidelight. A Colonial Revival-style dentil cornice spans the façade. Vertical plywood sheathing is in the side gables and the entrance bay, which is sheltered by an inset porch supported by a square post. Owen U. and Claire F. Holness purchased the house in 1965. Owen was the pastor at the Seventh Day Adventist Church and his wife, Claire, was a teacher at the associated school. The couple sold the house to Van P. and Nellie F. Jones in 1973.

2215 Lakeland Road (CH – A)

James and Daisy M. Tonkins House – c.1963 Contributing Building

Located at the northeast corner of Lakeland Road and Drexmore Avenue, the house has a stepped roofline, vinyl windows, a replacement door with four-light sidelight, and an engaged, two-bay porch supported by square columns. A Colonial Revival-style dentil cornice spans the façade. A flat-roofed carport on the rear (north) elevation is supported by square posts. James and Daisy M. Tonkins purchased the house in 1963. James was a salesman for the Guilford Dairy Co-op and Daisy was a dental assistant for her neighbor, Dr. Barnes.

2216 Lakeland Road

Young-Moore House – c.1964 Contributing Building

The two-story, side-gabled house does not fit the building typologies common to the Benbow Park development, but appears to have matched the houses at 2205 and 2207 Lakeland Road. It has brick veneer on the first story, vinyl siding on the second story, and vinyl windows throughout. A two-light-over-four-panel door is centered on the façade. First-story windows, including those on a one-story, side-gabled wing on the east elevation, have cast concrete surrounds. The house was purchased by Forrest E. and Joretta G. Young in 1964. Forrest was

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employed by the U. S. Army. The couple sold the house to Clarence C. and Annette H. Moore in 1965. Clarence was a teacher.

Garage, c.1980

Noncontributing Building

Southeast of the house is a front-gabled, frame garage with composite wood siding and a wide overhead door on the north gable end.

2218 Lakeland Road (CH – A)

Nathaniel T. and Willie M. McAdoo House – c.1965 **Contributing Building**

The house has eight-over-eight wood-sash windows throughout with paneled aprons on the façade. It has aluminum siding in the gables, a Colonial Revival-style dentil cornice on the façade, and a six-panel door in a fluted surround. A two-bay, front-gabled porch is supported by Tuscan columns and shelters a brick planter to the west of the entrance stoop. Nathaniel T. and Willie M. McAdoo purchased the house in 1965. Nathaniel was a salesman at Sears.

2219 Lakeland Road

Milton H. and Shirley M. Barnes House – c.1964 **Contributing Building**

Located at the northwest corner of Lakeland Drive and Carlton Avenue, this one-story, side-gabled, Modernist-style house is set apart from the repetitive, speculatively built Ranches and Split-Level houses that make up the majority of the Benbow Park neighborhood. The core of the house is five bays wide and double-pile with a brick veneer and one-over-one wood-sash windows with paneled aprons on the façade. The center three bays of the façade are inset. Paired doors, each with two lights, are centered on the façade and accessed by brick steps. Paired windows on each side of the entrance are screened from the street by decorative, pierced concrete-block walls. Integrated planters are located between the building façade and concrete screen wall. A one-story, side-gabled, carport wing on the west elevation is supported by metal posts on a brick knee wall. The east side of the two-bay carport is enclosed with paired casement windows with shared one-light transoms on a knee wall with vertical wood siding. There is vertical wood sheathing in the left gables of the carport and main houses. The right gable end features paired slider windows near the top of the wall and narrow wood siding in the gable. A shed-roofed wing at the rear (north) has an exterior brick chimney on its right elevation. A prefabricated shed stands northwest of the house. Milton and Shirley Barnes purchased the property in 1964. The same year, Milton H. Barnes, a dentist, is listed in the city directory at this address.

LARKIN STREET

1307 Larkin Street – 4 VACANT LOTS

The lots contain paved parking and grassy areas owned by St. Paul's Baptist Church.

1309 Larkin Street

St. Paul's Baptist Church – 1973; 1994 **Contributing Building**

Located on the north side of Larkin Street, this front-gabled, brick sanctuary features elements of the Colonial Revival and Modernist styles, both of which were common styles applied to religious buildings in the mid- to late-twentieth century. The building has a projecting center bay on the façade. This bay has paired solid-wood doors with a blind transom above. The entrance is

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sheltered by a front-gabled portico supported by square columns. The building is five bays deep on the northwest and southeast elevations, with rectangular stained-glass windows at the main level and one-over-one windows at the basement level. Two narrow windows are located on the northeast gable end. Paired metal doors at the basement-level of this elevation are flanked by window openings that have been bricked in.

Established in 1962, the congregation constructed their first building on Walker Street, just west of downtown Greensboro, that same year. However, Urban Renewal called for the construction of a multi-lane highway through the area, resulting in the demolition of the building. In 1964, the congregation purchased the property on Larkin Street, which had previously been controlled by Better Homes, Inc. who constructed the adjacent Clinton Hills residential development. The congregation held morning services in the auditorium of Caldwell School while the current sanctuary was constructed. The building was completed in December of 1973.⁴⁰

An education wing, designed by local African American architect, Clinton Gravely, was completed in 1994. The two-story, side-gable addition, which extends northwest from the sanctuary, includes Sunday School classrooms, a church library, computer lab, offices, and meeting rooms. The entrance bay at the southeast end of the wing is inset to allow the retention of stained-glass sanctuary windows. It features aluminum-framed doors and fixed aluminum-framed windows with a solid panel between the floors. The remaining eight bays of the wing have one-light vinyl windows at both stories. An entrance on the northwest gable end is inset with aluminum-framed, glass doors. The bay above features aluminum-framed windows with solid panels below and above, extending all the way to the roofline. In 2004, a gabled circulation tower was added to the southeast end of the north elevation, opposite the entrance bay on the facade. It features a brick elevator shaft connected by walkways enclosed with aluminum-framed windows and doors.

Sign/Bell, c.1973

Contributing Structure

Located in front (south) of the church, the low, T-plan structure is constructed of brick with stepped walls that culminate at a small bell tower at the intersection of the wings. Aluminum signs are installed on the east and west elevations of the structure.

Samuel L. Fogle Sr. Multipurpose Building, 2004

Noncontributing Building

This two-story, side-gabled, brick building stands northeast of the sanctuary. It is six bays wide at the first story with pedestrian entrances at each end of the façade and three garage bays near the east end. Above the garage bays are three triple, fixed windows. The building, along with the elevator tower on the north end of the church, were completed in 2004.

Barbeque, c.2004

Noncontributing Structure

Immediately south of the multipurpose building is a low, brick base containing a metal barbeque grill.

MARBORO DRIVE

1301 Marboro Drive

Murray R. and Bettye R. Holmes House – c.1972

Contributing Building

Located at the northeast corner of Marboro Drive and South Benbow Road, this one-story, side-

⁴⁰ Saint Paul Baptist Church, "The History of Saint Paul Missionary Baptist Church, Inc.," <https://www.stpaulbcinc.org/history.html>.

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gabled Ranch house is four bays wide with a projecting gabled wing on the east end of the façade. The house has a brick veneer on the front-gabled wing and side elevations, but vertical wood sheathing covering the façade and gables. It has a combination of two-over-two horizontal-pane wood-sash window and one-light wood casement windows. An entrance near the west end of the façade is set in an inset bay and accessed by an uncovered brick stoop. A gabled garage wing extends from the west elevation with an overhead door on its façade. The property was purchased by Murray R. Holmes, a public school teacher, and his wife, Bettye R. Holmes, in 1969. County tax records date the house to 1972.

Carport, c.1980

Noncontributing Structure

Located in front of the garage, this two-bay, flat-roofed, metal carport is supported by metal posts.

1303 Marboro Drive

Albert W. and Floydelia R. Spruill House – c.1969

Contributing Building

This Split-Level house is composed of a one-story, side-gabled wing on the southeast and a two-story, front-gabled wing on the northwest. The one-story wing has a brick veneer and vinyl windows. A solid wood door with applied panels is located on the west end of the wing and is sheltered by a full-width, engaged, shed-roofed porch supported by square posts. A gabled garage wing extends from the southeast gable end with a wide overhead door on its façade. The two-story wing features a brick veneer at the lower level and vinyl siding within faux battens on the upper level, which overhangs the lower level slightly. Windows on the two-story wing are triple casement windows. The property was purchased in 1968 by Albert W. and Floydelia F. Spruill and county tax records date the house to 1969. Albert Spruill was an alumnus of NC A&T and a lecturer and teacher in the school of Graduate Studies at NC A&T. He also served as Dean of the School of Graduate Studies at NC A&T for 23 years.⁴¹

1305 Marboro Drive

James E. and Eliza V. Burnett House – c.1963

Contributing Building

This one-story, side-gabled, brick Ranch house is five bays wide and double-pile. It has vinyl windows with a twelve-light wood-sash bow window on the southeast end of the façade. Centered on the façade is a solid door with three applied panels. It is sheltered by a two-bay, front-gabled porch supported by decorative metal posts. A Colonial Revival-style dentil cornice spans the façade and the front-gabled porch. To the right rear of the entrance, an interior brick chimney pierces the roof ridge. A three-bay, side-gabled garage is located on the northwest elevation, below a slightly lower roofline, and features a single double-hung window and two overhead garage doors. A full-width, gabled wing extends from the rear (northeast). James E. and Eliza V. Burnett purchased the property in 1962. County tax records date the house to 1963 and the couple is listed at the address in 1964. James operated Burnett Sanitary Cleaners.

1306 Marboro Drive - VACANT

1307 Marboro Drive

⁴¹ Obituary for Albert Westley Spruill, *Greensboro News & Record*, January 25, 2015, https://greensboro.com/obituaries/article_27090372-d517-5416-8a9e-f6a9f14813fa.html.

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Everette R. and Ethel E. Echols House – c.1961

Contributing Building

Simple in form and detail, this one-story, side-gabled Ranch house is five bays wide with the center two bays under a slightly higher roofline, a wide interior brick chimney piercing that roofline, and Colonial Revival-style details. The house has a brick veneer, vinyl windows, and dentil cornice. Windows on the façade have paneled aprons. Centered on the façade is a solid door with three applied panels and four-light sidelights all in an inset bay with vertical wood sheathing. The entrance is sheltered by an inset porch supported by decorative metal posts. Northwest of the entrance is a picture window flanked by double-hung window. A one-bay, side-gabled, garage wing extends from the northwest gable end. Everett R. and Ethel E. Echols purchased the property in 1959 and county tax records date the house to 1961. Everett was a WWII veteran and machine operator at P. Lorillard Company. Ethel was a teacher at the Washington Street School.

1308 Marboro Drive

Roy William and Irene P. Askew House – c.1965

Contributing Building

This one-story, side-gabled Ranch house is six bays wide and double-pile with a brick veneer and vinyl windows. A replacement door near the center of the façade is accessed bay an uncovered brick stoop. The door, and a triple window to its northwest, are located beneath a gable with vinyl siding. There is an interior brick chimney and two overhead garage doors on the northwest end of the façade. The property was purchased by Irene P. Johnson in 1948, but the house was not constructed until after her marriage to Roy William Askew in 1952. The couple is first listed at the address in 1966, with R. William employed as a clerk at the postal department.

1309 Marboro Drive - VACANT

1311 Marboro Drive

Royal-Chavis House – c.1962

Contributing Building

This one-story, side-gabled, four-bay Ranch house has a tan-brick veneer and vinyl windows. A two-bay, front-gabled wing projects from the north end of the façade. An entrance to the south of the front-gabled wing has a wide, four-light sidelight and is accessed by an uncovered brick stoop. There is a triple window to the south of the entrance and an exterior brick chimney in the south gable end. George Calvin and Gladys W. Royal purchased the property in 1962 and are listed at the address from 1962 to 1965, after which they appear to have rented the house for a number of years. George was a microbiologist and professor of Bacteriology at NC A&T from 1957 to 1965. George was also Dean of the Graduate School at NC A&T from 1961 to 1965. Gladys Royal was a chemist with a PhD and was also professor at NC A&T. The couple worked together on research supported by the United States Atomic Energy Commission. In 1970, the house was purchased by Vance H. and Annabel S. Chavis. Chavis taught at Dudley High School from 1929 to 1955 and served as assistant principal at Lincoln Junior High School from 1955 to 1957. He was principal of Lincoln Junior High School from 1957 to 1969 when he retired. After his retirement, he served on the Greensboro City Council form 1969 to 1973.⁴² A branch of the Greensboro Public Library is named for Chavis.

⁴² “Chavis, Vance H., 1906-1998,” Civil Rights Digital Library, Digital Library of Georgia, University of Georgia Libraries, https://crdl.usg.edu/people/chavis_vance_h_1906_1998.

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Carpport, c.1980

Noncontributing Structure

Southeast of the house is a front-gabled, frame carport supported by metal posts. It has plywood in the front gable.

1409 Marboro Drive

Charlie W. and Dora L. Fairley House – c.1974

Contributing Building

The prominent, front-gabled garage wing on the south end of this three-bay, side-gabled Ranch house is unusual for the district. The house has board-and-batten sheathing and vinyl casement windows throughout. A one-light door with one-light sidelights is centered on the façade and sheltered by an engaged, shed-roofed porch. The northernmost bay projects from the façade with a brick veneer, a higher roofline, and a low gable over the triple window on its façade. The garage wing is three bays deep with an asymmetrical gabled roof topped by a hip-roofed cupola. A wide overhead door is in the west gable. Double-hung windows are located in the south gable end. Charlie W. and Dora L. Fairley purchased the land from William Goldsborough in 1974 and likely constructed this house soon after. County tax records date the house to 1973. Charles was the Director of Project Operations for the Redevelopment Commission of Greensboro and Dora was a secretary at the Caldwell School.

1411 Marboro Drive

William A. and Juanita J. Goldsborough House – c.1952

Contributing Building

The earliest house to be constructed in this part of the neighborhood, the one-story, side-gabled, Ranch house is six bays wide with a projecting, front-gabled wing on the south end of the façade. The house has a brick veneer, two-over-two horizontal-pane wood-sash windows, and an interior brick chimney. The center two bays of the façade are inset slightly and sheathed with vertical wood. They include a replacement door and a picture window flanked by double-hung windows. An integrated brick planter spans the façade below the picture window. A flat-roofed carport at the southeast, accessed from Ross Avenue, is supported by square posts and has brick-enclosed storage at its southeast corner. A gabled porch north of the carport is enclosed with jalousie windows. County tax records date the house to 1952, designed by local African American architect W. Edward Jenkins.⁴³ William A. Goldsborough owned all of the land from South Benbow Road to Ellis Street and selectively sold lots to families who he thought would make good neighbors. He frequently hosted neighborhood barbeques in his yard.⁴⁴ Both William, and his wife, Juanita, were teachers at Dudley High School.

Barbeque, c.1955

Contributing Structure

East of the house is a brick barbeque with round-arch opening to a brick oven. It has a corbelled chimney and flanking brick “counters.”

1500 Marboro Drive

Joe T. and Betty D. Artis House – c.1962

Contributing Building

Located at the southwest corner of Marboro Drive and Ross Avenue, this one-story, side-gabled Ranch house is six bays wide with a two-bay, side-gabled garage wing at the north. The house has a brick veneer, two-over-two horizontal-pane wood-sash windows, and an interior brick

⁴³ City of Greensboro, *Modernism and the Civil Rights Movement StoryMap*.

⁴⁴ Personal Communication with Ramona Payne (local resident) by Heather Slane and Cheri Szcodronski, March 2023, Greensboro, North Carolina.

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chimney. A projecting, hip-roofed bay is located on the south end of the façade. Near the center of the façade is an inset entrance containing a solid door with three applied panels and four-light-over-one-panel sidelights. Flanking the inset porch are stone planters. Two overhead garage doors are located on the north gable end and an uncovered wood deck is at the rear (west). A prefabricated, frame shed stands southwest of the house. Joe T. and Betty D. Artis purchased the property in 1962. County tax records date the house to 1962 and the couple appears in city directories at this address in 1963. Joe was first listed as an employee at Thomas Construction, but by 1964, he was the owner and operator of Artis Plumbing Company. In 1976, the house was purchased by Roy D. and Eva Moore. Roy was the Director of Physical Education at NC A&T from 1966 to 1986.

1501 Marboro Drive

Robert L. and Margaret H. Wynn House – c.1967

Contributing Building

Located at the southeast corner of Marboro Drive and Ross Avenue, this one-story, side-gabled Ranch house is five bays wide and double-pile with the south two bays located under a slightly lower roofline. The house has a brick veneer and a combination of eight-over-eight and six-over-six wood-sash windows with paneled aprons under windows on the façade. A replacement door with one-light sidelight is centered on the façade and sheltered by an inset porch on a decorative metal post. A twenty-light bow window is located south of the entrance. The site slopes down to the rear (east) with a brick retaining wall along the driveway south of the house. A prefabricated frame shed stands southeast of the house.

The property was purchased by R. L. and Margaret H. Wynn in 1967. In 1945, Robert L. Wynn moved to North Carolina to take a position as the first Black dairy specialist – or Black technical specialist of any kind – hired by an Extension Service in the country.⁴⁵ Wynn was also employed by NC A&T and Margaret was a teacher at Gillespie Park Junior High School. The couple built the house several years before Wynn's 1970 retirement.

1507 Marboro Drive

Forrest J. and Bernetta L. Parks House – c.1956

Contributing Building

Located at the northeast corner of Marboro Drive and Stephens Street, this one-story, side-gabled Ranch house is four bays wide and double-pile with a three-bay, side-gabled garage wing on the north elevation that further elongates the façade. The house has a brick veneer, vinyl awning windows, and vinyl siding between paired windows on the north and south ends of the façade. Near the center of the façade is a replacement door accessed by an uncovered brick stoop. To its north is a nine-part vinyl window. An integrated brick planter spans the north end of the façade. The north wing features vinyl siding in the gable and a basement-level garage on the north gable end. A curved retaining wall that extends from the northwest corner of the house screens the entrance to the garage. The south end of the garage wing is sheathed with what appears to be paper, indicating that it may have been constructed as an open breezeway, that was, by 2012 enclosed with windows, and was later enclosed further enclosed. The property was purchased by

⁴⁵ "Wynn Memorial Grant Awarded to Mark," *Greensboro News & Record*, July 30, 1994, Updated January 25, 2015, https://greensboro.com/wynn-memorial-grant-awarded-to-mark/article_8d4bfcf1-1ed2-5718-9747-6278d88760df.html; Oral History Interview with Robert L. Wynn by D.W. Colvard, April 21, 1980, North Carolina State University Libraries, https://avpd.lib.ncsu.edu/access-av/SCRC/ua100_001-001-oj0098-059_0002/ua100_001-001-oj0098-059_0002.pdf.

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Forrest J. Parks in 1953. Forrest was an assistant professor at NC A&T and his wife, Bernetta L. Parks, was a secretary at Bennett College. The couple is first listed at this address in 1957.

NEW CASTLE ROAD

2000 New Castle Road (CH – A)

Gwendolyn Cherry House – c.1959

Contributing Building

The house has a stepped roofline, brick quoins, eight-over-eight wood-sash windows, and a six-panel door. Vertical vinyl aprons are located on the façade. A gabled ell at the left rear (northeast) has an inset porch supported by a square post. County tax records date the house to 1959 and the house is listed as “vacant” in the 1960 city directory. The house was purchased by David Henry McElveen, employed by the U. S. Air Force, and his wife, Elizabeth S. McElveen, in 1960. The couple sold the house to Gwendolyn H. Cherry in 1962. Gwendolyn was an instructor at NC A&T.

2002 New Castle Road (CH – A)

Worth L. and Christine F. Barbour House – c.1959

Contributing Building

The one-story, side-gabled Ranch matches those constructed in the Clinton Hills development to the west. It has vertical board-and-batten on the upper one-fourth of the west end of the façade, on the second bay from the east, and in the gables. It has one-light wood-sash awning windows on the façade, including a group of nine windows to the west of a six-panel door. Two-over-two horizontal-pane wood-sash windows are on the west elevation. An inset porch at the left rear (southeast) is supported by a square post. County tax records date the house to 1959 and the house is listed as “vacant” in the 1960 city directory. The house was purchased by Worth L. and Christine F. Barbour in 1960. Worth was an instructor at NC A&T. The couple sold the house to John Henry and Mary Gibson in 1971.

2004 New Castle Road (CH – C Hipped)

Julius L. and Mattie S. Quick House – c.1959

Contributing Building

Typical of houses constructed in the Clinton Hills development, the house has one-light awning windows on the façade, including stacked windows on the east end of the façade that were originally a group of nine windows, but the center three have been removed. It has a six-panel door and two-over-two horizontal-pane wood-sash windows on the side elevations. A flat-roofed, metal carport is attached to the east elevation, supported by square wood and decorative metal posts. A prefabricated, frame shed is southwest of the house. County tax records date the house to 1959 and the house is listed as “vacant” in the 1960 city directory. The house was purchased by Julius and Mattie S. Quick in 1960. Julius was a teacher at Melville School and Mattie was a teacher at Mount Zion Elementary School.

2005 New Castle Road (CH – A)

Johnson-Womble House – c.1962

Contributing Building

The house has eight-over-eight wood-sash windows, a six-panel door, vinyl aprons on the façade, and vinyl siding in the gable. The east two bays of the façade are inset slightly, sheathed with vinyl siding, and sheltered by an inset porch supported by square columns. An inset porch at the right rear (northeast) is supported by a square post. The first known occupant is Mrs.

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McKinney Johnson, a teacher at NC A&T, in 1962. The house was sold in 1966 to Leola Summer, who married Roscoe Womble in 1970. Womble operated a cab company in Siler City, North Carolina.⁴⁶

2006 New Castle Road (CH – A Hipped)

Julius A. Jr. and Lucille L. Fulmore House – c.1960 Contributing Building

The house has vinyl windows throughout, including a one-light picture window on the east end of the façade and paired slider windows on the west elevation that replaced earlier awning windows. A six-panel door is near the center of the façade. A hip-roofed carport on the east elevation is supported by brick piers and has been enclosed with screens. It has flat-roofed, frame storage at its rear (south) that is sheathed with plywood. A gabled ell is centered on the rear elevation. A prefabricated, frame shed is southwest of the house. The house was purchased by Julius A. Jr. and Lucille L. Fulmore in 1960. Julius earned a Master of Science degree from NC A&T and in 1954 began teaching at Jonesboro School. From 1957 to 1960, he was principal of Terra Cotta School.⁴⁷ In 1965 he was appointed principal of Hampton School, a formerly African American school that was desegregated during his tenure, and later served as assistant superintendent for elementary education in Guilford County.⁴⁸ Lucille was a teacher at Price School.

2007 New Castle Road (BP – B)

James H. and Fredrica Sayles House – c.1961 Contributing Building

The house has two-over-two horizontal-pane wood-sash windows throughout including flanking a picture window east of the entrance. The one-light-over-two-panel door is in an inset bay. A brick planter spans the east two bays of the façade. A gabled carport on the west elevation has a narrow room at the east end and is supported by decorative metal posts on a brick knee wall at the west end. Windows on the east elevation are one-light awning windows. The house was purchased by James H. and Fredrica Sayles in 1961. James was a WWII veteran and a teacher Bennett College, later head of the Chemistry Department there. Fredrica was a cashier and eventual head clerk at the business office at Bennett College.⁴⁹

2102 New Castle Road (CH – C Hipped)

Alonzo and Mary C. Douglas House – c.1962 Contributing Building

The house is typical of those constructed throughout the Clinton Hills development to the west. It has one-light awning windows, including a group of nine windows on the west end of the façade. The grouped windows and a six-panel door are inset slightly. Two-over-two horizontal-pane wood-sash windows remain on the east elevation. A hip-roofed frame wing on the west elevation may be a later addition. It has vinyl siding, paired and stacked awning windows on the façade, and single window on the west elevation. The house was purchased by Alonzo and Mary C. Douglas in 1961. Mrs. Mary C. Douglas was a teacher at Jonesboro School.

⁴⁶ Personal Communication with Chad Roberts (local resident) by Heather Slane and Cheri Szcodronski, March 2023, Greensboro, North Carolina.

⁴⁷ Obituary for Julius Fulmore. *Greensboro News & Record*, May 20, 2014, via *Legacy Remembers*, <https://www.legacy.com/us/obituaries/greensboro/name/julius-fulmore-obituary?id=15276632>.

⁴⁸ "Fulmore, Julius A., 1925-" Civil Rights Digital Library, Digital Library of Georgia, University of Georgia Libraries, https://crdl.usg.edu/people/fulmore_julius_a_1925.

⁴⁹ Personal Communication with Chad Roberts.

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Carpport, c.1962

Contributing Structure

Southwest of the house is a hip-roofed, frame carport supported by metal posts.

2104 New Castle Road (CH – A Hipped)

Charles H. and Mary T. Coleman House – c.1961

Contributing Building

Located at the southwest corner of New Castle Road and Belcrest Drive, the house has vinyl windows throughout and a projecting, hip-roofed bay near the center of the façade. A replacement door is sheltered by an inset porch supported by a square post. A hip-roofed, wing at the left rear (southeast) has an inset porch along its east elevation that has been enclosed with vinyl siding and grouped vinyl windows. A prefabricated shed is south of the house. The house was purchased by Charles H. and Mary T. Coleman in 1961.

2204 New Castle Road

John A. and Lucille S. Tarpley House – c.1963

Contributing Building

Built on a double-width lot at the southwest corner of New Castle Road and Drexmore Avenue, this one-story, side-gabled Ranch house does not follow the common house forms found throughout the Benbow Park development, indicating that it was custom built. The house is five bays wide with a combination of two-over-two horizontal-pane wood-sash windows and vinyl windows. Windows are paired on the façade. A wide entrance bay at the center of the façade has a wood door with one-light sidelights and the remainder of the bay is sheathed with vertical plywood. A garage on the east gable end is accessed from Drexmore Avenue and has vinyl siding in the gable. A gabled, frame wing at the rear (south) may have originally been a porch, but has been enclosed with vinyl siding and windows. The house was purchased by John A. and Lucille S. Tarpley in 1963. J. A. Tarpley came to Greensboro in 1922 to work as a teacher at Bennett College, serving as principal of a high school established within the college, from 1923 to 1926.⁵⁰ He was instrumental in the fight for the establishment of a permanent high school for African American student, a fight that ultimately resulted in the construction of Dudley High School in 1929. Tarpley served as the principal of Dudley High School from 1929 to 1965.⁵¹ Lucille was a teacher at Lincoln Junior High School.

2205 New Castle Road (BP – B)

Andrew W. and Jacqueline Williams House – c.1964

Contributing Building

The house has eight-over-eight wood-sash windows, a wood door in an inset vinyl-sided bay, and vinyl siding in the gables. A gabled, frame wing at the right rear (northeast) is sheathed with vinyl siding. A gabled, garage wing at the west elevation appears on the 1967 aerial photo. It has an overhead door on its south elevation. A prefabricated aluminum carport partially obscures the garage. The house was purchased by Andrew W. and Jacqueline Williams in 1964. Andrew was a professor at NC A&T and Jacqueline was a teacher at Dudley High School.

2207 New Castle Road (CH – A Hipped)

⁵⁰ Dr. Jo Evans Lynn, Ed.D. *A Place Where Success was Expected*. Greensboro, NC: This1Matters Foundation, 2021, 47.

⁵¹ "Teacher who Pioneered Black High School Dies," *Greensboro News & Record*, March 30, 1992, Updated January 25, 2015, https://greensboro.com/teacher-who-pioneered-black-high-school-dies/article_fb7e0b9a-d6d3-5198-b7ad-20f83c3fc5ce.html.

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Stroud Rental House – c.1965

Contributing Building

The house has vinyl windows throughout with vinyl aprons on the façade. A replacement door near the center of the façade has a matching door that is fixed in place. The site slopes to the rear (north) to reveal a basement level. The house was purchased by William C. and Mabel W. Stroud in 1965. The couple is not listed as residents, indicating that the house was rented to others. The first known occupant is William E. Banks, a case worker for the County Welfare Department, and his wife, Pattie E. Banks, in 1966.

2209 New Castle Road (BP – D)

Robert B. and Elda F. Duren House – c.1964

Contributing Building

The house has vinyl windows, vinyl siding on the front-gabled wing, vinyl aprons on the east end of the façade, and vinyl siding in the gables. A six-panel door is sheltered by an aluminum awning supported by decorative metal posts. Some original eight-over-eight wood-sash windows remain on the west elevation. County tax records date the house to 1964 and the 1963 city directory lists the house as “under construction.” Robert B. and Elda F. Duran purchased the house in 1964. Robert was an orderly at Wesley Long Hospital.

2210 New Castle Road (BP – B)

Robinson-Brown House – c.1965

Contributing Building

Projecting, front-gabled bays on the east and west ends of the façade differentiate this house from the other five-bay Ranch houses constructed in the Benbow Park development. Centered on each of these bays is a projecting, three-sided bay window. The house has vinyl windows throughout, vinyl siding below projecting bay windows in the front-gabled bays, and a modillion cornice across the façade. The six-panel door is centered on the façade in an inset bay sheathed with plywood. A gabled wing at the right rear (southwest) is sheathed with plywood and has an inset porch supported by wood posts on its east elevation. County tax records date the house to 1963 and the 1963 city directory lists the house as “under construction.” The house was purchased by Leonard H. and Winnie Robinson in 1963. Leonard was a dean at NC A&T and Winnie was a teacher at Dudley High School. The couple sold the house to Perry J. and Juanita N. Brown in 1968. Perry was employed at Brown’s Funeral Home.

2211 New Castle Road (BP - D)

Julian S. and Ruth H. Plummer House – c.1965

Contributing Building

The house has eight-over-eight wood-sash windows throughout with paneled aprons and applied, flat-arch lintels on the façade. A replacement door is west of the front-gabled wing. The site slopes down to the rear to reveal a basement level. A prefabricated, frame shed stands southwest of the house. The 1964-1965 city directory lists the house as “under construction.” Julian S. and Ruth H. Plummer purchased the house in 1965. Julian was a teacher at Madison Adm Maydan Unit.

2212 New Castle Road (BP – D)

James W. and Minnie A. Lee House – c.1963

Contributing Building

The house has two-over-three horizontal-pane wood-sash windows on the front gable and two-over-two windows throughout the rest of the house, including flanking an eight-light picture window on the west end of the façade. It has a wood door, brick quoins, and vinyl siding in the

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gables. A side-gabled building at the rear (south) may be a garage, but was not visible from the street. Aerial photos indicate is connected to the house by a gabled roof. James W. and Minnie A. Lee purchased the house in 1963. James was employed at P. Lorillard Company.

2213 New Castle Road (BP – D)

Richard L. and Gladys W. Fields House – c.1963

Contributing Building

The front-gabled wing on the east end of the façade has aluminum siding and six-over-six wood-sash windows. A replacement door and twenty-four-light picture window flanked by four-over-four windows are on the west end of the façade. A shed-roofed, frame wing at the left rear (northwest) has composite wood siding. The site slopes down to the rear (north) to reveal a basement level. Richard L. and Gladys W. Fields purchased the house in 1963. Richard was special education director at Bennett College and Gladys was an instructor at NC A&T.

2214 New Castle Road (BP – B)

Mrs. Bernice D. Davis House – c.1962

Contributing Building

Located at the southwest corner of New Castle Road and Carlton Avenue, the house has six-over-six wood-sash windows throughout, vinyl siding in the gables, and a six-panel door in a vinyl-sided bay. A flat-roofed carport on the rear (south) elevation is supported by square posts. The house was purchased by Bernice D. Davis in 1962. Bernice was a counselor at Dudley High School. She sold the house to Frederick D. and Hyla B. Cundiff in 1971. Frederick was the deputy director of the City Board of Education and had previously lived on Curry Street within the district.

OXFORD STREET

703 Oxford Street (CH – A Hipped)

Willette Parker House – c.1966

Contributing Building

This modest, hip-roofed Ranch house is four bays wide and double-pile. The house has a brick veneer and two-over-two horizontal-pane wood-sash windows. A projecting, hip-roofed wing on the left (southwest) end of the façade has a fixed picture window flanked by two-over-two windows. To its right is a three-panel door that is sheltered by an inset porch supported by a decorative metal post with brackets. An integrated brick planter extends across the right (northeast) two bays of the façade. Willette Parker, a domestic worker, purchased the property in 1965 and likely constructed the house soon after.

Carport, c.1970

Contributing Structure

West of the house is a flat-roofed metal carport on metal posts.

705 Oxford Street – VACANT

Outbuildings on this parcel are described below with 707 Oxford Street.

707 Oxford Street

W. Clayton and Vivian R. Harrison House – c.1963

Contributing Building

This one-story, front-gabled Ranch house is more distinctly modern than other mid-century houses in this area. The house is two bays wide and four bays deep. It has a brick veneer with a prominent brick chimney in the front gable. To the right (northeast) of the chimney is a one-light,

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fixed picture window. To the left (southwest) of the chimney is an inset entrance bay with a replacement door and sidelights. An engaged carport extends the full depth of the left elevation and is supported by decorative metal posts on a low brick knee wall. An integrated brick planter extends the depth of the knee wall on its left side. An enclosed storage area at the rear west corner of the carport is covered with vertical wood sheathing. There is flush sheathing in the front gable and vinyl windows on the side elevations. West of the house, on an adjacent parcel, is a prefabricated metal carport, a prefabricated metal shed, a prefabricated frame shed, and a frame garage. Clayton and Vivian Harrison purchased the property in 1960. County tax records date the house to 1963 and the 1963 city directory lists the house as “under construction.” Harrison was a mechanic at Dixie Sales and his wife, Vivian, was a telephone operator at NC A&T.

Garage (705 Oxford Street), c.1970

Contributing Building

West of the house is a front-gabled, frame garage with vinyl siding and vinyl windows.

709 Oxford Street (CH – A)

David and Annie L. Graham House – c.1958

Contributing Building

This one-story, side-gabled Ranch house is four bays wide and double-pile. It has a brick veneer, flush eaves, vinyl windows, including a triple window on the south end of the façade, and an interior corbelled brick chimney. An integrated brick planter is located below the triple window. A solid wood door is accessed by an uncovered brick stoop. David Graham, a mail handler for Railway Express Agency, purchased the property in 1957 and county tax records date the house to 1958.

711 Oxford Street

Pilgrim Baptist Church – c.1965

Contributing Building

Located at the southwest corner of Oxford Street and Curry Street, this one-story, front-gabled, brick church features elements of the Colonial Revival and Modernist styles. It is one bay wide and four bays deep. The church has a running-bond brick veneer, three-light metal-framed jalousie windows on the side elevations, and deep eaves on the façade only. Paired solid wood doors on the façade have blind sidelights and wood panels (perhaps boarded windows) extend from the doors all the way up to the roofline. The entrance is sheltered by a gabled projecting of the main roofline that is supported by tall square columns. The steeple has a two-part square base. A basement-level entrance is located on the right (northeast) elevation. A sign in front of the church gives a founding date of 1955. The church purchased the property in 1962 and the 1965 city directory list the building as “under construction.” It was occupied by the Pilgrim Baptist Church beginning in 1966.

801 Oxford Street (CH – A Hipped)

Sidney W. and Corrine A. Byrd House – c.1959

Contributing Building

The house has a brick veneer, vinyl windows, and a six-panel door. A picture window is south of the entrance, and both are sheltered by a hip-roofed porch supported by square posts. An original shed-roofed wing is at the left rear (southwest) and a hipped wing extends from the center of the rear (west) elevation. A prefabricated shed stands northwest of the house. Sidney W. and Corrine A. Byrd purchased the house in 1959. Sidney was a machine operator at P. Lorillard.

802 Oxford Street

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Vance E. and Josephine A. Gray House – c.1956

Contributing Building

One of a small number of houses in Clinton Hills that does not fall into the typologies, this house features Modernist detailing including exposed purlins in the gable ends and clerestory windows in the south gable. The one-story house is three bays wide with an asymmetrical, side-gabled roof. A six-panel door is located near the center of the façade and flanked by paired windows in vinyl sided bays. The siding indicates that the windows may have originally been larger. Windows on the north elevation of the main house and a gabled rear wing have paired vinyl slider windows. The house was constructed for Vance E. and Josephine A. Gray purchased the property in 1956. Vance was Dean of Students at NC A&T and Josephine was a clerk at NC A&T.

Garage, c.2012

Noncontributing Building

Southeast of the house is a front-gabled, frame garage with vinyl siding.

803 Oxford Street (CH – A)

Charlie A. and Caroline H. Ramsey House – c.1959

Contributing Building

The house has a brick veneer, vinyl windows, and vinyl siding in the gables. The six-panel door is sheltered by an aluminum awning. South of the entrance is a fixed window above a sided apron. A prefabricated, frame shed stands southwest of the house. Charlie A. and Caroline H. Ramsey purchased the house in 1959. Charlie was the head waiter at Greensboro Country Club and Caroline was a pantry worker at the Greensboro Country Club.

804 Oxford Street (CH – A Hipped)

James W. and Cornelia R. Michael House – c.1958

Contributing Building

The house has a brick veneer, two-over-two horizontal-pane wood-sash windows, and deep eaves. A three-panel door near the south end of the façade is sheltered by a two-bay-wide, hip-roofed porch supported by decorative metal posts. To the south of the entrance is a picture window flanked by two-over-two windows. James W. and Cornelia R. Michael purchased the house in 1958. James was a machine operator for P. Lorillard Co. and Cornelia was a clerk at Cone Hospital.

Carport, c.1965

Contributing Structure

Southeast of the house is a two-car, front-gabled, frame carport supported by metal posts and with composite siding in the gable.

805 Oxford Street (CH – C)

Wallace M. and Bessie B. Myrick House – c.1959

Contributing Building

The house has brick veneer, vinyl windows, and vinyl siding between the south two bays of the façade. The north two bays are vinyl sided and include a replacement door and paired, fixed windows. Wallace M. and Bessie B. Myrick purchased the house in 1959. Wallace was a waiter at Nuckle's Drive-in and Bessie was a nurse at L. Richardson Memorial Hospital.

806 Oxford Street (CH – C)

Chesnutt-James House – c.1958

Contributing Building

The house has a brick veneer, vinyl siding in the gables, and stone veneer on the upper one-fourth of the north end of the façade. The south two bays of the façade include a six-panel door and triple fixed windows with a brick planter below. A gabled ell extends from the left rear

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(northeast). A prefabricated frame shed is southeast of the house. James W. and Carolyn L. Chesnutt purchased the house in 1958. James was a chef at Riche's Restaurant and Carolyn was a helper at Riche's Restaurant. In 1961, the Chesnutts sold the house to John H. Jones, a policeman at NC A&T, and his wife, Louise Jones, a stenographer at NC A&T.

807 Oxford Street (CH – A Hipped)

Camfield-Troxler House – c.1959

Contributing Building

The house has a brick veneer, vinyl windows, and deep eaves. A solid wood door has a narrow, three-light sidelight and is accessed by an uncovered brick stoop. William and Catharyne Camfield purchased the house in 1959. William was employed with the US Air Force. The Camfields sold the house to Alfred, an employee at P. Lorillard, and Edith Troxler in 1963.

808 Oxford Street (CH – A)

Branton and Lucille J. Peterson House – c.1958

Contributing Building

The house has a brick veneer, eight-over-eight wood-sash windows, and deep eaves. Windows on the façade have paneled aprons. A replacement six-panel door is accessed by an uncovered brick stoop. Double-hung windows are located on the north elevation where one-light awning windows are typical. Branton and Lucille J. Peterson purchased the house in 1958. Branton was an inspector and Lucille was a teacher at the Price School.

809 Oxford Street (CH – C Hipped)

Hairston-Smith House – c.1959

Contributing Building

Located at the southwest corner of Oxford and East Florida Streets, the house has a brick veneer with white brick veneer at the southeast two bays of the façade. It has vinyl windows on the side and rear elevations with one-light awning windows on the façade, including a group of nine one-light windows on the southeast end of the façade. The six-panel door is accessed by an uncovered brick stoop. A prefabricated aluminum carport is located southwest of the house. A concrete-block retaining wall extends along the sidewalk on East Florida Street. James R. and Louise D. Hairston purchased the house in 1959. James was employed by the U. S. Air Force and Louise was a teacher at Dudley High School. The Hairstons sold the house to S. C. and Angeline Smith in 1962. The Smiths, who lived on Ross Avenue, appear to have leased this house, as city directories list the resident as Mrs. Joselyn Boulware, a teacher at Lincoln Junior High School, beginning in 1964.

810 Oxford Street (CH – C)

Hubert W. and Rachel M. Taylor House – c.1958

Contributing Building

The house has a brick veneer with vertical vinyl siding on the upper one-fourth of the north end of the façade and the upper two-thirds of the south end of the façade. It has wood weatherboards in the gables. The entrance is accessed by a stuccoed stoop connected to a stuccoed planter that extends below paired fixed windows with operable awning windows below. A prefabricated shed stands southeast of the house. Hubert W. and Rachel M. Taylor purchased the house in 1958. Hubert was a lab assistant at Vick Chemical and Rachel was a public school teacher.

812 Oxford Street (CH – A)

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Alston-Gardner House – c.1958

Contributing Building

Located at the southeast corner of Oxford and East Florida Street, this house has a brick veneer and a four-light-over-four-panel door on the southeast end of the façade. The house has six-over-six and eight-over-eight wood-sash windows, including on the northeast elevation where one-light awning windows were typical. Windows on the façade have paneled vinyl aprons. A shed-roofed wing on the rear (southeast) elevation has vinyl siding. A prefabricated aluminum carport is southeast of the house. Rev. Percel O. Alston, director of Christian Education at the Congregational Christian Church, purchased the house in 1958 and occupied it with his wife, Maybelle H. Alston. In 1964, it was sold to Alexander B. Gardner, an associate professor at NC A&T, and his wife, Doris C. Gardner, an instructor at NC A&T.

ROSS AVENUE

820 Ross Avenue

St. James Presbyterian Church – 1957-1959; c.1969; c.2013 **Contributing Building**

Located on a large nearly 11-acre site on the south side of Ross Avenue and adjoining the west side of Bennett Street, the front-gabled church is set well back from the street with a deep grassy lawn at the front and parking at the right rear (southwest). The front-gabled sanctuary at the right (west) end of the building has a Roman-brick veneer and deep eaves at the front, prowed gable. A flat-roofed entrance wing centered on the façade was constructed after 2012. It has two pairs of doors on the façade separated by single sidelight and sheltered by a flat roof. The flat-roofed entrance is flanked by shed-roofed bays with fixed clerestory windows on the side elevations. Visible above the entrance bay, the center part of the façade is a wall of windows, flanked by projecting pilasters, that extends all the way up to the gable. The side elevations of the sanctuary are six bays deep. The front five bays have fixed stained-glass windows above with operable stained-glass awning windows below and vertical wood sheathing below the windows. The rear (south) bays of the side elevations are solid-core doors with single lights.

A side-gabled wing at the rear of the sanctuary projects beyond the sanctuary resulting in a T plan. The wing has fixed aluminum-framed windows and an interior brick chimney. The right (west) gable end has prowed eaves and paired doors with a flat-roofed awning above which is a vertical band of fixed windows that extend up to the gable. An entrance on the left (east) end of its façade has paired doors with wide, three-light sidelights.

A front-gabled wing was constructed on the left (east) end of the side-gabled wing between 1967 and 1970. It contains a fellowship hall and classrooms. It has prowed gables with vertical wood windows, separated by pilasters, that extend up to the gable. It has paired, fixed, aluminum-framed windows on the right and left elevations. An entrance on the west elevation of this wing is sheltered by a front-gabled roof, constructed after 2010. The roof is supported by full-height brick piers and shelters a later accessible ramp. An inset entrance bay at the southwest end of this wing is supported by brick piers.

According to the cornerstone, the church was organized in 1867. The first congregants, a group of about thirty people, met in a rented home on Forbis Street (now Church Street), before constructing a large sanctuary in that area before 1937. In 1954, the congregation sold that property to Duke Power. The current building, designed by African American architect W. Edward Jenkins, was constructed in 1959.

There is a prefabricated frame shed south of the church and a playground to its east.

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Bell Tower, 1959

Contributing Structure

East of the sanctuary is a tall, free-standing, cross-patterned, brick bell tower with concrete latticework at the top.

924 Ross Avenue

J. Cirt Jr. and Margaret Gill House – c.1953; c.1958 **Contributing Building**

The house was likely constructed by Miles Construction Company who sold the property to J. Cirt Gill, Jr. in 1953. When built, it was a typical three-bay, Minimal Traditional-style house with projecting gabled wing on the west end of the façade. However, the house was enlarged between 1955 and 1962 with an elongated, side-gabled wing on the east elevation. The main part of the house has a brick veneer, vinyl windows, and flush eaves. A solid door with one light is centered on the façade and sheltered by an inset porch at the northeast corner of the front-gabled wing. Vertical vinyl sheathing covers the east two bays of the original house. The side-gabled wing more than doubles the width of the house. It has a brick veneer and a band of clerestory windows on the façade that are flanked by large fixed-light window with operable awning sashes below. At the east end of the wing is an engaged carport supported by a square post at the northeast and vinyl-sided storage at the southeast. The carport has a prowd gable. Gill was an Elizabethtown, North Carolina native who earned a B. S. in Business Administration at NC A&T in 1938. He operated Gill's Grill in Elizabethtown (listed in Green Book from 1947-1955) from 1938 to 1948 before returning to Greensboro. Gill accepted a position as an "experimental disc jockey" at Mutual WGBG. The first full-time African American disc jockey in the area, Gill worked at the station from 1949 until his death in 1960. Gill's wife, Margaret, taught chorus at Lincoln Junior High School.⁵²

1000 Ross Avenue

Warmoth T. Sr. and Marece Gibbs House – c.1961 **Contributing Building**

This unassuming, side-gabled Ranch house was home to Warmoth T. Gibbs, fourth president of NC A&T. The house is five bays wide with a projecting, front-gabled wing on the east end of the façade. It has a brick veneer, vinyl slider windows, and a solid door with single light centered on the façade. The entrance is sheltered by an inset porch at the northwest corner of the front-gabled wing. The porch is supported by a decorative metal post. A gabled wing on the west elevation may have originally been an open porch, but is now enclosed with brick and grouped windows. The site sloped down to the rear (south) to reveal a basement-level garage on the east elevation. A brick wall extends from the northeast corner of the house, forming a retaining wall along the driveway.

The property was purchased by Warmoth T. Gibbs in 1959 and the Gibbs family is listed at this address beginning in 1962. Gibbs came to Greensboro in 1926 to take a position as Dean of men and instructor of Military Science at NC A&T. He rose through the ranks to become chairman of the Department of Social Science, director of Summer School and Extension Classes, and Dean of the School of Education and General Studies. In 1955, he was appointed the fourth president of NC A&T, serving in that role from 1955 to 1960. It was during Gibb's tenure that the school was fully accredited by the Southern Association of Schools and Colleges and under his

⁵² North Carolina African American Heritage Commission, "Gill's Grill," *Oasis Spaces: Green Book Project, African American Travel in NC, 1933-1966*, <https://aaahc.nc.gov/green-book/gills-grill>; Cirt Gill, "About Us," *Custom Music Production by Cirt Gill*, www.cirtgill.com/aboutus.html.

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leadership that four NC A&T students sat down at the Woolworths lunch counter in downtown Greensboro, sparking a sit-in movement that spread throughout the South. When city officials called on Gibbs to keep the students on campus he replied that, “we have no regulations to control students from going in and out. There are no gates or fences.” He is also credited with saying, in response to the sit-ins, “we teach our students how to think, not what to think.”⁵³

**1004 Ross Avenue
House – c.1996**

Noncontributing Building

This one-story, front-gabled house is three bays wide with a projecting, polygonal bay on the west end of the façade. It has vinyl siding and windows. An entrance is centered on the façade and sheltered by a two-bay, front-gabled porch supported by square posts. An entrance on the east elevation is accessed by an uncovered wood stair. County tax records date the house to 1996.

1006 Ross Avenue

Harvey R. and Esther B. Alexander House – c.1951

Contributing Building

This one-story, side-gabled, Minimal Traditional-style house is three bays wide with flush eaves typical of the style. It has a brick veneer on the façade with aluminum siding on the side elevations. It has vinyl windows throughout including a picture window flanked by double-hung windows to the west of the entrance. The six-panel door is centered on the façade and sheltered by a front-gabled porch supported by square posts. There is a wide, shed-roofed wing on the rear (south) elevation. An original, side-gabled wing on the east elevation has a gabled ell at its rear. This wing has vertical aluminum on the upper half of the façade with brick veneer below. Harvey R. Alexander, a teacher at NC A&T, purchased the property in 1951. Alexander is listed at this address, with his wife, Esther B. Alexander, a teacher at Palmer-Sedalia Institute, in 1953.

1008 Ross Avenue – VACANT

Outbuildings associated with the adjacent parcel at 1010 Ross Avenue extend onto this otherwise vacant parcel; they are described below with 1010 Ross Avenue.

1010 Ross Avenue

Robert L. and Alfreida Whitsett House – c.1950

Contributing Building

Typical of post-World War II construction, this one-story, side-gabled Minimal Traditional-style house has flush eaves and asbestos siding. The house is three bays wide with a gable over the west two bays of the façade. Centered on the façade is a one-light-over-three-panel door sheltered by a front-gabled porch supported by decorative metal posts. Windows on the façade are vinyl, but some six-over-six wood-sash windows remain on the side elevations. An entrance on the west elevation is sheltered by a two-bay porch supported by decorative metal posts. A shed-roofed porch at the southwest is also supported by decorative metal posts. The property was

⁵³ Nicholas Brown, “Gibbs Began Work to Enrich NC A&T in 1926,” *Greensboro News & Record*, January 12, 1991, Updated January 25, 2015, https://greensboro.com/gibbs-began-work-to-enrich-a-t-in-1926/article_7cf0679e-d065-5174-b795-4ebe819716ec.html; Donald W. Patterson, “Warmoth Gibbs, A&T Legend, Dies: ‘Greatest Aggie of them All,’” *Greensboro News & Record*, April 19, 1993, https://greensboro.com/warmoth-gibbs-a-t-legend-dies-greatest-aggie-of-them-all/article_f6a09def-45f0-5bbb-86e1-b58d1ef69907.html.

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purchased by Robert L. Whitsett, a mail handler, in 1950 and Whitsett is listed at the address in 1952 along with his wife, Alfreida.

Shed, c.2009

Noncontributing Building

Southwest of the house is a hip-roofed, frame shed with concrete-block foundation and vertical plywood sheathing. Aerial photos indicate the shed was built between 2008 and 2010.

Garage, c.1972; c.1990

Contributing Building

Southeast of the house is a front-gabled, frame garage with rolled asphalt sheathing. Aerial photos indicate the garage was built between 1970 and 1974. The garage was enlarged to the rear between 1986 and 1995, though the rear additions are not visible from the street.

1011 Ross Avenue

Lawrence O. and Mae R. Brown House – c.1950

Contributing Building

This one-story, side-gabled, Minimal Traditional-style house is two bays wide with asbestos siding and six-over-six wood-sash windows. A picture window on the east end of the façade is flanked by four-over-four wood-sash windows. An entrance on the east gable end is sheltered by a gabled porch supported by grouped square posts with diagonally braces between them. A shed-roofed wing at the rear (north) has vinyl siding. The property was purchased by Lawrence O. Brown in 1950. The 1952 city directory lists Brown, employed by Carter Fabrics, along with his wife, Mae, who worked at Ambrosia Cake Bakery.

Garage, c.1998

Noncontributing Building

A gabled, frame garage northwest of the house has vinyl siding. Aerial photos indicate it was constructed between 1995 and 2002.

1012 Ross Avenue

Manuel-Williamson House – c.1954

Contributing Building

This one-story, hip-roofed Ranch house is narrower in form than Ranch houses of the 1960s. It is three bays wide with a projecting, hip-roofed wing on the west end of the façade. The house has a brick veneer, vinyl windows, and vertical aluminum siding around the east two bays of the façade. A solid door with three lights is centered on the façade and sheltered by a shallow, inset porch supported by a decorative metal post. There is a picture window to the east of the door with a brick planter below. The planter is sheltered by the same inset porch that shelters the entrance, supported by square posts on the east end. A low concrete-block retaining wall extends along the west side of the property. The property was purchased by Carl L. Manuel in 1954. Carl was an instructor at NC A&T and his wife, Nan P., was an assistant professor at NC A&T. Manuel sold the house to Clarence O. and Ivy B. Williamson in 1959. Clarence was a probation officer for the Guilford County Domestic Relations Court and Ivy was a manager for the Housing Authority.

Carport, c.1954

Contributing Structure

Southwest of the house is a front-gabled, frame carport supported by square posts. It appears on aerial photos as early as 1955.

1013 Ross Avenue

Leon G. and Barbara J. Wells House – c.1952

Contributing Building

This one-story, side-gabled, Minimal Traditional-style house is three bays wide with asbestos siding and two-over-two horizontal-pane wood-sash windows. There is a two-bay, front-gabled

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wing projecting from the west end of the façade. A four-light-over-four-panel door is centered on the façade and sheltered by an inset porch at the southeast corner of the front-gabled wing. The house has a shared driveway with the neighboring house at 1011 Ross Avenue. Northeast of the house is a gabled garage that appears on aerial photos as early as 1955. It is connected to the house by a covered walkway or shed-roofed wing and has a shed-roofed addition on its north side. Leon G. Wells purchased the property in 1944, though is not listed in city directories until 1952 when he is listed as funeral director at Smoots Funeral Home. His wife, Barbara, was a teacher at Dudley High School.

1014 Ross Avenue

James R. and Lillian W. Williamson House – c.1951 Contributing Building

This one-story, hip-roofed Ranch house is two bays wide with vertical vinyl sheathing and vinyl windows throughout. The façade features brick on the lower half, below a single window on the east and a boarded picture window flanked by four-over-four wood-sash windows on the west. A six-panel door is centered on the façade and sheltered by a hip-roofed porch supported by decorative metal posts. A low concrete-block retaining wall extends along the driveway on the west side of the house. The house may have been constructed by Miles Construction Company who sold the property to James R. Williamson in 1951. Williamson, a clerk at the post office, is listed at the address beginning in 1952.

Garage, c. 1962

Contributing Building

Southeast of the house is a gabled shed with vertical plywood sheathing. Aerial photos indicate it was constructed between 1955 and 1967.

1015 Ross Avenue

Brown Rental House – c.1961

Contributing Building

This one-story, hip-roofed Ranch house has a brick veneer and vinyl windows. The four-bay-wide house matches the form of the adjacent house at 1017 Ross Avenue. It has a replacement door near the center of the façade and is sheltered by an aluminum awning on square posts. A shallow, hip-roofed wing extends from the right rear (northeast). The property was purchased by Perry J. and Juanita N. Brown in 1944, though tax records date the house to 1961. The house appears to have been constructed as a rental property with Mrs. Blanche D. Todd the first occupant in 1962.

1016 Ross Avenue

John B. and Edwina K. Murphy House – c.1951

Noncontributing Building

Constructed as a typical side-gabled, three-bay, Minimal Traditional-style house, this house was altered with the construction of a projecting, shed-roofed bay on the west end of the façade. The house has aluminum siding, eight-over-eight wood-sash windows, flush eaves, and an interior brick chimney. A four-light-over-four-panel door is centered on the façade and sheltered by a front-gabled porch supported by decorative metal posts. The shed-roofed wing has vinyl siding. A series of gabled and shed-roofed wings extend from the southeast and appear to connect to a previously free-standing gabled shed. The house may have been constructed by Miles Construction Company who sold the property to John B. Murphy in 1951. John Murphy was an associate professor at NC A&T and his wife was an instructor at NC A&T in 1952.

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1017 Ross Avenue

Brown Rental House – c.1961

Contributing Building

This one-story Ranch house is identical in form to the adjacent house at 1015 Ross Avenue, though with a side-gabled roof. The house has a brick veneer, vinyl windows, and a solid wood door sheltered by an aluminum awning. A prefabricated metal shed is north of the house. The property was purchased by Perry J. and Juanita N. Brown in 1944, though tax records date the house to 1961. The house appears to have been constructed as a rental property with Reverend Frederick S. Illick, pastor at Grace Lutheran Memorial Church, in 1962.

1018 Ross Avenue

Cynthia A. Holmes House – c.1951

Contributing Building

This one-story, side-gabled, Minimal Traditional-style house is three bays wide with vinyl siding and windows. It has a low gable over the east bay of the façade, an interior brick chimney, and a projecting bay window on the west end of the façade. Centered on façade is a four-light-over-four-panel door sheltered by a shed roof supported by decorative metal posts. The house may have been constructed by Miles Construction Company who sold the property to Cynthia A. Holmes in 1951. Cynthia A. Holmes, a public school teacher, in 1952.

1019 Ross Avenue

House – c.1990

Noncontributing Building

This one-story, front-gabled, frame house was constructed between 1986 and 1995. It is three bays wide with vinyl siding and one-over-one wood-sash windows. A six-panel door near the center of the façade is sheltered by a two-bay, front-gabled porch supported by square posts. The porch floor extends across the west half of the façade as an uncovered deck. An entrance on the west elevation is sheltered by a narrow, inset porch supported by a square post.

1100 Ross Avenue

Bertrand A. and Mae C. Hall House – c.1960

Contributing Building

Located at the southeast corner of Ross Avenue and South Benbow Road, this one-story, side-gabled Ranch house is four bays wide and double-pile. It has a brick veneer, vinyl windows, and vinyl siding in the gables. Windows on the east end of the façade are high on the wall with vinyl siding between them. An entrance near the center of the façade features paired three-panel doors sheltered by an inset porch supported by square posts. West of the door, a triple window is also sheltered by the inset porch. The porch has a screen of vertical boards on the east elevation and the roof above the triple window is cut out. A side-gabled carport on the west gable end of the house is supported by a louvered wood wall on the west elevation.

The property was purchased by Bertrand Hall in 1944. Floor plans obtained by the current owner indicate the house was designed and constructed by Hiatt Homes. Because the plans do not have a property address, owner name, or date on them, it can be assumed that this was a stock design prepared by the company. John Hiatt, a White contractor, is listed as the owner of Hiatt Homes and is credited with building more than 500 homes in the Greensboro area.⁵⁴ County tax records date the house to 1960 and Bertrand and Mae are listed at the address beginning in 1961. Beginning in 1938, Bertrand was an Agricultural Extension Agent for Guilford County, the

⁵⁴ “Modernism and the Civil Rights Movement,” *NC Modernist*, <https://www.ncmodernist.org/greensboro.htm>.

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fourth Black man to hold the position, which he did for 35 years. He retired in 1973 and in 1975 was appointed to the Guilford County Board of Commissioners.⁵⁵ Mae Hall was an interviewer for the State Employment Security Commission.

1102 Ross Avenue

Warmoth T. Jr. and Marie Gibbs House – c.1968 Contributing Building

This one-story, side-gabled Ranch house is five bays wide with a projecting, two-bay, front-gabled wing on the west end of the façade. The house has a brick veneer, vinyl windows, and a louvered vent in the front gable. Immediately east of the gable is an inset entrance bay featuring a six-panel door with one-light textured sidelights. A triple window is located east of the entrance.

The property was purchased by W. T. Gibbs, Jr. and his wife, Marie, in 1958, though county tax records date the house to 1967 and the address does not appear in city directories until after 1968. Warmoth Gibbs, Jr. was the son of Warmoth Gibbs, Sr., professor, dean, and fourth president of NC A&T. Warmoth Gibbs Jr. followed in his father's footsteps, becoming an associate professor at NC A&T in 1957, teaching English during Civil Rights movement. His wife, Marie, was an elementary school teacher. Since 1997, it has been owned by Superior Court Judge, Patrice Hinnant and her mother, Cordelia Hinnant. Hinnant was raised in the neighborhood, having grown up at 1011 Broad Avenue. She was educated at Spelman College and earned a law degree from North Carolina Central University. Hinnant worked in private practice and as an assistant public defender before serving for thirteen years as a District Court Judge for the 18th Judicial District. She was appointed to the 18th District Superior Court in 2009 where she served until her retirement in 2018.⁵⁶

1103 Ross Avenue

Samuel J. Jr. and Virginia K. Hodges House – c.1959 Contributing Building

This one-story, side-gabled Ranch house is four bays wide and double-pile. It has a brick veneer, vinyl windows, and an interior brick chimney. Vinyl siding is located on the upper one-third of the wall between the west two windows. An entrance near the center of the façade is accessed by an uncovered brick stoop. There is a paired window east of the door with an integrated brick planter below the window. A side-gabled carport on the east elevation is supported by square post and has enclosed storage at its rear. In 1958, Samuel J. Jr. and Virginia K. Hodges purchased the property from William A. Goldsborough and the couple is listed at the address beginning in 1960. Samuel was an alumnus of NC A&T, having earned a degree in agricultural education. By 1960, he was employed as an agronomist at NC A&T and his wife, Virginia, was a teacher in Sedalia, North Carolina. Virginia later taught home economics at Dudley and other area high schools. The couple raised five children in the house and were members at St. James Presbyterian Church where Samuel helped organize Civil Rights activities.⁵⁷

⁵⁵ "Bert A. Hall Papers, ca.1940-1985," Manuscript Collections, Greensboro History Museum, <https://archives.greensborohistory.org/wp-content/uploads/sites/2/pdf/MssColl-090-Hall.pdf>.

⁵⁶ Greensboro Bar Association, "Councilor's Corner," February 2, 2022, <https://www.greensborobar.org/newsletter/councilors-corner-2/>.

⁵⁷ Personal Communication with Christina Yongue (local resident) by Heather Slane and Cheri Szcodronski, March 2023, Greensboro, North Carolina.

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1105 Ross Avenue

Lewis C. and Elizabeth S. Dowdy House – c.1962

Contributing Building

Located at the northwest corner of Ross Avenue and Marlboro Drive, this one-story, side-gabled Ranch house is five bays wide and double-pile with Colonial Revival-style detailing. It has a brick veneer, two-over-two horizontal-pane wood-sash windows, a dentil cornice, and an interior brick chimney. The west bay projects under a front-gabled roof with a half-round vent in the gable. The two windows on that wing are sheltered by a pent roof supported by decorative metal posts. To the east of the projecting gable is a three-panel door with one-light sidelight. To its right is a twenty-light bow window. A later gabled ell at the right rear (northeast) has a carport supported by full-height brick walls. Lewis C. and Elizabeth S. Dowdy purchased the property from W. A. Goldsborough in 1961 and likely constructed the house soon after as county tax records date the house to 1962. Lewis and Elizabeth moved to Greensboro in 1951 where Lewis was an educator at NC A&T and Elizabeth taught in Greensboro public schools.⁵⁸ Lewis eventually became Dean of the School of Education at NC A&T and Dean of Instruction for the university. In 1964, at the height of the Civil Rights movement in Greensboro, Dowdy was inaugurated as the sixth president of NC A&T, and ultimately its first chancellor in 1972. He served during a period of tremendous growth for the school, leading the reorganization of programs to create the Schools of Education, Business and Economics, and the College of Arts and Sciences. The administration building on the campus of NC A&T was named for Dowdy in 1981, a year after his retirement.⁵⁹

**1204 Ross Avenue
House – c.2003**

Noncontributing Building

This one-story, front-gabled, house is three bays wide with a wide, front-gabled garage wing projecting from the east end of the façade. It has a brick veneer and vinyl windows, including a paired window with segmental-arch transom centered on the façade. Paired doors on the west end of the façade also have a segmental-arch transom and are sheltered by a front-gabled porch on brick piers with segmental-arch spandrel. The house, constructed in 2003, replaced an earlier house on the site that was demolished between 1995 and 2002.

1206 Ross Avenue

Matthew R. and Vashti S. Goodman House – c.1962

Contributing Building

Similar in form to the house at 1300 Ross Avenue, this one-story, side-gabled Ranch also has a two-bay, front-gabled wing on the east end of the façade. It has a brick veneer, vinyl windows, and an exterior brick chimney on the west gable end. A replacement door west of the front-gabled wing is sheltered by an inset porch supported by a decorative metal post. West of the entrance is a fifteen-light wood-sash bow window. A side-gabled garage wing extends from the west elevation with a single overhead door on its façade. The site slopes to the rear to reveal a partial basement level. The property was purchased by Matthew R. and Vashti S. Goodman in 1961 and county tax records date the house to 1962. Matthew was a clerk at the post office and Vashti was a teacher at Dudley High School.

⁵⁸ Obituary for Mrs. Elizabeth Smith Dowdy, Perry J. Brown Funeral Home, July 2019, https://localonlineobituaries.com/ArticObits/Obitsnew/Landing_Obituary.aspx?oid=158050.

⁵⁹ North Carolina Agricultural and Technical State University, "Dowdy Scholars Program: Lewis C. Dowdy," *Honors College at NC A&T*, <https://www.ncat.edu/honors/dowdy-scholars-program/dowdy-bio.php>.

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1207 Ross Avenue

Dr. William M. and Wilhelmina Hampton House – c.1956 Contributing Building

Located at the northwest corner of Ross Avenue and Ellis Street is this one-story, side-gabled Ranch house. The house is six-bays wide and double-pile with a brick veneer, vinyl windows, and an interior brick chimney. Vertical wood sheathing is located on the upper half of the west three bays of the façade and there are molded weatherboards in the gables. An inset entrance near the center of the façade has a solid wood door with three applied panels and one-light-over-one-panel sidelights. An integrated brick planter is located east of the entrance. A side-gabled garage bay on the west gable end of the house has two garage bays on the façade, each enclosed with vinyl windows and vertical wood sheathing. Grouped windows at the northwest corner of the garage indicate an open porch that was later enclosed. A gabled ell extends from the right rear (northeast) of the house.

Dr. William M. Hampton purchased the property from William A. Goldsborough in 1952 and the house was designed by local African American architect W. Edward Jenkins.⁶⁰ The 1955 city directory lists the house as “under construction.” William M. Hampton was a physician and his wife, Wilhelmina, worked as a receptionist in his office. Hampton was elected to Greensboro’s City Council in 1951, the first African American to be elected to the council. He was reelected in 1953 and in 1955 was appointed to the Greensboro Board of Education.⁶¹ After Hampton’s death in 1960 and the death of Juanita Goldsborough in 1971, Wilhelmina Hampton married neighbor William A. Goldsborough.

1208 Ross Avenue

Edward D. and Henrietta H. Hargrove House – c.1959 Contributing Building

The one-story, hip-roofed Ranch house is five bays wide and double-pile. It has a brick veneer, stacked one-light awning windows, and an interior brick chimney. An inset entrance bay is centered on the façade and covered with vertical wood sheathing. It has a replacement door. A projecting, hip-roofed bay to the west of the entrance has a large, three-part picture window and an integrated brick planter at its front. To the west of the bay is a nine-light round window. Paired and triple windows on the east end of the façade and on the east elevation are separated by vertical wood panels. A hip-roofed wing at the right rear (southwest) is covered with vinyl siding. A concrete-block retaining wall extends along a driveway east of the house. The driveway accesses a basement-level garage on the east elevation. Edward and Henrietta Hargrove purchased the property in 1955 and county tax records date the building to 1959. Edward was an NC A&T graduate and a veteran of WWII. When the couple constructed the house, Edward was assistant professor of education and director of Veterans affairs at NC A&T and Henrietta was a teacher at the Lutheran College.

1300 Ross Avenue

Elister L. and Louise R. Peterson House – c.1967 Contributing Building

This one-story, side-gabled Ranch house is four bays wide with a two-bay, front-gabled wing on the east end of the façade. It has brick veneer, vinyl windows, vinyl siding in the gables, and an

⁶⁰ City of Greensboro, *Modernism and the Civil Rights Movement StoryMap*.

⁶¹ “William Hampton,” *Greensboro News & Record*, February 18, 2004, Updated January 24, 2015, https://greensboro.com/william-hampton/article_029ceddb-9fbb-5a44-be77-9077542b46a3.html.

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interior brick chimney. A replacement door, just west of the front-gabled wing, is sheltered by a two-bay, engaged shed-roofed porch supported by decorative metal posts. An entrance on the east elevation is accessed by an uncovered brick stoop. A prefabricated aluminum carport is located at the basement level of the west elevation, concealing a basement-level garage. The property was purchased by Elister L. and Louise R. Peterson in 1964 and county tax records date the house to 1965 though the couple is not listed at the address until 1968. Elister and Louise were retired principal and teacher respectively, having been listed as such in the 1940 and 1950 federal censuses.

1301 Ross Avenue

William Edward and Gladys Jenkins House – c.1956 Contributing Building

Located at the northeast corner of Ross Avenue and Ellis Street, this one-story, side-gabled Ranch house has modernist details including a group of four fixed one-light windows on the west end of the façade, each with an operable awning window below. This half of the façade is inset, sheathed with vertical wood sheathing, and has an integrated brick planter below the windows. The windows and adjacent door are sheltered by an inset porch supported by square posts. Two-over-two horizontal-pane wood-sash windows are located on the east end of the façade and the side elevations. The house has an interior brick chimney and vinyl siding in the gables. A wide, gabled ell at the left rear (northwest) connects to a gabled carport that faces Ellis Street. An inset screened breezeway extends along the west elevation of the ell, supported by square posts. The carport is supported by full-height brick piers and has an enclosed brick storage area at the east end. W. Edward Jenkins was a graduate of NC A&T and a renowned African American architect who designed a number of houses and churches in the area. In 1953, Jenkins became the third Black architect to be licensed in the state of North Carolina.⁶² Jenkins purchased the property in 1956 and, while employed as an architect at Loewenstein-Atkinson, he designed and constructed this house for his family, listed at the address in 1957.

1302 Ross Avenue

Earl J. and Virginia D. Johnson House – c.1966 Contributing Building

This Split-Level house has a three-bay, two-story, asymmetrical-front-gabled wing on the east and a one-story, one-bay, side-gabled wing on the west. It has a brick veneer, vinyl siding on the upper level of the two-story wing, and two-over-two horizontal-pane wood-sash windows throughout. The westernmost bay of the front-gabled wing is an inset entrance bay with paired six-panel doors with one-light sidelights. The entrance is sheltered by the asymmetrical roof supported by square columns on brick piers. An integrated brick planter is located east of the entrance with a basement-level pictures window flanked by three-light windows on the east end of the façade. There is a brick chimney on the rear (south) elevation and an inset porch supported by square posts at the southeast corner of the one-story wing. Earl J. and Virginia D. Johnson purchased the property in 1965 from the Brown Construction Company of Greensboro, who may have constructed the house. Earl was employed at Shamrock Corporation and Virginia was a janitor for Wachovia Building Maintenance in 1967, the first year the couple appears at this address.

⁶² NC State University Libraries, "Jenkins, W. Edward (1923-1988)." *North Carolina Architects & Builders: A Biographical Dictionary*. <https://ncarchitects.lib.ncsu.edu/people/P000349>.

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1303 Ross Avenue - VACANT

The house on the adjacent parcel (1305 Ross Avenue) extends onto this otherwise vacant parcel.

1304 Ross Avenue - VACANT

1305 Ross Avenue

John W. and Ann L. Sprueil House – c.1964

Contributing Building

Located at the east end of Ross Avenue, this one-story, hip-roofed Ranch house is six bays wide and double-pile with a brick veneer and eight-over-eight wood-sash windows throughout. A projecting, hip-roofed bay near the center of the façade has four double-hung windows. East of the bay, a two-light-over-four-panel door is accessed by an uncovered brick stoop that has been obscured by a wood accessible ramp. At the west end of the house is an engaged, screened porch. The site slopes to the north and east to reveal a basement-level garage on the east elevation. The property was purchased by John W. and Ann L. Sprueil in 1959. They are first listed at the address in 1964 when John was listed as an employee of McRae Taxi and Ann was the assistant director of Metropolitan Day Nursery.

SOUTH SIDE BOULEVARD

1700 South Side Boulevard (CH – A)

Robert C. and Bernette A. Townsend House – c.1959

Contributing Building

This one-story, side-gabled, brick Ranch house is located on a slight rise at the southwest corner of South Side Boulevard and East Florida Street, the house is four bays wide and double-pile with vinyl windows. Windows on the southeast end of the façade have paneled aprons. A six-panel door near the center of the façade is accessed by an uncovered brick stoop. West of the entrances is a picture window flanked by one-over-one windows. A prefabricated shed is southeast of the house. The house was sold to Robert C. and Bernette A. Townsend in 1958. Bernette was a factory worker at P. Lorillard.

Carport, c.2005

Noncontributing Structure

Southwest of the house is a flat-roofed metal carport supported by metal posts.

1702 South Side Boulevard (CH – A Hipped)

James A. and Hattie C. Patterson House – c.1956

Contributing Building

Located at the northwest corner of South Side Boulevard and Bellaire Street, the house has a brick veneer with pink brick at the upper one-half of the northwest two bays of the façade. It has vinyl windows throughout. A six-panel door with three-light sidelight is sheltered by a shallow metal canopy supported by decorative metal posts. A shed-roofed, frame wing spans much of the rear (southwest) elevation. A prefabricated, frame shed stands west of the house. The house was sold to James A. Patterson, a clerk at the post office, and his wife, Hattie C. Patterson in 1956.

Carport, c.1990

Noncontributing Structure

South of the house is a front-gabled, frame carport supported by square posts.

1800-block South Side Boulevard – Undeveloped land (10 Parcels) Contributing Site

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Located on the east side of South Side Boulevard, this series of undeveloped lots, all owned by the City of Greensboro, include natural green space flanking a ravine. The ravine and green space extend from the land on East Florida Street and connect to Benbow Park at the southeast.

1800 South Side Boulevard (CH – A Hipped)

Elroy W. and Catherine Mozelle McAden House – c.1959 Contributing Building

The house has a brick veneer, vinyl windows, and a hip-roofed porch supported by square posts sheltering the northwest two bays of the façade. The porch, concealing an entrance and picture window in sided bays, has been enclosed with screens. A shed-roofed, brick wing spans the rear (southwest) elevation. The house was sold to Elroy W. and Catherine M. McAden in 1958. County tax records date the house to 1958 and the earliest known occupant is Elroy W. McAden, a custodian for the post office, in 1960. His wife, C. Mozelle, was a tech at L. Richardson Memorial Hospital.

Garage, c.1990

Noncontributing Building

Southwest of the house is a front-gabled, frame garage with wide weatherboards and paired batten doors on the west elevation, facing Bellaire Street.

Shed, c.1990

Noncontributing Building

South of the house and east of the garage, is a shed-roofed, frame building that is largely obscured by a fence. It has plywood sheathing and an entrance on the west elevation.

1802 South Side Boulevard (CH – A)

Bennie E. and Cathleen Hardins House – c.1958 Contributing Building

The house has a brick veneer, vinyl siding in the gables, and a combination of eight-over-eight and six-over-six wood-sash windows. An entrance near the center of the façade is sheltered by a front-gabled porch supported by decorative metal posts. A picture window flanked by six-over-six wood-sash windows is on the northwest end of the façade. A prefabricated metal shed stands southwest of the house. The house was sold to Bennie Earl and Cathleen Harding in 1958. Bennie E. Hardins was a mechanic at the City Housing Authority.

1804 South Side Boulevard (CH – A)

Winfred V. and Helen C. Cooke House – c.1959 Contributing Building

This one-story, side-gabled, brick Ranch house is located on a slight rise at the southwest corner of South Side Boulevard and Cambridge Street, the house is four bays wide and double-pile with vinyl siding in the gables, vinyl windows, and vinyl aprons on the façade. A six-panel door near the southeast corner of the façade is accessed by an uncovered brick stoop. A prefabricated shed stands north of the house. The house was sold to Winfred V. and Helen C. Cooke in 1958. Winfred V. Cooke as a machine operator at P. Lorillard Company and Helen was a teacher at Bluford School.

1902 South Side Boulevard (CH – A)

David C. and Velmon E. Virgo House – c.1956 Contributing Building

The house has brick veneer, two-over-two horizontal-pane wood-sash windows, and one-light awning windows on the northwest gable end. Vinyl siding is located on the left two bays of the façade, surrounding a picture window and replacement door. A brick planter is located below the picture window. The house was sold to David C. and Velmon Virgo in 1956. David died in 1957

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and, beginning in 1958, his widow, Mrs. Velmon E. Virgo was listed as the main occupant with Sarah, their daughter, living at the address and working as a teacher.

1904 South Side Boulevard (CH – A)

Ralph S. and Creola Isley House – c.1956

Contributing Building

The house has a brick veneer, vinyl windows, and vinyl siding in the gables. A replacement door is located near the center of the façade with a picture window flanked by double-hung windows to its southeast. The entrance is sheltered by a two-bay, front-gabled porch supported by decorative metal posts. A gabled ell extends from the left rear (south). A prefabricated shed stands south of the house. The house was sold to Ralph S. and Creola Isley, both employees at P. Lorillard Company, in 1956.

2000-block South Side Boulevard – Undeveloped land (15 Parcels) Contributing Site

Benbow Park extends along the south side of South Side Boulevard on a wedge-shaped parcel between South Benbow Road and Belcrest Drive. A natural ravine bisects the park, which has mature trees as well as trees that were planted along South Side Boulevard about 1990. The site includes land to the south that is owned by the City of Greensboro. While some of the parcels have addresses corresponding to Finley Street to the south, the lots are all contiguous with those lots facing South Side Boulevard.

The site was reserved for a park, shown as such on the 1959 plat of the area, likely because they area was unbuildable rather than as an effort to provide specific amenities for the residents. In the 1960s, the residents were responsible for clearing the land in preparation for a park. Women were tasked with grilling food for the men and children as they cleared trees and other foliage from the site. Only after the site was cleared did the City provide assistance with grading the site.⁶³ A concrete-paved basketball court just east of South Benbow Road was installed between 1967 and 1970. A bridge over the ravine, constructed between 1977 and 1986 makes the court accessible from South Side Boulevard. A modern play structure with separate swing structure was installed near the intersection of South Side Boulevard and Finley Street between 2002 and 2006. While the landscaping and play structures were added after the period of significance, the site has always been reserved for recreation, having been designated on the 1959 plat as “public park.”

2003 South Side Boulevard (CH – A)

Gary M. and Corine H. Hooker House – c.1960

Contributing Building

The house has vinyl windows throughout including flanking a picture window on the north end of the façade. A replacement door is accessed by a two-bay inset porch supported by a decorative metal post. The south bay is inset slightly under a lower roofline and there are vinyl slider windows on the east elevation. A prefabricated metal shed is east of the house. G. M. Jr. and Corine H. Hooker purchased the house in 1960. Gary M. Hooker was a bricklayer.

2005 South Side Boulevard (CH – C)

Wilbert W. and Helen V. Mitchener House – c.1960

Contributing Building

⁶³ Personal Communication with local residents by Heather Slane, September 10, 2020, Greensboro, North Carolina.

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The house has vinyl windows throughout including vinyl slider windows on the south end of the façade and a group of three vinyl double-hung windows near the center of the façade. A six-panel door on the north end of the façade is accessed by an uncovered stoop. An engaged carport on the north elevation is supported by a partial brick wall on the west elevation. It wraps around the north end of the façade as a shed-roofed porch supported by decorative metal posts. The gables and the rear (east) of the carport are covered with vinyl siding. Wilbert W. and Helen V. Mitchener purchased the house in 1960. Helen was a teacher at Florence School.

2007 South Side Boulevard (CH – A Hipped)

Essex C. and Aline S. Noel House – c.1960

Contributing Building

The house has vinyl windows throughout, vinyl aprons on the façade, and a projecting, hip-roofed bay on the façade. The six-panel door is sheltered by an inset bay supported by a decorative metal post. A hip-roofed wing at the right rear (southeast) is covered with vinyl siding. A prefabricated shed is northeast of the house. Essex C. and Aline S. Noel purchased the house in 1960. Essex C. Noel was a physician.

2103 South Side Boulevard

Cooley-Williams House – c.1959

Contributing Building

This one-story, side-gabled house is one of only a few in the Benbow Park development that do not align with the common typologies. The house is three bays wide with paired vinyl windows with vinyl aprons on the façade. A six-panel door is adjacent to the paired windows on the north end of the façade. Exposed purlins and clerestory windows are in the north gable end. An engaged, shed-roofed porch at the left rear (northeast) is supported by square posts on a brick knee wall. The south gable end features paired slider windows and exposed purlins. The house was sold to Reverend William Braxton Cooley, a librarian at NC A&T, and his wife, Iris H. Cooley, in 1960. The couple sold the house to E. M. Williams, an employee at Burlington Industries, and his wife, Frances Williams, in 1963.

2401 South Side Boulevard

L. Richardson Memorial Hospital No.2 – 1966

Contributing Building

Building and site descriptions are quoted from page nine of a 2018 Historic Eligibility Study prepared by MDM Historical Consulting, Inc. The exterior of the building does not appear to have been altered since the preparation of the descriptions.

The hospital stands on approximately twelve acres with a circular drive extending from South Side Boulevard to the front of the hospital. Grassy lawns and paved parking surround much of the building.

The hospital is a four-story, flat-roofed, concrete-framed building with a rectangular plan and single-story wings at the façade and east elevation. The concrete structure is evident at the broad, nine-bay façade and rear elevation, with concrete verticals and horizontals projecting slightly beyond the face of each elevation. The resulting rectangles are filled with precast concrete panels and fixed-sash metal windows with operable lower sash and metal spandrels painted white. The east elevation is a blind wall clad in red brick. The similarly clad west elevation additionally features a central bay slightly more than half the elevations' width. It holds bay windows of fixed-sash glass underscored by thick, continuous concrete spandrel. These windows occur at the upper three stories. The ground floor, in contrast, has a band of

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fixed-sash clerestory windows. A small flat-roofed structure with brick walls situated near the center of the roof houses the elevator shaft and mechanical equipment.

The building is simply detailed, and the front and rear elevations differ with the wing at the façade and at their canopied entrances. The shallow, single-story façade wing is east of the slightly off-center entrance. Projecting concrete ribs divide the wing across its width, otherwise clad in precast concrete panels. Windows pierce four panels toward the west end, and the entire wing has a heavy concrete cornice that was added sometime after 1975. A similarly heavy concrete canopy resting on squared brick columns projects from the front entrance, and the circular driveway passes beneath the canopy. The main entrance it shelters consists of two sets of double-leaf glass doors in extruded aluminum frames set into aluminum-framed glass curtain walls the width of the vestibule within. The rear entrance has a similar sheltering canopy but features circular poured concrete columns in contrast to the brick versions at the front.

The single-story wing at the east end of the building is concrete-framed and brick-clad with concrete coping; the brick cladding does not cover the concrete frame. Clerestory windows light the interior from the front and rear elevations. The east elevation is blind. Mechanical equipment on the roof of the wing is concealed inside a metal shed with vents at the façade. Metal canopies have been added across the back of the wing and at an original loading dock that is perpendicular to the wing.⁶⁴

Constructed in 1927, the first L. Richardson Memorial Hospital (north of the historic district), the first modern hospital in Greensboro to be constructed for the treatment of Black patients, was significantly overcrowded by the 1950s. Since the federal government would pay 55% of the cost of a new hospital and none of the cost of a renovation of existing facilities, in 1963 hospital trustees proposed building a new hospital on land immediately south of the newly developed Benbow Park neighborhood. A 21.5-acre site was purchased from Mr. and Mrs. J. Sam Johnson (though only 12.25 acres are associated with the hospital today) and plans were drawn by local architect, Adrian P. Stout. Permits were issued and ground broken for the \$2.5 million facility in 1964. The building opened for staff in May of 1966 and patients were moved from the other L. Richardson Memorial Hospital into the new 185-bed facility in June of 1966.

Residents of the historic district both worked at and were treated in this facility. However, the hospital faced challenges from the outset with low occupancy rates due in part to the success of the 1963 Simkins vs. Moses Cone lawsuit and the Civil Rights Act of 1964, both of which opened up White hospitals to Greensboro's Black population. The hospital ultimately closed in 1994 and the building was converted to an acute-care hospital that remains in operation today.

Power House, c.1966

Contributing Building

*Building description is quoted from a 2018 Historic Eligibility Study prepared by MdM Historical Consulting, Inc.*⁶⁵

The single-story, double-height power house, like the single-story wing of the hospital building, is clad in brick but reveals its concrete frame. A flat-roofed canopy supported by slender squared concrete columns spans the width of the power house, forming a porch at the front that wraps to the east elevation. An exterior brick stack rises on the east side of the building. Three sets of clerestory windows light the interior from the façade. The east and west elevations are blind

⁶⁴ MdM Historical Consultants Inc, "Historic Architecture Eligibility Study," Report ER-18-1311, North Carolina State Historic Preservation Office, Raleigh, North Carolina, 9.

⁶⁵ MdM Historical Consultants Inc, "Historic Architecture Eligibility Study."

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walls, and the rear elevation has three large equipment doors.

East of 2401 South Side Boulevard – VACANT

STEPHENS STREET

904 Stephens Street (CH – A)

Bowling-Harris House – c.1955

Contributing Building

The house has brick veneer and two-over-two horizontal-pane wood-sash windows on the west end of the façade. The east half of the façade and the side elevations have vinyl siding with vinyl slider windows in the west gable. A solid wood door on the east end of the façade is accessed by an uncovered stoop. West of the door is a picture window flanked by one-light casement windows. Nan W. Bowling purchased the home from Better Homes Inc. in 1955 and is listed as the occupant in 1956. Bowling sold the house to Mrs. Needa H. Harris in 1958. Bowling was a teacher at Lincoln Junior High School and Harris also taught in the public schools.

905 Stephens Street (CH – C)

John M. and Fredonia M. Russell House – c.1955

Contributing Building

Brick veneer extends across the second-from-the-left bay on the façade with vinyl siding covering the rest of the house. Awning windows have been replaced with vinyl sliders, but the other openings retain two-over-two horizontal-pane wood-sash windows. A replacement door is on the east end of the façade. To its west, a group of nine awning windows has been replaced with three double-hung windows, each with a fixed transom above. The grouped windows and entrance are sheltered by an aluminum awning on decorative metal posts. A prefabricated metal shed stands northeast of the house. John M. and Fredonia M. Russell purchased the home from Better Homes Inc. in 1955 and are listed as the occupants in 1956. John was a clerk at the post office.

906 Stephens Street (CH – C Hipped)

Caldwell Rental House – c.1955

Contributing Building

The house has vinyl siding and vinyl windows throughout. A triple window and replacement door are located near the east end of the façade, the latter sheltered by an aluminum awning. James Caldwell purchased the home from Better Homes Inc. in 1955, though appears to have rented the property as the house has at least five different occupants from 1956 to 1967 when Caldwell sold the house to Mary S. Ball.

Garage, c.1990

Noncontributing Building

Southeast of the house is a front-gabled, frame garage with composite wood siding and an overhead door on the north gable end.

907 Stephens Street (CH – C Hipped)

Matthews M. Patterson House – c.1955

Contributing Building

The house has vinyl siding and windows throughout. A solid wood door near the center of the façade is accessed by an uncovered stoop. East of the entrance is a group of three double-hung windows. Matthews M. Patterson, an agent at North Carolina Mutual Life Insurance, purchased the home from Better Homes Inc. in 1955 and is listed as the occupant in 1956.

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908 Stephens Street (CH – C)

Reverend Clarence C. Crawford House – c.1955 Noncontributing Building

This house was altered with the installation of a later brick veneer on the façade and the construction of an engaged carport on the east end of the house. The retains one-light wood-sash awning windows, including a group of nine windows near the center of the façade. A solid wood door is located east of the grouped windows. The carport, constructed before 1967, is supported by brick piers. Aluminum siding is located on the side elevations. A prefabricated frame shed with vinyl siding stands southwest of the house. Clarence C. Crawford purchased the home from Better Homes Inc. in 1955, though the house was initially occupied by William H. Robison. Beginning in 1960, the house was occupied by Reverend Clarence C. Crawford, pastor at Mount Pleasant Christian Church.

909 Stephens Street (CH – A)

Charles F. and Lucille Wike House – c.1955 Contributing Building

The house has vinyl siding and windows throughout, including double-hung windows flanking a picture window on the east end of the façade. The picture window and a solid door with one light to its west are sheltered by a two-bay, front-gabled porch supported by vinyl posts. A prefabricated shed stands northwest of the house. Charles F. Wike purchased the home from Better Homes Inc. in 1955 and is listed as the occupant in 1956. Wike was the supervisor at Griffin Baking and his wife, Lucille, was a production worker for the company.

Shed, c.2012 Noncontributing Building

Northeast of the house is a front-gabled, frame shed with plywood and metal sheathing.

910 Stephens Street (CH – D)

Welton and Roberta C. Judd House – c.1955 Contributing Building

The house retains brick veneer on the west bay of the façade, one-light wood-sash awning windows, including a group of nine windows near the center of the façade, and two-over-two horizontal-pane wood-sash windows. The remainder of the house has vinyl siding. A replacement door is located at the east end of the façade and is accessed by a full-width terrace with pierced brick knee wall at its west end. Welton and Roberta C. Judd purchased the home from Better Homes Inc. in 1955 and are listed as the occupants in 1956. Welton was a clerk at the post office.

911 Stephens Street (CH – A)

Troy J. and Kathleen H. Waddell House – c.1955 Contributing Building

One of only a few houses on this block with a brick veneer, the house has vertical vinyl siding only in the east two bays of the façade. It retains two-over-two horizontal-pane wood-sash windows and one-light wood awning windows. A replacement door near the center of the façade is accessed by an uncovered stoop. A picture window flanked by two-over-two windows is east of the entrance. A prefabricated, frame shed stands northeast of the house. Troy J. Waddell, a custodian at NC A&T, purchased the home from Better Homes Inc. in 1955 and is listed as the occupant in 1956.

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Charles P. and Lucille Williamson House – c.1955

Contributing Building

The house has aluminum siding, one-over-one windows, and a replacement door near the center of the façade. A picture window to the west of the entrance is flanked by one-over-one windows and both bays are sheltered by an aluminum awning. Charles P. and Lucille Williamson purchased the home from Better Homes Inc. in 1955 and the couple is listed as the occupants in 1956. Charles Williamson was a clerk at Justice Drug and Lucille was a bookkeeper at P. Lorillard Company.

Screened Pavilion, c.1981

Noncontributing Structure

Southwest of the house is a flat-roofed, frame screened pavilion. It is supported by square posts and the lower half of the walls are covered with plywood. Aerial photos indicate it was constructed between 1977 and 1986.

913 Stephens Street (CH – C)

James M. and Mary E. Hannah House – c.1955

Contributing Building

The house has asbestos siding and vinyl windows throughout. The west two bays of the façade feature vertical vinyl on the upper one-fourth of the walls, between the slider windows, and brick veneer on the lower three-fourths. A picture window near the east end of the façade appears to have been reduced in size with vertical vinyl in the lower part of the opening. A replacement door on the east end of the façade is accessed by an uncovered brick stoop. James Hannah purchased the home from Better Homes Inc. in 1955 and is listed as the occupant in 1956. James was a handler for the Railway Express Agency and Mary was a teacher at Grace Memorial Lutheran School.

914 Stephens Street

Luther Jr. and Audrey G. Raleigh House – c.1955

Noncontributing Building

This one-story, five-bay, side-gabled house has been significantly altered with the alteration of fenestration on the façade and side elevations, making its original type unknown. The house has vinyl siding and windows throughout. A replacement door on the west end of the façade is accessed by an uncovered stoop. Luther Raleigh, Jr. purchased the home from Better Homes Inc. in 1955 and is listed as the occupant in 1956. Luther was a salesman at Leader Broom Works.

915 Stephens Street (CH – C Hipped)

Doran and Rowena A. Earle House – c.1955

Contributing Building

This house retains one-light wood-sash awning windows and two-over-two horizontal-pane wood-sash windows throughout, including a group of nine windows near the west end of the façade. A brick planter is located below the grouped window. A solid door with applied panels is located on the west end of the façade and accessed by a concrete stoop and sheltered by a two-bay aluminum awning. An open, shed-roofed bay projects from the left rear (northwest). A prefabricated metal shed is northwest of the house. Doran Earle purchased the home from Better Homes Inc. in 1955 and is listed as the occupant in 1956. Doran was a police officer and Rowena was a packer at Greensboro Manufacturing.

916 Stephens Street (CH – C)

Nathaniel A. and Lizzie C. Villines House – c.1955

Contributing Building

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The house has vinyl siding and vinyl windows throughout including double-hung windows flanking a picture window near the east end of the façade. The replacement door is accessed by an uncovered brick stoop. Nathaniel A. and Lizzie C. Villines purchased the home from Better Homes Inc. in 1955 and the couple is listed as the occupants in 1958. Nathaniel was a machine operator at Metco Products.

917 Stephens Street (CH – A)

Thomas and Leola Pace House – c.1955

Noncontributing Building

The house has been altered with the enclosure of a window opening near the center of the façade. The house has vinyl siding and vinyl windows including flanking a picture window on the east end of the façade. A replacement door adjacent to the picture window is sheltered by a two-bay, front-gabled porch supported by square posts. A wide, gabled wing spans the rear (north) elevation. A prefabricated metal shed stands northeast of the house. Thomas Pace purchased the home from Better Homes Inc. in 1955 and is listed as the occupant in 1956. Thomas was employed by Bates Nitewear and Leola was a waitress at P. Lorillard Company.

918 Stephens Street

House – c.2012

Noncontributing Building

This one-story house was constructed between 2010 and 2014, replacing an earlier house on the site that was removed between 2002 and 2008. The side-gabled, four-bay house is oriented sideways on the lot, facing west with a gable end to the street. The house has vinyl siding and windows. An entrance on the west elevation is accessed by an uncovered brick stoop. The south two bays of the west elevation projecting slightly under a front-gabled roof. An entrance on the rear (east) elevation is also accessed by an uncovered brick stoop. A concrete-block retaining wall extends along the east side of the property and a prefabricated shed is southwest of the house.

919 Stephens Street (CH – D)

Caldwell P. and Mediewee Sharpe House – c.1955

Contributing Building

The house has vinyl siding with brick veneer on the lower one-half of the west bay of the façade and vertical wood in the upper half of that bay. It has two-over-two horizontal-pane wood sash windows and a replacement door on the east end of the façade. The door and a grouped, nine-sash window to its west are sheltered by an aluminum awning supported by decorative metal posts. A gabled ell at the left rear (northeast) has an interior brick chimney. A prefabricated metal shed stands northwest of the house. Caldwell P. and Mediewee Sharpe purchased the home from Better Homes Inc. in 1955 and is listed as the occupant in 1956. Caldwell was employed by Armour Fertilizer Works.

920 Stephens Street (CH – D)

Dorse B. T. Howell House – c.1955

Contributing Building

The house has vinyl siding and one-over-one wood-sash windows throughout, including flanking a picture window near the center of the façade. A six-panel door on the east end of the façade is accessed by an uncovered stoop. A prefabricated frame shed with plywood sheathing stands southwest of the house. Dorse B. T. Howell purchased the home from Better Homes Inc. in 1955 and is listed as the occupant in 1956. However, Howell sold the house in 1958, after which it

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appears to have been operated as a rental house. Beginning in 1960, the house was occupied by Edward K. Mikellas, employed by P. Lorillard Company.

921 Stephens Street (CH – A)

Louis E. and Eloise M. Canady House – c.1955

Contributing Building

The house retains asbestos siding with vertical plywood on the lower one-third of the façade and side elevations. It has vinyl windows throughout, including flanking a picture window on the west end of the façade. A replacement door near the center of the façade is accessed by a small wood deck. Louis E. Canady purchased the home from Better Homes Inc. in 1955 and is listed as the occupant in 1956. Louis was a graduate of NC A&T and a bodyman at Traders Chevrolet and Eloise was a teacher at Price School.

922 Stephens Street (CH – A)

Mack L. and Hattie B. Love House – c.1955

Contributing Building

The house has vinyl siding and windows throughout, including a triple window on the east end of the façade. A replacement door to the west of the window is accessed by an uncovered brick stoop. Mack L. and Hattie B. Love purchased the home from Better Homes Inc. in 1955 and the couple in 1956. Mack was employed at Southern Bakeries and Hattie worked at Camack's Barber Shop.

923 Stephens Street (CH – C Hipped)

Henry S. and Betty C. Burnett House – c.1955

Contributing Building

The house has vinyl siding and vinyl windows throughout, including double-hung windows that replaced the original awning windows. A group of nine windows on the west end of the façade has been replaced with a triple double-hung window with one-light windows below, replicating the nine-sash pattern. A six-panel door to the east of the grouped window is accessed by an uncovered brick stoop. A hip-roofed ell at the right rear (northeast), constructed between 1970 and 1974, has an exterior brick chimney on its east elevation. Henry S. Burnett purchased the home from Better Homes Inc. in 1955 and is listed as the occupant in 1956. Henry was a case worker at the County Welfare Department and Betty was a librarian at the Carnegie Library.

924 Stephens Street (CH – C)

Elliott M. and Lillie B. Barber House – c.1955

Contributing Building

Prowed eaves in the gable ends distinguish this house from others of the type. The house has a brick veneer and retains a group of nine one-light awning windows near the east end of the façade. A solid door with three lights is located east of the grouped window and accessed by a two-bay concrete terrace. Other awning windows have been replaced with vinyl slider windows. Elliott M. Barber purchased the home from Better Homes Inc. in 1955 and is listed as the occupant in 1956. Elliott was a plasterer and Lillie was a nurse at the County Health Department.

Garage, c.2018

Noncontributing Building

A steel-framed garage with metal sheathing and roof stands southwest of the house.

925 Stephens Street (CH – A)

John W. and Bernice T. Graves House – c.1955

Contributing Building

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The house has vinyl siding and windows throughout including vinyl windows flanking a picture window near the east end of the façade. A replacement door on the east end of the façade is accessed by a two-bay concrete terrace and sheltered by a shallow overhang of the side-gabled roof. John W. Graves purchased the home from Better Homes Inc. in 1955 and is listed as the occupant in 1956. John was a mail loader for the postal service and his wife, Bernice T., was a marker at Grant's.

926 Stephens Street

Charles A. and Marie R. Hinson House – c.1955; c.1990 Noncontributing Building

This one-story, hip-roofed house was constructed by Better Homes Inc. in 1955, but was heavily altered and enlarged between 1986 and 1995, obscuring the original form, materials, and details. The house has stone veneer on the lower half of the east end of the façade and on a projecting, gabled entrance bay. The remainder of the façade has plywood veneer and the side elevations have asbestos siding. A projecting hip-roofed wing on the west end of the façade has plywood sheathing and fixed one-light windows. A later, hip-roofed wing also extends from the southwest. Charles Hinson, a clerk at NC A&T, purchased the home in 1955 and is listed as the occupant in 1956.

927 Stephens Street (CH – C)

John H. and Octavia Smith House – c.1955 Contributing Building

The house retains high material integrity with original one-light wood-sash awning windows, a group of nine one-light wood windows at the east end of the façade and asbestos siding throughout. A solid door with three lights is located at the east end of the façade and accessed by an uncovered brick stoop. Vertical wood sheathing is on the upper one-third of the west two bays of the façade, between the awning windows. A prefabricated aluminum carport stands southeast of the house and a prefabricated frame shed is northeast of the house. The house was initially purchased by Girardeau Alexander in 1955, but was sold to John H. and Octavia Smith in 1956. John Smith, employed at P. Lorillard, died in April of 1962, after which his wife, Octavia H. Smith is listed as the primary occupant.

928 Stephens Street (CH – D)

William Leon and Della Hall House – c.1955 Contributing Building

The house features asbestos siding with the west two bays and west elevation sided in a different color. Brick veneer is located on the lower one-half of the east end of the façade. A group of nine one-light awning windows is centered on the façade with a replacement door to its east that is accessed by an uncovered stoop. Windows on the side and rear elevations are vinyl. William Leon Hall purchased the home from Better Homes Inc. in 1955 and is listed at the address in 1956. Beginning in 1957, the occupant was listed as Della Hall, William's widow. After Della's death in 1962, the house was operated as a rental property.

929 Stephens Street

Harold Lorenzo and Ruby R. Poole House – c.1970 Noncontributing Building

This two-story, side-gabled, Colonial Revival-style house, while constructed within the Period of Significance, is widely out of scale with the other houses on this block, which contains only one-story, speculatively built Ranch houses. The house is three bays wide and double-pile with a

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two-story, flat-roofed portico supported by fluted wood columns. A replacement door is centered on the façade and features decorative sidelights and a Colonial Revival surround with broken pediment. East of the entrance is a group of four fifteen-light wood casement windows. Other windows are double-hung. A one-story gabled wing spans the rear elevation. A brick and concrete retaining wall extends along the driveway west of the house. Harold Lorenzo Poole, a janitor at Burlington Industries, purchased a home on the property from Better Homes Inc. in 1955 and is listed as the occupant in 1956. Ruby was a maid at Sister of Charity. While an earlier house may be at the core of the building, aerial photos indicate the current form was constructed about 1970.

930 Stephens Street (CH – A)

Jethro and Fannie W. Parsons House – c.1955

Contributing Building

The house has vinyl siding, but retains two-over-two horizontal-pane wood-sash windows, including two-over-two windows flanking a picture window on the west end of the façade. A replacement door adjacent to the picture window is accessed by a wood deck. Awning windows on the east elevation have been replaced with vinyl slider windows. Jethro Parsons, a press operator at Western Electric, purchased the home from Better Homes Inc. in 1955 and is listed as the occupant in 1956.

931 Stephens Street – VACANT

932 Stephens Street (CH – C)

Marvin and Doris Davis House – c.1955

Contributing Building

Vinyl slider windows have replaced original one-light awning windows except in the group of windows on the west end of the façade, that appear to have been altered with framing that is wider than is found on original windows in the district. The house has vinyl siding with brick veneer on the lower three-fourths of the east two bays of the façade. Adjacent to the grouped window is a four-light-over-four-panel door accessed by an uncovered brick stoop. A modern metal roof has been installed on the house and a wood deck extends from the right rear (southwest). Marvin Davis purchased the home from Better Homes Inc. in 1955 and is listed, with his wife Doris, as the occupant in 1956. Davis was employed by the Department of Public Works.

Garage, c.1998

Noncontributing Building

Southwest of the house is a front-gabled, two-bay, frame garage with vinyl siding. Aerial photos indicate it was constructed between 1995 and 2002.

933 Stephens Street (CH – C)

Clarence H. and Margaret W. Phillips House – c.1955 **Contributing Building**

The house retains aluminum siding with a single bay of brick veneer near the center of the façade. It has one-light awning windows and a group of nine one-light windows near the east end of the façade adjacent to a six-panel door. Two-over-two horizontal-pane wood-sash windows remain on the east gable end. A shallow shed-roofed bay extends from the right rear (northeast). Clarence Phillips, a supervisor for the City Board of Education, purchased the home from Better Homes Inc. in 1955 and is listed, with his wife, Margaret W., a teacher at Lincoln Junior High School, as the occupant in 1956.

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Carport, c.1972

Contributing Structure

North of the house is a gabled carport supported by brick piers. It has aluminum siding in the gables and storage enclosed with brick along the north elevation. Aerial photos indicate the carport was constructed between 1970 and 1974.

935 Stephens Street (CH – C Hipped)

Ulysses J. and Katie M. Cozart House – c.1955

Contributing Building

The hip-roofed house retains one-light awning windows on the east end of the façade and a group of nine one-light windows on the west end of the façade, adjacent a replacement door. The house has aluminum siding and a two-bay aluminum awning sheltering the entrance and supported by decorative metal posts. A wide, gabled wing extends from the rear (north) elevation. An entrance on the west elevation of the wing is sheltered by a shed roof on square posts. A prefabricated shed stands northwest of the house. Ulysses J. and Katie M. Cozart purchased the home from Better Homes Inc. in 1955 and are listed as the occupants in 1956. Ulysses was employed by the Railway Express Agency.

Carport, c.1972

Contributing Structure

Located at the northeast corner of the lot is a gabled, frame carport on metal posts. Storage at the east gable end is enclosed with aluminum siding. Aerial photos indicate the carport was constructed between 1970 and 1974.

937 Stephens Street (CH – A)

James C. and Betty M. Hill House – c.1955

Contributing Building

This house has a brick veneer on the east half of the façade with vinyl siding covering the remainder of the house. Two-over-two horizontal-pane wood-sash windows remain, including flanking a picture window near the west end of the façade. Awning windows on the east gable end have been replaced with vinyl slider windows. A replacement door on the west end of the façade is sheltered by an aluminum awning on decorative metal posts that extends across a two-bay-wide terrace. A narrow, gabled ell extends from the left rear (northwest) and a shed-roofed carport was added to its west elevation between 1977 and 1986. Northwest of the house is a prefabricated, frame shed. James C. and Betty Hill purchased the home from Better Homes Inc. in 1955. James, a teacher at Mount Zion Elementary School, and his wife, Betty, are listed as the occupants in 1956.

939 Stephens Street (CH – A)

Van S. and Pearlina B. Allen House – c.1955

Contributing Building

This one-story, side-gabled, Ranch house is four bays wide and double-pile. It has vinyl siding and windows with a brick veneer on the lower one-half of the façade. A replacement door near the center of the façade is accessed by a brick stoop and sheltered by a fabric awning. A gabled wing extends from the right rear (northeast). Van S. Allen, a teacher at Bennett College, purchased the home from Better Homes Inc. in 1955 and is listed, along with his wife Pearlina, as the occupant in 1956.

Carport, c.1965

Contributing Structure

Northwest of the house is a flat-roofed metal carport on metal posts that has been partially enclosed with plywood. The carport appears on aerial photos as early as 1967.

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1102 Stephens Street (CH – A)

Mrs. Bannie M. Lomax House – c.1962

Contributing Building

This one-story, side-gabled Ranch house is four bays wide and double-pile with an original shed-roofed wing at the right rear (southwest). The house has a brick veneer, six-over-six wood-sash windows, an interior brick chimney in the west gable end, and flush eaves. A shallow cornice extends across the façade. A six-panel door near the center of the façade is accessed by an uncovered brick stoop. The property was purchased by Bannie Mary Lomax in 1961 and county tax records date the house to 1962. Mrs. Bannie Lomax is listed in city directories at this address beginning in 1963.

1104 Stephens Street

Elrod Rental House – c.1963

Contributing Building

This one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile. It has asbestos siding, vinyl windows that are paired on the façade, and vertical sheathing in the gables. A replacement door is centered on the façade and accessed by a concrete terrace. County tax records date the house to 1963 and aerial photos confirm its construction between 1962 and 1967. The property was purchased by T. Clyde and Julia P. Elrod in 1963, though appears to have been a rental property. T. Clyde Elrod (White) is listed as a contractor in the 1964 city directory. The first known occupant is Timothy Hoyle, an employee at Sears, and his wife, Joanne M., in 1964.

1106 Stephens Street

Smith Rental House – c.1964

Contributing Building

This one-story, side-gabled Ranch house is four bays wide and double-pile with a brick veneer and flush eaves. The house has six-over-six wood-sash windows and a front-gabled porch on square posts that shelters the entrance. County tax records date the house to 1964 and aerial photos confirm its construction between 1962 and 1967. The property was purchased by Calvin F. and Effie W. Smith (White) in 1959, though appears to have been a rental property. The first known occupant is George and Pearlie Gregory in 1964. George was employed by the U.S. Navy.

Shed, c.1998

Noncontributing Building

Southeast of the house is a gabled, frame shed with plywood sheathing. Aerial photos indicate the shed was constructed between 1995 and 2002.

1107 Stephens Street

Lewis T. and Dorothy L. Robinson House – c.1952

Contributing Building

This one-story, side-gabled Minimal Traditional-style house is three bays wide and double-pile with a shed-roofed wing at the right rear (northeast). The house has aluminum siding, six-over-six wood-sash windows, and an interior brick chimney. A six-panel door is centered on the façade and sheltered by a front-gabled porch on decorative metal posts. A picture window to the east of the entrance is flanked by two-over-two horizontal-pane wood-sash windows. A gabled carport on the west gable end is supported by decorative metal posts. Constructed by Brooks Lumber Company, the house was purchased by Lewis Robinson in 1952. County tax records date the house to 1952 and the first known occupants Lewis T. and Dorothy L. Robinson in 1953. Lewis was employed at Lewis Street Laundrette.

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1108 Stephens Street

Kerchner Rental House – c.1959

Contributing Building

This one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile with vinyl siding and windows. A replacement door is centered on the façade and sheltered by a front-gabled porch supported by square posts. The property, along with the adjacent property at 1110 Stephens Street, was purchased by Charles E. Kerchner (White) in 1958 and appears to have been constructed as a rental property. The house is listed as “vacant” in 1961. The first known occupants are James E. and Lila W. Young in 1962. James was employed in the lab of the City Water and Sewer and Lila was a maid for Dr. William A. Pressly.

1109 Stephens Street

Ulysses Moon House – c.1952

Contributing Building

This one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile, identical in form to the adjacent house at 1111 Stephens Street. It has aluminum siding, vinyl windows, and an interior brick chimney. A six-panel door is centered on the façade and sheltered by a shed-roofed porch supported by square posts. A shed-roofed bay on the west elevation includes an inset porch sheltering a six-light-over-three-panel door on that elevation. Constructed by the Brooks Lumber Company, the house was purchased in 1952 by Ulysses Moon, a serviceman at Hobart Sales and Service who is listed at the address beginning in 1953. In 1960, Moon sold the house to his siblings, Robert Frank Moon, a lab worker at Ready Mixed Concrete, and Odessa M. Moon, both of whom appear to have already been living with him.

1110 Stephens Street

Kerchner Rental House – c.1959

Contributing Building

This one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile. It has asbestos siding and vinyl windows. A two-light-over-four-panel door is centered on the façade and sheltered by a front-gabled porch supported by square posts. The property, along with the adjacent property at 1108 Stephens Street, was purchased by Charles E. Kerchner (White) in 1958 and appears to have been constructed a rental as occupants changed frequently and Kerchner never occupied the house himself. The first known occupant is Leshenger McIver, a plasterer, in 1960. From 1963 to 1966, the house was occupied by William Anderson. Beginning in 1967, the house was occupied by Mrs. Irene A. Taylor, an employee at Guilford Reweaving Service.

1111 Stephens Street

Wellmon and Louise A. Gill House – c.1952

Contributing Building

This one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile, identical in form to the adjacent houses at 1109 and 1113 Stephens Street. It has aluminum siding and boarded door and window openings. The entrance, centered on the façade, is sheltered by a front-gabled porch supported by square posts. A gabled bay on the west elevation includes an inset porch that has been enclosed with screens and plywood sheathing. The house, constructed by Brooks Lumber Company, was purchased by Wellmon Gill in 1952 and Gill is listed at the address beginning in 1953. Wellman was a porter at Betty Gay Shop and Louise was

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a maid at the same business. Beginning in 1964, the house was occupied by Rosie Johnson, though it remains owned by the Gill family today.

1112 Stephens Street

James Rental House – c.1958

Contributing Building

One of many Minimal Traditional-style houses on both sides of this block of Stephens Street, the one-story, side-gabled house is three bays wide and double-pile. The house has a concrete-block foundation, asbestos siding, two-over-two horizontal-pane wood-sash windows, flush eaves, and an interior brick chimney. A two-light-over-four-panel door is centered on the façade and sheltered by a front-gabled porch supported by square posts. An entrance on the east elevation is also sheltered by a small gabled porch on square posts. The house appears to have been constructed by Brooks Lumber Company and was operated as a rental property by Ashley S. James, a secretary of the Younts-DeBoe Clothing Company, and his wife, Dorothy B. James, who owned the property from 1958 to 1975. Early residents include Claude Patterson, a textile worker at Cone Mills, in 1960; John W. Smith, a painter, from 1962 to 1965; and Patrick A. Hargraves, a clerk at Greensboro Manufacturing, beginning in 1966.

1113 Stephens Street

James W. and Minnie A. Lee House – c.1953

Contributing Building

This one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile, identical in form to the adjacent house at 1111 and Stephens Street. It has vinyl siding, vinyl windows, and an interior brick chimney. A replacement door is centered on the façade and sheltered by a gabled porch supported by square posts. A shed-roofed bay on the west elevation includes an inset porch sheltering an entrance on that elevation. The house, constructed by the Brooks Lumber Company, was sold to James W. Lee in 1953. Lee was a dye feeder at Cone Mills, in 1955. Beginning in 1964, the house was occupied by Grady Sutton.

1114 Stephens Street

Brooks Lumber Company Rental House – c.1952

Contributing Building

Located at the southwest corner of Stephens Street and Marboro Drive, this one-story, side-gabled, Minimal Traditional house is three bays wide and double-pile. It has vinyl siding and windows including a triple window west of the entrance that likely replaced an original picture window. A replacement door is centered on the façade and sheltered by a front-gabled porch supported by square posts. A gabled wing on the east gable end has an inset porch supported by a square post. The property appears to have been constructed by the Brooks Lumber Company, who owned the house from 1951 to 1986 and constructed the other houses on the north side of this block of Stephens Street. County tax records date the house to 1950 and the house is listed as “vacant” in both 1953 and 1955. The first known occupant is Henry Green in 1954. It was occupied by J. Thomas Rogers, a chauffeur, from 1956 to 1961. Beginning in 1962, the house was occupied by Benjamin Jones.

1115 Stephens Street

Donnell and Landora Pearce House – c.1953

Contributing Building

The brick veneer and picture window differential this Minimal Traditional-style house from the others on this block. The one-story, side-gabled, three-bay house has aluminum siding on the

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upper two-thirds of the façade and in the gables with brick veneer below. The house has vinyl windows and an interior brick chimney. A six-panel door is centered on the façade and sheltered by a shed-roofed porch supported by decorative metal posts. A shed-roofed bay on the east elevation includes an inset porch supported by a decorative metal post and sheltering an entrance on that elevation. A near-full-width, gabled ell extends from the rear (north) elevation. An entrance on the east elevation of the ell is accessed by a brick terrace sheltered by an aluminum awning. The house was likely constructed by the Brooks Lumber Company, who sold the property to Donnell Pearce in 1953. The house is listed as “vacant” in the 1953 city directory with Donnell Pearce, a shipping clerk at Sears, listed at the address in 1954. Donnell and his wife, Landora Pearce, were divorced in 1963, after which Landora was the primary resident listed in city directories.

1200 Stephens Street

Willie L. and Alene C. Young House – c.1965

Contributing Building

Located at the southeast corner of Stephens Street and Marboro Drive, this one-and-a-half-story, side-gabled house has Colonial Revival details including a symmetrical façade with gabled dormers and a dentil cornice. The house is five bays wide and four bays deep with a brick veneer and vinyl siding in the gables. It has six-over-six and eight-over-eight wood-sash windows. An inset entrance bay is centered on the façade and has vertical wood sheathing and a replacement door with four-light-over-one-panel sidelights. Three gabled dormers on the façade each have vinyl siding and a single six-over-six window. There is an exterior brick chimney on the west elevation and paired windows in each gable. A gabled wing at the left rear (southeast) has an enclosed carport at its south end, accessed by Marboro Drive. The carport has been enclosed with vinyl siding and an overhead door on the west elevation, but retains a pierced brick screen wall on the south gable end. The property was purchased by Willie Leon and Alene C. Young in 1961. County tax records date the house to 1965 and the first known occupant is Willie L. Young in 1966. Willie was an instructor at Bennett College and Alene was a librarian at NC A&T.

1202 Stephens Street

Milton C. and Vilma Reid House – c.1965

Contributing Building

This one-story, hip-roofed Ranch house is six bays wide and double-pile. It has a brick veneer, one-light aluminum windows at the top of the wall, deep eaves, and an interior brick chimney. An inset entrance bay near the center of the façade has a solid door with a wide one-light sidelight. An inset bay centered on the east elevation has four windows. The west bay is an inset carport supported by decorative metal posts on a brick knee wall. A storage area at the left rear (southeast) corner of the carport is enclosed with wood sheathing. South of the house is a prefabricated, frame shed. The house may have been constructed by the Brown Construction Company, who sold the property to Milton C. Reid, a postal clerk, and his wife, Vilma Reid, in 1965. Aerial photos confirm its construction between 1962 and 1967.

Gazebo, c.2016

Noncontributing Structure

South of the house is a frame gazebo.

1204 Stephens Street - VACANT

1205 Stephens Street - VACANT

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1207 Stephens Street

Calvin F. and Gertrude N. Morrow House – c.1956 Contributing Building

Modernist detailing on this one-story, hip-roofed Ranch house includes paired awning windows along the top of the wall on the east end of the façade and east elevation. A group of nine one-light windows is located at the center of the façade to the east of the entrance, a solid door with three lights. The house has a brick veneer, though the bays containing the entrance and grouped window have vertical plywood sheathing. An integrated brick planter extends across the façade below the grouped window. The house has an interior brick chimney. A carport on the west end of the façade has been enclosed with vertical plywood sheathing and an overhead door, but retains a louvered wood wall on the west elevation. A prefabricated frame shed stands northwest of the house. Calvin F. and Gertrude N. Morrow purchased the property in 1955. County tax records date the house to 1956 and the first known occupant is Calvin F. Morrow, an instructor at NC A&T, in 1957. His wife, Gertrude, was a public school teacher.

1208 Stephens Street

Otis J. and Betty M. Sellers House – c.1965 Contributing Building

This rambling, seven-bay Ranch house has a brick veneer and a wide, fifteen-light bow window near the center of the façade. East of the window is an inset entrance bay with vertical wood sheathing and a solid door with three applied panels and a one-light sidelight. Small, fixed square windows are located on the west end of the façade. An integrated brick planter extends across the façade below the bow window and square windows. At the far west end is a garage bay with sixteen-panel overhead door. A prefabricated, frame shed stands southeast of the house. The house was likely constructed by the Brown Construction Company, who sold the house to Otis Jr. and Betty M. Sellers in 1965. County tax records date the house to 1965 and the first known occupant is Otis J. Sellers, a barber at Ponsett Barber Shop, in 1966. His wife, Betty, was a teacher at Hampton School.

1209 Stephens Street

P. Mack and Daisy R. Walker House – c.1956; c.1986 Noncontributing Building

This one-story, side-gabled, Ranch house was altered with the construction of a gabled rear wing that extends above the original ridgeline of the roof. The 1986 aerial photo seems to show construction and the carport to the northeast was also erected between 1977 and 1995. The house is five bays wide with a brick veneer and two-over-two horizontal-pane wood-sash windows. Centered on the façade is a group of three fixed one-light windows with operable awning windows below. West of the grouped windows is a six-panel door sheltered by a shed roof supported by square posts. An inset porch at the southeast corner of the house is also supported by a square post. The rear wing has vinyl siding. A lower-level, gabled carport at the right rear (northeast) corner of the house is supported by square posts. The property was purchased by P. Mack and Daisy R. Walker in 1955. County tax records date the house to 1956 and the first known occupant is P. Mack Walker, a teacher at Lutheran College, in 1957. Daisy Walker was a stenographer at NC A&T.

**1300 Stephens Street
House – c.2020**

Noncontributing Building

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Constructed on previously undeveloped land, this two-story, side-gabled house is three bays wide with vinyl siding and windows. A six-panel door is centered on the façade and sheltered by a front-gabled porch supported by square posts.

1301 Stephens Street

Virgil C. and Veda S. Stroud House – c.1956

Contributing Building

This one-story, side-gabled Ranch house is four bays wide and double-pile. It has a brick veneer, vinyl windows, and a replacement door near the center of the façade that is sheltered by a two-bay, inset porch supported by a decorative metal post. East of the entrance is a triple window. Two sets of paired windows on the west end of the façade are separated by vinyl siding. There is also vinyl siding in the gables. A gabled wing on the east elevation is likely an enclosed porch with vinyl siding and windows on a brick half wall. The property was purchased by Virgil C. and Veda S. Stroud in 1956. County tax records date the house to 1956 and the first known occupant is Virgil C. Stroud, a professor at NC A&T, in 1957.

1302 Stephens Street

House – c.2020

Noncontributing Building

Constructed on previously undeveloped land, this two-story, side-gabled house is three bays wide with vinyl siding and windows. A six-panel door is centered on the façade and sheltered by a front-gabled porch supported by square posts. A prefabricated, frame shed with plywood sheathing stands southeast of the house.

1304 Stephens Street - VACANT

1305 Stephens Street

Ms. Nellie M. Graves House – c.1965

Contributing Building

Located on the east end of Stephens Street, this one-story, side-gabled Ranch house is four bays wide with a projecting, two-bay, front-gabled wing on the west end of the façade. The house has a brick veneer, vinyl windows, and an interior brick chimney. An entrance near the center of the façade and a picture window to its east are sheltered by an inset porch supported by decorative metal posts. Paired windows in the front-gabled wing have vertical vinyl siding above them. Traditional vinyl siding is located in the side gables. The site slopes down to the east to reveal a basement-level garage on the east elevation. A prefabricated aluminum carport is located north of the house. The house may have been constructed by Brown Construction Company who sold the property to Nellie Graves in 1965. County tax records date the house to 1965 and the first known occupant is Nellie M. Graves in 1966.

1306 Stephens Street - VACANT

1307 Stephens Street - VACANT

TUSCALOOSA STREET

1023 Tuscaloosa Street

Mrs. Sylvia N. Heggie House – c.1961

Contributing Building

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This one-story, hip-roofed house is three bays wide with a projecting, hip-roofed bay on the east end of the façade. The house has a brick veneer with white Roman brick covering the west end of the façade and the south elevation of the hip-roofed bay. It has vinyl windows throughout, including vinyl windows flanking a picture window west of the entrance. A replacement door at the center of the façade is accessed by a brick terrace that spans the west two bays of the façade. An integrated brick planter extends across the east end of the façade, in front of the projecting bay. A frame wing at the northwest may be an enclosed porch. A prefabricated metal garage stands northwest of the house. The property was purchased by Sylvia N. Heggie in 1961 and she appears at this address in the 1962 city directory. Sylvia was a teacher at Palmer Memorial Institute (NR1988), a college preparatory and finishing school for upper class, African American students from across the country.

1101 Tuscaloosa Street

Clayton M. and Beulah E. Strickland House – c.1968 Contributing Building

This one-story, side-gabled Ranch house is four bays wide and double-pile with a brick veneer and vinyl windows. A six-panel door is located near the center of the façade, accessed by an uncovered stoop. High, paired windows are located east of the entrance and a group of three large double-hung windows is west of the entrance. A gabled ell extends from the northwest. Clayton M. and Beulah E. Strickland purchased the property, along with several adjoining lots to the east, in 1961. The couple sold the adjacent lots in the early 1960s and, by 1968, had constructed a house on this site. Clayton Strickland, an agent for Cumberland Courts, first appears at this address in the 1968 city directory with his wife, Beulah E. Strickland.

1103 Tuscaloosa Street

Reggie and Ethel P. McBroom House – c.1961 Contributing Building

This one-story, hip-roofed house has projecting, hip-roofed wings on the east end of the façade and the northwest corner of the house. It has a brick veneer and vinyl windows throughout, including a picture window flanked by double-hung windows on the west end of the façade. A brick terrace spans the west end of the façade below the picture window and a replacement door. A hip-roofed carport extends from the west elevation, supported by square posts on a brick curb. Reggie and Ethel P. McBroom purchased the property in 1961 and likely constructed the house soon after. The McBrooms appear at this address in the 1962 city directory. Reggie McBroom is listed as a machine operator, working in the construction trades, throughout the 1950s.

1105 Tuscaloosa Street

Clifton L. and Frances Quick House – c.1962 Contributing Building

Similar in form and detail to the adjacent houses at 1103 and 1007 Tuscaloosa, the house may have been constructed speculatively by Clayton Strickland, who owned the property previously. The front-gabled, brick house has a three-bay façade with the gable end facing the street. An entrance is centered on the façade and flanked by picture windows, each flanked by one-over-one windows. The house has vinyl windows throughout and vinyl siding in the gables. A side-gabled carport on the west elevation is supported by square posts on a brick knee wall. The carport roof extends across the west to bays of the façade as a shed roof sheltering the entrance. The shed roof is supported by decorative metal posts. The rear of the carport is enclosed and obscures a shed roofed wing at the northwest corner of the house and a gabled shed northwest of

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the house. The house is listed as “vacant” in the 1962 city directory. Clifton L. Quick, mechanic at International Harvester, purchased the property in 1962 and is listed at this address in 1963.

1106 Tuscaloosa Street

Providence Baptist Church - 1967, 1987, c.1995, 2007 Contributing Building

Located on multiple parcels that together measure about 3.5 acres, this Modernist-style church was completed in 1967 and enlarged with flanking side wings in 1987. The resulting one-story, front-gabled brick sanctuary is five bays wide with the bays separated by full-height brick pilasters. The center bay is inset and features paired, aluminum-framed glass doors within a full-height wall of stained-glass windows. The adjacent bays each have a single, narrow, full-height stained-glass window and the outer two bays are blind. The entrance is accessed by a wide, brick stair that is flanked by integrated brick planters. The east and west elevations are seven bays deep and sheltered by shed roofs. Rectangular stained-glass windows at the main level and clear-glass windows at the basement levels are separated by stuccoed spandrel panels. A square, brick bell tower at the southeast has panels of stucco that are centered on each elevation and extend above the flat roof as a cross-plan, stuccoed tower. An original two-story, flat-roofed education wing at the rear (south) has fixed, aluminum-framed windows with operable awning windows below.

The church was enlarged to the southeast in 1995 with the construction of a two-story, stair and elevator wing that is connected to the east elevation of the bell tower. Connected to this addition is a shallow gabled hyphen that connects to a large, front-gabled porte-cochere supported by full-height brick piers. A two-story, flat-roofed addition on the west end of the flat-roofed education wing features full-height glass walls on the façade and rear elevations. The walls have aluminum-framed panes and aluminum-framed glass doors. The addition connects to the 2007 Howard Allen Chubbs Family Enrichment Center. The building is a massive, gable-on-hip-roofed brick building with fixed aluminum-framed windows. The seven bay façade has bays separated by brick pilasters supporting a wide cornice.

According to the church website, the congregation dates to 1866 and the brick church they constructed in 1876 was the first brick church for Black congregants in North Carolina. It was updated and renovated several times before it was demolished in the early 1960s as part of Greensboro’s urban renewal efforts. The congregation met in a building on NC A&T’s campus until the current sanctuary, designed by local architect Clinton Gravely, was completed in December 1967. The Howard Allen Chubbs Family Enrichment Center, named for the pastor who served the congregation from 1966 until his death in 2015, was completed in 2007.

1107 Tuscaloosa Street

Elmo and Peggy C. Cobb House – c.1962 Contributing Building

Similar in form and detail to the adjacent houses at 1105 and 1003 Tuscaloosa, the house may have been constructed by Clayton Strickland, who owned the property previously. The one-story, hip-roofed Ranch house is three bays wide with picture windows flanking a centered entrance. Each picture window is flanked by two-over-two horizontal-pane wood-sash windows. The replacement door is sheltered by a two-bay, hip-roofed porch supported by decorative metal posts. The hip-roofed porch extends beyond the west elevation as a carport supported by square posts on a brick kneewall. The house has two-over-two horizontal-pane wood-sash windows throughout and an interior brick chimney. The house is listed as “under construction” in the 1962

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city directory, the same year it was purchased by Elmo and Peggy Ann Cobb. Elmo, a driver for Standard Supply, is listed at the address in 1963.

1109 Tuscaloosa Street

Mrs. W. H. Smith House – c.1966

Contributing Building

This one-story, hip-roofed Ranch house is three bays wide with a projecting, hip-roofed bay on the east end of the façade. It has vinyl windows on the façade, but retains two-over-two horizontal-pane wood-sash windows on the west elevation. A replacement door is centered on the façade and sheltered by an inset porch supported by decorative metal posts. An engaged, hip-roofed carport extends from the west elevation, supported by square posts. The property was sold to Willie Lee Smith in 1965. First known occupant is Mrs. W. H. Smith, a public school teacher, in 1966.

1111 Tuscaloosa Street

Whitt and Pauline Manley House – c.1968

Contributing Building

This one-story, hip-roofed Ranch house is four bays wide. It has a variegated brick veneer and vinyl windows throughout, including paired windows on the west end of the façade and a picture window flanked by double-hung windows on the east end of the façade. Near the center of the facade is a solid wood door with three applied panels. The entrance is sheltered by a two-bay, inset porch supported by decorative metal posts. The house has an interior brick chimney and two, hip-roofed wings at the rear (north). The property was purchased by Whitt and Pauline Manley in 1967. Whitt was a janitor at the Washington Street School.

Garage, c.1980

Noncontributing Building

Northeast of the garage is a front-gabled, frame garage with wide composite siding and an overhead door on the south gable end. Aerial photos indicate the garage was constructed between 1977 and 1986.

1115 Tuscaloosa Street

Marlow F. and Carrie M. Shute House – c.1967

Contributing Building

An inset carport on the west end of this one-story, side-gabled Ranch house, further elongates the five-bay façade. The house has a brick veneer and two-over-two horizontal-pane wood-sash windows. Near the center of the façade is an inset entrance bay with vertical wood sheathing. The solid wood door has a one-light sidelight and is accessed by an uncovered brick stoop. West of the entrance is a fifteen-light bow window. The carport on the west end of the façade is supported by decorative metal posts on a brick knee wall. Low brick walls flank a second driveway, which extends north of the house. The property was purchased by Marlow F. and Carrie M. Shute in 1965. The house is listed as “under construction” in 1966 with Marlow F. Shute listed at the address in 1967. Both Marlow and Carrie were instructors at Bennett College.

1117 Tuscaloosa Street

Mrs. Nellie L. Colvin House – c.1966

Contributing Building

Located at the northwest corner of Tuscaloosa Street and South Benbow Road, this one-story, side-gabled, Colonial Revival-style Ranch house is similar in form to the adjacent house at 1115 Tuscaloosa Street. The house is five bays wide and double-pile with a brick veneer, six-over-six wood-sash windows, a dentil cornice, and an interior brick chimney. Near the center of the

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façade is an inset entrance bay with vertical wood sheathing. The solid wood door has three applied wood panels and four-light sidelights. It is accessed by an uncovered brick stoop. West of the entrance is a fifteen-light bow window. An inset garage at the west end of the façade has been enclosed with sliding glass doors. Nellie Colvin purchased the property in 1945, though it was 1966 before the city directory lists the house as “under construction.” The first known occupant is Mrs. Nellie L. Colvin, who is listed as retired in the 1968 city directory.

1504 Tuscaloosa Street

Thomas R. and Colleen W. Murphy House – c.1956 Contributing Building

This one-story, side-gabled Ranch house is five bays wide and double-pile with a two-bay, side-gabled garage wing on the west elevation. The house has a brick veneer, one-over-one wood-sash windows, and an interior brick chimney. Centered on the façade is a solid door with three lights. West of the door is a nine-light picture window. There is vertical wood sheathing on the upper half of the east two bays of the façade. The garage wing features a window opening that has been enclosed with vertical wood and jalousie windows, indicating it may have been constructed as an open breezeway. The property was purchased by Thomas R. and Colleen W. Murphy in 1954 and county tax records date the house to 1955. Thomas, a clerk for the postal service, is listed at the address beginning in 1957.

1506 Tuscaloosa Street

Alfred C. Waddell House – c.1958 Contributing Building

Similar in detail, though narrower in form, than the adjacent house at 1504 Tuscaloosa, this one-story, side-gabled Ranch house may have been constructed by the same builder. The house is four bays wide with a brick veneer and one-over-one wood-sash windows. An inset entrance bay near the center of the façade has vertical wood sheathing and a replacement door. A nine-light picture window is located west of the entrance. Vertical wood is located on the upper one-third of the east two bays of the façade. The house has wide siding in the gables and an interior brick chimney. A projecting gabled bay extends from the rear (south) elevation. The property was purchased by Alfred C. Waddell in 1955 and county tax records date the house to 1956. However, Waddell, a clerk for the postal service, is not listed at the address until 1959.

1507 Tuscaloosa Street

William Streat House – c.1965 Contributing Building

Designed by African American architect William Streat as his personal residence, this Split-Level, Modernist-style building stands at the northwest corner of Tuscaloosa Street and Marboro Drive. The house has a one-story, side-gabled wing on the west and a two-story, flat-roofed wing at the east that extends along the rear (north) elevation as well. The one-story wing is four bays wide with the entrance inset at the east bay. The solid wood door with one-light sidelight is accessed by an uncovered brick terrace that extends across the right two bays of the wing and is encircled with a brick knee wall. Windows to the west of the entrance are paired, one-light, slider windows. An engaged carport on the west end of the wing is supported by full-height brick walls on the west gable end. The two-story wing on the east projects beyond the facade of the one-story wing. It has a brick veneer and paired slider windows on the first story. The second story, which overhangs the first on the façade and east elevations, is supported by purlins, has vertical wood sheathing and large, triple, slider windows. The two-story, flat-roofed brick wing at the

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rear has an exterior brick chimney on the east elevation and grouped windows. Paired sliding glass doors on the upper level of the rear elevation open to an elevated wood deck with a half wall that is sheathed with vertical wood.

Streat earned degrees from Hampton Institute and the University of Illinois. He began his career as a Professor of Architectural Engineering at NC A&T in 1949 and was later chair of the department. He worked as a structural consultant for local architect Edward Loewenstein from 1950 to 1952. In 1952, Streat became the second registered African American architect in North Carolina and the second African American to join the North Carolina Chapter of the AIA. Streat's wife taught at Bennett College.⁶⁶

Shed, c.1965

Contributing Building

Northwest of the house is a flat-roofed brick shed.

1600 Tuscaloosa Street

Thelmer and Hattie Siler House – c.1966

Contributing Building

Located at the southeast corner of Tuscaloosa Street and Marboro Drive, this one-story, hip-roofed Ranch house is four bays wide and double-pile with a projecting, hip-roofed bay near the center of the façade. The house has a brick veneer, vinyl windows on the façade, and original two-over-two horizontal-pane wood-sash windows on the west elevation. A picture window flanked by one-over-one windows is located on the projecting, hip-roofed bay. West of the bay is a replacement door accessed by an uncovered brick stoop. An overhead garage door is located on the west end of the façade. A hip-roofed ell at the right rear (southwest) also has a garage door on its west elevation, accessed from Marboro Drive. The site slopes to the rear (south) to reveal a partial basement level. Thelmer and Hattie Siler purchased the property from W. A. Goldsborough in 1960. County tax records date the house to 1966 and the family is shown at the address in 1967. Thelmer was a school teacher and principal, largely in his native Chatham County.⁶⁷ Hattie Siler was also a teacher.⁶⁸

1601 Tuscaloosa Street

Earle C. and Helen Horton House – c.1959

Contributing Building

Located at the northeast corner of Tuscaloosa Street and Marboro Drive, this one-story, side-gabled Ranch house is four bays wide with a two-bay, front-gabled wing on the east end of the façade and a gabled garage wing on the west elevation. The house has a brick veneer, two-over-two horizontal-pane wood-sash windows, and an interior brick chimney. An entrance to the west of the front-gabled wing has a solid wood door with applied panels and is accessed by an uncovered brick stoop. West of the entrance is a triple window. The two-bay garage wing features an overhead door and a wide window opening with grouped aluminum windows that may have originally been an open breezeway. A louvered cupola is centered on the ridgeline above the garage. Shallow, gabled bays project from the rear (north) elevation. A low brick retaining wall extends across the front of the property along the sidewalk. The property was purchased by Earle C. Horton in 1955. County tax records date the house to 1956, though Earle

⁶⁶ Personal Communication with Ramona Payne.

⁶⁷ Obituary for Thelmer Siler, *Greensboro News & Record*, July 30, 1995, Updated January 24, 2015, https://greensboro.com/obituaries/article_024fd358-0939-5ec1-ad4a-697803e999e2.html

⁶⁸ Personal Communication with Ramona Payne.

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and Helen were not listed at the address until 1960. Earle and Helen were employed as a principal and teacher, respectively.⁶⁹

1602 Tuscaloosa Street

James L. and Ramona Payne House – c.1964

Contributing Building

Typical of Ranch houses constructed throughout the area, this one-story, side-gabled Ranch house is five bays wide and double-pile with a brick veneer and stacked, one-light awning windows. A paneled door is centered on the façade in an inset bay that is sheathed with vertical wood. To the west of the entrance is a group of nine fixed and awning windows that together form a large picture window. Windows to the east of the entrance and on the east and west elevations are paired slider windows. James L. and Ramona Payne purchased the land from William A. Goldsborough in 1962 and likely constructed the house soon after. James was a teacher and, beginning in 1964, was principal at Caldwell Elementary School. Ramona, who earned a Master's degree from NC A&T in 1963, began her teaching career in 1959 at Bluford Elementary School. By the 1960s, she was teaching at Foust School. Ramona's father was a contractor at C. R. Strickland in Winston-Salem and constructed the house for the couple.⁷⁰

1603 Tuscaloosa Street

James E. and Melba Whitley House – c.1959

Contributing Building

This Split-Level house features a one-story, side-gabled wing at the west and a two-story, side-gabled wing on the east. The house has a brick veneer and vinyl windows throughout. The one-story wing features an entrance and picture window, both sheltered by an inset porch supported by decorative metal posts. There is an exterior corbelled brick chimney in the west gable that is partially obscured by a gabled sunroom with jalousie windows. The two-story wing is two bays wide with paired windows at each level and vertical wood sheathing in the gables. A one-story, side-gabled, garage wing on the east elevation is set back from the façade. It has a wide overhead door and window openings on the east gable end that have been infilled. James E. and Melba Whitley purchased the property in 1956, but are not listed at the address until 1960. James was a supervisor for the County Board of Education and Melba was a school librarian.⁷¹

1702 Tuscaloosa Street - VACANT

Integrity Statement

The South Benbow Road Historic District retains integrity of location, setting, design, materials, workmanship, feeling, and association. The Historic District retains its original street patterns and building setbacks, as well as a mature tree canopy. Individual buildings retain integrity of design, materials, and workmanship. Though replacement siding and windows are common in the district, the overall design and character of the houses remains, with few substantial alterations or additions. Additionally, only sixteen primary resources were constructed within the Historic District Boundary after ca. 1976, the end to the period of significance. Together the elements of the district retain sufficient integrity of design, materials, and workmanship to convey the district's historic feeling and association.

⁶⁹ Personal Communication with Ramona Payne.

⁷⁰ Personal Communication with Ramona Payne.

⁷¹ Personal Communication with Ramona Payne.

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Statement of Archaeological Potential

The South Benbow Road Historic District is closely related to the surrounding environment and landscape. Archaeological deposits and remnant landscape features such as road beds and paths, infrastructural remains related to the management of water, waste, and energy, filled-in privies and wells, debris that accumulated in the district from commercial and domestic activities, and structural remains which may be present, can provide information valuable to the understanding and interpretation of the district.

Archaeological remains likely present in the South Benbow Road Historic District include those related to mid-twentieth-century residences, churches, and hospitals in a predominantly African American part of the community. Information can be obtained from archaeological investigations to address topics significant in Greensboro's history, such as commerce, politics and government, and social history. Information concerning the character of daily life in the district, changes in the relationship between commercial and domestic space over time, as well as structural details and landscape use, can be obtained from the archaeological record. Therefore, archaeological remains may well be an important component of the significance of the South Benbow Road Historic District. At this time no investigation has been done to discover these remains, but it is likely that they exist, and these potential remains should be considered in any future development within the district.

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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.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
-

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- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

ETHNIC HERITAGE – BLACK
CIVIL RIGHTS
COMMUNITY PLANNING & DEVELOPMENT
ARCHITECTURE

Period of Significance

c.1946 – c.1976

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Better Homes, Inc. (builder)

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Brooks Lumber Company

Brown Construction Company (builder)

Gravelly, Clinton (architect)

Gray, Gerard (architect)

Hiatt Homes (builder)

Jenkins, W. Edward (architect)

Miles Construction Company

Miller, Edward C. (architect)

Stout, Adrian P. (architect)

Streat, William (architect)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The South Benbow Road Historic District is significant at the local level under Criterion A for Black Ethnic Heritage and Civil Rights as a significant concentration of properties that share historical associations with the advancement of African American Civil Rights in Greensboro. The district includes properties associated with prominent persons, such as the homes of individuals who were important leaders of significant organizations in the Civil Rights Movement, or who offered legal, social, or economic support of the Civil Rights Movement. Specifically, this primarily residential historic district was home to a number of well-known Black leaders, including Civil Rights attorney Kenneth Lee, North Carolina Supreme Court Justice Henry Frye, surgeon and Civil Rights activist Dr. Alvin V. Blount, and prominent architects W. Edward Jenkins and William Streat. Residents of the historic district participated in and supported the Civil Rights Movement in the city, including participating in Freedom of Choice as the first Black students to integrate White schools; participating in sit-ins and marches in downtown Greensboro and at North Carolina Agricultural and Technical State University; hosting Civil Rights leaders including Dr. Martin Luther King, Jr. and Jesse Jackson; and supporting student protestors by providing supplies for jailed students and posting bail fees. The district also includes an important strategy center, the home of J. Kenneth Lee, where Black leaders and attorneys frequently gathered to prepare Civil Rights litigation cases.

The district is also significant for Black Ethnic Heritage and Civil Rights as a representation of discrimination in housing. One of a number of early-to-mid-twentieth century neighborhoods formed in east Greensboro in response to the growth of North Carolina A&T University and Bennett College, both Historically Black Colleges and Universities (HBCUs), the district was developed as a consequence of, and in response to, systemic and de facto segregation in Greensboro. Though historic district residents were generally middle-class business owners and professionals, many of whom were associated with the nearby HBCUs as teachers, staff, and alumni, or who owned and operated businesses in the Black business district on East Market Street, the majority of the district was platted by White developers for Black residents in an effort to further reinforce and entrench housing segregation.

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The South Benbow Road Historic District is significant at the local level under Criterion A for Community Planning and Development. The district is comprised of several smaller developments, including Spaulding Park, Clinton Hills, and Benbow Park, which are connected by South Benbow Road, the main north-south thoroughfare through the district. The developments followed Olmstedian planning principles, common in early to mid-twentieth century residential developments, which called for curvilinear streets that follow the natural terrain, help slow traffic, and provide varied views as one moves through the area. The Clinton Hills portion of the district appears to be the first African American suburban development in Greensboro to utilize curvilinear street patterns.

The South Benbow Road Historic District is significant at the local level under Criterion C for Architecture. The district is primarily residential, but also includes a small number of religious and medical buildings. Resources are largely constructed in the Minimal Traditional, Colonial Revival, Period Revival, Ranch, Split-Level, and Modernist styles and forms. Colonial Revival-style details were sometimes applied to mid-twentieth-century houses in the historic district, generally on the speculatively built houses constructed by White developers. However, the near-complete absence of true Revival style buildings, in favor of forward-looking Modernist designs, is illustrative of a distinctly African American trend, a cultural preference to look to the future rather than romanticize the past. African American architects were at the forefront of Modernism in Greensboro, and several homes and churches in the district were designed by prominent African American architects, including W. Edward Jenkins, William Streat, and Gerard Gray.

The period of significance for the historic district begins c.1946 with the construction of the earliest extant resource. It ends c.1976 at which time the neighborhood was largely built out, and to include the construction of several homes in the northern part of the district, constructed for employees of North Carolina Agricultural & Technical University, illustrating its continued appeal to prominent Black professionals, community leaders, and university staff well into the 1970s. This period demonstrates the establishment of the district as a middle-class Black neighborhood with close associations to the nearby, historically Black, North Carolina Agricultural & Technical University and Bennett College; includes the direct involvement and support of its residents in the city's Civil Rights demonstrations; and represents the continuation of the district as a prominent, middle-class Black neighborhood throughout its history.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Historical Background

Nineteenth Century Greensboro

Guilford County was formed in 1771 from sections of Orange and Rowan counties and was largely agricultural, producing cotton, tobacco, pine resin, turpentine, wheat, oats, corn, and various fruits and vegetables. The county was originally much larger, but the southern section

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was carved away to form Randolph County in 1779 followed by the northern acreage in 1785 to form Rockingham County, leaving the approximately 650 square miles that make up the county today. Greensboro was established in 1808 and replaced Guilford Courthouse, now known as Martinsville, as the county seat. The town was only about forty-two acres at the time of its establishment, located at the geographic center of Guilford County.⁷² By 1870, it had grown to include fourteen blocks encompassing about 160 acres. Commercial and residential buildings often sat alongside one another, while other groupings of homes were clustered around the courthouse, churches, or the Greensboro Female College, now Greensboro College, immediately west of downtown Greensboro.⁷³

The North Carolina Railroad, which ran from Goldsboro to Charlotte, was built through Greensboro in the 1850s, and when the first train arrived in 1856 it was greeted by much enthusiasm among the city's residents. It was joined by the Piedmont Railroad in 1864, the Cape Fear and Yadkin Valley Railroad in 1888, and the Northwestern North Carolina Railroad in 1890, resulting in a network of six sets of tracks converging on Greensboro by 1891. Sixty trains stopped in the city each day, earning Greensboro the moniker "The Gate City."⁷⁴

In 1891, the city expanded its boundaries to include a total of four square miles and a population of just over 3,300 people. This new boundary included the campus of Bennett College, the area that would later become the campus of North Carolina Agricultural & Technical University (NC A&T), and the north part of the historic district, north of Tuscaloosa Street. In the late nineteenth century, Greensboro emerged as a leader in the textile industry. Proximity Mills opened in 1896, Revolution Mills opened in 1898, and White Oak Mills opened in 1905, each with an adjacent mill village to house the growing population of workers. By 1900, the population had increased to just over 10,000 people. Trolleys began service to the edges of the city in 1902, which further fueled suburban growth. The population continued to increase at a rapid pace, reaching nearly 16,000 people by 1910, and almost 20,000 people by 1920. In 1923, the city limits were again expanded, encompassing eighteen square miles that included the mill villages and the entirety of the historic district. During the 1920s, the city's population more than doubled, reaching over 53,000 people by 1930. By 1938, the city limits had grown to include fifty-two square miles and twenty-four distinct neighborhoods.⁷⁵

Black Ethnic Heritage and Civil Rights Contexts

Housing Discrimination and the Development of Black Neighborhoods in Greensboro

⁷² Ruth Little-Stokes, *An Inventory of Historic Architecture, Greensboro, NC* (Greensboro, NC: City of Greensboro and North Carolina Division of Archives and History, 1976), 3; Alexander R. Stoesen, *Guilford County: A Brief History* (Raleigh, NC: North Carolina Division of Archives and History, 1993), 73.

⁷³ Gayle Hicks Fripp, *Greensboro Volume II: Neighborhoods* (Charleston, SC: Arcadia Publishing, 1998), 1-2.

⁷⁴ Marvin Brown, *Greensboro: An Architectural Record: A Survey of the Historic and Architecturally Significant Structures of Greensboro, North Carolina* (Greensboro, NC: Preservation Greensboro Inc., The Junior League of Greensboro, The City of Greensboro, 1995), 60; Fripp, *Greensboro Volume II*, 1-2.

⁷⁵ Brown, *Greensboro: An Architectural Record*, 60; Fripp, *Greensboro, Volume II*, 1-2.

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As with cities throughout the South in the first half of the twentieth century, Greensboro practiced strict segregation. The separation of races took place not only in churches, schools, businesses and other public places, but also extended to neighborhoods – and not just the relatively common practice of excluding people of color through restrictive covenants in exclusive White neighborhoods, but rather a clear pattern of racially-based neighborhood development resulting from widespread housing discrimination – a pattern that remains visible on the city’s landscape even today.

Upper- and middle-class White neighborhoods formed west of the city near the State Normal & Industrial College, now the University of North Carolina at Greensboro, which opened in 1892. These neighborhoods often included parks or manmade lakes, as their names reflect: College Hill, College Park, Lindley Park, Lake Daniel, and Hamilton Lakes, to name a few.⁷⁶ North of the city became an affluent White area, with Fisher Park, Irving Park, and Latham Park forming around parks and country clubs. Working class White neighborhoods formed northeast of downtown near the city’s industries, including Bessemer, Rankin, Edgeville, and Hamtown, as well as the textile mill villages for Proximity, Revolution, and White Oak, which also included the Black mill village of East White Oak by 1925. South of town was a White neighborhood known simply as South Greensboro.⁷⁷

Warnersville was the first planned neighborhood for African Americans in Greensboro. The neighborhood was first established by Yardley Warner, a Quaker from Pennsylvania who traveled the South after the Civil War, erecting schools for freedmen. In 1867, he established a school for Black children south of downtown Greensboro known as the Ashe Street School. He then purchased over thirty-five acres around the school, which was divided into lots and sold to African American families between 1868 and 1888, forming a community roughly bounded by present-day West Gate City Boulevard, Freeman Mill Road, West Florida Street, and South Elm Street (west of the historic district).⁷⁸

African Americans settled primarily in east and southeast Greensboro, drawn to this part of town by the 1893 establishment of the Agricultural and Mechanical College for the Colored Race, now NC A&T. The school had been founded in Raleigh by the state of North Carolina two years earlier; it was moved to Greensboro after the successful advocacy of Charles Moore, Dr. D.W.C. Benbow, and other African American leaders, with additional support from the Greensboro Chamber of Commerce.⁷⁹ In 1928, the college began admitting female students. A school of engineering was added in the 1930s, and by the end of the decade, degree offerings included graduate study in agriculture, education, and engineering. The college was accredited in 1939. During World War II, an Army ROTC unit was added in 1942, followed by an Air Force ROTC

⁷⁶ Brown, *Greensboro: An Architectural Record*, 86-88; Fripp, *Greensboro Volume II*, 1-2.

⁷⁷ Brown, *Greensboro: An Architectural Record*, 83-85.

⁷⁸ Blackwell P. Robinson and Alexander R. Stoesen, “The History of Guilford County, North Carolina, USA, to 1980, A.D.,” Sydney M. Cone, Jr., ed. (Greensboro, NC: The Guilford County Bicentennial Commission, 1971), 119-121, Greensboro Public Library; Otis L. Hairston, Jr., *Black America Series: Greensboro, North Carolina* (Charleston, SC: Arcadia Publishing, 2003), 93.

⁷⁹ Hairston, *Black America Series*, 46; H.A. Sieber, *White Water, Colored Water: The Historicity of the African-American Community of Greensboro, North Carolina* (Greensboro, NC: Project Homestead, Inc., 1993), 18-19, North Carolina Collection, Louis Round Wilson Special Collections Library, University of North Carolina at Chapel Hill; Stoesen, *Guilford County*, 31.

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unit in 1952, though students had been drilling on the campus prior to this time.⁸⁰ The School of Nursing opened in 1957. The college was reclassified as a university in 1967.⁸¹ The second president of the college was Dr. James B. Dudley, who served from 1896 until 1925, and the neighborhood surrounding the college is known as the Dudley Street neighborhood (north of the historic district). Meanwhile, Scott Park and College Heights formed east of the college (northeast of the historic district), and East Side Park and Lincoln Grove formed southeast of the college (east of the historic district).⁸²

Bennett Seminary, now Bennett College, also drew African Americans to settle on the east side of town. In 1873, the Freedmen's Aid Society first organized the Bennett Seminary in the basement of St. Matthew's United Methodist Church, at that time located on Ashe Street in the Warnersville neighborhood (now located on South Florida Avenue west of the historic district). By 1875, the Society had purchased the first twenty acres for a new campus east of downtown Greensboro near present-day NC A&T, and had started a fundraising campaign to pay for construction costs. With additional assistance from the church's Women's Home Mission Society, the seminary was dedicated in 1878. It initially functioned as a junior college and also offered a college preparatory program. High school curriculum was provided at the college from 1923 to 1926, with the city providing financial assistance for students to enroll in the high school program. In 1926, the school eliminated male enrollment and the high school was moved to Washington Street School and NC A&T.⁸³ Bennett College has remained a four-year women's college since that time, and was accredited in 1957.⁸⁴

The historic district followed a similar development pattern of housing segregation as Warnersville and the neighborhoods around the HBCUs. An early-twentieth-century Black business district on East Market Street, just north of the district, served as the primary commercial core for Black residents in the city, though concentrations of Black businesses also existed on Gorrell Street and in Warnersville. As a result, many business owners, employees and professionals built homes in the historic district. East Market Street offered Black-owned retail stores, groceries, barber shops, restaurants, and other businesses. Historic district resident Juanita Burnside owned a women's lingerie shop, Hattie Love worked a beautician at Camack's Barber Shop, and Otis J. Sellers was a barber at Poinsette Barber Shop. The offices of physicians, dentists, realtors, insurance agencies, and other Black professionals were concentrated in the East Market Street area, including the offices of physicians Dr. George H. Evans and Dr. John B. McLaughlin and real estate agent Clarence M. Winchester. Deborah Barnes, a local resident who grew up in the South Benbow Road area, described East Market Street as "a vibrant area of

⁸⁰ Personal Communication with Bernetae Reed (local resident) by Heather Slane, July 2024, via phone.

⁸¹ Stoesen, *Guilford County*, 49; Otis L. Hairston, Jr., *Picturing Greensboro: Four Decades of African American Community* (Charleston, SC: The History Press, 2007), 104.

⁸² Brown, *Greensboro: An Architectural Record*, 197-198, 211-212; Hairston, *Black America Series*, 46; Stoesen, *Guilford County*, 31.

⁸³ Dr. Jo Evans Lynn, Ed.D. *A Place Where Success was Expected*. Greensboro, NC: This1Matters Foundation, 2021, 47.

⁸⁴ Stoesen, *Guilford County*, 32, 50; Nadine Sherri Lockwood, "Bennett College for Women 1926-1966," PhD diss., State University of New York at Buffalo, 2004, North Carolina Collection, Louis Round Wilson Special Collections Library, University of North Carolina at Chapel Hill, 85; Ethel Stephens Arnett, *Greensboro, North Carolina: The County Seat of Guilford* (Chapel Hill, NC: The University of North Carolina Press, 1955), 89-90; Brown, *Greensboro: An Architectural Record*, 73; Hairston, *Black America Series*, 36.

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Black commerce.”⁸⁵ Community organizations and entertainment venues for Black residents were also located in the East Market Street area, including the Prince Hall Lodge of Free and Accepted Masons, the Palace Theater, the Grace Hotel, several pool halls, and the Hayes-Taylor YMCA. Barnes remembers that all the children in the neighborhood learned to swim at the YMCA pool and many in the community attended family swim on Friday nights.⁸⁶ The East Market Street commercial area was later obliterated by urban renewal projects in the 1960s.

A number of important community institutions were established in Black neighborhoods outside the district, later relocating within the district, taking advantage of the availability of larger tracts of vacant land. One of these was the Greensboro Negro Hospital Association, which opened in 1927, first located at Benbow and McConnell Roads in Nocho Park, north of the historic district. The first modern hospital in Greensboro that treated African American patients, it was funded through a \$100,000 fundraising campaign by the Association and a \$50,000 donation by the Richardson family, founders of the Vick Chemical Company; in 1937, the hospital was renamed L. Richardson Memorial Hospital.⁸⁷ By the mid-twentieth century, hospital facilities were inadequate to support the community needs, so a new larger facility was constructed in 1966 at 2401 South Side Boulevard in the historic district. Many residents of the historic district worked at the hospital as doctors, nurses, and other medical and administrative staff. Deborah Barnes recalls, “It was the pinnacle of the Black community that we had this hospital,” she remembers, “because it was the Black hospital and all the doctors and administrators [were Black]... It was such a source of pride.” She also notes the hospital grounds serving as open green space for historic district residents, recalling riding bicycles with other neighborhood children on the hospital’s spacious grounds.⁸⁸ Additional Black community institutions were located in neighborhoods outside the historic district but served its residents, including the Windsor Community Center and Vance Chavis Library, both located at South Benbow Road and East Gate City Boulevard north of the district; Dudley High School on Lincoln Street east of the district; and numerous churches throughout east and southeast Greensboro.

The proximity to schools, churches, the hospital, libraries, and other community institutions made the historic district especially desirable to African American homebuyers. Deborah Barnes was a child when her family moved to the area, but she recalls the importance of owning a home. “You get some stability... financial power to be able to leverage these assets against crass casualties,” she remembers. “If you don’t own property, you don’t have that kind of flexibility... Land meant so much.” She also recalls the pride that came with owning a home in the South Benbow Road area, noting it was “the first community in Greensboro to build middle-class Black homes for Black people... so being from there was huge.” Barnes remembers that the

⁸⁵ Oral History Interview with Deborah Barnes (local resident) by Bernetiae Reed, July 5, 2022, Greensboro, North Carolina, <https://youtu.be/d5kFKclhMQk>.

⁸⁶ Hairston, *Black America Series*, 62-67, 101; *Hill’s Greensboro City Directory, 1951-1952*, U.S. City Directories, 1822-1995, Ancestry.com, US City Directories, 1822-1995. Ancestry.com. <https://www.ancestry.com/search/collections/2469/>.

⁸⁷ An earlier hospital for African Americans was located at the northeast corner of East Market and Clinton Streets, shown on a 1918 plat of the area and the 1919 Sanborn map. “The D. E. Thomas and Dr. Dellenger Property, Greensboro, NC,” 1918, Plat Book 4, Page 161, GCRD.

⁸⁸ Marvin Brown, “(Former) L. Richardson Memorial Hospital,” National Register of Historic Places Nomination, 1992, Section 8, 3-4, North Carolina State Historic Preservation Office, Raleigh; Hairston, *Black America Series*, 104; Sieber, *White Water, Colored Water*, 23; Oral History Interview with Deborah Barnes.

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residents worked hard to maintain their homes and lawns, and taught the same pride in themselves and their neighborhood to their children. The result was that children worked hard to be successful; “Almost everybody in [the neighborhood] went to college. And everybody I know who didn’t go to college went to the military,” Barnes recalls. She also remembers the neighborhood became an inspiration to other African American families, recalling “so many people who weren’t from Greensboro... would come and their parents would drive them down Benbow Road to show them what was possible.”⁸⁹ Alma Stokes has similar memories of the perception of living in the neighborhood, stating simply, “That was the road. Everybody wanted to be on Benbow Road.”⁹⁰

As a result, residents of the district included medical professionals, teachers and principals, funeral home directors, post office workers, day care givers, lawyers, police officers and chiefs, and other professionals and business owners.⁹¹ Many residents in the historic district were associated with NC A&T as professors, staff, and alumni. Deborah Barnes recalls, “Most of the people I grew up with, lots of their family were involved in A&T, so there was like a family within a neighborhood of people who deeply cared about those institutions and what it takes to make those institutions what they are.”⁹² Architects W. Edward Jenkins and William Streat both lived in the neighborhood and designed their own homes, as well as those of several neighbors. Other residents included William Goldsboro, the principal at David Caldwell School, and his wife Juanita, a counselor at Dudley High School; William Hampton, the first African American representative elected to the Greensboro City Council; E.E. Smith, who owned and operated a funeral home serving African American residents in Warnersville; and T.O. Stokes, who owned and operated a service station in Warnersville. Dr. Alvin Blount, who sued Moses Cone Hospital with Dr. George Simkins and helped achieve integration in hospitals nationwide, lived on East Side Drive in the historic district.⁹³ William Goldsborough, who himself built in the area in 1952, purchased a number of lots east of Marboro Drive, between Ross and Tuscaloosa in 1944, and personally selected families, many of them employed as teachers in the nearby schools, to resell the land to, in an effort to build a strong community. He didn’t want fences, but instead wanted people “to be neighborly and to have cookouts,” which he hosted at his house at 1411 Marboro Drive.⁹⁴ It was also a safe and welcoming neighborhood for children to grow up in. Deborah Barnes recalls playing in the woods in Benbow Park, building tree houses and using a vine to swing across the creek. She also remembers riding bicycles with the other children in the neighborhood, saying, “as long as you stayed in the neighborhood, we would ride our bikes all over... and nobody worried about anything.”⁹⁵

⁸⁹ Oral History Interview with Deborah Barnes.

⁹⁰ Oral History Interview with T.O. Stokes and Alma Stokes (local residents) by Bernetiae Reed, August 16, 2022, Greensboro, North Carolina, <https://youtu.be/8KGDGy38zoE>.

⁹¹ Personal Communication with Miltrene Jenkins Barden (local resident) by Eric Woodard (project volunteer), July 2020, via telephone; Brown, *Greensboro: An Architectural Record*, 86, 211-212; Greensboro City Directories Collection, Greensboro History Museum, <https://archives.greensborohistory.org/home/printed-materials/city-directories>.

⁹² Oral History Interview with Deborah Barnes.

⁹³ Greensboro City Directories Collection, Greensboro History Museum; Oral History Interview with T.O. Stokes and Alma Stokes.

⁹⁴ Personal Communication with Ramona Payne (local resident) by Heather Slane and Cheri Szcodronski, March 9, 2023, Greensboro, North Carolina.

⁹⁵ Oral History Interview with Deborah Barnes.

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The Impact of Urban Renewal on Black Communities

By 1940, the Works Progress Administration found that while only 3 percent of White-occupied homes were “in need of major repairs or unfit for use,” this was true for more than 28 percent of homes occupied by African Americans.⁹⁶ The Housing Act of 1949 authorized federal assistance to acquire and clear properties that were deemed blighted. The Redevelopment Commission of Greensboro was established in 1951, and urban renewal projects began in earnest in 1958, focused on the African American neighborhoods and commercial areas south and east of the city.⁹⁷ The impact of urban renewal is still being felt in the city’s Black communities a half century later; the long-term impacts of the demolition of buildings and rerouting of streets included the dispersal of entire communities, physical and social restricting of neighborhoods, and the loss of historic places and place names related to Black history and culture.⁹⁸

Urban renewal had a devastating effect on the more than seventy Black-owned businesses on East Market Street that served as a center for African American community life during the first half of the twentieth century. Urban renewal widened East Market Street from two lanes to six lanes, creating a thoroughfare into and out of downtown Greensboro and demolishing African American businesses and professional offices in this area. Although Vance Chavis, an African American educator and politician, advocated for partially widening the road while leaving the businesses on the south side of the street intact, the city rejected the idea. Once removed from this network, most businesses failed.⁹⁹ Barnes remembers the loss, saying urban renewal “gutted the Black business district, never to recover. And some other people had businesses, but it was never what it was. We never had our own economy after that.”¹⁰⁰ Businesses also began to leave downtown in the 1950s when suburban shopping centers were constructed north and west of downtown, with more businesses following in the 1960s as a result of Civil Rights-related disturbances. By the early 1970s, few businesses remained in close proximity to the historic district and other Black neighborhoods in east and southeast Greensboro, forcing residents to travel across the city by bus or car for their day-to-day shopping needs.¹⁰¹

African American churches were also deeply affected by urban renewal and the widening of East Market Street. Many were forced to relocate, and as a result, a number of historically Black churches are now located within the historic district. In 1954, the St. James Presbyterian Church sold their Church Street property to Duke Power and purchased the current property at 820 Ross Street, where they completed the present building in 1959.¹⁰² The congregation of Trinity AME Zion Church lost their sanctuary, known as “Big Zion,” at the northwest corner of South Gilmer

⁹⁶ Works Progress Administration, “Report of the Real Property Survey, Greensboro, North Carolina,” 20, Guilford Vertical Files, Greensboro Public Library, via University of North Carolina at Greensboro Digital Collections, <http://libedm1.uncg.edu/cdm/compoundobject/collection/UrbanDevGSO/id/7668/rec/13>.

⁹⁷ City of Greensboro, “Redevelopment History in Greensboro,” www.greensboro-nc.gov/home/showdocument?id=34234.

⁹⁸ Personal Communication with Bernetae Reed (local resident) by Heather Slane, July 2024, via telephone.

⁹⁹ Hairston, *Black America Series*, 68-69, 94.

¹⁰⁰ Oral History Interview with Deborah Barnes.

¹⁰¹ Heather Slane and Cheri Szcodronski, “Downtown Greensboro Historic District (Additional Documentation II, Boundary Increase, and Boundary Decrease),” Nomination to the National Register of Historic Places, 2023, Section 8, 116; Personal communication with Bernetae Reed by Heather Slane, July 2024.

¹⁰² Fripp, *Greensboro Volume II*, 46.

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and East Washington Streets to urban renewal and in 1966, completed their current sanctuary at 631 East Florida Street in the historic district.¹⁰³ Providence Baptist Church was also demolished for urban renewal, the present sanctuary constructed at 1106 Tuscaloosa Street in 1967. Alma Stokes, a member of the church at the time, recalls the loss of East Market Street, saying “All of it was torn up and Providence was victim of the same thing.”¹⁰⁴ Established in 1962, the congregation of St. Paul’s Baptist Church constructed their first building on Walker Street, just west of downtown Greensboro, but was forced to relocate in 1964, completing a new church at 1309 Larkin Street in the historic district in 1973.¹⁰⁵ Barnes, a member of St. James Presbyterian Church, described the impact of this disruption in church life. “Everything was church. You went to Sunday School, vacation bible school, all those kinds of things,” she recalls. “Church was the foundation. It was the place where, when you went there, they loved you and they accepted you.”¹⁰⁶

Throughout the mid-twentieth century, the road network in and around Greensboro expanded dramatically, severely impacting the Black neighborhoods in the east and southeast areas of the city. In the 1950s, Greensboro was selected for the convergence point of Interstates 40 and 85, which pass south of the historic district, while Interstate 840, conceptualized in the 1960s but not completed until the early 2000s, encircles the city north of I-40. O’Henry Boulevard was completed in 1957 to connect Interstate 40 south of the district, where there is now a large interchange at the southeast edge of the district, with U.S. Highway 70 and Interstate 840 north of the district. In 1970, U.S. Route 220 was rerouted to align with U.S. Route 29/O’Henry Boulevard; the road is now a four-lane divided highway that is isolated from the surrounding neighborhoods by walls and fences.¹⁰⁷ The construction of these thoroughfares fractured Black communities by physically dividing residential neighborhoods, creating dead-end roads that destroyed neighborhood connectivity, and creating physical barriers to community institutions. This is demonstrated in the historic district, which was once associated with the residential area to its east, but this larger neighborhood has been divided by O’Henry Boulevard. Residential streets, including Julian Street and Ross Avenue, which once connected the east and west sides of the neighborhood, became dead end streets cut off by the highway. The walkability of the neighborhood, especially related to community institutions, was largely destroyed; residents on each side of the highway became separated from important community institutions, with Bluford Elementary School, Dudley High School, and the Hayes-Taylor YMCA on the east side of the highway, and the Windsor Community Center, Chavis Library, and the Washington Street School on the west side.

Ongoing Racial Discrimination and the Catalysts for the Civil Rights Movement

¹⁰³ Personal Communication with Bernetae Reed (local resident) by Cheri Szcodronski, November 2023, via email; Personal Communication with Bernetae Reed by Heather Slane, July 2024.

¹⁰⁴ Hairston, *Black America Series*, 50; Fripp, *Greensboro Volume II*, 46; Oral History Interview with T.O. Stokes and Alma Stokes.

¹⁰⁵ Saint Paul Baptist Church, “The History of Saint Paul Missionary Baptist Church, Inc.,” <https://www.stpaulbcinc.org/history.html>.

¹⁰⁶ Oral History Interview with Deborah Barnes.

¹⁰⁷ Stoeson, *Guilford County*, 62; Briggs, “The Secrets of Nocho Park, Clinton Hills, and Benbow Park.”

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Duke University history professor William Chafe observed, “Greensboro prided itself on a reputation for racial tolerance” throughout its history.¹⁰⁸ However, this perception was, in fact, a paradox. By 1950, approximately thirty percent of the city’s population was African American, and African Americans had obtained representation on the city council and school board. However, African Americans were still relegated to separate neighborhoods, businesses, churches, schools, cemeteries, and recreation on the east side of town, while White residents occupied the remainder of the city. Segregation was enforced not only by social practices, but by local ordinances and neighborhood covenants and remained the status quo in schools and businesses throughout the city. Though the historic district represented a strong middle class of professional and business owners, throughout the remainder of the city there were dramatic differences in economic status between the races, with limited opportunities for African Americans. The median income for African Americans was 60 percent less than the overall median for the city’s population, with most African Americans working as maids, cooks, nannies, and other personal services.¹⁰⁹

Deborah Barnes recalls experiencing racial discrimination as a child in Greensboro. When visiting retail stores in downtown Greensboro, African American patrons were not permitted to try on clothes or return unwanted items. “My mother could try on hats,” she recalls, “but they would put a piece of paper on her head. They didn’t want anything of your body to touch anything a White person may need to touch later.” She also remembers that her mother refused to use specific bathrooms or back door entrances, feeling that since her mother was raised in New York, “she didn’t internalize those prohibitions.” Rather than being served take-out from a separate window, her family typically left Greensboro to dine out, and her mother often purchased clothing during trips to New York. Barnes also recalls discrimination when traveling in the city. “I can remember going downtown on the bus when that had that thick yellow line and you had to go behind that yellow line. You got on the front and you paid your money, and on a good day they let you walk to the back. If you got [a driver] who was really old school, they’d make you get off and get on at the back door. But you had to go beyond that [yellow line],” she recalls. She also remembers visiting a downtown department store when a White man pushed ahead of her. “This man had a gun on his waist going into the department store, and I remember thinking ‘oh no, I’m not going in there, he could shoot us.’ You knew they could kill you. And might,” she remembers. “There were all these things you couldn’t do.”¹¹⁰

By the late 1950s, Chafe notes, “The black community seemed eager and ready for a new era of race relations.”¹¹¹ And they certainly had support; Greensboro boasted one of the largest chapters of the National Association for the Advancement of Colored People (NAACP) in the state. Alma Stokes recalls that part of the challenge was that “people hadn’t – even Blacks – hadn’t gotten into this racial business. They saw [Dr. Martin Luther King, Jr.] over there as a troublemaker or a loudmouth. He had to grow on us too. And I guess that’s how most of the Black people [in

¹⁰⁸ William H. Chafe, *Civilities and Civil Rights: Greensboro, North Carolina, and the Black Struggle for Freedom* (Oxford: Oxford University Press, 1980), 6.

¹⁰⁹ Chafe, *Civilities and Civil Rights*, 14-19.

¹¹⁰ Oral History Interview with Deborah Barnes.

¹¹¹ Chafe, *Civilities and Civil Rights*, 37.

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Greensboro] felt then. They didn't want him making trouble – until we got to know him."¹¹² Community opinions of Dr. King appeared to change in 1958 when Dr. Willa Player invited him to speak at Bennett College, whose students had picketed Greensboro's segregated theaters twenty years earlier.¹¹³ He told a packed house that, "American racism must be brought to the court of justice and eradicated through active, loving protest."¹¹⁴ Afterward, he stayed at the home of Civil Rights attorney J. Kenneth Lee at Broad Avenue and South Benbow Road in the historic district.¹¹⁵ Since African Americans were unable to secure lodging in Greensboro's segregated hotels, Lee regularly hosted Civil Rights leaders and attorneys in his home, where they worked Civil Rights cases at a large conference table in the basement, sometimes for days at a time.¹¹⁶

The South Benbow Road Neighborhood and Support for the Lunch Counter Sit-Ins of 1960

Greensboro came into the national spotlight on February 1, 1960, when four students from NC A&T attempted to place an order at the "white only" lunch counter at Woolworth's and refused to leave even when the staff denied them service, setting off a series of demonstrations enthusiastically supported by residents of the historic district. In doing so, David Richmond, Franklin McCain, Ezell Blair, Jr., and Joe McNeil, freshmen who met in classes at NC A&T, became known as "The A&T Four," or the Greensboro Four.¹¹⁷ Though all four students expected to be arrested, the day concluded with very little response from White authorities. "I expected to go to jail the first day, and I expected to be in jail a week or a month," recalled McNeil.¹¹⁸ The police were called, however the manager of the store chose not to press charges for trespassing. "We even went to the library," Richmond later remembered, "and checked on some of the statutes in the North Carolina law book about this. And we realized that we weren't breaking a law. Civil disobedience, that was all. In fact, when the police came down, they didn't know what to do. They just stood there."¹¹⁹ When the lunch counter closed for the day, the students returned to campus.¹²⁰

Word of the event spread quickly around the NC A&T campus, and the following day, The A&T Four were joined by twenty-one other students from NC A&T. The demonstration continued to grow as more students from NC A&T, Bennett College, and Dudley High School, many of

¹¹² Oral History Interview with T.O. Stokes and Alma Stokes.

¹¹³ "The Unseen Belles Who Initiated the Iconic 1960s Sit-in Movement," Bennett College, <https://www.bennett.edu/news/the-unseen-belles-who-initiated-the-iconic-1960s-sit-in-movement/>.

¹¹⁴ Chafe, *Civilities and Civil Rights*, 80.

¹¹⁵ Oral History Interview with T.O. Stokes and Alma Stokes.

¹¹⁶ Oral History Interview with J. Kenneth Lee by Bernetiae Reed, May 16, 2016, Greensboro, North Carolina, <https://www.youtube.com/watch?v=IuCMqIv1eIQ>.

¹¹⁷ Ezell Blair, Jr., joined the Islamic Center of New England and changed his name to Jibreel Khazan in 1968. He is referred to in this document by his name at the time of the events described herein, Ezell Blair, Jr.

¹¹⁸ Oral History Interview with Joseph McNeil by William Chafe, 1978, William Henry Chafe Oral History Collection, Duke University, via "Civil Rights Greensboro," University of North Carolina at Greensboro Digital Collections, <https://gateway.uncg.edu/islandora/object/duke:41>; Oral History Interview with David Richmond by William H. Chafe, c.1978, William Henry Chafe Oral History Collection, Duke University, via "Civil Rights Greensboro," University of North Carolina at Greensboro Digital Collections, <https://gateway.uncg.edu/islandora/object/duke%3A42>.

¹¹⁹ Oral History Interview with David Richmond.

¹²⁰ Alexander R. Stoesen, "Greensboro Sit-Ins," *NCpedia*, <https://www.ncpedia.org/greensboro-sit-ins>.

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whom lived in the historic district, as well as White students from the Women's College in Greensboro (now the University of North Carolina at Greensboro, UNCG, west of the historic district) joined the protest. Within days, several hundred students were participating, spilling out of Woolworth's to the nearby lunch counter at Kress Department Store.¹²¹ Students from Bennett College in particular enthusiastically joined in the planning and execution of the protests, reflecting a long-standing culture of "self-determination and dignity" encouraged by the college's administration and unencumbered by the need for public funding.¹²²

The sit-ins peaked by Saturday, February 6, 1960, with hundreds of students flooding downtown Greensboro. Both Woolworth's and Kress were forced to close early, and though White hecklers shouted at demonstrators, spit on them, and waved Confederate flags, demonstrators did not retaliate; overall there was remarkably little violence between Black protestors and White crowds. At a mass meeting of about 1,600 students that evening, the group agreed to a moratorium on demonstrations to allow Black and White leaders to negotiate terms of desegregation in Greensboro. By late February, the mayor had convened a Special Committee on Human Relations with representatives from the Merchants Association, the Chamber of Commerce, and the City Council, including historic district resident, Dr. George Evans, to address the concerns of the protestors.¹²³ The committee was led by Edward Zane, a city-councilman and executive at Burlington Industries, who concluded by April that the group had failed to achieve any measure of desegregation, telling the students, "There isn't any need of my telling you that there's any hope. They're just not going to do it."¹²⁴

Demonstrations resumed immediately following this announcement, and quickly escalated as national Black leaders including Thurgood Marshall and Dr. King joined Dr. George Simkins and other local leaders in encouraging continued protest. In an effort to avoid the situation, Kress closed its lunch counter whenever a Black patron approached, while Woolworth's closed its lunch counter entirely.¹²⁵ These measures were in vain, however. With the firm support of African American adults in Greensboro, students staged a sit-in at Kress on April 21, 1960, and refused to leave, even when threatened with arrest. When forty-five students were eventually arrested, business leaders posted their bail, and historic district resident and attorney Kenneth Lee, with Floyd McKissick and Conrad Pearson of Durham, assisted the students to plead no contest. Lewis Brandon, who was arrested at the demonstration, recalled, "We had top notch lawyers... we weren't really worried or concerned about what was going to happen next cause

¹²¹ Chafe, *Civilities and Civil Rights*, 83-85; Oral History Interview with Lewis A. Brandon, III, by B. Bernetae Reed, December 11, 2014, R-0824, Southern Oral History Program Collection #4007, Southern Historical Collection, Louis Round Wilson Special Collections Library, University of North Carolina at Chapel Hill.

¹²² Chafe, *Civilities and Civil Rights*, 20-21, 112-113.

¹²³ Chafe, *Civilities and Civil Rights*, 85-86, 90-93; Oral History Interview with Lewis Brandon; Obituary for George Harrison Evans, M.D., February 4, 2011, <https://www.legacy.com/funeral-homes/obituaries/name/george-evans-md-obituary?pid=148465492&v=batesville&view=guestbook&page=2>.

¹²⁴ Oral History Interview with Edward Zane by William H. Chafe, no date, William Henry Chafe Oral History Collection, Duke University, via "Civil Rights Greensboro," University of North Carolina at Greensboro Digital Collections, <https://gateway.uncg.edu/islandora/object/duke%3A63>; Chafe, *Civilities and Civil Rights*, 85-86, 90-93; Oral History Interview with Lewis Brandon.

¹²⁵ Chafe, *Civilities and Civil Rights*, 94.

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we felt we were in good hands.”¹²⁶ The courts eventually accepted the no contest pleas, and the students received no jail time or other punishment.¹²⁷

Near the end of the school year, protest leaders met with students at Dudley High School about continuing the demonstrations during the summer months. Brandon participated in the meeting, noting, “We got them to agree to take over the demonstrations for the summer. And so we left and went home, and the students at Dudley did the rest.”¹²⁸ Bill Thomas, the head of the NAACP Youth Chapter and student at Dudley High School and later NC A&T, coordinated the summer events, keeping pressure on businesses to integrate and deeply affecting sales. The Dudley students expanded protests from Woolworth’s and Kress to also include the tearoom at Meyer’s Department Store on South Elm Street, collectively considered the “big three” of Greensboro’s downtown businesses. Faced with continued protests by African American demonstrators, lost business among both White and Black patrons, and as much as a 25 percent drop in revenues, all three store owners agreed to desegregate their lunch counters on July 25, 1960.¹²⁹

Historic district residents, especially those connected to the students at NC A&T, Bennett College, and Dudley High School, assisted protesters in many ways. Some residents personally participated in the protests. District resident Miltrene Jenkins Barden recalled protesting while a student at Dudley High School and later NC A&T. “My generation [was] out there pounding the streets, that’s what we did in the sixties,” she remembered. “We were integrating Greensboro.” Barden also recalled that her father, architect W. Edward Jenkins, always stayed home when she went to protest so he could bail her out of jail if she was arrested. “They put us in jail. They put the dogs and fire hoses on us,” she recalled.¹³⁰ Support of the sit-ins also extended to historic district residents who were not able to participate directly in the protests. Sylvia Stanbeck, a resident of South Benbow Road, recalls that she was glad to hear about the sit-ins, but knew that she would be unable to remain calm if taunted by White bystanders. Knowing that reacting to White responses to the sit-ins would hurt the cause, she chose not to participate.¹³¹ Alma Stokes, who built a home on Finley Street, attended Bennett College but did not participate in protests with classmates because she had three small children at home. “I couldn’t go to jail,” she recalls.¹³²

Ongoing Efforts toward Desegregation and Integration

Despite the relative success of the 1960 sit-ins, their impact and focus had been specific to the city’s lunch counters; therefore, many of Greensboro’s other businesses and institutions clung to

¹²⁶ Oral History Interview with Lewis Brandon.

¹²⁷ Oral History Interview with Lewis Brandon.

¹²⁸ Oral History Interview with Lewis Brandon.

¹²⁹ Chafe, *Civilities and Civil Rights*, 97-98; Oral History Interview with Lewis Brandon; Helen Snow and Tim Cole, “Greensboro,” *NCpedia*, www.ncpedia.org/geography/greensboro; Hugh Talmage Lefler and Albert Ray Newsome, *The History of a Southern State: North Carolina* (Chapel Hill, NC: University of North Carolina Press, 1973), 695; Oral History Interview with Joseph McNeil.

¹³⁰ Chafe, *Civilities and Civil Rights*, 93-96; Oral History Interview with Miltrene Jenkins Barden.

¹³¹ Personal Communication with Sylvia Stanback (local resident) by Heather Slane and Cheri Szcodronski, March 2020, Greensboro, North Carolina.

¹³² Oral History Interview with T.O. Stokes and Alma Stokes.

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segregation policies. Most restaurants, schools, theaters, and private organizations remained segregated, and the vast majority of employers did not support equal hiring practices. The city's White residents and businesses owners seemed determined to maintain the status quo by instituting only token desegregation, but the Black community did not hesitate to show that "tokenism would no longer suffice and that substantive change must come, by force if necessary."¹³³ As a result, protests continued through the early 1960s, with students from NC A&T and Bennett College continuing to take the lead with support from Black leaders in the city, especially the residents of the historic district.¹³⁴

In January 1961, Dr. Simkins, then president of the Greensboro NAACP chapter, encouraged the students to give their attention to the continued segregation of theaters in the city, and residents of the historic district participated in these demonstrations. The Carolina Theater on South Greene Street (northwest of the historic district) and National Theater (no longer extant) relegated Black patrons to their balconies, while the Cinema Theater on Tate Street (west of the historic district) and the Center Theater on South Elm Street (northwest of the historic district) did not serve African American patrons at all.¹³⁵ Deborah Barnes recalls sitting in the balcony of the Carolina Theater and throwing popcorn down on the White people downstairs.¹³⁶ When *Porgy and Bess*, a film about African American characters and starring prominent African American actors, came to the Cinema Theater, Dr. Simkins suggested "that we might want to go out there and see if we could get in," Brandon recalled. "And so we did, and we were refused." As a result, the students began to hold daily demonstrations at the Cinema Theater, soon expanding to the other theaters as well.¹³⁷

Demonstrations next spread to restaurants. Starting in September 1962, daily demonstrations were held at the S&W Cafeteria and the Mayfair Cafeteria (both no longer extant). By October, these had given way to weekly marches of 1,500 to 2,000 participants, who processed from the nearby college campuses to downtown.¹³⁸ Protestors also gathered at local churches, and Alma Stokes, who took part in many of the marches, recalls meeting at Providence Baptist Church on East Market Street (no longer extant), of which she was a member. "Sometimes we'd gather there," she remembers, "that's where the marches would start, and we'd end up there."¹³⁹ In 1963, protests at the cafeterias expanded to include protests at McDonald's and Best Burger locations in the city as well – the latter offering concrete benches outside the restaurant to White patrons, while African Americans were required to leave the premises entirely after purchasing food.¹⁴⁰

¹³³ Chafe, *Civilities and Civil Rights*, 107-110.

¹³⁴ Sieber, 77; "Greensboro Timeline"; "Historical Map and Timeline," *Civil Rights Greensboro*, University of North Carolina at Greensboro, Digital Collections, <http://libcdm1.uncg.edu/cdm/timeline/collection/CivilRights>.

¹³⁵ Oral History Interview with Lewis Brandon; "Negro Boys Picket Theater," *Greensboro Daily News*, January 16, 1961, *Greensboro News & Record Archives*, <https://greensboro.newsbank.com>.

¹³⁶ Oral History Interview with Deborah Barnes.

¹³⁷ Oral History Interview with Lewis Brandon; "Negro Boys Picket Theater," *Greensboro Daily News*, January 16, 1961, *Greensboro News & Record Archives*, <https://greensboro.newsbank.com>.

¹³⁸ Chafe, *Civilities and Civil Rights*, 112-113; Oral History Interview with Lewis Brandon.

¹³⁹ Oral History Interview with T.O. Stokes and Alma Stokes.

¹⁴⁰ Oral History Interview with Lewis Brandon; Chafe, *Civilities and Civil Rights*, 119-121.

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“Things kept escalating after that point,” Brandon recalled. By May of 1963, students began to allow themselves to be arrested in huge numbers, aiming to tax the logistics of holding so many people in custody while simultaneously exhausting police officers. Black leaders “offered advice on how to provoke arrest without incurring violence.”¹⁴¹ Within a matter of days, over one thousand students had been arrested, filling the local jails, county prison farms, the Central Carolina Rehabilitation Hospital that had once served as the polio hospital, and the National Guard Armory. Women in the community, including historic district residents, supported these efforts by organizing to provide food to students being held by police, while Dr. Willa Player, president of Bennett College, organized faculty to bring schoolwork and mail to the students.¹⁴² These events disrupted commerce downtown, causing some business owners to seriously contemplate desegregation, while others stood firm that they had the right to serve – or deny service to – any patron, for any reason.¹⁴³ Mayor David Schenck agreed with the latter. “The mayor would not meet with us, would not talk to us, would not communicate,” Brandon admonished. “He wasn’t doing anything. He wasn’t going to end it.”¹⁴⁴

Due to its proximity to downtown and the prominence of its residents, the historic district served as a place of refuge for Civil Rights leaders, including Jesse Jackson, who had become involved in the demonstrations by 1963. Already a charismatic student leader at NC A&T, serving as student body president, Jackson often participated in marches and demonstrations in downtown Greensboro, in particular leading prayers and giving speeches.¹⁴⁵ He and his wife, Jackie, were known to have sometimes stayed at the Artis’ house on Marboro Drive in the historic district, rather than returning to campus.¹⁴⁶

Jesse Jackson and other student leaders worked cooperatively with Police Captain William Jackson, who believed that temperance would outlast the demonstrators’ resolve and allow a return to the status quo.¹⁴⁷ Captain Jackson described his relationship with Jesse Jackson, saying, “We never had any trouble. Jesse would tell me what he was going to do and I’d say you can’t do that... or you can do it this way. And we had an understanding.”¹⁴⁸ The result was a relatively good relationship between protestors and police, who often protected protestors, sometimes even forming barriers between Black protestors and White crowds.¹⁴⁹ On June 5, 1963, there was a march of about seven hundred demonstrators through downtown Greensboro. Though previous marches had been silent marches, this time demonstrators sang and clapped as they marched through the city. “And the sound coming off the buildings down there,” remembered Brandon, “it was a different sound.” Participants crowded the sidewalks of the downtown business district, then went to City Hall, where they sat down outside the police station. Brandon recalls, “Captain Jackson... ran out and [said] ‘You’ve got ten minutes to get out of here.’ So we asked Jesse

¹⁴¹ Chafe, *Civilities and Civil Rights*, 121.

¹⁴² Chafe, *Civilities and Civil Rights*, 122, 129; Oral History Interview with Lewis Brandon; Oral History Interview with T.O. Stokes and Alma Stokes; Oral History Interview with Deborah Barnes.

¹⁴³ Chafe, *Civilities and Civil Rights*, 133-143.

¹⁴⁴ Oral History Interview with Lewis Brandon; Chafe, *Civilities and Civil Rights*, 143.

¹⁴⁵ Chafe, *Civilities and Civil Rights*, 125-126.

¹⁴⁶ Personal Interview with Miltrene Jenkins Barden.

¹⁴⁷ Chafe, *Civilities and Civil Rights*, 125-126.

¹⁴⁸ Chafe, *Civilities and Civil Rights*, 126.

¹⁴⁹ Personal Communication with Bernetae Reed by Heather Slane, July 2024.

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[Jackson] to pray, then we sang *The Battle Hymn of the Republic*. Then we got up and marched back to [the NC A&T campus] and dispersed.”¹⁵⁰

The following day, June 6, 1963, the police issued an arrest warrant for Jesse Jackson on charges of inciting to riot. “It could have been anybody who got arrested,” Brandon later recalled, “since Jesse was the most visible at that point, the decision to arrest him was the one that the city made.”¹⁵¹ At the Church of the Redeemer (no longer extant) near the NC A&T and Bennett College campuses, Jesse Jackson addressed a large crowd of African American demonstrators, as well as members of the press, who had gathered there. Captain Jackson arrived and carried out the arrest, which was widely publicized. Later that day, over one thousand African Americans gathered at the 1876 Providence Baptist Church (no longer extant), then marched to the intersection of Market and Elm Streets, known as Jefferson Square, where they danced, chanted, sang freedom songs, and sat in the street. Police were unable to break up the demonstration, arresting nearly three hundred people, and witnesses later recalled the change in the tone of the demonstration to be much more tense and hostile than previous events leading to that point.¹⁵² Brandon participated in the march and later recalled, “that night, people turned out at the march downtown at Jefferson Square, sitting in the middle of the street. That was the last time we demonstrated. The mayor the next day called for a meeting of the merchants.”¹⁵³ Mayor Schenk found he could no longer fail to act, and on June 7 announced that the city had no choice but to support the desegregation of public spaces. By late June 1963, about one-quarter of Greensboro’s restaurants had desegregated, including the S&W Cafeteria, as well as three motels and the four theaters, and the city had instituted non-discrimination hiring and promotion policies.¹⁵⁴

South Benbow Road Residents and the Integration of Schools

Historic district residents were also directly involved in the integration of schools during the mid-1960s. Following *Brown v. Board of Education* in 1954 and the Supreme Court’s mandate that schools be integrated, Greensboro adopted the 1963 Freedom of Choice Plan, which permitted students to enroll at the school of their choosing regardless of race.¹⁵⁵ Debrorah Barnes was one of the first African American students to integrate the all-White Gillespie Park Elementary School just south of the historic district. Though most Black children in the historic district and surrounding neighborhoods attended Bluford Elementary School, constructed on Tuscaloosa Street (east of the historic district) in 1956 for grades one through six, Gillespie was several blocks closer to Barnes’ family home. The school board initially denied the Barnes’ Freedom of Choice request, but once attorney and historic district resident Henry Frye became involved, the school board agreed to the transfer. It was especially challenging for Barnes, and she later said of the experience, “I don’t think enough can be said about the psychological damage that you get from doing things like that.” She recounted stories of students who made an effort to be inclusive, but were immediately rebuked by a teacher or parent. “The thing that saved

¹⁵⁰ Chafe, *Civilities and Civil Rights*, 142-143; Oral History Interview with Lewis Brandon

¹⁵¹ Oral History Interview with Lewis Brandon.

¹⁵² Chafe, *Civilities and Civil Rights*, 143; Oral History Interview with Lewis Brandon.

¹⁵³ Oral History Interview with Lewis Brandon.

¹⁵⁴ Chafe, *Civilities and Civil Rights*, 144-147; “4 Theaters Desegregate,” *[Raleigh] News & Observer*, June 27, 1963, www.newspapers.com.

¹⁵⁵ Stoesen, *Guilford County*, 61.

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my life is that I was so entrenched in the Black community that I just went to school and I came home, and then I was in the arms of an approving and loving community that sustained me,” she remembers. Within a few years, the demographics of the school had shifted from an all-White to a nearly all-Black student population.¹⁵⁶ This shift mirrored the demographic shift of the Old Asheboro neighborhood south of the historic district, a historically White residential development that became predominately Black by the mid- to late twentieth century.

Not surprisingly, Freedom of Choice was unsuccessful at achieving integration because although African American students enrolled at formerly all-White schools, the reverse did not occur.¹⁵⁷ Community task forces formed, including the Concerned Citizens for Schools, with the goal of facilitating school integration, and the Chamber of Commerce’s Community Unity Division, with the goal to “improve community support and acceptance of interracial activity, including school desegregation.”¹⁵⁸ However, many of Greensboro’s White residents fought to maintain the status quo while the city’s African American residents grew increasingly frustrated with racist policies and practices.

By the time Deborah Barnes reached middle school in the mid-1960s, little had changed. She attended Claude Kiser Junior High School, which had opened in 1957 on the northwest side of Greensboro. She was the only African American student in her French class, and when she struggled with pronunciation, her teacher “says to me – in front of the class – ‘Oh, don’t worry about trying to pronounce it. Black people’s mouths are made in such a way they can’t speak French.’ [Later I thought] ‘does she not know that a third of Africa speaks French?’... So I was humiliated.” She recalls that instead of having the normal difficult middle school experience, she was having “the racists are terrible experience... It was a terrible time to be a learner.” Though there were other African American students at the school, she never saw them. “I can only remember maybe three or four people in the entire school acting halfway friendly to me,” she recalls. “And the rest of the time you just alone and on your own, and trying to get through the day.”¹⁵⁹

Tensions between White and Black students continued to increase, and by 1969, became violent. Students at Dudley High School staged walkouts in response to racial discrimination during school elections. Claude Barnes was elected student body president by a margin of several hundred votes, but a faculty committee decided without clear cause that he was not eligible to run for the office and declared the White runner-up the winner. It was believed that the faculty eliminated Barnes as a candidate because of his association with the Student Organization for Black Unity and with leaders of Civil Rights activities at NC A&T. Over a period of weeks, the protests grew to include walkouts at NC A&T and other local schools.¹⁶⁰ Deborah Barnes was a

¹⁵⁶ Oral History Interview with Deborah Barnes; Oral History Interview with T.O. Stokes and Alma Stokes.

¹⁵⁷ Stoesen, *Guilford County*, 61.

¹⁵⁸ Hairston, *Picturing Greensboro*, 11; Stoesen, *Guilford County*, 62.

¹⁵⁹ Oral History Interview with Deborah Barnes.

¹⁶⁰ Chafe, *Civilities and Civil Rights*, 185-191; Sieber, 77; “Greensboro Timeline”; “Willie Grimes,” Bluford Library, North Carolina A&T University, www.library.ncat.edu/resources/archives/grimes.html; “Historical Map and Timeline,” *Civil Rights Greensboro*, University of North Carolina at Greensboro, Digital Collections, <http://libcdm1.uncg.edu/cdm/timeline/collection/CivilRights>. Note: there is no known familial relation between Deborah Barnes and Claude Barnes.

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high school student at the predominately White Walter Hines Page High School, which opened northwest of downtown Greensboro in 1958, at the time of the protests and recalls students staging walk-outs in solidarity with their friends and neighbors at Dudley High School. Some White students took part as well, and Barnes remembers, “Just like [Black students] were the change agents, there were White students who were also not going to be their parents. They were going to have Black friends and they were going to have social justice.”¹⁶¹ Eventually, school officials called for the police to intervene. Unable to quell the protests, the local police called on the National Guard for assistance, and a citywide curfew was put in place. This escalated the protests to riots, during which Willie Grimes, a college student who was apparently uninvolved in the activities, was killed.¹⁶²

In 1970, a group of African American parents led by Dr. George Simkins filed a lawsuit asserting that Freedom of Choice had failed and demanding Greensboro’s school system be truly integrated. School administrators continued to resist integration however, until 1971 when Judge Edward Stanly ruled Freedom of Choice did not comply with legal requirements for the integration of schools and ordering the school system to prepare a plan for full integration by that July, which was achieved through bussing and implemented in time for the 1971-1972 school year.¹⁶³ Deborah Barnes began high school during the last year of Freedom of Choice, attending Page High School with about two hundred other African American students. She recalls seeing other Black students in the hallways between classes for the first time in her education, which she described as “a wonderful comfort.” However, she also recalls that, “The second year, when they had bussing, now the school was integrated. But still racist.” She explains that the school made only token actions toward equality for Black students at that time, recalling, “My senior year, I was the Maid of Honor for the Homecoming Court, and I was the Maid of Honor for the Homecoming Court because it had to be a White girl that was the Queen. And I was lucky to be the Maid of Honor. I wouldn’t have been the Maid of Honor if they didn’t have to have a Black one – to say that they were doing the right thing. So we had Black people on the court... It was a concession.” Change was beginning to come, though, and Barnes recalls, “I met some really descent White people, who were trying to be descent, which was unlike anything that had happened prior to that. So I remember having White friends in high school... They didn’t act like there was something to get over to be our friends.”¹⁶⁴

Historic district resident Alma Stokes, principal of Wiley Elementary School in the 1970s, also recalls the difficulties of integration. “We had some good Black teachers, and they cared for those kids,” she remembers. But after integration, “It wasn’t felt that the White teachers were doing justice to the Black kids.” She also recalls difficulties with White parents, some of whom reported her to the Education Equal Opportunity Group (EEOG), claiming that she assigned too many Black students and not enough White students to the individual classes. When questioned by the EEOG, she explained that she divided students at a one-to-one ratio according to race, but

¹⁶¹ Oral History Interview with Deborah Barnes.

¹⁶² Chafe, *Civilities and Civil Rights*, 185-191; Sieber, 77; “Greensboro Timeline”; “Willie Grimes,” Bluford Library, North Carolina A&T University, www.library.ncat.edu/resources/archives/grimes.html; “Historical Map and Timeline,” *Civil Rights Greensboro*, University of North Carolina at Greensboro, Digital Collections, <http://libcdm1.uncg.edu/cdm/timeline/collection/CivilRights>.

¹⁶³ Chafe, *Civilities and Civil Rights*, 220-234.

¹⁶⁴ Oral History Interview with Deborah Barnes.

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that there were more Black students enrolled at the school than White students. “And I never heard from [the EEOG] again,” she recalls.¹⁶⁵

Legacy of Civil Rights Activism in the South Benbow Road Neighborhood

One of the reasons the Civil Rights Movement in Greensboro was successful was because of multi-generational activism. Deborah Barnes explains that her grandfather B.W. Barnes, who was a graduate of NC A&T and had a dental office on East Market Street, was part of the Black leadership of east Greensboro with other professionals and business owners. He and his wife, Esther, “were part of this network of Black movers and shakers who helped decide what middle-class Black Greensboro was going to be,” she recalls, noting that he helped pay bail for arrested protestors and even hosted Dr. King at his home. “So he was very connected,” Barnes explains, “which then connected my father.” She recalls her parents, Milton and Shirley Barnes, being very involved in the Civil Rights Movement and teaching activism to her as well, saying, “What they did was whatever was necessary. Whatever needed to be done, that’s what people did. And they showed you that you needed to go do what needed to be done. That’s the climate that I grew up in. Both of my parents were activists, very active in social justice movements.” When the responsibility for action fell to Barnes and her generation, she was well prepared. “By the time I got high school, everybody now is in a state of resistance. We protested everything from 1969 to 1972,” she recalls. She also acknowledges how difficult it was to be involved in such challenging activism as a child. “We kind of knew there was a personal cost to it, and you were supposed to pay it,” she remembers. “It was an attitude of responsibility. It’s going to take a lot to overcome this injustice that we see, and you have a role in there. And it wasn’t just me, it was all the people around me too.”¹⁶⁶

Although protests, counter-protests, and racially-motivated violence got worse before it got better, by the 1970s both White and Black residents in the city were ready to find neutral ground and move forward. As historian William Chafe explains, “new forums for interracial communication were established, long-standing Black grievances were addressed, and a framework was created for middle-class cooperation across racial lines.”¹⁶⁷ The February One Society formed to support the city’s efforts to achieve one community and sponsored annual events honoring The A&T Four in the 1980s and 1990s. After F.W. Woolworth Corporation announced the downtown Greensboro store would be closing, Sit-In Movement, Inc., was formed in 1993 to purchase the building and establish the International Civil Rights Museum, which opened in 2010.¹⁶⁸

Community Planning & Development Context

Early Suburban Development in Greensboro

¹⁶⁵ Oral History Interview with T.O. Stokes and Alma Stokes.

¹⁶⁶ Oral History Interview with Deborah Barnes.

¹⁶⁷ Chafe, *Civilities and Civil Rights*, 234-236.

¹⁶⁸ Hairston, *Picturing Greensboro*, 65, 93.

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The establishment of Bennett College in 1873 and the Agricultural and Mechanical College for the Colored Race (later North Carolina Agricultural and Technical State University) in 1893 had a profound impact on the residential, commercial, and social development of east and southeast Greensboro. The schools are located less than one-and-one-half miles from the center of the historic district and were instrumental in the residential and institutional growth of the area. African American residential areas developed immediately adjacent to the campuses in the late nineteenth and early twentieth centuries, the two schools separated by a Black-owned commercial corridor on East Market Street. These early residential developments contained gridded street plans and regularly sized and shaped lots, consistent with White neighborhoods constructed adjacent to Greensboro College and the University of North Carolina at Greensboro on the west side of downtown Greensboro.

While the earliest White and Black neighborhoods were concentrated around educational institutions and the commercial corridors along East and West Market Streets, by the turn of the twentieth century, the introduction of the streetcar allowed for the radius of development to extend up to two miles from the city center. White residents who wished to escape the sights, sounds, and smells of the city relocated to Fisher Park (NR1992) and Irving Park (NR1995) to the north, or Lindley Park to the west. While only Fisher Park was located within the 1891 city limits, the extension of electric trolley lines to the other developments made them accessible even before personal automobiles were widely available.¹⁶⁹ However, the connectivity provided by the streetcar was not something afforded to Black residents in east Greensboro, and the lack of affordable and reliable transportation limited the reach of residential development in that area in the early twentieth century.

The 1920s saw rapid suburban growth throughout Greensboro, especially in White neighborhoods west and north of downtown. In 1923, the City of Greensboro expanded the corporate limits to accommodate and encourage this growth.¹⁷⁰ New neighborhoods included Westerwood and Sunset Hills (NR2013), north and west of the University of North Carolina at Greensboro campus, and Hamilton Lakes and Starmount Forest at the western edge of the city, accessible only by automobile.¹⁷¹ Like their early-twentieth century predecessors, these developments prioritized the incorporation of natural elements as a counter to the man-made urbanized city center, a practice that built on early-twentieth-century social reformers belief, “that attractive physical surroundings affected and molded human behavior.”¹⁷² All of these developments incorporated curvilinear streets and planned green spaces.

In the southeast part of the city, Nocho Park was platted in 1924 and 1926 for African American residents. Like many of Greensboro’s planned neighborhoods, it featured a planned park with

¹⁶⁹ Catherine Bishir and Lawrence S. Earley, eds., *Early Twentieth-Century Suburbs in North Carolina: Essays on History, Architecture and Planning* (Raleigh, NC: Archaeology and Historic Preservation Section, Division of Archives and History, North Carolina Department of Cultural Resources, 1985), 52.

¹⁷⁰ “Map of the City of Greensboro and Environs, 1955: 1808-29 June 1957 Succession of Annexations.” *Conversations in Black: African American History and Heritage, Greensboro, NC*, Research Collection, https://drive.google.com/file/d/1fZqeECgFmoZNVr20DnZ_BJKJop6CGA5D/view.

¹⁷¹ Bishir and Earley, *Early Twentieth-Century Suburbs*, 55-56.

¹⁷² Bishir and Earley, *Early Twentieth-Century Suburbs*, 13.

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green space and baseball fields, as well as a community center.¹⁷³ However, unlike the rolling terrain of other areas of the city, Nocho Park is located on a relatively flat plane, resulting in streets arranged in a grid pattern, with the exception of the curvilinear East Side Drive extending along the west side of the neighborhood. It is also likely that the urgent need for housing in this part of the city and the lack of streetcars or other public transportation made maximizing the number of buildable lots more important than the incorporation of natural areas, views, and vistas.

Clinton Hills

By the late-1920s, the land along Benbow Road, between Nocho Park and the White development along Asheboro Street (now Martin Luther King Jr. Drive) was one of the few areas of undeveloped land within the recently expanded corporate limits of Greensboro. Platted in 1926, Clinton Hills was one of a number of subdivisions platted as a response to the growth of NC A&T and Bennett College in the early twentieth century, located north of Asheboro Street and making up the southern half of the historic district. While platted concurrent with a number of Greensboro's streetcar suburbs, public transportation was not part of the initial development of the neighborhood. Residential lots were laid out by White developers on former agricultural and forested lands, following prominent planning principles of the 1920s that called for curvilinear streets that complement the natural rolling terrain of the land, the first African American suburban development in Greensboro to do so.¹⁷⁴ Streets are arranged with South Benbow Road as the main north-south thoroughfare through the neighborhood, and the plat shows lots arranged around curved streets following a natural ravine that forms a natural boulevard down the center of East Side Drive. The southern part of the development, which extends generally west from South Benbow Road, south of Stephens Street, is also oriented around a green space on South Side Boulevard that was platted to be a boulevard similar to that on East Side Drive, though it was never completed. A third green space, a small neighborhood park with a playground, picnic tables, and a paved walking trail, was designated as Benbow Park and planned for the east side of South Benbow Road.

Despite the early planning, the area remained largely undeveloped until after World War II, due in part to a poor rating by the Home Owners Loan Corporation, which prevented African Americans from obtaining home loans to buy or build in the area. Residents note that the area around Tuscaloosa Street and Marboro and East Side Drives was classified by the City as "dump land" in the 1930s and 1940s.¹⁷⁵ The slow development was likely also the result of its physical distance from the educational and social centers of the African American community and a lack of public transportation through the area. As late as 1943, the closest bus line serving southeast

¹⁷³ "Part of Nocho Park Subdivision," 1924, Plat Book 5, Page 395, GCRD; "Part of Nocho Park Subdivision," 1924, Plat Book 6, Page 31, GCRD; "Part 3, Nocho Park," 1926, Plat Book 8, Page 63, GCRD.

¹⁷⁴ "Clinton Hills, Part 1," January 1926, Plat Book 9, Page 90, GCRD; "Clinton Hills, Part 2," January 1926, Plat Book 8, Page 136, GCRD; A Resubdivision of Clinton Hills, Section 3," January 1956, Plat Book 23, Page 53, GCRD.

¹⁷⁵ Personal Communication with local residents by Heather Slane, September 10, 2020, Greensboro, North Carolina.

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Greensboro ran through the historically White development along Asheboro Street.¹⁷⁶ The earliest houses constructed in the historic district were built in the northern part of the district between 1946 and 1952. Extending along South Benbow Road and Ross Avenues, these homes include Minimal Traditional and Colonial Revival-style houses, Period Revival cottages, and Ranch-style houses. In the 1950s, the City was seeking land for the construction of Ray Warren Homes, a public housing complex and attempted to place the development in this area. However, the developer and the City were met with fierce resistance from the neighborhood, forcing the development to its current location to the northwest.¹⁷⁷

As housing construction increased during the 1950s, land adjoining Clinton Hills was subdivided and ultimately incorporated into the north end of the historic district. A portion of Tuscaloosa Street and Ross Avenue was platted by the City of Greensboro in 1950, followed by Spaulding Park in 1955-1956, including Julian Street and Broad Avenue, west of South Benbow Road; the property of George W. Coggin in 1961, including Tuscaloosa Street, west of South Benbow Road; and Spaulding Heights in 1964, including the eastern ends of Ross Avenue, Stephens Street, and Florida Street. All of these later plats extended the street pattern established by Clinton Hills and roughly replicated the lot sizes. Collectively, this part of the historic district contains lots with consistent 50-foot street frontage, though the lots were frequently combined to create lots with 100 to 150 feet of frontage, better accommodating the sprawling Ranch and Modernist-style houses constructed in that area through the early 1970s.

While the area north of Stephens Street was being steadily built out in the 1950s and 1960s, as late as 1956, the southern half of the Clinton Hills development (the southwest one-third of the district) remained largely undeveloped. Much of the area, what is known today as Clinton Hills and includes Bellaire, Cambridge, Curry, East Florida, Oxford, and Stephens Streets, was re-platted from 1955 to 1958 by Joseph Koury and Bill Kirkman (through the entity Better Homes, Inc.). The revised plat included slightly larger lots, with most measuring 60 feet of street frontage, and accommodated alterations to the planned street grid along Bennett, East Florida, and Oxford Streets. Houses in the re-platted south end of the neighborhood were speculatively built by Kirkman and Koury and represent a limited number of four-bay-wide, hipped and side-gabled forms executed with varying details.

Koury and Kirkman joined forces formally in 1952 to form Kirkman and Koury Homebuilders. Prior that their partnership, Koury formed a cloth weaving company with his brother in the 1940s, but soon teamed up with Fred Williams to purchase and cut up buildings from the World War II Overseas Replacement Depot,¹⁷⁸ his foray into homebuilding; Kirkman worked as a draftsman for noted Greensboro architect Edward Loewenstein in the 1940s before leaving to

¹⁷⁶ "Map of the City of Greensboro, North Carolina including Town of Hamilton Lakes, Pomona, and Bessemer: Bus Routes," January 1943, *Conversations in Black: African American History and Heritage, Greensboro, NC*, Research Collection, <https://drive.google.com/file/d/1yWQvdh2R657emIzRM9y1DkTG1E0DLjG5/view>.

¹⁷⁷ Personal Communication with local residents by Heather Slane, September 10, 2020, Greensboro, North Carolina.

¹⁷⁸ Located north of the historic district and now a residential area, the Overseas Replacement Depot served as a basic training camp for the US Army Air Force 1943-1944, then served as the primary ORD on the east coast until 1946.

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start his own home building company around 1950.¹⁷⁹ Kirkman and Koury Homebuilders capitalized on the post-World War II housing shortages of the 1950s, building more than eight thousand houses in both White and Black neighborhoods throughout Greensboro in the span of about twenty years. By 1960, when Benbow Park was being developed, the pair was building roughly three hundred new homes a year. They were able to erect houses so quickly because they employed a staff of about three hundred people, manufactured their own wall units and roof trusses in a local factory, and further controlled the supply chain by maintaining their own supply company, Craft Building Supply Company.¹⁸⁰

Benbow Park

Laid out in five separate plats dating from February 1959 to February 1962, the Benbow Park subdivision illustrates Olmstedian principles common in early to mid-twentieth century residential developments, including curvilinear streets, large lots with deep setbacks, and the retention of mature tree canopies. The west part of the subdivision, along South Benbow Road was originally platted as part of the adjacent Clinton Hills development. However, when it remained undeveloped by the late 1950s, the land was re-platted and developed with the Benbow Park subdivision.¹⁸¹ While this area was already within the corporate limits, the development of Benbow Park followed a large annexation of land in 1957, the result of which was a focus on concentrated development within the corporate boundaries where public utilities were available. Yet the African American neighborhoods in the southeast part of the city saw relatively static growth in the 1950s and 1960s when compared with the growth of White neighborhoods in the west and northwest.¹⁸²

Like Clinton Hills, Benbow Park was developed by Kirkman and Koury with the goal of providing housing for African Americans, especially for African American veterans. They encouraged potential homebuyers to seek home loans through veterans' programs, which did not require a down payment. Alma Stokes, one of the first residents in the neighborhood, recalls that in addition her husband, who served in World War II, many of their neighbors were also veterans, including at least three who served in the Tuskegee Airmen. "This was the place to go," she recalls. "If people wanted a house, they went to Benbow Park."¹⁸³

In addition to being planned and constructed by the same developers, the Clinton Hills and Benbow Park developments are linked in a number of ways. The streets that intersect South Benbow Road on the west side of the Benbow Park subdivision are located at regular intervals

¹⁷⁹ Meredith Barkley, "Kirkman & Koury: Opposites Attract to Form one of the Largest Home-Building Operations in Greensboro History" *Greensboro News & Record*, March 21, 1998, Updated January 24, 2015, https://greensboro.com/kirkman-koury-opposites-attract-to-form-one-of-the-largest-home-building-operations-in-greensboro/article_213210c4-8a8f-5ca6-ad25-6ade1f95625e.html.

¹⁸⁰ Barkley, "Kirkman & Koury."

¹⁸¹ "Benbow Park Subdivision, Section 1," February 20, 1959, Plat Book 27, Page 75, GCRD; "Benbow Park Subdivision, Section 2," October 9, 1959, Plat Book 28, Page 42, GCRD; "Benbow Park Subdivision, Section 3," November 30, 1960, Plat Book 29, Page 81, GCRD; "Benbow Park Subdivision, Revision Section 4, Section 5," February 7, 1962, Plat Book 31, Page 89, GCRD.

¹⁸² Baylin, "An Historical Study of Residential Development in Greensboro, 1808-1965," 90.

¹⁸³ Oral History Interview with T.O. Stokes and Alma Stokes.

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and align with the street grid of the Clinton Hills subdivision on the opposite side of Benbow Road. Additionally, the green space and public park located just southwest of the Benbow Park subdivision bears the name of that subdivision, despite having been platted with the Clinton Hills development.

Streets within the subdivision curve throughout in response to the gentle rolling terrain, to slow traffic, and to provide varied views as one moves through the area. In the southwest part of the subdivision, houses on corner lots are angled to face the intersections, a practice typical in postwar developments and espoused by the Urban Land Institute.¹⁸⁴ Streets and building lots on the east side of the subdivision are largely straight and rectangular, respectively, a response to the north-south oriented North O'Henry Boulevard (US Route 220) that borders the east end of the subdivision. Houses in the subdivision were almost entirely speculatively built with several variations of the Ranch and Split-Level forms repeated throughout the subdivision.

Alma Stokes recalls that she and her husband chose a Ranch-style house in the first phase of the Benbow Park development. When they decided to settle in Greensboro, they met with Kirkman, a realtor, who "took us to Clinton Hills and we saw those houses all over in there. Most of those had been used and some of them...weren't in good shape at all." They told him they didn't like those houses and "that's when he said to us, if you're not in a big hurry to buy a house, we're in the process of developing another area and it's going to be a black neighborhood." He told them they had the area mapped out and they were taking names of people who wanted to live there, letting them select the plot they want. So the couple went to their office on Bessemer Avenue, looked at the big map, and selected the lot at the corner of Findley and South Side. Kirkman marked the lot with their name and the word 'taken.' Alma notes that they, "stayed in touch with Kirkman and Koury and...finally we saw where they were beginning to cut trees down, making a path through there. We couldn't drive, so we walked down here, with mud and everything, we walked down to see this lot."¹⁸⁵

Architecture Context

The architectural significance of the historic district is derived from the varied styles of the primarily residential and religious buildings in the area. The earliest buildings in the district follow national trends, representing less ornate adaptations of the forms and styles to the homes of middle-class residents. However, by the 1960s, common styles among newly constructed homes in the district diverged noticeably from those utilized in Greensboro's White neighborhoods of the same era.

Historian M. Ruth Little, in her study of mid-twentieth century neighborhoods in Raleigh, notes that, "for these [African American] groups the traditional status quo represented oppression. Modern design was a new beginning, without the associative values of Colonialism and other Revival styles." Thus, while Colonial Revival details were sometimes applied to Ranch and

¹⁸⁴ Seward Mott and Max Wehrly, eds., *The Community Builders Handbook* (Washington D.C., Urban Land Institute, 1947).

¹⁸⁵ Oral History Interview with T.O. Stokes and Alma Stokes.

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Split-Level houses in the historic district, the near-complete absence of true Revival style buildings, in favor of forward-looking Modernist designs, is illustrative of a distinctly African American trend. In Greensboro, as in Raleigh, a “startling divergence of architectural taste between middle-class whites and blacks [emerged]...Blacks looked toward a brighter future and chose clean modern forms; whites preferred expressions of the Colonial Revival style that harkened to an era of white dominance.”¹⁸⁶

While Modernism in Raleigh during this period was led by prominent White architects associated with the School of Design at North Carolina State University, in Greensboro it was African American architects, most associated with the Architectural Engineering program at North Carolina Agricultural & Technical State University, that were at the forefront of Modernism. Many worked in some capacity with the interracial firm of Loewenstein-Atkinson Architects, AIA, a White firm that became the first in the city to hire African American architects, who in turn went on to establish their own highly successful architectural firms. As residents of the historic district, W. Edward Jenkins and William Streat in particular furthered the architectural narrative of east and southeast Greensboro toward Modernism.

Like most metropolitan areas in the state, Greensboro experienced significant growth in the post-World War II era with the population increasing by 25% between 1940 and 1950 (approximately 15,000 residents), and another 60% (approximately 35,000 residents) between 1950 and 1960. The increased population coupled with an unfulfilled demand for housing in the preceding decades resulted in unprecedented building construction throughout the 1950s and 1960s, including in the South Benbow Road Historic District. These houses were largely constructed in the Minimal Traditional, Colonial Revival, Period Revival Cottage, Ranch, Split-Level, and Modernist styles and forms.

Popular nationwide from the late 1940s through about 1960, Minimal Traditional-style houses are small houses characterized by a very simple rectangular, side- or front-gabled form, flush eaves, and a lack of architectural detail or ornamentation. The small size and compact footprints of these houses were both well suited to urban lots and inexpensive to build.¹⁸⁷ As a result, the style was popular with homebuilders taking advantage of post-World War II demand for housing. The Brown Construction Company, Brooks Lumber Company, and Kirkman and Koury’s Better Homes, Inc., all constructed Minimal Traditional-style houses in the district.

Twenty-seven examples of the Minimal Traditional style were constructed in the historic district between 1946 and 1963, including groups of houses along the 900 block of East Florida Street, the 1000 block of Ross Avenue, and the 1100 block of Stephens Street, as well as several individual examples of the style on South Benbow Road. Among the earliest and most intact examples is the c.1950 Robert L. and Alfreida Whitsett House (1010 Ross Avenue). The house features a compact side-gabled form with flush eaves and a low gable on the west end of the façade. It retains original asbestos shingles covering the exterior and decorative metal posts

¹⁸⁶ Margaret Ruth Little, “Getting the American Dream for Themselves: Postwar Modern Subdivisions for African Americans in Raleigh, North Carolina,” *Buildings & Landscapes: Journal of the Vernacular Architecture Forum*, Vol. 19, No. 1 (Spring 2012), 73.

¹⁸⁷ Virginia McAlester, *A Field Guide to American Houses* (New York, NY: Alfred A. Knopf, 2013), 586-589.

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supporting front- and side-gabled porches. The c.1958 Claude Patterson House (1112 Stephens Street) is typical of the style and illustrates its continued use well into the 1950s. The house has a compact, rectangular footprint, flush eaves, asbestos siding, two-over-two horizontal-pane windows, and a four-light-over-four-panel door sheltered by a small gabled stoop.

The Colonial Revival style, popular in White suburbs nationwide beginning in the 1920s, was less common in Black neighborhoods, where nostalgia for the Colonial era was not typically among Black residents. Only thirteen residential examples were constructed in the district. The style, taking inspiration from the American 1876 and 1893 expositions, is generally characterized by an elaborate front entrance, typically centered on a symmetrical façade, and paired windows and dormers.¹⁸⁸ The c.1951 Frank and Marie Lytle House (1201 South Benbow Road) is illustrative of how the style was applied to mid-twentieth century houses in the historic district. One of only a handful of two-story houses in the district, the building has a hipped roof and a symmetrical façade on which is centered a six-panel door with a four-light transom. The inset entrance has a classical surround with broken pediment supported by fluted pilasters. The c.1965 Willie L. and Alene C. Young House (1200 Stephens Street) illustrates the style as applied to a one-and-a-half-story house and its continued popularity nationwide through the 1960s. The house has a symmetrical façade with a side-gabled roof punctuated by three gabled dormers. The inset entrance bay is centered on the five-bay façade and features a paneled door flanked by four-light-over-one-panel sidelights.

Throughout the twentieth century, the Colonial Revival style was often applied to religious buildings, as the formality of the style was well suited to imposing, often symmetrical, sanctuaries, with symmetrical brick or frame exteriors, pedimented gables, cornices, and classical door surrounds. However, as with residential examples of the style, it was not embraced wholeheartedly by the Black community, who displayed a preference for Modernist detailing. As a result, the two churches in the district that were constructed in the style have both Colonial Revival and Modernist detailing. The c.1965 Pilgrim Baptist Church (711 Oxford Street) displays deep eaves on the facade, metal awning windows, and blind sidelights and transom on the façade that extend all the way up to the gabled roofline. In lieu of a portico, the main roofline is extended to cover the entrance, supported by tall, slender posts. The 1973 St. Paul's Baptist Church (1309 Larkin Street) is similarly detailed with a front-gabled form punctuated by a projecting, front-gabled entrance wing on which is centered paired doors with a blind transom. Rectangular stained-glass windows on the side elevations are typical of the style.

Period Revival styles, including the Tudor Revival, Spanish Revival, and other Medieval styles, experienced popularity in the early twentieth century, especially in middle- and upper-class White developments. Like the Colonial Revival style, these styles were not widely adopted by Black residents, though modest Tudor Revival detailing—including asymmetrical forms, steeply pitched gables, prominent brick chimneys, and multi-light casement windows—was sometimes applied to small-scale houses. Only four of these Period Revival Cottages were constructed in the district. The best example is the c.1950 Elbert E. and Bessie M. Nance House (1306 South Benbow Road). The house has the compact form of the Minimal Traditional-style houses in the

¹⁸⁸ McAlester, *A Field Guide to American Houses*, 409-432.

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district, but with an asymmetrical front-gabled entrance bay with diamond-light window and a prominent brick chimney on the façade.

By the mid-1950s, however, the traditional forms of the Minimal Traditional and Revival styles had begun to fall out of favor, even for small-scale housing, being slowly replaced by a preference for the streamlined, modern aesthetic of the Ranch house. These typically wide, low, one-story houses, most often constructed with brick veneers, were attractive to middle-class families as both a low-maintenance alternative to siding, which required regular repainting, and as a more expensive material, illustrating their upward economic status. Additionally, the open floor plans with centrally located kitchens represented the family-centered focus of the 1950s house, a direct response to the fragmentation of rooms separated by hallways that earlier house forms provided. Finally, these larger custom-built Ranch houses often included an attached garage or carport, supporting an increased trend in automobile ownership nationwide in the decades after World War II.

The Ranch house is by far the most prominent form in the district with 381 examples constructed within the period of significance. Among the earliest Ranch houses to be constructed in the district is the c.1950 Clarence M. and Rosa T. Winchester House (1506 South Benbow Road). The hip-roofed house has a projecting front wing, resulting in an L-shaped plan. Two-over-two horizontal-pane windows extend all the way to the southeast corner of this wing, wrapping the corner of the house. Multi-light steel-sash casement windows on the south end of the façade are a precursor to the picture windows common on Ranch houses throughout the 1950s.

Beginning in 1955, small-scale Archetypal Ranch houses were constructed in large numbers in the speculatively built southwest portion of the Clinton Hills development (along South Side Boulevard, Bellaire, Cambridge, Curry, East Florida, Oxford, and Stephens Streets). Characterized by large-pane picture windows in the public living spaces and expanses of brick veneer below high bedroom windows set in vertical wood siding, the Archetypal Ranches in this part of the district are nearly identical in form and plan, though with details varying slightly.¹⁸⁹ Typical examples from the Clinton Hills development include the c.1956 Bert C. and Lucille C. Piggott House (801 Cambridge Street) with a side-gabled form, brick veneer throughout, picture windows on the right end of the façade, and double-hung windows on the left end. The c.1956 J. Neil and Jacquetta Armstrong House (808 Bellaire Street) has a low-sloped hipped roof and horizontal siding at the upper one-third of the left end of the façade, both reinforcing the horizontality of the building. A group of nine one-light awning windows light the living room.

Larger Ranch houses were constructed throughout the north one-third of the historic district and extending along South Benbow Road, in the 1950s, 1960s, and 1970s. These custom-built Ranch houses varied greatly in detail with several incorporating Colonial Revival-style detailing and others utilizing Modernist details. Among the earliest and most intact of the custom-built Ranch houses is the c.1952 William A. and Juanita J. Goldsborough House (1411 Marboro Street). The elongated form of this five-bay Ranch is further extended by a gabled wing projecting from the

¹⁸⁹ Little, "Getting the American Dream for Themselves," 82. Note: Common typologies for the houses constructed in Clinton Hills development are located at the beginning of Section 7.

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south end of the façade. The house retains two-over-two horizontal-pane wood-sash windows throughout with two-over-three windows flanking a very wide picture window near the center of the façade. A wide flush cornice is the only Colonial Revival-style detailing present. The c.1956 Mrs. Blanche T. Grant House (1607 South Benbow Road) has modest Colonial Revival detailing including a twenty-five-light picture window in a projecting, frame bay on the façade, five-light sidelights flanking the six-panel door, and a projecting gabled with a round vent in the gable.

Several Ranch houses from the 1960s have more overt Colonial Revival-style detailing and massing. The c.1960 Bishop Wyoming Wells House/Justice Henry and Shirley Frye House (1401 South Benbow Road) features a projecting hip-roofed wing punctuated by a large twenty-light bow window. A cupola tops the hip-roofed garage wing at the north end of the house. The c.1962 Lewis C. and Elizabeth Dowdy House (1105 Ross Avenue) also exemplifies the Colonial Revival sub-type of Ranch houses with a twenty-light bow window to the right of the entrance, a dentil cornice, and a pent roof sheltering the windows on a front-gabled bay on the west end of the façade. The c.1969 James J. and Mary Ann Scarlette House (1216 East Side Drive) illustrates Colonial Revival-style massing with a symmetrical façade. It features brick quoins at the building corners, a shallow dentil cornice, double-hung six-over-nine wood-sash windows, and an entrance bay with a classical surround.

In the southeast one-third of the district, the Benbow Park development contains a considerable number of Ranch houses constructed from 1959 to 1965. The speculatively built houses feature repetitive form and materials with little variation.¹⁹⁰ Alma Stokes recalls that Kirkman and Koury were building Ranch houses and Split-Level houses in the Benbow Park development and in the earliest phase (at the west end of the area, adjacent Benbow Road) there were only about three styles to choose from. “You couldn’t select necessarily the type of house you wanted, but you could add some features to it you wanted.” The Stokes family was able to choose the bathroom colors, the carpeting, and to specify that they preferred an exterior planter adjacent the porch instead of railings, though they were denied a carport when they requested one be added, because the house plan they selected “didn’t come with a carport.”¹⁹¹

Among these speculatively built Ranch houses is the c.1959 Fletcher L. and Bettye H. Miller House (1908 Finley Street) with a five-bay side-gabled form that incorporates a carport on the right end of the façade. The house retains two-over-two horizontal-pane wood-sash windows, including flanking a picture window to the right of the entrance. The c.1960 Milton-Rogers House (1925 Belcrest Drive) features detailing similar to the Ranch houses constructed in the Clinton Hills development, including paired slider windows on the side elevation. The elongated form of the four-bay house includes a projecting, hip-roofed wing on the left end of the façade, within which is a four-light picture window flanked by two-over-two horizontal-pane windows. Colonial Revival-style detailing, including brick quoins, eight-over-eight wood-sash windows with aprons, and six-panel doors are common in this part of the district, the result of the houses having been constructed by White developers. The c.1965 Julian S. Plummer House (2211 New

¹⁹⁰ Note: Common typologies for the houses constructed in the Benbow Park development are located at the beginning of Section 7.

¹⁹¹ Oral History Interview with T.O. Stokes and Alma Stokes.

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Castle Road), incorporates Colonial Revival-style detailing including eight-over-eight wood-sash windows throughout with paneled aprons and applied, flat-arch lintels on the façade.

Within the Benbow Park development at the southeast one-third of the district, approximately thirty-eight Split-Level houses were also speculatively constructed between 1960 and 1965, providing a counterpart to the one-story Ranch houses that were predominant in the development. The Split-Level form is composed of three or more staggered levels separated by partial flights of stairs. This allows for a separation of public and private spaces within the house, providing “privacy, noise control, and good interior circulation.”¹⁹² The form was attractive to buyers because it looked more like a two-story house without the expense of constructing two full stories. Additionally, it was well-suited to developments with uneven terrain, as the stories could be partially built into sloping lots.¹⁹³ Stylistic characteristics applied to the form in the Benbow Park development were largely Colonial Revival.¹⁹⁴

Representative examples of the Split-Level form within the district include the c.1963 Walter L. and DeOla M. Johnson House (1802 Carlton Avenue) with a brick veneer at the first-floor levels below a slightly cantilevered upper level. Colonial Revival-style detailing includes eight-over-eight wood-sash windows, a dentil cornice on the one-story section, and a sixteen-light wood-framed picture window to the left of the entrance. The c.1963 Harold W. and Georgiana M. Stamps House (1901 Carlton Avenue) features two-over-two horizontal-pane wood-sash windows and vertical board-and-batten sheathing on the upper floor, the variations typical of the minor material differences found in this part of the district.

In marked contrast to the Colonial Revival-style Ranch and Split-Level houses constructed in the Benbow Park development, custom-built Ranch and Split-Level houses in the northern one-third of the district tended toward Modernist detailing. Examples of houses with Modernist detailing applied to the Ranch form include the c.1956 Thomas R. and Colleen W. Murphy House (1504 Tuscaloosa Street) and the c.1958 Alfred C. Waddell House (1506 Tuscaloosa Street). Each contains a group of nine one-light windows to light the main living space and vertical sheathing on the upper one-third of the façade, between the windows opposite the living space. The c.1959 Marvin H. and Jamesena D. Watkins House (1009 Broad Avenue) features a low-sloped hipped roof and a band of faux stone at the upper one-fourth of the facade, between grouped slider windows, all of which reinforce the horizontal form of the Ranch house. Grouped windows on a projecting front wing light the living space and an integrated brick planter is adjacent to the entrance stoop. The c.1961 Waddell E. and Ann B. Hinnant House (1011 Broad Avenue) illustrates the extent to which the width of the Ranch house could be further emphasized by the introduction of banded windows and a faux-stone veneer that extends beyond the east elevation of the house. The c.1964 Milton H. and Shirley M. Barnes House (2219 Lakeland Drive) employs a traditional Ranch form, but is set apart by Modernist detailing including paired doors flanked by decorative, pierced concrete-block walls that screen the windows behind them.

¹⁹² McAlester, *A Field Guide to American Houses*, 613.

¹⁹³ McAlester, *A Field Guide to American Houses*, 613-614.

¹⁹⁴ Note: Common typologies for the houses constructed in Benbow Park development are located at the beginning of Section 7.

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Split-Level houses in the northern one-third of the district also incorporated more Modernist details than their counterparts to the south. The c.1963 Calvin Ray and Mary N. Harris House (1206 South Benbow Road) features vertical board-and-batten at the upper level, at the north end of which are full-height windows topped by transoms that extend up to the gabled roofline. The c.1966 Earl J. and Virginia D. Johnson House (1302 Ross Avenue) features a wide, centered entrance with paired doors flanked by one-light sidelights. The entrance is sheltered by an extension of the front-gabled upper story, resulting in an asymmetrical gable, the roof of which is supported by tall square posts.

The proximity of NC A&T and their department of Architectural Engineering furthered both training in, and appreciation for, Modernist styles. The influence of prominent African American architects who resided in the historic district and designed Modernist-style houses for themselves and their neighbors further led to a higher concentration of Modernist-style, architect-designed buildings than most mid-century neighborhoods in Greensboro. The Modernist style is generally characterized by flat, shed, and low-sloped gabled roofs with deep overhangs, exposed roof beams and purlins, large banks of windows, recessed entries, natural materials, and grouped windows that blur the distinction between interior and exterior spaces.¹⁹⁵

Prominent African American architects active in the neighborhood included W. Edward Jenkins, William Streat, and Gerard Gray. Though none were Greensboro natives, all found their way to Greensboro by the mid-twentieth century. The parallels between the lives and career paths are significant. They each served in the Army Corps of Engineers and served during World War II. All three men either attended or taught in the Department of Architectural Engineering at NC A&T. Jenkins and Streat worked for the progressive-minded Edward Loewenstein, who specialized in Modernist designs and openly recruited architects of color, and eventually all three men established independent firms. Together they represent the first African Americans to be registered architects in North Carolina, the first to be hired by a White firm in the state, and the first to join the North Carolina chapter of the American Institute of Architects. They each faced the challenges of racism in the mid-twentieth century, and they each contributed to their field not only in achieving greater racial equality but also as leaders of the Modern movement in Greensboro.

Perhaps the most recognizable and well-known example of Modernist residential architecture in the historic district is the 1959 J. Kenneth Lee House (1021 Broad Avenue), designed by W. Edward Jenkins. The house features a low-sloped, nearly flat roof with clerestory windows lighting the main living and dining spaces. A flat-roofed carport on the façade and grouped windows contribute to the horizontality of the building. Taking advantage of the sloped site, the rear of the house has an exposed basement level. Around 1963, Jenkins also designed a house for Lee's sister, Annie Lee Holly. This house (1206 Julian Street) featured a Split-Level form, though it incorporates Modernist detailing including deep roof overhangs, a blind wall with integrated lighting and planters at the first-floor level, and regularly spaced brick posts supporting the roof at the inset entry.

¹⁹⁵ McAlester, *A Field Guide to American Houses*, 628-646.

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Not all of Jenkins's designs were as overtly Modernist as the Lee House. His earlier work in the district, including the previously discussed c.1952 William A. and Juanita J. Goldsborough House and the c.1960 Justice Henry and Shirley Frye House incorporated Colonial Revival-style elements. His designs for the c.1956 Dr. William M. Hampton House (1207 Ross Avenue) and the c.1959 Elworth E. and Ella Smith House (1403 Ellis Street) are traditional in form in detail; both Ranch houses are without distinctive stylistic detailing. Jenkins's own house, the c.1956 W. Edward and Gladys Jenkins House (1301 Ross Avenue) was constructed on a lot that he received as payment for his design of the Goldsborough House. It features a traditional side-gabled form with gabled rear wing. The west half of the façade is inset with the roof sheltering the entrance and a bank of four, nearly full-height windows that light the main living space. Similar windows wrap the northwest corner of the front wing of the house.

The institutional designs of W. Edward Jenkins are also notable. In 1959, he designed the Dudley High School Gymnasium (NR2003). Located just east of the district, it was one his most celebrated designs, and earned awards from the National Association of School Architects, the American Institute of Steel Construction, and the local American Institute of Architects chapter. On the NC A&T campus to the north, Jenkins designed the Business and Math Building in 1966, Aggie Stadium in 1981, and the McNair School of Engineering in 1984. Within the district, Jenkins designed the 1957-1959 St. James Presbyterian Church (820 Ross Avenue). The imposing, front-gabled sanctuary has a Roman-brick veneer and deep eaves at the front, as well as a prowed gable, within which is a wall of windows, flanked by projecting pilasters, that extends all the way up to the gable. A side-gabled wing south of the sanctuary projects beyond the sanctuary resulting in a T plan. The west gable end has prowed eaves and paired doors above which is a vertical band of fixed windows that extend up to the gable. A front-gabled wing on the east end of the wing has prowed gables with vertical wood windows, separated by pilasters, that extend up to the gable.

William Streat was closely associated with NC A&T, serving as the chair of the Department of Architectural Engineering from 1949 until his retirement in 1985. The majority of Streat's work included Modernist residential designs, including three houses within the historic district. His own residence at 1507 Tuscaloosa Street, constructed c.1965, features a flat-roofed, Split-Level form with the frame upper level cantilevered slightly over the brick lower level, supported by exposed purlins. Though traditional in form, the rear elevation in particular features Modernist detailing including a cantilevered wood deck sheltered by an extension of the flat roof which, at the northwest corner, shelters tall windows in the two-story living space. The 1965 Dr. Frank and Gladys White House (1206 East Side Drive) features a dramatic elongated façade sheltered by a low-sloped, front-gabled roof with deep overhangs supported by purlins. The paired doors at the center of the façade are located in an inset entrance bay within a window wall that extends up to the roofline. A wide picture window is located at the south end of the façade, flanked by wide fixed windows in lieu of the more traditional double-hung windows. The adjacent the side-gabled Ranch house, the c.1967 Alfonso E. and Ruth M. Gore House (1208 East Side Drive), was also designed by Streat. More traditional in form, it has Modernist detailing including grouped windows on the façade with operable awning windows below, a window pattern also used by colleague Gerard Gray at 1204 and 1211 East Side Drive. Although Streat focused on

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residential designs, he also designed the Episcopal Church of the Redeemer at 901 East Friendly Avenue, northwest of the district, which was built in 1956 and expanded in 1967.¹⁹⁶

Architect Gerard Gray was also associated with the NC A&T Department of Architectural Engineering, serving as an instructor at the school from 1953 to 1982. During this period, he established his own architectural firm, focusing on Modernist residential designs for prominent African American residents in east Greensboro, including three houses in the historic district constructed for faculty members at NC A&T. These include the 1964 Dr. Alvin V. and Gwendolyn Blount House (1224 East Side Drive) featuring an elongated form accentuated by the shallow pitch of the roof, which appears flat from the street, and the bands of windows on the façade. Near the center of the brick façade is a projecting, cantilevered, hip-roofed frame wing with vertical wood sheathing and a group of seven large, fixed windows with operable awning windows. The c.1965 McNeill-Evans House (1211 East Side Drive) features a Split-Foyer form with faux-stone veneer on all but the upper story of the north end of the façade, which projects slightly in the same way that the frame bay on the Blount House extended. The grouped windows with operable sashes below, located on the upper level of the south end of the façade, are also comparable to those on the Blount House. The Split-Foyer form was used by Gray again on his design for the c.1968 Dr. Eugene and Loreno M. Marrow House (1204 East Side Drive). The inset entrance bay features paired doors and fixed windows above that extend up to the roofline. Double-hung windows are located on the north end of the façade, but south of the entrance bay are the same fixed windows with operable sashes below that were used on the Blount and McNeill-Evans houses.

Other significant Modernist-style buildings in the district include the 1966 L. Richardson Memorial Hospital II (2401 South Side Drive), the 1966 Trinity African Methodist Episcopal Church (631 East Florida Street), and the c.1973 Donald J. and Ruth Forney House (1810 South Benbow Road). Designed by Adrian P. Stout, the four-story, flat-roofed, hospital features an exposed concrete frame with projecting concrete vertical and horizontal members. The resulting spaces are filled with precast concrete panels, metal-sash windows, and metal spandrel panels. Entrances are sheltered by flat-roofed, concrete canopies. The church has distinctively Modernist detailing including a prowed front gable, up to which extends stained-glass panels above the paired doors. A square bell tower, located on the southeast elevation of a gabled rear wing, has a pierced concrete screen that extends the full height of the façade. While the architect is not known, the Modernist detailing of the Forney House is similar to that used by William Streat and Gerard Gray. The two-story, side-gabled house features a brick veneer at the first-floor level and vertical wood sheathing at the second floor, which cantilevers the first floor slightly. At the south end of the façade, a group of four large, fixed windows with operable awning windows below are located at the second-floor level, above an open carport supported by metal posts on a tall brick wall.

¹⁹⁶ Sally Warther, "Streat, William Alfred, Jr. (1920-1994)," *North Carolina Architects & Builders: A Biographical Dictionary*, <https://ncarchitects.lib.ncsu.edu/people/P000348>; "William Alfred Streat, Jr., AIA (1920-1994)," *NC Modernist*, <https://www.ncmodernist.org/streat.htm>.

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Collectively, the South Benbow Road Historic District contains a large number of both speculatively built and custom designed houses exhibiting Minimal Traditional, Colonial Revival, Period Revival, Ranch, Split-Level, and Modernist styles and forms, with a significant concentration of Modernist-style housing designed by local African American architects.

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Previous documentation on file (NPS):

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- 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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): GF9200

10. Geographical Data

Acreeage of Property approx. 219.9 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|-------------------------|-----------------------|
| 1. Latitude: 36.060369 | Longitude: -79.772740 |
| 2. Latitude: 36.060200 | Longitude: -79.769951 |
| 3. Latitude: 36.058843 | Longitude: -79.768052 |
| 4. Latitude: 36.057455 | Longitude: -79.768095 |
| 5. Latitude: 36.056323 | Longitude: -79.768223 |
| 6. Latitude: 36.049857 | Longitude: -79.768642 |
| 7. Latitude: 36.048551 | Longitude: -79.769092 |
| 8. Latitude: 36.047762 | Longitude: -79.769516 |
| 9. Latitude: 36.047424 | Longitude: -79.771254 |
| 10. Latitude: 36.047788 | Longitude: -79.772322 |
| 11. Latitude: 36.048847 | Longitude: -79.772847 |
| 12. Latitude: 36.049406 | Longitude: -79.773759 |
| 13. Latitude: 36.050221 | Longitude: -79.774500 |
| 14. Latitude: 36.050490 | Longitude: -79.774502 |
| 15. Latitude: 36.050826 | Longitude: -79.774387 |

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16. Latitude: 36.051457	Longitude: -79.775422
17. Latitude: 36.052717	Longitude: -79.778040
18. Latitude: 36.053773	Longitude: -79.779754
19. Latitude: 36.055827	Longitude: -79.781465
20. Latitude: 36.056438	Longitude: -79.780776
21. Latitude: 36.056842	Longitude: -79.780130
22. Latitude: 36.056796	Longitude: -79.778174
23. Latitude: 36.056384	Longitude: -79.776254
24. Latitude: 36.056640	Longitude: -79.774543
25. Latitude: 36.057178	Longitude: -79.774387
26. Latitude: 36.057681	Longitude: -79.774376
27. Latitude: 36.059363	Longitude: -79.774020

Verbal Boundary Description (Describe the boundaries of the property.)

The solid black line on the accompanying district map illustrates the boundary of the South Benbow Road Historic District. The boundary aligns with current tax parcels.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the South Benbow Road Historic District were determined according to the historic plats, physical boundaries created by creeks and highways, and the density of structures built before c.1976, by which time the area had been largely built out and residential development in the expansion areas slowed dramatically.

The district is bounded on the east by US-29 (South O'Henry Boulevard), which bisected the area in the late 1950s. The north one-third of the district was platted in numerous separate plats, resulting in an organic street pattern and varied lot sizes. Here the boundary is largely determined by the architectural character of the resources. Early- to mid-twentieth century residential development to the north, while associated with the African American community in Greensboro, features homes that are smaller in scale and with a different architectural character; thus, the north boundary follows a small creek that extends along the north side of Julian Street to its intersection with East Side Drive. Residential development west of the 1000 blocks of Julian and Tuscaloosa Streets and Broad and Ross Avenues, contains mid-twentieth century housing interrupted by late-twentieth century redevelopment, and therefore does not maintain continuity of historic structures.

The south two-thirds of the district includes the majority of the platted residential developments of Clinton Hills and Benbow Park. This area also includes significant community resources that, while constructed adjacent to the platted development, served the residents of the historic district. These include the 1966 L. Richardson Memorial Hospital, five churches constructed between c.1965 and 1973, and historically vacant land that extends along Bennett Street and South Side Boulevard, aligning with a natural ravine and tributary of South Buffalo Creek that flows through the area. The boundary excludes early-twentieth

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century residential development to the south that was historically associated with Greensboro's White population, as well as mid-twentieth century residential development that was platted separately from Clinton Hills and does not retain the same architectural character.

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11. Form Prepared By

name/title: Heather Slane & Cheri Szcodronski
organization: hmwPreservation
street & number: P. O. Box 355
city or town: Durham state: NC zip code: 27702
e-mail heather@hmwpreservation.com
telephone: 336-207-1501
date: July 15, 2024

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: South Benbow Road Historic District
City or Vicinity: Greensboro
County: Guilford State: North Carolina
Photographer: Pofue Yang and Cheri Szcodronski
Date Photographed: March 2020 and March 2023

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #0001:

South Benbow Road Historic District

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Name of Property

1 of 26
1216-1224 East Side Drive
South Benbow Road Historic District
Facing southwest

Photo #0002:
2 of 26
1200-1202 Julian Street
South Benbow Road Historic District
Facing southeast

Photo #0003:
3 of 26
1021 Broad Avenue
South Benbow Road Historic District
Facing north

Photo #0004:
4 of 26
1011-1007 Broad Avenue
South Benbow Road Historic District
Facing northwest

Photo #0005:
5 of 26
1208-1206 Ross Avenue
South Benbow Road Historic District
Facing southwest

Photo #0006:
6 of 26
1300-1302 Ross Avenue
South Benbow Road Historic District
Facing southeast

Photo #0007:
7 of 26
1011-1013 Ross Avenue
South Benbow Road Historic District
Facing northeast

Photo #0008:
8 of 26
1203-1205 South Benbow Road
South Benbow Road Historic District
Facing southeast

Photo #0009:

South Benbow Road Historic District

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Name of Property

9 of 26
1507 Tuscaloosa Street
South Benbow Road Historic District
Facing north

Photo #0010:
10 of 26
808-804 Bellaire Street
South Benbow Road Historic District
Facing south

Photo #0011:
11 of 26
803-807 Cambridge Street
South Benbow Road Historic District
Facing north

Photo #0012:
12 of 26
1814-1808 Curry Street
South Benbow Road Historic District
Facing west

Photo #0013:
13 of 26
933-939 Stephens Street
South Benbow Road Historic District
Facing northeast

Photo #0014:
14 of 26
919-923 Stephens Street
South Benbow Road Historic District
Facing northeast

Photo #0015:
15 of 26
803-807 Oxford Street
South Benbow Road Historic District
Facing northwest

Photo #0016:
16 of 26
631 East Florida Street
South Benbow Road Historic District
Facing northwest

Photo #0017:

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Name of Property

17 of 26
1101-1005 East Florida Street
South Benbow Road Historic District
Facing northwest

Photo #0018:
18 of 26
1210-1206 Eton Drive
South Benbow Road Historic District
Facing southwest

Photo #0019:
19 of 26
1919-1915 Carlton Avenue
South Benbow Road Historic District
Facing northeast

Photo #0020:
20 of 26
1923-1927 Carlton Avenue
South Benbow Road Historic District
Facing southeast

Photo #0021:
21 of 26
1808-1804 Belcrest Drive
South Benbow Road Historic District
Facing northwest

Photo #0022:
22 of 26
1910-1906 Belcrest Drive
South Benbow Road Historic District
Facing northwest

Photo #0023:
23 of 26
2011-2007 Chelsea Lane
South Benbow Road Historic District
Facing north

Photo #0024:
24 of 26
1905-1909 Drexmore Avenue
South Benbow Road Historic District
Facing southeast

Photo #0025:
25 of 26

South Benbow Road Historic District

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Name of Property

2000 South Side Boulevard - Benbow Park
South Benbow Road Historic District
Facing southeast

Photo #0026:

26 of 26
2401 South Side Boulevard
South Benbow Road Historic District
Facing east

Paperwork Reduction Act Statement: This information is being collected for nominations 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.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.