



Figure 1. c. 1959 aerial photograph of E. E. Smith High School and the surrounding neighborhood. North Carolina Department of Transportation, NCDOT Historical Aerial Imagery Index, image m0790_4362_t, December 15, 1959.

Architectural Survey of the Broadell Neighborhood, Fayetteville, North Carolina

Survey Report
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Architectural Survey of the Broadell Neighborhood, Fayetteville, North Carolina: Project Overview

Project History and Overview

In 2023 the City of Fayetteville received a 2022 federal Historic Preservation Fund grant for Certified Local Governments from the National Park Service, administered through the State Historic Preservation Office (HPO) of the North Carolina Office of Archives and History. Funds were allocated in order to complete an architectural survey of the Broadell neighborhood, a mid-twentieth-century residential neighborhood constructed for African Americans. The City of Fayetteville contracted with Kraemer Design Group (KDG) in May of 2023 to undertake the project.

The KDG survey team was comprised of Katie Cook, Cassandra Talley, and Lillian Candela. The KDG team specializes in architectural history related to African American and Ethnic Heritage history along with histories related to the Civil Rights Movement and the Great Migration. Each member of the KDG survey team meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History as set forth in 36 CFR Part 61. Additionally, Lillian meets the qualifications standard for Historic Architecture.

The City of Fayetteville's Economic and Community Development Department, including Taurus Freeman and Chris Cauley, were highly involved in the project, as was Elizabeth King from the HPO. The Seabrook-Broadell Community Watch was instrumental in connecting the survey team with important historic research resources and oral history participants. Dr. Tamara Holmes Brothers, Diversity, Equity, Accessibility and Inclusion Manager in the North Carolina Department of Natural and Cultural Resources, was also an important source of knowledge during this project.

KDG worked in conjunction with the City of Fayetteville, the HPO, and the Seabrook-Broadell Community Watch to execute this project. The project began in May of 2023, and the first fieldwork trip occurred in June of 2023. During fieldwork in June, the team collected photos of all the resources in the boundaries of the survey area and participated in a public engagement meeting with the Seabrook-Broadell Community Watch. In July and August, the team continued to research and work on the survey deliverables. The second fieldwork trip occurred in August. During the August trip, the survey team conducted oral history interviews with members of the Broadell community. The survey concluded in February of 2024, when KDG presented Study List recommendations to the National Register Advisory Committee (NRAC).

Prior survey work has been conducted in Fayetteville. Prior surveys include Dru Haley (York) and Tom Hatley's mid-1970s comprehensive survey of Cumberland County, as well as the 1980 citywide survey conducted by Linda Jasperse, which resulted in a 1983 multiple resource nomination for various historic properties in the city, most of which were examples of high-style architecture. Other previous surveys include the "Fayetteville Municipal Survey of Buildings, Sites, and Structures," conducted by Michelle A. Michael, completed in 2001, which included contexts for the history of Fayetteville from its founding to 1951. The "Fayetteville Modern Architecture Survey," conducted by MDM Historical Consultants, Inc., was completed in 2009 and included architectural context from 1930 to 1969, with a special focus on Modern architecture.

The primary objective of this project was to survey 533 parcels in Fayetteville's Broadell neighborhood and to develop historic and architectural contexts for the neighborhood. This survey complements the prior surveys conducted in Fayetteville but focuses on the Broadell neighborhood and African American life in Fayetteville in the mid-twentieth century.

Survey Methodology

This project focused on the history and development of the Broadell neighborhood, which is located approximately two miles northwest of downtown Fayetteville, North Carolina. The survey area was roughly bounded by Cross Creek and Topeka Street to the north, Cross Creek to the east, the southern boundary of the lots on Cascade Street and Marion Court to the south, the western boundary of the lots on Seabrook Road, and the western boundary of the Ferguson-Easley Elementary School to the west.

The initial phase of the project included the development of historic contexts for the survey area. From that research, an outline and a bibliography that provided the basic parameters for the project were produced. Staff at the HPO and City of Fayetteville, in consultation with the Seabrook-Broadell Community Watch, delineated the survey boundaries as part of the application for a Historic Preservation Fund grant, and this information was provided to the survey team at the beginning of the project. Collecting oral histories was a vital component of this project, and fifteen oral histories were collected with the assistance of the Seabrook-Broadell Community Watch. The Seabrook-Broadell Community Watch and its president, Cynthia Leeks, were instrumental in keeping the survey team connected with the community during the course of this project and organizing the oral history session that occurred on August 11, 2023.

The KDG survey team accomplished the documentation of the Broadell neighborhood through photography of each building, creation of site plans, the completion of the survey report, and creation of survey forms in the HPO's Microsoft Access database. Notes were taken during the fieldwork, and general streetscape photos were also taken to illustrate the neighborhood. Finally, a windshield survey of comparable, mid-twentieth-century residential neighborhoods in Fayetteville was also completed for additional context.

The KDG survey team consisted of three KDG team members in one car. The team primarily surveyed by car, although some high traffic areas and some residential areas were surveyed on foot. Using smartphones, the survey team verified the address and then photographed the building with the camera feature on their phones. The survey team took at least three photographs of most buildings; however, the team took more if the property was large or less due to traffic, visibility issues, or concerns from the occupants of the building. After the field data was collected, the survey team reviewed and analyzed the data using the city Geographic Information System (GIS) and aerial photographs along with Google Maps and Street View in conjunction with the survey photography. The KDG team then reviewed and analyzed the architectural style, date of construction, roof framing and materials, window types and materials, siding materials, overall condition, outbuildings, and historic integrity. This analysis was used to identify cohesive groupings of historic resources and significant individual resources, which informed the decision of what would be recommended for the Study List.

The fieldwork data including the photographs and all the information collected for the survey was combined with archival research to ensure that significant resources were not overlooked. The recommendations given here are based on the National Register of Historic Places eligibility criteria. Based upon the results of this survey and upon the accumulated data compiled in this survey report, the

project team has identified one potential historic district containing 522 single-family dwellings, one apartment building, two school campuses, and one church that is recommended to the Study List. This recommendation is discussed further in the Survey Findings section of this report.

This survey report includes the historic and architectural contexts, survey findings, recommendation for the Study List, and recommendations for future planning/preservation actions and future research avenues. The survey report serves as a basis for further study. This survey report and the survey process and methodology were conducted in accordance with the guidance given in the HPO's *Practical Advice for Recording Historic Resources* (2022), "How to Populate the North Carolina Historic Preservation Office's Historic Property Data Entry Form (Microsoft Access)," and any additional guidance given to the survey team by the HPO.

A note about lexicon: several of the buildings discussed in this report changed names multiple times throughout their history. Fort Liberty has been known as Camp Bragg, Fort Bragg, and Fort Liberty. Throughout this text, when not directly discussing the history of the naming conventions, it is referred to by its current name, Fort Liberty. Fayetteville State University has also had many names, including the Howard School, the State Colored Normal School, Fayetteville State Teachers College, and Fayetteville State University. Throughout this text, when not directly discussing the history of naming conventions, it is referred to as Fayetteville State University or FSU. Finally, Ferguson-Easley Elementary School was originally named No. 12 Elementary School following its construction in 1959. In 1964, the school's name was changed to Ferguson Elementary, and after 1977, the school became Ferguson-Easley Elementary. Throughout this text, when not directly discussing the history of the naming conventions, the school is referred to by its current name, Ferguson-Easley Elementary.

Information Sources

The survey team used many sources to research and write the historic contexts and historic survey report. Local history repositories including the Fayetteville State University library and archives, the Cumberland County Public Library, and the Archives of the State of North Carolina were all consulted. Additionally, oral histories were taken from residents who live in or lived in or are otherwise connected to the survey area. The oral histories with longtime residents of Broadell were invaluable, as the interviewees provided insights about the community that are not documented in available archival resources. Residents of the communities provided insight into their everyday lives in Broadell and Fayetteville, including information about community activism, schools, popular businesses, and church life. Finally, in addition to oral histories, the survey team also consulted historic maps, newspapers, books, articles, pamphlets, directories, land records, census records, aerial photography, and digital archival collections.

Data Location

This survey report and the survey files will be kept by the HPO. A copy of the survey will also be retained by Kraemer Design Group and the City of Fayetteville.

North Carolina State Historic Preservation Office
Archives & History Building
109 E. Jones St.
Raleigh, NC 27601

Kraemer Design Group LLC
1420 Broadway
Detroit, MI 48226

City of Fayetteville
Economic & Community Development Department
433 Hay Street
Fayetteville, NC 28301

Fayetteville's Black Community and the Development of the Broadell Neighborhood

Neighborhood Development

As of 1790, the White Murchison family, seated at their Holly Hill plantation near Spring Lake, was one of the largest slave-owning families around Fayetteville.¹ Murchison Road, which runs northwest out of Fayetteville bordering the western edge of Fayetteville State University's (FSU) campus, was named for this family. Two men enslaved by the Murchison family, Isac and Jackson (known after their emancipation as Isac and Jackson Murchison) became prominent Black citizens in the area around Fayetteville. Jackson Murchison founded Murchison's Chapel, which later became known as Bethel AME Zion Church, now located at 255 Vass Road in Spring Lake.² During the 1930s and 1940s, the segregated housing units at Fort Liberty were known as being in "the Spring Lake area" and this name and location was possibly chosen due to the fact that prominent Black citizen Jackson Murchison and his congregation were already living and worshipping in Spring Lake (which directly abuts Fort Liberty).³ Isac Murchison settled into sharecropping near Manchester, which later became part of Fort Liberty. Murchison Road, located just west of the Broadell neighborhood, later became a hub of Black residential settlement, entrepreneurship, and middle-class success when the College Heights and Broadell neighborhoods developed around it in the early and mid-twentieth century.

Platted in 1922, College Heights was a neighborhood located directly north and west of Fayetteville State University, a Historically Black College or University (HBCU). Early families bought property from local Black landowner Junius Elliott, and some of the earliest developments occurred on Elliott and Council Streets.⁴ College Heights was populated by working-class Black professionals who were often associated with FSU or the military at Fort Liberty. Because of the concentration of upwardly mobile Black families, the Murchison Road area near FSU was identified by real estate developers as an ideal place to begin subdividing land for Black families.

Other African American neighborhoods in the city that were already well-established continued to grow in the early twentieth century. Early Black neighborhoods and settlement areas in nineteenth-century Fayetteville were located to the north, east, and south of the downtown area. Moore Street, between Ramsey and Hillsboro Streets, was home to some of Fayetteville's most prominent African American citizens. Gillespie Street, located south of the Market House, was another home to prominent African American residents of Fayetteville. Black residents also coalesced along Old Wilmington Road, in an area southeast of the city.⁵

¹ Lorraine V. Aragon, "Sandhills' Families: Early Reminiscences of the Fort Bragg Area: Cumberland, Harnett, Hoke, Moore, Richmond, and Scotland Counties, North Carolina," Cultural Resources Management Program, Environmental and Natural Resources Division, Public Works Business Center, Fort Bragg, N.C., 2000, 21.

² Arletha Campbell and Rhonda Williams, "Guide to Historic Churches in Cumberland County," Cumberland County Public Library & Information Center (1999), 4.

³ Henry Cuningham, "Remembering Jim Crow," *Fayetteville Observer*, February 24, 2002.

⁴ Fred Whitted, *Fayetteville: Profiled in Black: The History of Blacks in Fayetteville & Cumberland County, Vol. 2* (Fayetteville, NC: Black Heritage Review, 2014), 122; United States Census Bureau, *1940 United States Federal Census*, population schedule, District 26-21, Fayetteville, Cumberland County, North Carolina.

⁵ Michelle A. Michael, "Fayetteville Municipal Survey of Buildings, Sites, and Structures," Final Report and Multiple Property Documentation Form, National Park Service, 2001, E10-E11.

In 1930, Fayetteville's population totaled 13,000 people. By the 1940 Census, the population increased to just over 17,000 people in Fayetteville.⁶ By 1950, the population doubled to almost 35,000 people.⁷ In 1960, the population increased to 47,000 people.⁸ Growth slowed as the 1970 population totaled 53,000 people, and the 1980 population reached 59,000 people.⁹ From the 1930 through the 1980 censuses, the number of Black residents increased at the same rate as the total population, comprising between 36 and 41 percent of the total population in each census.¹⁰ World War II and the Korean War, and the proximity of Fayetteville to Fort Liberty, drove the city's significant population growth in the mid-twentieth century.¹¹

Fort Liberty was established as Camp Bragg in 1918 towards the end of World War I, but there is a long history of military presence in Fayetteville. A military arsenal was in the city as far back as 1790, and the United States Arsenal was constructed just west of Fayetteville's downtown in 1838.¹² This made the city a target during the Civil War, especially since the arsenal in Fayetteville supplied weapons to the Confederate troops. In 1865, General Sherman of the Union army arrived in Fayetteville and the arsenal, along with the offices of the *Fayetteville Observer* newspaper, the mills, and many other buildings, was destroyed by Union troops.¹³ The location of Fort Liberty, northwest of Fayetteville, was selected due to the area's favorable climate and terrain, access to transportation via water and railways, and low population density. An airfield was built adjacent to Camp Bragg in 1919—the airfield was the antecedent of Pope Airfield Base.

After the conclusion of World War I, development of Camp Bragg continued to turn the once sparsely populated area into a training and weapons testing center. Camp Bragg was redesignated Fort Bragg in September 1922, following continued enhancement of fort facilities and the relocation of artillery test facilities to the location in February 1922. Throughout the 1920s and the Great Depression, Fort Bragg contained training facilities and served as a district headquarters for the Civilian Conservation Corps.¹⁴ World War II and the Korean War brought thousands of troops to the base, which had a tremendous

⁶ US Bureau of the Census, *Sixteenth Census of the United States: 1940, Population, Vol. 2, Characteristics of the Population, Part 5: New York-Oregon* (Washington, DC: US Government Printing Office, 1943), 395.

⁷ US Bureau of the Census, *Census of Population: 1950, Volume II: Characteristics of the Population, Part 33: North Carolina* (Washington, DC: US Government Printing Office, 1952), 33-57.

⁸ US Bureau of the Census, *Census of Population: 1960, Volume I: Characteristics of the Population, Part 35: North Carolina* (Washington, DC: US Government Printing Office, 1963), 35-50.

⁹ US Bureau of the Census, *Census of Population: 1970 Vol. 1, Characteristics of the Population, Part 35, North Carolina* (Washington, DC: US Government Printing Office, 1973), 35-81; US Bureau of the Census, *1980 Census of Population: Volume 1, Characteristics of the Population: Chapter B: General Population Characteristics: Part 35, North Carolina* (Washington, DC: US Government Printing Office, 1982), 35-9.

¹⁰ US Bureau of the Census, *Sixteenth Census: 1940, Characteristics of the Population*, 395; US Bureau of the Census, *Census of Population: 1950: Characteristics of the Population*, 33-57; US Bureau of the Census, *Census of Population: 1960: Characteristics of the Population*, 35-50; US Bureau of the Census, *Census of Population: 1970, Characteristics of the Population*, 35-81; US Bureau of the Census, *1980 Census of Population: Characteristics of the Population*, 35-9.

¹¹ Michael, "Fayetteville Municipal Survey," E16.

¹² Edwards-Pitman Environmental, Inc., "Historic Architectural Resources Survey Report: Phase II Final Identification and Evaluation," Project Development and Environmental Analysis Branch, Division of Highways, 2003, 19.

¹³ Michael, "Fayetteville Municipal Survey," E9.

¹⁴ "Fort Liberty History," U.S. Army, accessed September 26, 2023, <https://home.army.mil/liberty/about/fort-liberty-history>.

effect on the growth of Fayetteville as Fort Liberty became the largest military base in the United States.¹⁵

The military was still segregated throughout the years that the United States was involved in World War II. It was not until President Harry Truman signed Executive Order 9981 in 1948 that the military was desegregated. Because of this, Black troops at Fort Liberty were housed in separate facilities. Housing for Black service members at Fort Liberty was located in the Spring Lake area, and it included a dormitory and a non-commissioned officers' quarters. Demand for housing outside of Fort Liberty also skyrocketed as military troops and their families sought housing adjacent to the base. Apartment buildings were also constructed to house transient occupants brought to Fayetteville by their military service, as were small rental houses.¹⁶

With the massive influx of troops into Fayetteville, racial tensions in the city were high. African Americans on base at Fort Liberty were subject to racial intolerance, discrimination, and inequality at nearly every turn. In 1941, a fight between Black troops and White Military Police on a local bus ended with the death and serious injury of several Black and White men. An investigation was conducted, but all men involved were acquitted. Throughout the rest of the war, the local National Association for the Advancement of Colored People (NAACP) chapter and the Civilian Aide to the Secretary of War, Judge William Hastie (and, later, Truman Gibson), continued investigating allegations of discrimination at the base.¹⁷

For low-income workers or military service men who qualified, there were multiple, segregated public housing projects constructed in Fayetteville during World War II.¹⁸ Elliott Homes (built on land purchased from the Junius Elliott family) was a 34-building development built for African Americans in 1949.¹⁹ The Elliott Homes were built just northwest of FSU's campus on Elliott Circle. In 1951, after the conclusion of the war, of the 118 families living in Elliott Homes, 75 percent were associated with the United States military.²⁰ Another public housing complex built for African American families was the 56-unit Cape Fear Court development, located east of Old Wilmington Road at Campbell Avenue.²¹ Cape Fear Court was later renamed Campbell Terrace and was demolished in 2007 and replaced with a new housing development called Oak Run.²² In 1949 the United States Army built the Washington Square development for Black families, attempting to relieve crowded housing conditions (Figure 2). Located just north of FSU's campus, units in Washington Square were sought after by military families. However, when the men were deployed overseas, the women and their families had to secure other housing.²³ The construction of Washington Square for Black military families further reinforced the practice of

¹⁵ Michael, "Fayetteville Municipal Survey," E16.

¹⁶ Michael, "Fayetteville Municipal Survey," E14.

¹⁷ Fort Bragg Noncommissioned Officers' Service Club, Historic American Buildings Survey, HABS No. NC-397-C, 20-22.

¹⁸ Michael, "Fayetteville Municipal Survey," E17; National Housing Agency, "Locality Construction Table: States of all Public War Housing Projects Financed in Whole or in part with Federal Funds," 1942, HathiTrust.

¹⁹ "Fayetteville Negro Housing is Planned," *Asheville Times*, September 8, 1949; "Sherman Howard Elliott et als to Southern Builders, Incorporated," deed, 1949, book 520 page 653, land records, Cumberland County Register of Deeds.

²⁰ "Elliott Homes," *Fayetteville News and Observer*, September 29, 1951.

²¹ "Wyatt Takes Rap At Housing Bill," *News and Observer* (Raleigh, NC), July 2, 1946.

²² Fred Whitted, *Fayetteville: Profiled in Black* (Fayetteville, NC: Black Heritage Review, 2000), 386.

²³ Fort Bragg Noncommissioned Officers' Service Club, HABS No. NC-397-C, 31.



Figure 2. The last remaining building on Hastie Loop in the Washington Square development. Now the site is surrounded by FSU’s campus. Photograph by KDG, 2023.

building housing for Black families in the area around FSU. Pamela Suggs, a Broadell resident, moved to Broadell in 1958 from a unit on Hastie Loop—one of the primary streets in Washington Square.²⁴

Even after World War II and the Korean War, Fayetteville’s proximity to Fort Liberty continued to draw people with military connections to the city, sustaining the need for affordable housing.²⁵ Personnel lived on the base but also in the surrounding community. Black service members stationed or employed at Fort Liberty made their homes in existing Black neighborhoods, newly constructed housing complexes, and newly developed neighborhoods such as Broadell.²⁶ The long settlement history of Black families in the area around FSU meant the area was ripe for further residential development for Black families as Fayetteville moved into the 1950s.

In the mid-twentieth century, residential neighborhoods in Fayetteville were segregated, continuing established patterns and growth of distinctly Black neighborhoods (Figure 3). The map shown in Figure 3 dates to 1963 and shows neighborhoods where non-White residents occupy over 50 percent of housing in dark orange and areas where non-White residents occupy between 10 and 49 percent of housing in light orange. Black residents were concentrated in historically Black neighborhoods south of Fayetteville’s downtown corridor south of Russell Street; along Old Wilmington Road, Gillespie Street, and Robeson Street; near the intersection of North Eastern Boulevard and Grove Street near the Cape Fear River; and north of Rowan Street along Ramsey Street and Murchison Road.²⁷ The neighborhoods along Murchison

²⁴ Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.

²⁵ MdM Historical Consultants, Inc., “Fayetteville Modern Architecture Survey,” 2009, 3; Simmons Fentress, “Fort Bragg Housing: Picture Brighter Than At Lejeune,” *News and Observer* (Raleigh, NC), September 29, 1951; Michael, “Fayetteville Municipal Survey,” E17.

²⁶ MdM Historical Consultants, “Fayetteville Modern,” 3-4.

²⁷ Michael P. Brooks, “Neighborhood Analysis Fayetteville, North Carolina: Technical Study No. 3,” Department of Planning, City of Fayetteville, 1963; Michael, “Fayetteville Municipal Survey,” E14.

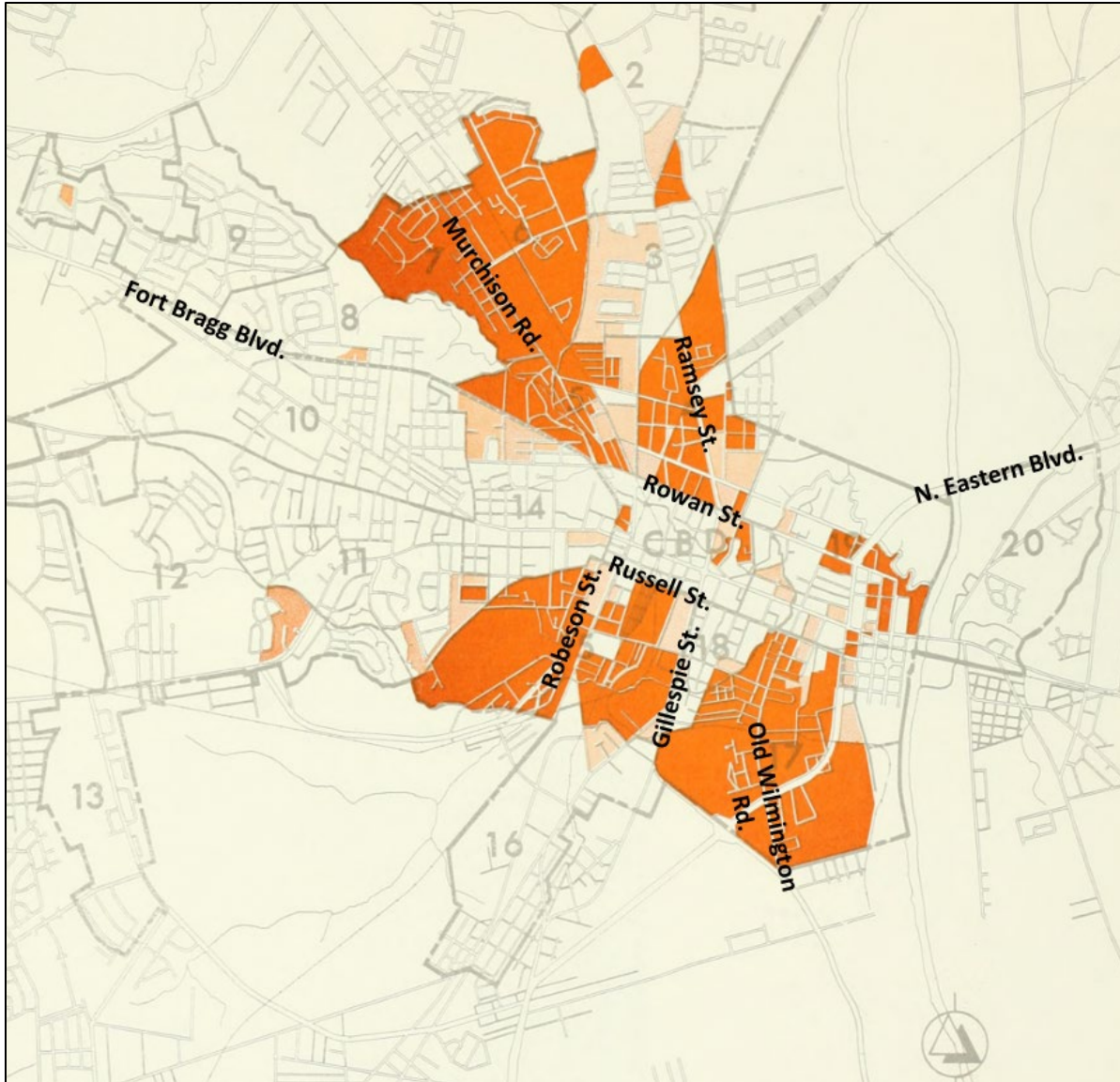


Figure 3. 1963 map by the Department of Planning for the City of Fayetteville illustrating the racial makeup of and segregation in the city. Michael P. Brooks, "Neighborhood Analysis Fayetteville, North Carolina: Technical Study No. 3," Department of Planning, City of Fayetteville, 1963.

Road include the survey area south of Broadell Drive and along Seabrook Road. In addition to illustrating the location of Black neighborhoods, Figure 3 also conveys the extent of residential segregation in the city. Most neighborhoods are either majority White or majority Black, with very few areas occupied by both Black and White residents.

Neighborhoods for Black residents platted in the 1950s were adjacent to established Black neighborhoods, branching off of existing Black residential areas such as College Heights and the small residential area east of FSU's campus (Figure 4).²⁸ This development pattern is typical of the expansion of

²⁸ "Map of College Heights," subdivision plat, 1922, book 7 page 96, land records, Cumberland County Register of Deeds.

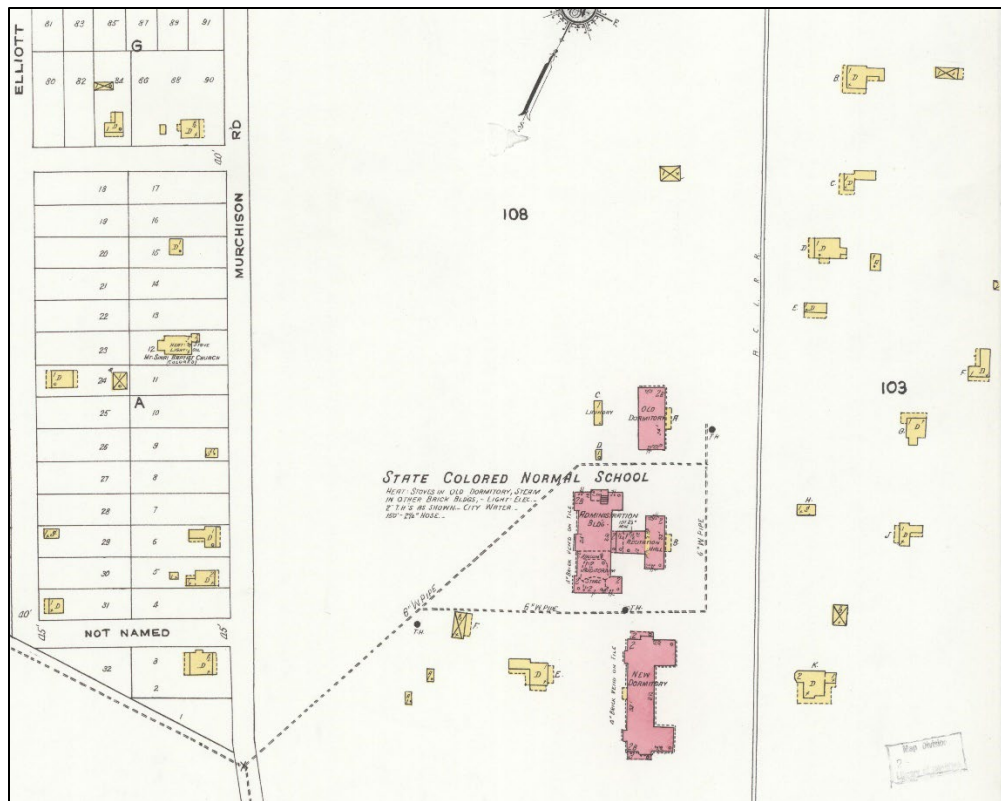


Figure 4. FSU, College Heights, and the small neighborhood east of FSU. Sanborn Map Company, *Sanborn Fire Insurance Map from Fayetteville, Cumberland County, North Carolina* (New York: Sanborn Map Company, 1923) sheet 38.

Black neighborhoods in southern cities in the mid-twentieth century.²⁹ Neighborhoods that were considered established in the mid-twentieth century had developed in the 1920s and 1930s and catered to professors, employees, and students at FSU and Black military service members.³⁰ The growing number of personnel at Fort Liberty and the need to house an increasing number of Black service members and the growth of FSU spurred the platting of new neighborhoods near FSU and College Heights.³¹

The Broadell neighborhood was the earliest of the mid-twentieth-century neighborhoods to be platted along Murchison Road near FSU and College Heights. The first subdivision in Broadell was platted in 1952 and named Holly Springs Part One, but some of the houses predate the subdivision and were constructed circa 1950 (Figure 5).³² Incorporated in February 1952, a company called Broadell Homes Inc. was set up by local White residents Charles W. Broadfoot, Charles W. Broadfoot Jr., and Charles

²⁹ Margaret Ruth Little, "Getting the American Dream for Themselves: Postwar Modern Subdivisions for African Americans in Raleigh, North Carolina," *Buildings & Landscapes: Journal of Vernacular Architecture* 19, no. 1 (2012), 73.

³⁰ Michael, "Fayetteville Municipal Survey," E14.

³¹ MdM Historical Consultants, "Fayetteville Modern," 4.

³² "Holly Springs Part One," subdivision plat, 1952, book 14 page 42, land records, Cumberland County Register of Deeds; Cumberland County, NC, "Tax Parcels," Cumberland County Open Data, data updated April 25, 2022, <https://co-cumberlandgis.opendata.arcgis.com/datasets/CumberlandGIS::tax-parcels/about>.

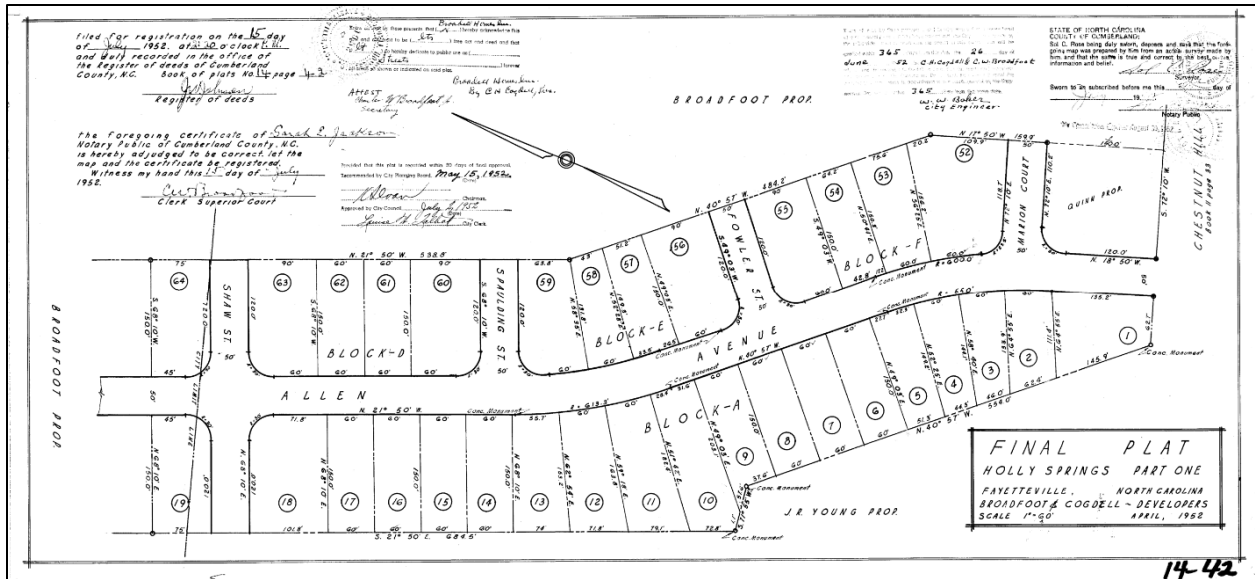


Figure 5. Plat of Holly Springs Part One. “Holly Springs Part One,” subdivision plat, 1952, book 14 page 42, land records, Cumberland County Register of Deeds.

Cogdell to develop the neighborhood.³³ The name “Broadell” is a portmanteau of the Broadfoot and Cogdell surnames. Broadell Homes was one of a handful of local development companies that advertised to the Black community. The 1963 city directory published advertisements from Broadell Homes that specified the corporation provided sales and rentals “for Colored” (Figure 6).³⁴

Another local company involved in Black homeownership, G. Blackwell Real Estate, also advertised in the 1960 city directory. G. Blackwell Real Estate was operated by Gloria Blackwell, an entrepreneurial Black woman who worked as a licensed real estate broker—Blackwell had offices on Hillsboro Street just north of Hay Street and at 1409 Murchison Road in the College Heights neighborhood.³⁵ Blackwell not only worked in real estate through her companies G. Blackwell Real Estate and Cross Creek Realty, but also helped establish one of Fayetteville’s Black-owned banks and was deeply involved with Fayetteville’s Black business community.³⁶

Members of the Broadfoot family have resided in Fayetteville since the early nineteenth century, and the land that would become the Broadell neighborhood had been held by the Broadfoot family since the mid-nineteenth century.³⁷ Broadfoots have worked as lawyers and government officials, and members of

³³ “Certificate of Incorporation of Broadell Homes Inc.,” certificate of incorporation, 1952, book 7 page 120, corporation records, Cumberland County Register of Deeds.

³⁴ *Hill’s Fayetteville (Cumberland County, N. C.) City Directory 1963* (Richmond, VA: Hill Directory Co. Inc., 1963), 125.

³⁵ *Hill’s Fayetteville (Cumberland County, N. C.) City Directory 1960* (Richmond, VA: Hill Directory Co. Inc., 1960), 45; *Hill’s Fayetteville (Cumberland County, N. C.) City Directory 1969* (Richmond, VA: Hill Directory Co. Inc., 1969), 195.

³⁶ “T. B. Bacote Is Re-Elected To Head Fayetteville Bus. League,” *Carolinian*, January 10, 1970; “Black Bank Slated,” *Carolinian*, February 26, 1976; “Articles of Incorporation of Cross Creek Realty, Ltd.,” certificate of incorporation, 1976, book 33 page 488, corporation records, Cumberland County Register of Deeds.

³⁷ Elizabeth Moore Collection, box 1406.7, private collection, North Carolina State Archives; “C.W. Broadfoot and Frances W. Broadfoot to Broadell Homes,” deed, 1952, book 603 page 20, land records, Cumberland County

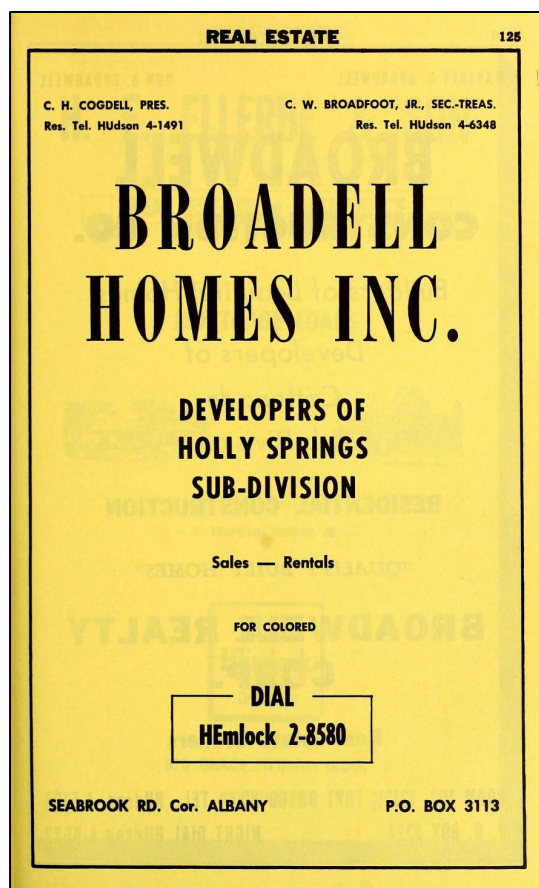


Figure 6. Advertisement for Broadell Homes in the 1963 city directory. Hill Directory Co., *Hill's Fayetteville City Directory 1963* (Richmond, VA: Hill Directory Co., 1963), 125.

the Broadfoot family were enslavers.³⁸ Charles Broadfoot and Charles Cogdell operated a farm machinery business before they developed the Broadell neighborhood.³⁹ The Broadfoot family property that became the Broadell neighborhood was referred to as Holly Springs Farm, which, in the first half of the twentieth century, was a dairy farm.⁴⁰

Register of Deeds; "C.W. Broadfoot et al to Broadell Homes, Inc. al.," contract, 1952, book 584 page 546, corporation records, Cumberland County Register of Deeds; "James Baker to William G. Broadfoot," deed, 1853, book 51 page 266, land records, Cumberland County Register of Deeds.

³⁸ "Col. C. W. Broadfoot Dead," obituary, *Fayetteville Observer*, November 25, 1919; "Court Official In Cumberland Dies At 66," obituary, *News and Record* (Greensboro, NC), September 17, 1956; United States Census Bureau, *1850 United States Federal Census*, population schedule, sheet 24, Fayetteville, Cumberland County, North Carolina; United States Census Bureau, *1850 United States Federal Census*, slave schedule, Fayetteville, Cumberland County, North Carolina; United States Census Bureau, *1860 United States Federal Census*, population schedule, sheet 138, Fayetteville, Cumberland County, North Carolina; United States Census Bureau, *1860 United States Federal Census*, slave schedule, Fayetteville, Cumberland County, North Carolina.

³⁹ *Hill's Fayetteville (Cumberland County, N. C.) City Directory 1953* (Richmond, VA: Hill Directory Co. Inc., 1953), 30.

⁴⁰ "Certificate of Incorporation of Broadell Homes Inc.," certificate of incorporation, 1952, book 7 page 120, corporation records, Cumberland County Register of Deeds; Whitted, *Profiled in Black Vol. 2*, 124; United States Census Bureau, *1950 United States Federal Census*, population schedule, sheet 18, 26-37A, Fayetteville, Cumberland County, North Carolina.

Cumberland County parcel information indicates that the house at 1813 Broadell Drive dates to c. 1938, making it the oldest house in Broadell (Figure 7).⁴¹ The positioning of the house on its lot indicates that it was present prior to the subdivision's platting, as the primary façade faces south and is thus angled away from Broadell Drive. Moreover, the overall form and style of the house differs from the surrounding dwellings. A 1938 aerial photograph shows a house with a form that closely resembles what was likely the original footprint of the house at 1813 Broadell, in the approximate location of the house. The house is surrounded by farmland or pastures.⁴²

Broadell Homes' subdivisions were platted under the moniker "Holly Springs," which harkens back to the name of the Broadfoot family's farm. The gently rolling topography of the area lent itself to the curvilinear streets and cul-de-sacs that would come to characterize the Broadell neighborhood. The Broadell neighborhood was established in several phases. The name of the first subdivision, Holly Springs Part One, suggests that from the first plat, the developers intended to create a larger neighborhood. The initial phase began in 1952 with the platting of the first Holly Springs subdivision. Broadell Homes Inc. continued developing the land through 1965, when the final Holly Springs subdivision, Holly Springs Part Ten, was platted.⁴³ Broadell Homes platted a total of ten subdivisions in the Broadell neighborhood between 1952 and 1965, and houses within the subdivisions dated from 1950 to around 1970.⁴⁴ Residents interviewed in 2023 remembered when areas of the neighborhood were not yet platted and did not contain streets or houses.⁴⁵



Figure 7. 1813 Broadell Drive. Photograph by KDG, 2023.

⁴¹ Cumberland County, NC, "Tax Parcels."

⁴² "Cumberland_AOC_3_77," aerial photograph, March 25, 1938, State Archives of North Carolina, Flickr, accessed August 14, 2023, <https://www.flickr.com/photos/north-carolina-state-archives/46864118564/in/album-72157677673282387/>.

⁴³ "Holly Springs Part One," subdivision plat, 1952; "Holly Springs Part Ten," subdivision plat, 1965, book 30 page 54, land records, Cumberland County Register of Deeds.

⁴⁴ Cumberland County, NC, "Tax Parcels."

⁴⁵ Rosarita Hill Simmons, interview by Lillian Candela, Kraemer Design Group, August 11, 2023.

Some of the streets in the neighborhood were named for distinguished members of the Black community. Seabrook Road, the main road traversing the neighborhood, is named for Dr. James Ward Seabrook, an influential educator and the longtime president of FSU. Dr. Seabrook was president of FSU from 1933 to 1956, following the tenure of Dr. Ezekiel Ezra Smith, after whom E. E. Smith High School is named.⁴⁶ Eldridge Street is likely named for Henry M. and Mary T. Eldridge, both of whom were professors at FSU. Mary was the chairwoman of the fine arts department.⁴⁷ Henry was an esteemed mathematics professor and the chairman of the science and mathematics department at the university who took part in Civil Rights demonstrations.⁴⁸

The vast majority of housing within Broadell was standardized and constructed from predeveloped plans, yet homeowners were able to customize some features and select certain design elements such as the color of exterior brick, interior color, and the arrangement of the kitchen.⁴⁹ Additionally, knowledgeable local builders and craftspeople were available to customize new construction. Lynn Vick recalled the work of one Mr. Ellis, a local builder and craftsman who constructed houses for Black residents.⁵⁰ William Eaton was described by Sophia Pierce as a Black homebuilder in the area, and Eaton is listed in the 1957 city directory as a building contractor. Eaton lived outside of Broadell at 607 Orange Street, which is directly across the street from the Orange Street School.⁵¹

Broadell Homes Inc. had offices within the neighborhood. The building at 772 Topeka Street served as the Broadell Homes office, where prospective property owners would go to select their lot, house plan, and interior finishes and colors.⁵² Winona Humphrey remembers when she and her husband went to see Charles Broadfoot and Charles Cogdell in their office to select the first property they purchased in Broadell.⁵³ Broadell Homes Inc. purchased the lot in 1955, and the office building is still owned by the son of Charles Cogdell, Charles H. Cogdell IV, today.⁵⁴ In *Hill's Fayetteville City Directories* from 1964 to 1969, the building is listed as "Broadell Homes Inc real est," suggesting the building's use as a real estate

⁴⁶ A. M. Burns III, "Seabrook, James Ward," NCPedia, revised February 2023, accessed October 5, 2023, <https://www.ncpedia.org/biography/seabrook-james-ward>.

⁴⁷ Fayetteville State College, *Fayettevillian* (1963), yearbook, Ancestry.com, 16.

⁴⁸ "Fayetteville College Opens," *News and Observer* (Raleigh, NC), September 21, 1954; "Teacher Named To Study Group," *News and Observer* (Raleigh, NC), October 17, 1960; Brian William Suttell, "Countdown to Downtown: The Civil Rights Protest Movement in Downtown Fayetteville, North Carolina," (Master's Thesis, North Carolina State University, 2007), 16.

⁴⁹ Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023; Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023; Jeannette Blount, interview by Lillian Candela, Kraemer Design Group, August 11, 2023.

⁵⁰ Lynn Vick, interview by Katie Cook, Kraemer Design Group, August 11, 2023. The first name of Mr. Ellis is not known at this time, and the city directories from the late 1950s do not provide definitive clues as to Mr. Ellis' first name.

⁵¹ Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023; *Hill's Fayetteville (Cumberland County, N. C.) City Directory 1957* (Richmond, VA: Hill Directory Co. Inc., 1957), 154, 246.

⁵² Jeannette Blount, interview by Lillian Candela, Kraemer Design Group, August 11, 2023; Stephanie McKinney Gregory Coutee, interview by Katie Cook, Kraemer Design Group, August 11, 2023; Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023.

⁵³ Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023.

⁵⁴ "Broadell Homes, Inc. to Charles H. Cogdell and C. W. Broadfoot, Jr.," deed, 1982, book 2870 page 284, land records, Cumberland County Register of Deeds.



Figure 8. The Broadell Homes office with signage still visible, at 772 Topeka Street. Photograph by KDG, 2023.

office.⁵⁵ The building is extant and retains painted signage reading “Broadell Homes” and “Cogdell & Broadfoot Rentals” (Figure 8). City directories from 1959 to 1965 indicate that a building at the corner of Seabrook Road and Albany Street also belonged to Broadell Homes.⁵⁶ It is not clear where exactly this building was located, but it seems most likely that it sat at the northwest corner of the intersection, where College Heights Presbyterian Church later constructed a sanctuary, as a small building is visible in this location in 1955 and 1960 aerial photographs.⁵⁷

⁵⁵ Hill Directory Co., *Hill's Fayetteville City Directory 1964* (Richmond, VA: Hill Directory Co., 1964), 216; Hill Directory Co., *Hill's Fayetteville City Directory 1969* (Richmond, VA: Hill Directory Co., 1969), 262.

⁵⁶ Hill Directory Co., *Hill's Fayetteville City Directory 1959* (Richmond, VA: Hill Directory Co., 1959), 173; Hill Directory Co., *Hill's Fayetteville City Directory 1965* (Richmond, VA: Hill Directory Co., 1965), 218.

⁵⁷ NETROnline, “Historic Aerials,” 1955, 1960, accessed October 6, 2023, <https://www.historicaerials.com/viewer>.

In addition to having the Broadell Homes office in the neighborhood, Cogdell and Broadfoot took an active interest in the neighborhood. Pamela Suggs remembered the men as a presence in the neighborhood and recalled that they were friendly and got to know her parents. Once houses were built, they would stop by and check-in with residents.⁵⁸ The company also advertised for several years in the E. E. Smith yearbook (Figure 9).

Broadell Homes Inc. and the local, Black-owned College Heights Credit Union may have provided the financing for some of the neighborhood's first residents. According to interviewee Lynn Vick, Broadell Homes Inc. extended credit to some homebuyers, such as service members of a certain rank.⁵⁹ It is not known whether the mechanisms with which Broadell Homes Inc. provided financing were direct or indirect, but the company may have also facilitated relationships between prospective property owners and local banks. Additionally, by the time houses were being constructed in Broadell, the College Heights Credit Union was already in business and could have financed the purchase of houses in the neighborhood.⁶⁰

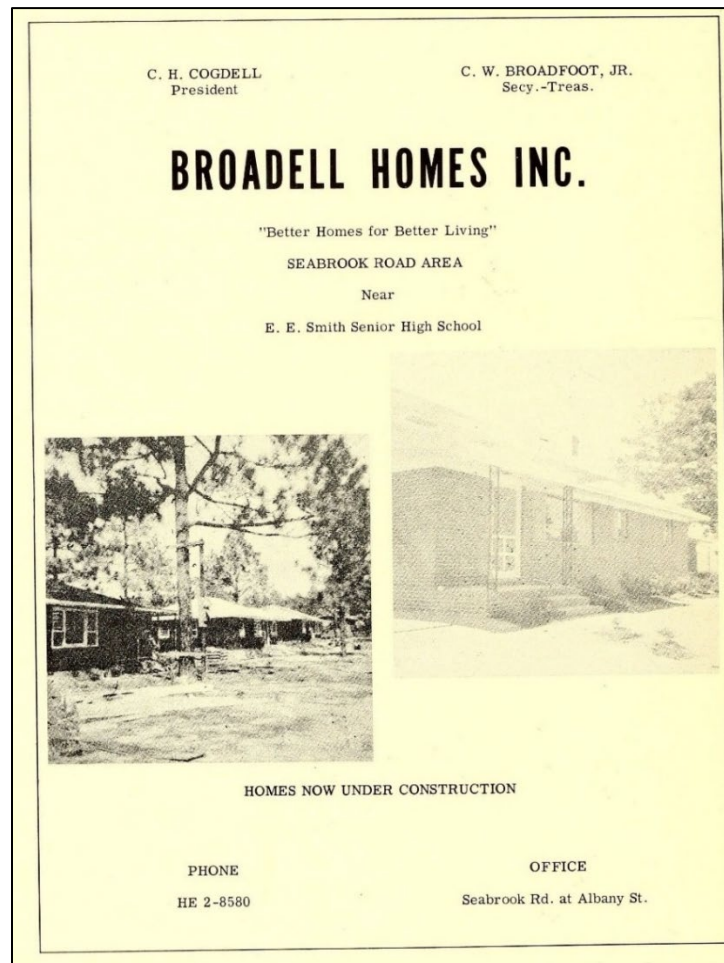


Figure 9. An advertisement for Broadell Homes in 1959. E. E. Smith Senior High School, *The Smithsonian* (1959), North Carolina Yearbooks, DigitalNC.

⁵⁸ Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.

⁵⁹ Lynn Vick, interview by Katie Cook, Kraemer Design Group, August 11, 2023.

⁶⁰ Whitted, *Profiled in Black Vol. 2*, 124.

A second wave of development occurred between 1971 and 1973, branching off of the earlier Holly Springs subdivisions (Figure 10). This area was colloquially known by some residents as “New Broadell.”⁶¹ Myers Development Co. was the company behind this later development, responsible for two plats known as the Broadell subdivisions—the names of which take advantage of the success of the earlier subdivisions.⁶² Myers Development purchased land for the subdivisions from the Broadfoot family in 1971.⁶³ The bulk of houses within the New Broadell subdivisions date to between 1972 and 1977, after the vast majority of houses were constructed in the Holly Springs subdivisions.⁶⁴ Myers Development was incorporated in 1971 and, like Broadell Homes Inc., was owned by White businessmen, brothers Joe G. and Bobby R. Myers, and Lewis P. Wilson.⁶⁵ Deed records indicate that Myers Development developed the “New Broadell” subdivisions by selling lots to local building companies who would then construct houses and resell the properties. Lorek Builders, Scotchcraft Realty, and Craftsmen Builders were the three builders in the New Broadell subdivisions.⁶⁶ Craftsmen Builders constructed the vast majority of houses, with the entire Broadell Subdivision Section Two being deeded to Craftsmen Builders in 1973.⁶⁷

Broadell was a decidedly middle-class neighborhood and was an area where people strived to live, drawing newcomers to the city in addition to residents from other neighborhoods.⁶⁸ The neighborhood was a space where Black people felt comfortable and had access to local businesses, churches, schools, and community.⁶⁹ As part of the post-World War II housing boom in Fayetteville, Broadell contained single-family dwellings for middle-class African American families, including family members who were typically educators at local schools, professors or administrative professionals at FSU, or served in the military.⁷⁰ Stephanie McKinney Gregory Coutee recalled how her father and his friends—all members of

⁶¹ Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023.

⁶² “Broadell Subdivision,” subdivision plat, 1971, book 38 page 43, land records, Cumberland County Register of Deeds; “Broadell Subdivision Section 2,” subdivision plat, 1973, book 40 page 71, land records, Cumberland County Register of Deeds.

⁶³ “Charles W. Broadfoot, Jr. and wife, Kathryn McR. Broadfoot, and A. G. Roberts and wife, Myrtle Marie Pait Roberts to Myers Development Co., Inc.,” deed, 1971, book 2291 page 279, land records, Cumberland County Register of Deeds.

⁶⁴ Cumberland County, NC, “Tax Parcels.”

⁶⁵ “Certificate of Incorporation of Myers Development Company, Inc.,” certificate of incorporation, 1971, book 24 page 300, corporation records, Cumberland County Register of Deeds; “Clinton Vows Unite Couple,” *News and Observer* (Raleigh, NC), June 18, 1962.

⁶⁶ “Scotchcraft Realty,” Search Business Registration, Secretary of State, accessed December 18, 2023, https://www.sosnc.gov/divisions/business_registration; “Craftsmen Builders,” Search Business Registration, Secretary of State, accessed December 18, 2023, https://www.sosnc.gov/divisions/business_registration; “Bernard Gibson,” obituary, *News and Record* (Greensboro, NC), December 31, 1984; “Lorek-Renn,” *News and Observer* (Raleigh, NC), August 29, 1976.

⁶⁷ “Myers Development Company, Inc., to Craftsmen Builders, Inc.,” deed, 1973, book 2418 page 353, land records, Cumberland County Register of Deeds.

⁶⁸ Rosarita Hill Simmons, interview by Lillian Candela, Kraemer Design Group, August 11, 2023; Stephanie McKinney Gregory Coutee, interview by Katie Cook, Kraemer Design Group, August 11, 2023; Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023; Lynn Vick, interview by Katie Cook, Kraemer Design Group, August 11, 2023; Whitted, *Profiled in Black Vol. 2*, 126.

⁶⁹ Stephanie McKinney Gregory Coutee, interview by Katie Cook, Kraemer Design Group, August 11, 2023.

⁷⁰ MdM Historical Consultants, “Fayetteville Modern,” 14, 22; Jeannette Blount, interview by Lillian Candela, Kraemer Design Group, August 11, 2023; Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023; Helen Pierce, interview by Lillian Candela, Kraemer Design Group, August 11, 2023; Stephanie McKinney Gregory Coutee, interview by Katie Cook, Kraemer Design Group,

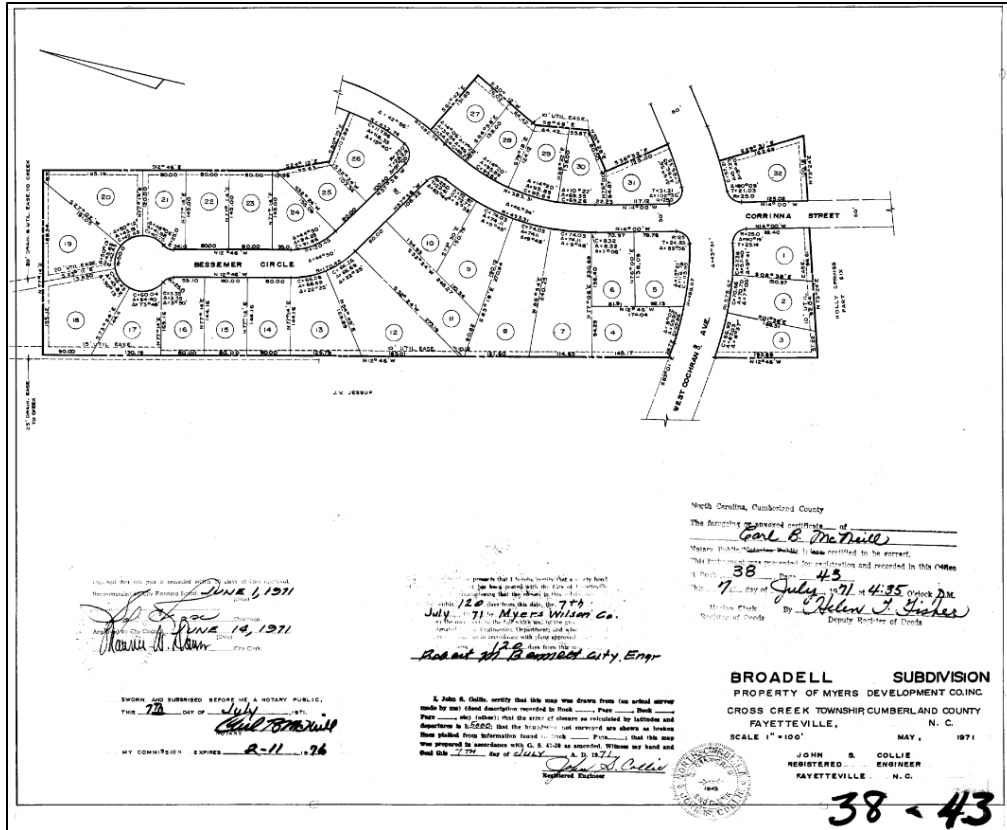


Figure 10. Plat of the Broadell Subdivision. “Broadell Subdivision,” subdivision plat, 1971, book 38 page 43, land records, Cumberland County Register of Deeds.

the 82nd Airborne Division—purchased houses near each other in Broadell.⁷¹ Business owners and healthcare professionals such as nurses and doctors also lived in the neighborhood, as did students at FSU.⁷² Herbert Vick, a longtime resident of Broadell who lived at 1858 Broadell Drive, was a Black physician in Fayetteville.⁷³ William T. Brown was an accomplished educator who lived in the Broadell neighborhood at 1840 Broadell Drive.⁷⁴ Brown taught at Ferguson-Easley Elementary and was the principal of Washington Drive Junior High School before becoming principal at E. E. Smith during desegregation efforts in the 1960s. Brown oversaw the arrival of the first White students at E. E. Smith in 1971.⁷⁵ Broadell’s residents were successful professionals in healthcare, education, and the armed services who were deeply involved in their community.

August 11, 2023; Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023.

⁷¹ Stephanie McKinney Gregory Coutee, interview by Katie Cook, Kraemer Design Group, August 11, 2023.

⁷² Helen Pierce, interview by Lillian Candela, Kraemer Design Group, August 11, 2023.

⁷³ Lynn Vick, interview by Katie Cook, Kraemer Design Group, August 11, 2023; Hill Directory Co., *Hill’s Fayetteville City Directory 1969* (Richmond, VA: Hill Directory Co., 1969), 611.

⁷⁴ Hill Directory Co., *Hill’s Fayetteville City Directory 1969* (Richmond, VA: Hill Directory Co., 1969), 76.

⁷⁵ Jessica Banov, “Civil Rights Anniversary: Integrated Lives,” *Fayetteville Observer*, vertical files, Black History – Civil Rights, Cumberland County Public Library.

Other Mid-Twentieth-Century Black Neighborhoods in Fayetteville

Seabrook Hills

Seabrook Hills is located west of Murchison Road and contains streets such as Torrey Drive, Essex Place, and Thelbert Drive. It is adjacent to Elliott Circle, a public housing complex built between 1950 and 1951 specifically for Black residents, many of whom were service members.⁷⁶ It is also adjacent to the Council Heights subdivision, platted c. 1941 by Black resident John W. Council on land previously held by E. E. Smith.⁷⁷ There are four subdivisions developed under the moniker Seabrook Hills, and houses in the neighborhood date to the early 1950s, 1960s, and 1970s.⁷⁸ The first subdivision was platted in 1954 by Seabrook Hills, Inc., a company incorporated in 1953 and composed of brother Paul M. and Thomas M. Snell and a third man referred to as D. G. Williams (Figure 11).⁷⁹ This initial subdivision contains single-family houses intended for Black defense workers and service members. The Federal Housing Administration (FHA) financed the houses.⁸⁰ Subsequent Seabrook Hills sections were platted in 1960, 1963, and 1966 by W. F. Sledge, W. W. Hoose, and other individuals.⁸¹

Single-family Ranch-style houses in either single-story or split-level forms are most common in Seabrook Hills and are situated on streets laid in curvilinear and rectilinear patterns. The first FHA-funded section of Seabrook Hills is composed exclusively of single-story, Ranch-style houses on sixty- and sixty-five-foot-wide lots. These houses typically have a side-gable roof, a modest rectangular footprint, and small porches or stoops, and are commonly clad in aluminum siding or asbestos shingles. In sections two, three, and four, platted in the 1960s, house footprints expanded, and split-level forms were used. Lot sizes increased to seventy-five-, eighty-, and ninety-foot-wide lots. Houses in these sections exhibit side-gable or hipped roofs, have porches, may include carports, and are more commonly clad in brick veneer with aluminum or vinyl siding used as accents in gable ends. Stock plans, rather than custom plans, appear to have been used given the similarities in form and detail throughout the neighborhood. In general, the Seabrook Hills neighborhood retains integrity of location, design, setting, materials, workmanship, feeling, and association, as the street patterns from the time of development are present as are the different house forms, illustrating the neighborhood's development history. Alterations to houses in the neighborhood have occurred but are typically limited to the replacement of windows,

⁷⁶ "FHA To Insure Loans For Negro Projects," *Greensboro Record*, February 21, 1950; Simmons Fentress, "Fort Bragg Housing: Picture Brighter Than At Lejeune," *News and Observer* (Raleigh, NC), September 29, 1951.

⁷⁷ "Council Heights," subdivision plat, 1941, book 11 page 32, land records, Cumberland County Register of Deeds; "Nannie L. Smith (a widow) to John W. Council," deed, 1936, book 379 page 298A, land records, Cumberland County Register of Deeds; "John Wesley Council," death certificate 18128, July 1959, Cumberland County, North Carolina, U.S., Death Certificates, 1909-1976; "Ezekiel Ezra Smith," death certificate 423, December 1933, Cumberland County, North Carolina, U.S., Death Certificates, 1909-1976.

⁷⁸ Cumberland County, NC, "Tax Parcels."

⁷⁹ "Property of Seabrook Hills, Inc.," subdivision plat, 1954, book 16 page 27, land records, Cumberland County Register of Deeds; "Certificate of Incorporation of Seabrook Hills, Inc.," certificate of incorporation, 1953, book 7 page 179, corporation records, Cumberland County Register of Deeds; "Paul Myers Snell, Jr.," obituary, *News and Observer* (Raleigh, NC), May 25, 2010.

⁸⁰ "FHA Office Insures Fayetteville Housing," *News and Observer* (Raleigh, NC), August 27, 1953.

⁸¹ "Seabrook Hills Section II," subdivision plat, 1960, book 25 page 33, land records, Cumberland County Register of Deeds; "Seabrook Hills Section 3," subdivision plat, 1963, book 28 page 12, land records, Cumberland County Register of Deeds; "Seabrook Hills Sec. 4," subdivision plat, 1966, book 32 page 14, land records, Cumberland County Register of Deeds.

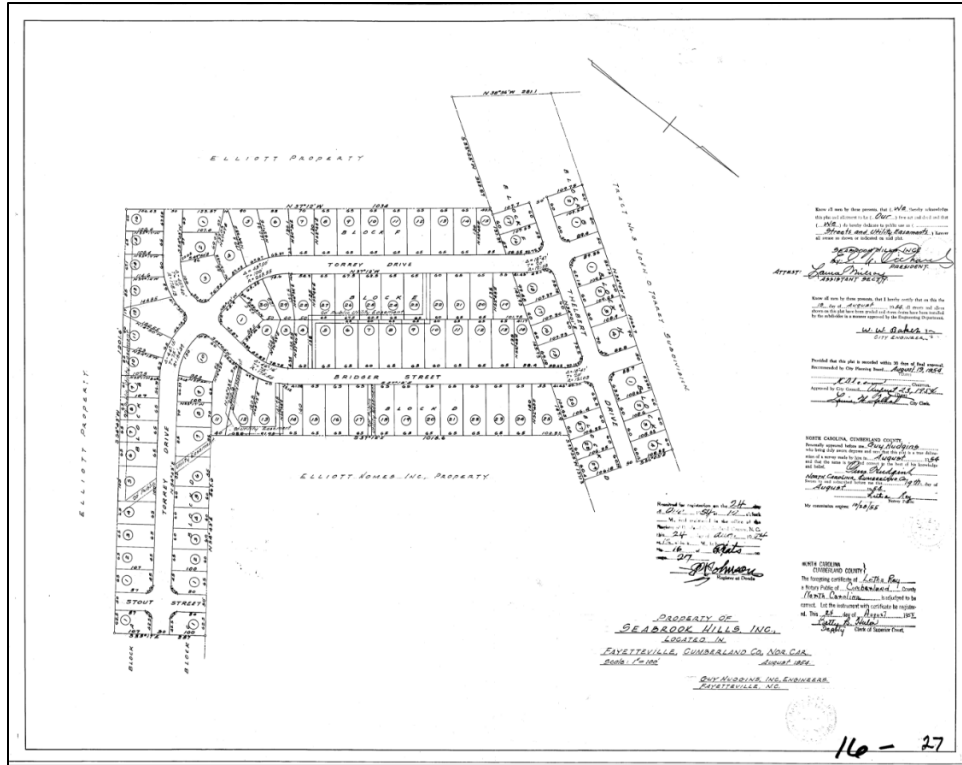


Figure 11. First plat of Seabrook Hills. “Property of Seabrook Hills, Inc.,” subdivision plat, 1954, book 16 page 27, land records, Cumberland County Register of Deeds.

replacement of exterior cladding, and the enclosure of porches and carports. The alterations do not significantly detract from the integrity of the neighborhood.

Eccles Park

Eccles Park is located northwest of Broadell near Eccles and Varsity Drives and Vestal and Lake Avenues. A total of eight subdivisions containing houses constructed in the 1950s, 1960s, and 1970s make up Eccles Park, which branches off of the Broadell neighborhood.⁸² The first five sections of Eccles Park were developed by two White men, James L. Norris and Douglas M. Clark, between 1956 and 1964.⁸³ In 1965, Scotchcraft Realty, a local company owned by Clark’s son, William F. Clark, purchased the Eccles Park subdivisions and neighboring unsubdivided property and went on to subdivide sections six through eight.⁸⁴ Scotchcraft Realty is the same company that constructed several houses in the “New Broadell”

⁸² Cumberland County, NC, “Tax Parcels.”

⁸³ “Eccles Park Development,” subdivision plat, 1956, book 18 page 44, land records, Cumberland County Register of Deeds; “Eccles Park Development Section 5,” subdivision plat, 1964, book 28 page 80, land records, Cumberland County Register of Deeds.

⁸⁴ “Douglas M. Clark and wife, Leonas M. Clark, William F. Clark and wife, Carole E. Clark to Scotchcraft Realty, Inc.,” deed, 1965, book 1135 page 215, land records, Cumberland County Register of Deeds; “Everleigh-Clark,” *Charlotte Observer*, February 12, 1957; “Scotchcraft Realty,” Search Business Registration, Secretary of State, accessed December 18, 2023, https://www.sosnc.gov/divisions/business_registration; Hill Directory Co., *Hill’s Fayetteville City Directory 1966* (Richmond, VA: Hill Directory Co., 1966), 208.

subdivisions developed by Myers Development Company between 1966 and 1970.⁸⁵ Charles Broadfoot Jr. and Charles Cogdell of Broadell Homes were also involved in Eccles Park. In 1961, Broadfoot and Cogdell purchased all but four lots in Eccles Park Section Three (Figure 12).⁸⁶

Houses in Eccles Park are mostly single-family dwellings in single-story and split-level forms. Houses sit on wide lots that are arranged along rectilinear and undulating streets. Given the modest sizes and similarities between houses, most houses appear to originate from stock plans in the Ranch style, evidenced by rectangular footprints, picture windows, and carports. Typical cladding materials include brick veneer, asbestos shingles, aluminum siding, and replacement vinyl siding. Split-levels incorporate multiple cladding materials such as brick veneer and aluminum siding. The exceptions are the duplexes on Caledonia Circle in Eccles Park Section Three, which include the lots purchased by Broadfoot and Cogdell in 1961 (Figure 13). The entirety of Eccles Park Section Three is composed of nearly identical duplexes constructed of concrete block with either side-gable or hipped roofs. Eccles Park appears to

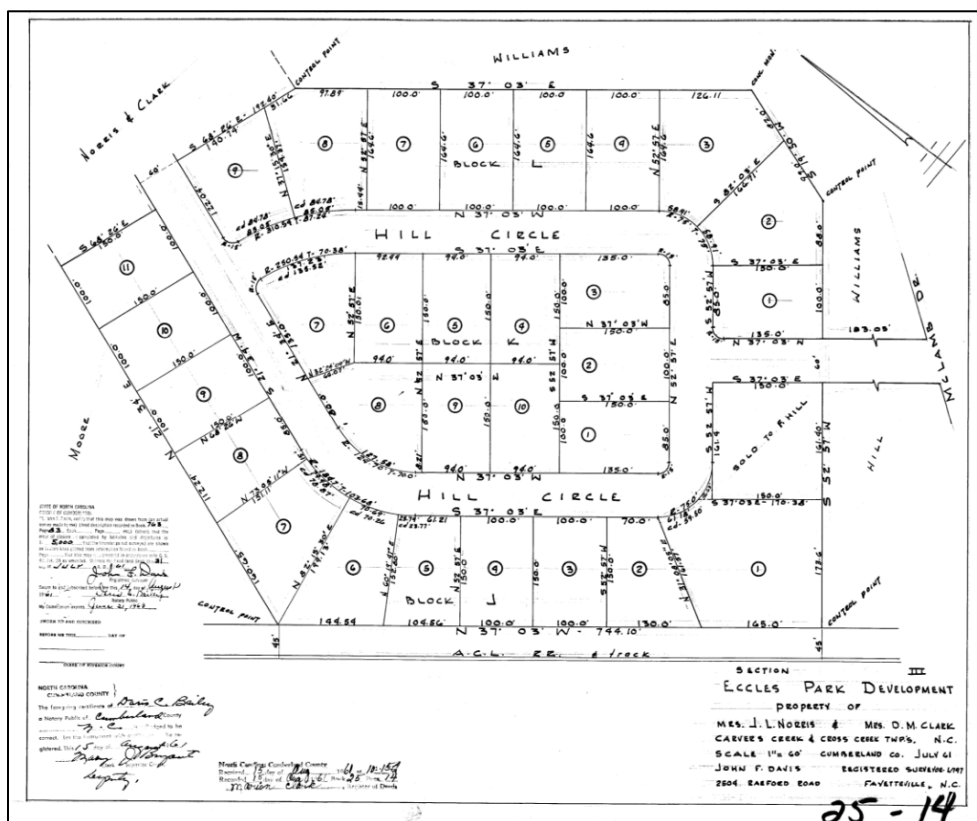


Figure 12. Eccles Park Section Three. “Section Three Eccles Park Development,” subdivision plat, 1961, book 25 page 14, land records, Cumberland County Register of Deeds.

⁸⁵ “Eccles Park Development Section 6,” subdivision plat, 1966, book 31 page 53, land records, Cumberland County Register of Deeds; “Eccles Park Development Section 8,” subdivision plat, 1970, book 37 page 56, land records, Cumberland County Register of Deeds.

⁸⁶ “Douglas M. Clark and wife, Leonas M. Clark and Jean White Norris to Charles H. Cogdell and wife, Sue H. Cogdell and Charles W. Broadfoot Jr., and wife, Kathryn McRae Broadfoot,” deed, 1961, book 903 page 45, land records, Cumberland County Register of Deeds; “Jean White Norris, widow of J. L. Norris, Deceased and D. M. Clark and wife, Leonas M. Clark to Charles H. Cogdell and wife, Sue H. Cogdell, and Charles W. Broadfoot Jr., and wife, Kathryn McRae Broadfoot,” deed, 1961, book 884 page 93, land records, Cumberland County Register of Deeds.



Figure 13. Duplexes on Caledonia Circle, all of which were owned by Broadfoot and Cogdell. “1968 Imagery,” Cumberland County GIS Data Viewer.

retain a high degree of integrity regarding location, design, setting, materials, workmanship, feeling, and association, as the historic street patterns are extant in addition to the vast majority of housing. Additionally, while alterations to some houses have been made, these alterations do not detract from the integrity of the neighborhood as a whole.

Savoy Heights

Located southwest of downtown between Robeson Street and Turnpike Road, houses in Savoy Heights largely date to the 1950s and 1960s.⁸⁷ Composed of a series of subdivisions developed by White-owned development companies for Black residents, Savoy Heights expanded upon an existing Black neighborhood, with its origin rooted in the establishment of the Ashley-Bailey Silk Mill in 1899.⁸⁸ The silk mill exclusively employed Black residents and established a mill village named Ashley Heights, laying the groundwork for growth of a Black neighborhood throughout the early twentieth century.⁸⁹ The first Savoy Heights subdivision, named Savoy Heights Section One, was platted in 1957 by the Savoy Realty

⁸⁷ Cumberland County, NC, “Tax Parcels”; Kristen Johnson, “Saving Savoy Heights And The People Who Call It Home: ‘We Want To Preserve It As It Was,’” *Fayetteville Observer*, June 15, 2022.

⁸⁸ “Manufacturing Establishments,” *Fayetteville Weekly Observer*, May 16, 1901.

⁸⁹ Michael, “Fayetteville Municipal Survey,” E10; “Manufacturing Establishments,” *Fayetteville Weekly Observer*, May 16, 1901; United States Census Bureau, *1930 United States Federal Census*, population schedule, District 0028, Pearce’s Mill, Fayetteville, Cumberland County, North Carolina; United States Census Bureau, *1930 United States Federal Census*, population schedule, District 0018, Fayetteville, Cumberland County, North Carolina; United States

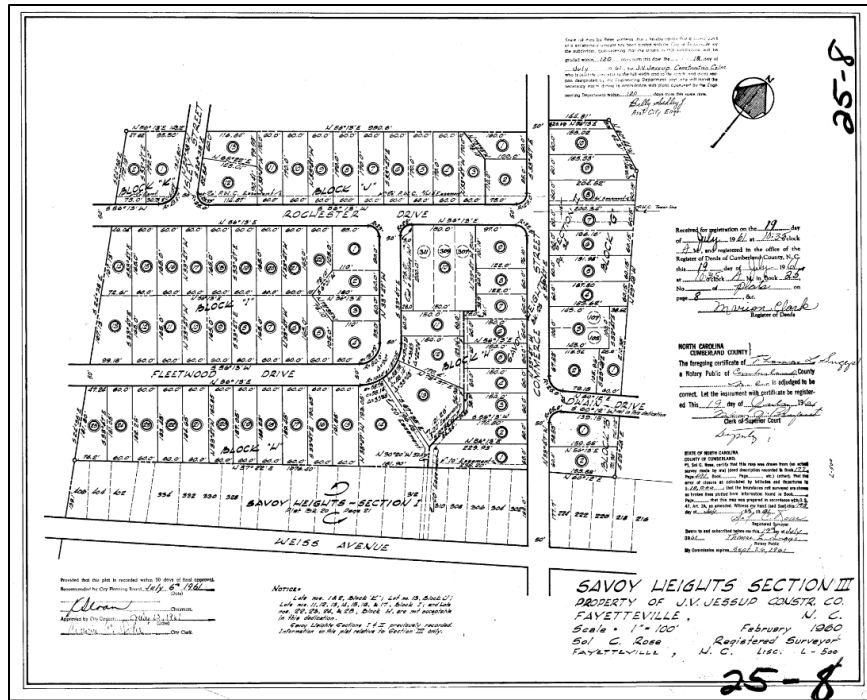


Figure 14. Plat of Savoy Heights Section Three. “Savoy Heights Section III,” subdivision plat, 1960, book 25 page 8, land records, Cumberland County Register of Deeds.

Company and was situated directly west of the mill buildings.⁹⁰ The Savoy Realty Company was connected to the silk mill, in that an owner of Savoy Realty was the step-son of the mill’s general manager.⁹¹ In 1960, Savoy Realty sold the Savoy Heights subdivision and surrounding land to J. V. Jessup Construction Company, a local company owned by White residents James V. and Donnie B. Jessup.⁹² J. V. Jessup platted several subdivisions using the Savoy Heights moniker from 1960 through 1966, all of which were located west of the silk mill, north of Robeson Street, and south of Turnpike Road (Figure 14).⁹³ Jessup was also responsible for the development of the Jones Heights subdivision in 1957, along Minurva Drive and Rudolph Street just west of Holly Springs Part One.⁹⁴

Census Bureau, *1950 United States Federal Census*, population schedule, District 26-28, 26-29, Fayetteville, Cumberland County, North Carolina.

⁹⁰ “Savoy Heights Section I,” subdivision plat, 1957, book 20 page 21, land records, Cumberland County Register of Deeds; Cumberland County, NC, “Tax Parcels”; Sanborn Map Company, *Sanborn Fire Insurance Map* (1923), sheet 1.

⁹¹ “Andrew J. Tola,” obituary, *Herald-Sun* (Durham, NC), April 29, 1966; “Charles Weiss Dies After Long Illness,” *News and Record* (Greensboro, NC), January 8, 1934; “Personal,” *News* (Paterson, NJ), May 18, 1921; “No Negro Labor To Operate The Hawthorne Cotton Mills,” *News and Record* (Greensboro, NC), August 4, 1924.

⁹² “Savoy Realty Company to J. V. Jessup Construction Co., Inc.,” deed, 1960, book 814 page 264, land records, Cumberland County Register of Deeds; United States Census Bureau, *1950 United States Federal Census*, population schedule, District 26-46, Fayetteville, Cumberland County, North Carolina.

⁹³ “Savoy Heights Sect. II,” subdivision plat, 1960, book 23 page 34, land records, Cumberland County Register of Deeds; “Savoy Heights Section Seven,” subdivision plat, 1966, book 31 page 44, land records, Cumberland County Register of Deeds.

⁹⁴ “Jones Heights,” subdivision plat, 1957, book 20 page 63, land records, Cumberland County Register of Deeds.

Savoy Heights contains modest single-family, mostly single-story houses, though a small number of split-level houses are located in the neighborhood. Similarities between houses suggest that stock plans in the Ranch style were used throughout the subdivisions. Houses typically have a rectangular footprint and are topped with a side-gable or hipped roof. The exteriors are largely clad in brick veneer, with aluminum or vinyl siding used in the gable ends. Typical Ranch-style features include asymmetric facades, overhanging eaves, integrated carports and garages, and large picture windows. Houses in Savoy Heights appear to retain integrity in terms of location, design, setting, materials, workmanship, feeling, and association. While construction of the Martin Luther King Jr. Freeway resulted in the loss of a small number of houses by 1995, the original street pattern and housing stock is still present.⁹⁵ Alterations to some houses have been made and typically include the installation of replacement windows, the enclosure of carports and porches, and the replacement or covering over of original exterior cladding.

Comparing Broadell and Other Black Neighborhoods

Comparing Broadell to similar Black neighborhoods in Fayetteville reveals several similarities and differences that bring into focus the importance of Broadell in the history of Fayetteville's Black communities. Each of the neighborhoods share similar development histories dating to the 1950s and 1960s, in which White developers subdivided land adjacent to existing Black neighborhoods with the intention of marketing new properties to Black residents. Broadell is distinct from the other neighborhoods in that the land used for the neighborhood had been owned by one of the developers families since the mid-nineteenth century.⁹⁶ Subdivisions were not platted and houses were not constructed in Savoy Heights, Eccles Park, and Seabrook Hills until after the earliest houses in Broadell were already completed.⁹⁷ Therefore, Broadell represents one of the earliest mid-twentieth-century neighborhoods developed for Black residents. With twelve subdivisions within the neighborhood, Broadell is also the largest mid-twentieth-century Black neighborhood, both geographically and in terms of the number of houses. Broadell also contains E. E. Smith High School, a centerpiece of Fayetteville's Black community, where Black children from Savoy Heights, Eccles Park, and Seabrook Hills attended high school prior to desegregation of Fayetteville's public high schools.⁹⁸ Curvilinear and undulating street patterns, typical elements of postwar subdivisions, compose the majority of each neighborhood.⁹⁹ The subdivisions in Eccles Park from the late 1950s are the exception, as these are laid out in a rectilinear

⁹⁵ "1995 Imagery," Cumberland County GIS Data Viewer, accessed January 3, 2024, <https://cumberlandgis.maps.arcgis.com/apps/webappviewer/index.html?id=a6ea68995c2349e9a177366288589be7>.

⁹⁶ "C.W. Broadfoot and Frances W. Broadfoot to Broadell Homes," deed, 1952, book 603 page 20, land records, Cumberland County Register of Deeds; "C.W. Broadfoot et al to Broadell Homes, Inc. al.," contract, 1952, book 584 page 546, corporation records, Cumberland County Register of Deeds; "James Baker to William G. Broadfoot," deed, 1853, book 51 page 266, land records, Cumberland County Register of Deeds.

⁹⁷ Property of Seabrook Hills, Inc., subdivision plat, 1954, book 16 page 27, land records, Cumberland County Register of Deeds; "Eccles Park Development," subdivision plat, 1956, book 18 page 44, land records, Cumberland County Register of Deeds; "Savoy Heights Section I," subdivision plat, 1957, book 20 page 21, land records, Cumberland County Register of Deeds; Cumberland County, NC, "Tax Parcels."

⁹⁸ Depending on the city's school district boundaries, Black children from these neighborhoods may have been reassigned to Fayetteville High School. For instance, Murchison Road was a dividing line determining whether students attended E. E. Smith or Fayetteville High. Therefore, children living in Seabrook Hills would have attended Fayetteville High following desegregation. Kristen Johnson, "Saving Savoy Heights And The People Who Call It Home: 'We Want To Preserve It As It Was,'" *Fayetteville Observer*, June 15, 2022.

⁹⁹ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2019), 70.

pattern. Because of the sloping topography in Broadell, developers were able to take advantage of the neighborhood's physical features by including numerous split-level houses on sloping lots.

The Ranch style is by far the most popular style in each neighborhood. The majority of houses are one-story with rectangular footprints. Similarities in fenestration patterns, roof types, and forms suggest that most houses in these neighborhoods were derived from stock plans. Broadell is distinct in that it contains comparatively more split-levels and boasts several custom-built houses. Regardless of whether stock plans or custom plans were used, developers in each of the neighborhoods utilized design covenants to mandate minimums for house size and cost, building quality, and restrictions on property use. These restrictions were intended to ensure that only good quality, single-family houses would be constructed.¹⁰⁰ The houses in Broadell appear to be larger than those found in the other neighborhoods and tend to be situated on larger lots. For instance, lots in Savoy Heights Section Six, platted in 1965, are seventy-foot-wide, whereas lots in Holly Springs Part Nine, platted the same year, are ninety-foot-wide.¹⁰¹ Typical lots in Eccles Park exceeded the size of those in Broadell and were generally one-hundred-foot-wide.¹⁰² A high degree of integrity is maintained within each neighborhood in terms of the neighborhood's characteristics and the characteristics of the houses, apart from typical alterations such as the replacement of windows, replacement of exterior cladding, and the enclosure of porches, carports, and garages.

Religion

Fayetteville's Black community has a long history of establishing places of worship in Black neighborhoods to meet the needs of people in the community. The church was one of the few institutions organized and administered by and for the Black community, and thus it was an important aspect of life for Fayetteville's Black residents. The establishment of the African Meeting House in 1796 by Black preacher Henry Evans is the earliest example of this trend in Cumberland County. Established as a Methodist church attended by both Black and White people, the African Meeting House developed into Evans Metropolitan African Methodist Episcopal (AME) Zion Church by the late nineteenth century.¹⁰³ Located on North Cool Spring Street near Ramsey Street in a small Black neighborhood, the current church building was built in 1893 and sits on the same site as the original meeting house.¹⁰⁴

¹⁰⁰ "Broadell Homes Inc. and Holly Springs Property Owners," covenant, 1953, book 601 page 701, land records, Cumberland County Register of Deeds; "Myers Development Co., Inc.," covenant, 1971, book 2268 page 180, land records, Cumberland County Register of Deeds; "J. V. Jessup Construction Co., Inc.," covenant, 1960, book 883 page 552, land records, Cumberland County Register of Deeds; "William F. Clark and wife, Carole E. Clark and Douglas M. Clark and wife, Leonas M. Clark" covenant, 1964, book 1079 page 369, land records, Cumberland County Register of Deeds; "Seabrook Hills, Inc. to Property Owners Seabrook Hills," covenant, 1954, book 625 page 412, land records, Cumberland County Register of Deeds.

¹⁰¹ "Savoy Heights Section Six," subdivision plat, 1965, book 30 page 55, land records, Cumberland County Register of Deeds; "Holly Springs Part Nine," subdivision plat, 1965, book 30 page 53, land records, Cumberland County Register of Deeds.

¹⁰² "Eccles Park Development Section III," subdivision plat, 1961, book 25 page 14, land records, Cumberland County Register of Deeds; "Eccles Park Development Section Six," subdivision plat, 1966, book 31 page 53, land records, Cumberland County Register of Deeds.

¹⁰³ Campbell and Williams, "Guide to Historic Churches in Cumberland County."

¹⁰⁴ Linda Jasperse, "Evans Metropolitan A.M.E. Zion Church," National Register of Historic Places, 1982; *Hill's Fayetteville City Directory 1951* (Richmond, VA: Hill Directory Co., 1951), 39.

The Black community established churches in other areas of the city. On Ramsey and Moore Streets, Saint Joseph's Episcopal Church was established in 1873 by Black parishioners of Saint John's Episcopal Church, who, as members of Saint John's, had services separate from the White congregation.¹⁰⁵ The church established a school for children, Saint Joseph's Parochial School, which was one of the earliest schools for Black children in Cumberland County and was a priority for the founders of the church as educational opportunities for Black children were limited.¹⁰⁶ The Second Missionary Baptist Church, now located on Old Wilmington Road and Simmons Street, was established in 1886 to serve Black Baptists in the neighborhoods along Old Wilmington Road.¹⁰⁷

As in other Fayetteville neighborhoods, the development of the Broadell neighborhood included the establishment of a new church. College Heights Presbyterian Church, located at the northwest corner of Seabrook Road and Albany Street, was established in March 1955, and became Fayetteville's first Presbyterian church with a predominantly Black congregation (Figure 15). Reverend Robert A. Massey Sr. was instrumental in founding the church, having been tasked by the Fayetteville Presbytery to establish a Presbyterian church for Fayetteville's Black residents.¹⁰⁸ Reverend Massey served as pastor to several congregations before coming to Fayetteville.¹⁰⁹ Upon gaining support from local residents, Reverend Massey formally organized College Heights Presbyterian Church. Prior to the construction of a dedicated church building, the church held services at FSU and in the auditorium at E. E. Smith High School until September 1955, when the building at 1809 Seabrook Road was constructed. The new building contained space for worship, space for a nursery and kindergarten program, and space for after school activities. Under Reverend Massey's leadership, a new sanctuary at 1801 Seabrook was constructed in June 1964 next to the existing building.¹¹⁰

Many Broadell residents attended College Heights Presbyterian Church.¹¹¹ Attending the local church fostered a strong sense of community as neighbors, students, and teachers worshipped together.¹¹² For instance, Dr. Rudolph Jones, the fifth president of FSU, was an active member of the congregation, and beloved teacher Ruby S. Murchison, named National Teacher of the Year in 1976, also attended the church.¹¹³ Dr. Jones lived on FSU's campus and Ruby Murchison lived in Broadell.¹¹⁴

¹⁰⁵ Edward F. Turberg and Walter D. Best, "St. Joseph's Episcopal Church," National Register of Historic Places, 1980, 8-1.

¹⁰⁶ Campbell and Williams, "Guide to Historic Churches in Cumberland County"; Turberg and Best, "St. Joseph's Episcopal Church," 8-1.

¹⁰⁷ Campbell and Williams, "Guide to Historic Churches in Cumberland County."

¹⁰⁸ "Historical Sketch of College Heights Presbyterian Church," College Heights Presbyterian Church, accessed September 29, 2023, <https://chpresbych.org/about-our-church/>; "Dellabrook Names Massey As Pastor," *Sentinel* (Winston-Salem, NC), September 19, 1970.

¹⁰⁹ "Dellabrook Names Massey As Pastor," *Sentinel* (Winston-Salem, NC), September 19, 1970.

¹¹⁰ "Historical Sketch of College Heights Presbyterian Church," College Heights Presbyterian Church, accessed September 29, 2023, <https://chpresbych.org/about-our-church/>; Hill Directory Co., *Hill's Fayetteville City Directory 1964* (Richmond, VA: Hill Directory Co., 1964), 216.

¹¹¹ Dorothy Ellen Watkins Fielder, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Alicia Chisolm, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Helen Pierce, interview by Lillian Candela, Kraemer Design Group, August 11, 2023.

¹¹² Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023.

¹¹³ "Former FSU Head Passes On," *The Broncos' Voice*, January 1, 1996; Steve DeVane, "Ruby Murchison's Influence As An Educator Reached Beyond Fayetteville," *Fayetteville Observer*, January 15, 2021; Susan Spence Moe, "She Is Number One in N.C. And Nation," *News and Observer* (Raleigh, NC), April 2, 1976.

¹¹⁴ *Hill's Fayetteville City Directory 1969* (Richmond, VA: Hill Directory Co., 1969), 321, 436.



Figure 15. College Heights Presbyterian Church (CD1522). At left is the current sanctuary constructed in 1964, at right is the original sanctuary constructed in 1955. Photographs by KDG, 2023.

Residents also attended churches that were in Black neighborhoods elsewhere in the city. Some Broadell residents attended Mount Sinai Missionary Baptist Church, located on the west side of Murchison Road across from FSU.¹¹⁵ Mount Sinai Missionary Baptist Church was established in 1922 in the College Heights neighborhood.¹¹⁶ Others attended Friendship Missionary Baptist Church, formed in 1916 and located at 400 Campbell Avenue, nestled into the historically Black neighborhoods near Gillespie Street and Old Wilmington Road.¹¹⁷

Churches were often the center of social activities and outreach efforts for Broadell residents and had ties to local schools and FSU.¹¹⁸ Churches offered day care and activities for children like Girl Scouts, Sunday school, and Vacation Bible School.¹¹⁹ Alicia Chisolm recalls participating in Girl Scouts and Vacation Bible School at College Heights Presbyterian Church and that FSU recruited new students from the congregation.¹²⁰ Sisters Francis Wesley, Cassandra Standiford, and Wanda Wesley participated in Girl Scouts at Mount Sinai Missionary Baptist Church, even though their family attended another church.¹²¹ Mount Sinai Missionary Baptist also offered a Sunday school and a Vacation Bible School that Broadell

¹¹⁵ Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023.

¹¹⁶ Whitted, *Profiled in Black Vol. 2*, 124.

¹¹⁷ Francis Wesley, Cassandra Standiford, and Wanda Wesley, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Sanborn Map Company, *Sanborn Fire Insurance Map from Fayetteville, Cumberland County, North Carolina* (New York: Sanborn Map Company, 1950), sheet 36; "A 'Concise' Church History," Friendship Missionary Baptist Church, accessed January 11, 2024, <https://www.fmbcfaync.org/untitled>.

¹¹⁸ Francis Wesley, Cassandra Standiford, and Wanda Wesley, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Alicia Chisolm, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.

¹¹⁹ Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023; Alicia Chisolm, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Francis Wesley, Cassandra Standiford, and Wanda Wesley, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.

¹²⁰ Alicia Chisolm, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.

¹²¹ Francis Wesley, Cassandra Standiford, and Wanda Wesley, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.

residents participated in.¹²² During the Civil Rights movement, FSU students participating in demonstrations in downtown Fayetteville would meet and organize at Mount Sinai Missionary Baptist.¹²³

Education

Early History and Establishment of Fayetteville State University

Providing educational opportunities to children and adults has always been important to Fayetteville's Black community. In 1849 a local Presbyterian church began a Sunday school class for Black children, but because of laws restricting education for the enslaved, only free Black citizens were allowed to attend. Other early educational efforts included schooling at home, and, among the enslaved, a system of apprenticeship for masonry, carpentry, and blacksmithing that provided a type of vocational educational opportunity.¹²⁴

Early organized educational efforts in the Black community began just after the conclusion of the Civil War. In 1866 the Phillips School provided educational opportunities for Fayetteville's Black residents. The next year, in 1867, the Phillips School's primary and intermediate schooling efforts were consolidated and renamed the Howard School.¹²⁵ The Howard School was originally located on Gillespie Street, and its construction contributed to the growth of a Black neighborhood in the surrounding area.¹²⁶ The school was established by seven of Fayetteville's African American citizens who purchased the land on Gillespie Street and created a board of trustees to govern the school.¹²⁷ Named for Union General Oliver Otis Howard, who was the head of the Freedmen's Bureau and one of its organizers, the school became known as the State Colored Normal School in 1877 (Figure 16).¹²⁸ In 1939, the State Colored Normal School became Fayetteville State Teachers College and became accredited at the state and regional levels.¹²⁹ In 1963, the school transitioned from Fayetteville State Teachers College to Fayetteville State College. Finally, in 1969, Fayetteville State College became Fayetteville State University.¹³⁰ These transitions marked the expansion of FSU's curriculum to include degree programs in addition to education and to include graduate-level programs.¹³¹

FSU's growth in the early and mid-twentieth century helped draw residents to the neighborhoods surrounding the university, spurring the development of the College Heights neighborhood, and later, the Broadell neighborhood.¹³² Throughout the 1950s, the number of students attending FSU gradually

¹²² Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023

¹²³ Myron B. Pitts, "'My Favorite Place': 100 Years In The Life Of A Fayetteville Church Across From FSU," *Fayetteville Observer*, October 24, 2022.

¹²⁴ Whitted, *Profiled in Black*, 173.

¹²⁵ Charles Evans and Deborah Evans Burris, "College Heights Final II" FSU Development Documents, 2011, 19.

¹²⁶ Michael, "Fayetteville Municipal Survey," E9.

¹²⁷ Charles W. Wadlington, "Fayetteville State University," NCPedia, accessed April 6, 2023, <https://www.ncpedia.org/fayetteville-state-university>.

¹²⁸ John Cox and LaWanda Cox, "General O. O. Howard and the 'Misrepresented Bureau,'" *The Journal of Southern History* 19, no. 4 (1953), 427.

¹²⁹ Michelle Michael, "Smith, Dr. Ezekiel Ezra, House," National Register of Historic Places, 2014, 8-5; "Our History," Fayetteville State University, accessed January 9, 2024, <https://www.uncfsu.edu/about-fsu/our-history>.

¹³⁰ Michael, "Smith House," 8-5.

¹³¹ "Our History," Fayetteville State University, accessed January 9, 2024, <https://www.uncfsu.edu/about-fsu/our-history>.

¹³² MdM Historical Consultants, "Fayetteville Modern," 4; Michael, "Fayetteville Municipal Survey," E14



Figure 16. FSU, c. 1920-1930. “Photograph of the State Normal School at Fayetteville (Fayetteville State University) [c. 1920-1930],” State Archives of North Carolina, Flickr.

increased. By the late 1950s and through the early 1960s, as Fayetteville absorbed the growth of Fort Liberty, the student population mirrored the population growth of the city and markedly increased.¹³³ Ties between Broadell residents and FSU are strong and numerous, as significant numbers of residents were employed at FSU as professors or administrators or attended college at FSU.¹³⁴ Neighborhood children also spent time and created fond memories at FSU. Cynthia Swinson Leeks recalled, “Everything revolved around Fayetteville State.”¹³⁵ Children went to football games, played sports, and attended concerts and performances on the campus, and the E. E. Smith Marching Band played at FSU’s homecoming.¹³⁶

¹³³ Suttell, “Countdown to Downtown,” 14-15.

¹³⁴ Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023; Lynn Vick, interview by Katie Cook, Kraemer Design Group, August 11, 2023; Alicia Chisolm, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Francis Wesley, Cassandra Standiford, and Wanda Wesley, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Cynthia Swinson Leeks, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Stephanie McKinney Gregory Coutee, interview by Katie Cook, Kraemer Design Group, August 11, 2023; Dorothy Ellen Watkins Fielder, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Rachel Lee Ellis, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Helen Pierce, interview by Lillian Candela, Kraemer Design Group, August 11, 2023; Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023; Jeannette Blount, interview by Lillian Candela, Kraemer Design Group, August 11, 2023; Petit, “A Community That Cared,” 94, 96.

¹³⁵ Cynthia Swinson Leeks, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.

¹³⁶ Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Lynn Vick, interview by Katie Cook, Kraemer Design Group, August 11, 2023; Cynthia Swinson Leeks, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Stephanie McKinney Gregory Coutee, interview by Katie Cook, Kraemer Design Group, August 11, 2023.

Black Schools in Fayetteville in the Mid-Twentieth Century

Prior to desegregation in the 1960s, Fayetteville's school system was segregated, and a network of Black elementary and junior high schools fed into the city's only Black high school, E. E. Smith, which, in turn, funneled students to FSU. Black schools were situated within Black neighborhoods in the city and typically named for prominent Black educators. For the most part, children growing up in Broadell before desegregation did not attend schools outside of the neighborhood or outside of the Murchison Road area. Children typically attended Newbold Training School or Ferguson-Easley Elementary School and Washington Drive Junior High School before going on to E. E. Smith High School. An exception was Saint Ann School, a Catholic school located south of Grove Street between Ann Street and North Cool Spring Street. The school was integrated upon formation in 1956, and attendee Lynn Vick recalls that it was the only private school that would allow Black children. Lynn attended the school, as did other children from Broadell.¹³⁷

Black neighborhoods elsewhere in the city similarly had elementary and middle schools nearby, which also funneled all of their students to E. E. Smith before desegregation. Black children living near Old Wilmington Road would have attended Edward Evans Elementary School, built in 1918 on Campbell Avenue west of Old Wilmington Road, or Fayetteville Elementary School No. 10 (which later became Walker Elementary), built in 1961 on Buxton Boulevard.¹³⁸ Edward Evans Elementary was named after Edward Evans, a Black educator, civic leader, and church leader in Fayetteville's late-nineteenth- and early-twentieth-century Black community. He was the first principal of the Orange Street School when it opened in 1915.¹³⁹ By 1963, J. S. Spivey Junior High School was serving the Black community near Old Wilmington Road.¹⁴⁰ Black students outside Fayetteville's city limits, in surrounding Cumberland County, attended Anne Chesnutt High School or E. A. Armstrong High School (known as Armstrong High School).¹⁴¹ Anne Chesnutt High School opened in 1938 on Raeford Road near Skibo Road, west of Fayetteville. Armstrong High School opened in 1936 on Dunn Road in Eastover, east of Fayetteville and across the Cape Fear River. Both high schools closed in 1969, when Fayetteville schools integrated.¹⁴²

Additionally, educators living in Broadell worked at schools outside of the neighborhood. For example, Pamela Suggs' mother was a teacher at several schools in Fayetteville including Hillcrest Middle School, Edward Evans Elementary School, and T. C. Berrien Elementary School, and Sophia Pierce and Winona Humphreys were teachers at Walker Elementary.¹⁴³

¹³⁷ Lynn Vick, interview by Katie Cook, Kraemer Design Group, August 11, 2023; "Our History," Saint Ann Catholic School, accessed January 10, 2024, <https://www.stanncatholicsschool.net/history>.

¹³⁸ "Pupil Transfers Okayed," *News and Observer* (Raleigh, NC), August 1, 1962; Hill Directory Co., *Hill's Fayetteville City Directory 1969* (Richmond, VA: Hill Directory Co., 1969), 239; Whitted, *Profiled in Black*, 179; Hill Directory Co., *Hill's Fayetteville City Directory 1961* (Richmond, VA: Hill Directory Co., 1961), 273.

¹³⁹ Petit, "A Community That Cared," 119; Virginia Oswald, Ruth Little, and Jim Sumner, "Orange Street School," National Register of Historic Places, 1987.

¹⁴⁰ Petit, "A Community That Cared," 119; Hill Directory Co., *Hill's Fayetteville City Directory 1966* (Richmond, VA: Hill Directory Co., 1966), 275; Stephanie McKinney Gregory Coutee, interview by Katie Cook, Kraemer Design Group, August 11, 2023.

¹⁴¹ Petit, "A Community That Cared," 92.

¹⁴² United States Geological Survey, *Fayetteville Quadrangle North Carolina 15 Minute Series* (Washington, DC: United States Department of Interior, 1948); Whitted, *Profiled in Black*, 175-176.

¹⁴³ Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023.

As Fayetteville's population expanded in the 1950s, the City of Fayetteville and Cumberland County constructed new schools to accommodate the educational needs of the growing populace.¹⁴⁴ After desegregation of the city's public schools, Black children attended the elementary, junior high, and high school assigned to them based on their location in the city, thus expanding the network of public schools available to Black children. For example, Murchison Road became a dividing line whereby children living west of Murchison Road attended the previously all-White Terry Sanford High School, and children living east of the road attended E. E. Smith.¹⁴⁵ As the education system expanded and school boundaries were altered, some children in Broadell attended schools outside of the neighborhood, including schools near Ramsey Street like T. C. Berrien Elementary on North Street, Lucile Souders Elementary west of Ramsey Street on Hillview Avenue, Ramsey Street School west of Ramsey Street on Quincy Street, and Edgewood Middle School at 2517 Ramsey Street.¹⁴⁶

The Murchison Road corridor was one area where schools for Black children were concentrated. The Orange Street School, located east of Murchison Road at 600 Orange Street, was constructed in 1915 as a public elementary school for African American children (Figure 17). It was constructed by local Black contractor James Waddell within one of Fayetteville's established African American neighborhoods.¹⁴⁷ Before its closure in 1956, the building had served as an elementary school and held the first iteration of E. E. Smith High School.¹⁴⁸

Newbold Training School was an elementary and teaching school located on FSU's campus that contained a school, auditorium, cafeteria, and offices (Figure 18). The school was established in 1930 as an elementary school through the work of FSU's president at the time, Dr. E. E. Smith, and N. C. Newbold, the director of the State Board of Education's Division of Negro Education. Newbold Training School served dual purposes in that it provided education for Black children and was a training center for prospective teachers studying at Fayetteville State University.¹⁴⁹ It closed as a school in the 1960s, when the City of Fayetteville opened new elementary schools that admitted Black students, and was demolished in 1975.¹⁵⁰ Several Broadell residents recall the attending the school, and in its later years Newbold was a community hub for local children as it offered summer programs.¹⁵¹

The building located near the southwest corner of Jasper Street and Seabrook Road was once home to the Fuller School for Exceptional Children. The Fuller School was established in 1953 to provide education for disabled Black children of all ages who could not attend schools in Fayetteville's public

¹⁴⁴ MdM Historical Consultants, "Fayetteville Modern," 21.

¹⁴⁵ Roy Parker, "Sit-Ins The Beginning Of 30 Years Of Change," *Fayetteville Observer*, February 4, 1990, vertical files, Black History – Civil Rights, Cumberland County Public Library; Cynthia Swinson Leeks, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023.

¹⁴⁶ Francis Wesley, Cassandra Standiford, and Wanda Wesley, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Cynthia Swinson Leeks, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.

¹⁴⁷ Michael, "Fayetteville Municipal Survey," E10.

¹⁴⁸ Virginia Oswald, Ruth Little, and Jim Sumner, "Orange Street School," National Register of Historic Places, 1987.

¹⁴⁹ "Newbold Lab School Comes Down," *The Voice*, September 30, 1975; "Our History," Fayetteville State University, accessed January 9, 2024, <https://www.uncfsu.edu/about-fsu/our-history>; Petit, "A Community That Cared," 119; Whitted, *Profiled in Black*, 178.

¹⁵⁰ Whitted, *Profiled in Black*, 178; Newbold Lab School Comes Down," *The Voice*, September 30, 1975.

¹⁵¹ "Newbold Lab School Comes Down," *The Voice*, September 30, 1975; Francis Wesley, Cassandra Standiford, and Wanda Wesley, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Cynthia Swinson Leeks, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.



Figure 17. The Orange Street School, located at 600 Orange Street. Photograph by KDG, 2023.

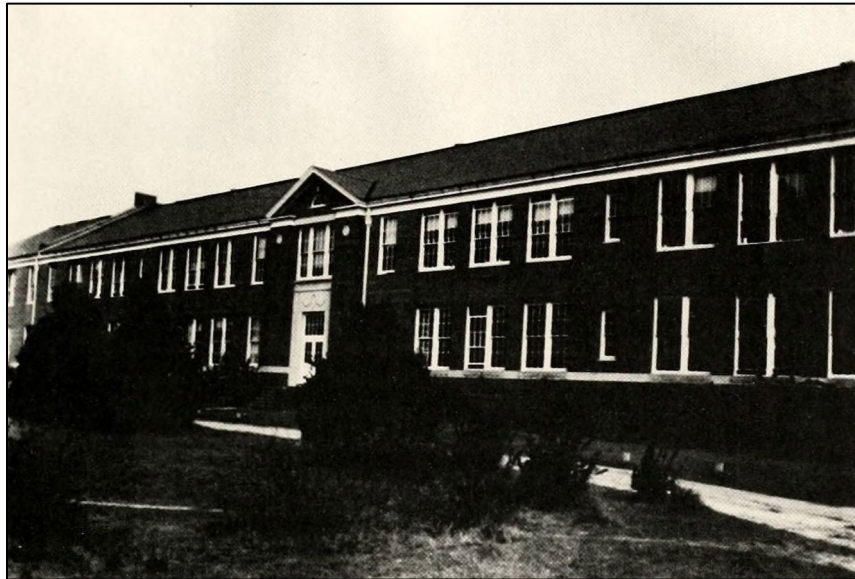


Figure 18. Newbold Training School, c. 1950. Fayetteville State University, *The Bronco* (1950), North Carolina Yearbooks, DigitalNC.

school system. Established by Perry and Edna Fuller in the basement of a building on Old Wilmington Road, the school moved to its location on Jasper Street by 1960. In 1983, the school merged with the Hillsboro Street School for Exceptional Children, which had served disabled White children.¹⁵²

¹⁵² *Hill's Fayetteville (Cumberland County, N. C.) City Directory 1953* (Richmond, VA: Hill Directory Co. Inc., 1953), 71; *Hill's Fayetteville (Cumberland County, N. C.) City Directory 1960* (Richmond, VA: Hill Directory Co. Inc., 1960), 263; Myron B. Pitts, "Nettie Council Was Pioneer In Cumberland County Schools Special Education," *Fayetteville Observer*, October 20, 2018.

Ferguson-Easley Elementary School, located in the Broadell neighborhood at 1857 Seabrook Road and surveyed as part of this project, was constructed in 1959 as a school for Black students (Figure 19).¹⁵³ Originally referred to as No. 12 Elementary School, the school's name was changed to Ferguson Elementary in 1964 and later, after 1977, to Ferguson-Easley Elementary.¹⁵⁴ The school's name change in 1964 reflects the significance of the Ferguson family in Fayetteville's Black communities. Portraits of Benjamin F. and Julia M. Ferguson and Inez Ferguson-Easley are in the entrance foyer of the school.¹⁵⁵ Benjamin Ferguson was a letter carrier who was active in community activities such as the American Legion Melvin Elliott Post #202, a post organized in 1931 for Black veterans, and the Prince Hall Masonic Lodge. Julia Ferguson graduated from FSU in 1911 and likewise participated in community activities such as the Order of the Eastern Star.¹⁵⁶ The couple's daughter, Inez Ferguson-Easley, was an accomplished education professional. In 1970, she attended a national conference in Washington, DC, held by the Women's Bureau of the Department of Labor, where the history and future of women's rights were discussed.¹⁵⁷ She worked in Fayetteville's school system as a teacher, counselor, and the director of human relations. Inez's passing in 1977 likely prompted the school's name change to Ferguson-Easley



Figure 19. Ferguson-Easley Elementary School, located at 1857 Seabrook Road (CD1054). Photograph by KDG, 2023.

¹⁵³ Cynthia de Miranda, "Number 12 Elementary School," CD1054, "Fayetteville Modern Survey," 2009.

¹⁵⁴ de Miranda, "Number 12 Elementary School," CD1054; MdM Historical Consultants, "Fayetteville Modern," 21.

¹⁵⁵ de Miranda, "Number 12 Elementary School," CD1054.

¹⁵⁶ F. L. Burns, "18th District Mason Will Hold Sessions At Raeford," *Carolinian*, July 7, 1951; "Activities At Newbold," *The Voice*, April 7, 1949; "Fayetteville States Mammoth 'Welcome Neighbor' Fete," *Carolina Times*, December 20, 1941; E. A. Armstrong, "Last Rites Held For Dr. E. E. Smith," *Africo-American Presbyterian*, December 7, 1933; "Melvin Elliott Post Number 202, 1931-1943," State Archives of North Carolina, https://axaem.archives.ncdcr.gov/solrDetailPages/series/NCA/Series_detail.html?fq=seriesRid:48238; "Founders' Day Held On April 16," *The Voice*, May 1955.

¹⁵⁷ Women's Bureau U.S. Department of Labor, "American Women at the Crossroads: Directions for the Future," Fiftieth Anniversary Conference, Washington, DC, June 11-13, 1970, HathiTrust, 7, 52.

Elementary.¹⁵⁸ Benjamin and Julia's son, Herman Ferguson, also had a career in education and was highly active during the Civil Rights era. Herman worked alongside Malcolm X to establish the Organization of Afro-American Unity in 1964, a Black Power organization.¹⁵⁹

Washington Drive Junior High School was located in a building constructed in 1940 that previously held E. E. Smith High School before the school's move in 1954 to the Broadell neighborhood (Figure 20).¹⁶⁰ Located on Washington Drive south of Blue Street and situated between Murchison Road and Fort Bragg Boulevard, children growing up in Broadell recalled the long walk from Broadell across FSU's campus to the middle school.¹⁶¹ Renowned educator Ruby S. Murchison, who was named National Teacher of the Year in 1976, taught language arts and social studies at the school.¹⁶² Murchison lived in the Broadell neighborhood at 1808 Broadell Drive.¹⁶³



Figure 20. E. E. Smith High School on Washington Drive. Before it became Washington Drive Junior High School, the school building housed E. E. Smith High School from 1940 to 1954. "From The Archives: E.E. Smith High School Over The Years," *Fayetteville Observer*, staff photo.

¹⁵⁸ Mrs. Kinney, "Fayetteville Happenings," *Carolina Times*, July 30, 1977.

¹⁵⁹ Herman Ferguson, "The Price of Freedom," *Souls* 7, no. 1 (2005), 84.

¹⁶⁰ Petit, "A Community That Cared," 92-93, 119.

¹⁶¹ Alicia Chisolm, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Francis Wesley, Cassandra Standiford, and Wanda Wesley, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Lynn Vick, interview by Katie Cook, Kraemer Design Group, August 11, 2023; Cynthia Swinson Leeks, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Stephanie McKinney Gregory Coutee, interview by Katie Cook, Kraemer Design Group, August 11, 2023; Rosarita Hill Simmons, interview by Lillian Candela, Kraemer Design Group, August 11, 2023; Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023.

¹⁶² Susan Spence Moe, "She Is Number One in N.C. And Nation," *News and Observer* (Raleigh, NC), April 2, 1976.

¹⁶³ Hill Directory Co., *Hill's Fayetteville City Directory 1969* (Richmond, VA: Hill Directory Co., 1969), 436.

The centerpiece of educational facilities near Murchison Road is E. E. Smith High School, located at 1800 Seabrook Road. E. E. Smith High School is intricately woven into the lives of Broadell residents and Black residents throughout Fayetteville, and figures prominently in residents' memories and lives. E. E. Smith was where generations of neighborhood families attended school.¹⁶⁴ Educators and administrators employed at E. E. Smith also called the surrounding neighborhood home. As longtime Broadell resident Elaine Waters described, "Your teachers were involved in your life, and the parents were involved in the life of the school."¹⁶⁵ E. E. Smith strengthened the community and provided a strong and supportive foundation for families and their children in their efforts to succeed in high school, college, and their professional lives.¹⁶⁶

Established in 1927 and still functioning as a high school today, E. E. Smith High School was the only public high school for Black children in Fayetteville before public school desegregation in the 1960s. Named for the influential Black educator Dr. Ezekiel Ezra Smith, who served as principal of FSU for fifty years, E. E. Smith was established in 1927 and initially operated out of the second floor of the Orange Street School.¹⁶⁷ Following a move to Campbell Avenue in 1929 and a return to the Orange Street School in 1931, E. E. Smith relocated to a new building on Washington Drive in 1940. In 1954, E. E. Smith was moved from Washington Drive to a new campus at 1800 Seabrook Road in the center of the Broadell neighborhood (Figure 21).¹⁶⁸

The new E. E. Smith was situated on land that had been purchased by Fayetteville Graded Schools—Fayetteville's school district—from the family of Charles Broadfoot in 1952.¹⁶⁹ By 1952, Broadfoot's real estate development company, Broadell Homes Inc., had already platted the first Holly Springs subdivision directly adjacent to the school property and numerous houses were already constructed.¹⁷⁰ As E. E. Smith was constructed prior to desegregation, the school was intended to serve Black students.

By 1952, when the school district purchased the property for E. E. Smith, Black neighborhoods existed elsewhere in the city near Robeson Street, Old Wilmington Road, and Gillespie Street. The positioning of the school within the nascent Broadell neighborhood suggests that the Fayetteville school district anticipated growth in the Black population along Murchison Road in this particular area of the city.

Prior to the first attempts at desegregation in the early to mid-1960s, E. E. Smith's student body was composed of Black students who lived throughout Fayetteville, as well as the children of Black military families stationed at Fort Liberty.¹⁷¹ The teaching and administrative staff was often sourced from the Broadell neighborhood, partly because many residents of Broadell had come to Fayetteville to study education at FSU. The connection between E. E. Smith and Broadell residents cannot be understated.

¹⁶⁴ Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023; Petit, "A Community That Cared," 94, 96.

¹⁶⁵ Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023.

¹⁶⁶ Lynn Vick, interview by Katie Cook, Kraemer Design Group, August 11, 2023.

¹⁶⁷ Petit, "A Community That Cared," 88, 92, 117-118; Fayetteville History Museum, Dr. E. E. Smith (Fayetteville History Museum, 2023).

¹⁶⁸ Petit, "A Community That Cared," 92-93.

¹⁶⁹ "C. W. Broadfoot and Frances Broadfoot to Fayetteville Graded Schools," deed, 1952, book 579 page 262, land records, Cumberland County Register of Deeds.

¹⁷⁰ "Holly Springs Part One," subdivision plat, 1952; Cumberland County, NC, "Tax Parcels."

¹⁷¹ Suttell, "Countdown to Downtown," 13.

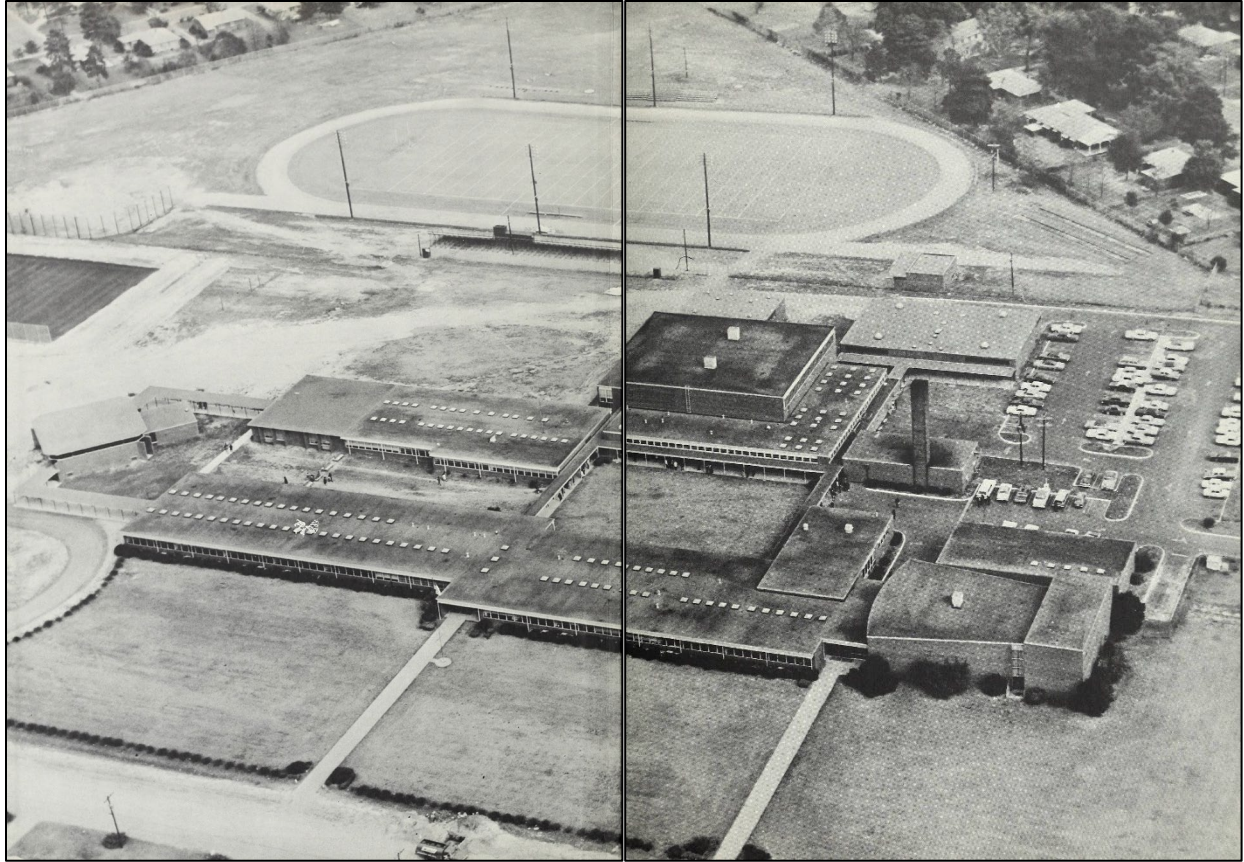


Figure 21. An aerial photograph from E. E. Smith’s 1969 yearbook. The photograph shows the expansive campus, track and football field, and baseball diamond, as well as houses in the Broadell neighborhood. E. E. Smith Senior High School, *The Smithsonian* (1969), North Carolina Yearbooks, DigitalNC.

The school quickly became the “icon of the community.”¹⁷² As one resident explained to a scholar in 1996, “Someone in the family went to E. E. Smith. Because your mom went there and your mom’s mom went there. It’s just the way. It’s just a feeling. It’s hard to say. It’s family. This is home.”¹⁷³ E. E. Smith is unusual in that throughout its history, it has remained a majority-Black school, and the campus constructed in the 1950s continues to function as a high school. In the late 1960s and early 1970s, many historically Black high schools in North Carolina ceased to exist as their student body was integrated into previously all-White schools, and the buildings transitioned to administrative offices and resource centers.¹⁷⁴ Other high school campuses transitioned to elementary, middle, and junior high schools.

Desegregation

Fayetteville’s public school system was historically segregated and continued to be following the 1954 Supreme Court decision *Brown v. Board of Education*.¹⁷⁵ Schools at Fort Liberty began desegregation in 1951; however, high schools were typically not located on military bases. Therefore, Black families at

¹⁷² Whitted, *Profiled in Black*, 179.

¹⁷³ Petit, “A Community That Cared,” 94.

¹⁷⁴ Petit, “A Community That Cared,” 96.

¹⁷⁵ Suttell, “Countdown to Downtown,” 12.

Fort Liberty had to contend with the public schools' policy of segregation and send their high school-age children to Fayetteville's Black high school, E. E. Smith.¹⁷⁶ As schools on Fort Liberty integrated, Black parents petitioned the Fayetteville Board of Education for the equal treatment of their children and access to equal education facilities. In response to pressure placed upon Fayetteville's school district to provide equal facilities for Black children and the immense growth in the city's population, new school buildings were constructed in the 1950s.¹⁷⁷ In the Broadell neighborhood, this resulted in the construction of a new campus for E. E. Smith High School in 1954 and, in 1959, the construction of No. 12 Elementary School (CD1054, SL 2009), which was later renamed Ferguson Elementary and then Ferguson-Easley Elementary.

Desegregation of Fayetteville's public schools commenced in 1963 after several Black parents petitioned for their children to attend White schools. Petitioning began in 1962 but was stymied by rejections of the parents' petitions. It was not until the fall of 1963 that the first Black students began to attend previously all-White schools.¹⁷⁸ Desegregation of Fayetteville's schools continued through the 1960s, especially after the Civil Rights Act of 1964 tied funding for public schools to desegregation plans.¹⁷⁹ Murchison Road became the dividing line between E. E. Smith and Fayetteville High School, a majority-White high school that was renamed Terry Sanford High School in 1968. Because Murchison Road was the dividing line, some residents of the Broadell neighborhood were bussed to the majority-White high school. As Cynthia Swinson Leeks recalled, "My mother told us you got to go where the bus takes you, so that's where we went, Terry Sanford High School."¹⁸⁰ Nonetheless, desegregation did not occur overnight. A 1967 report tabulating the racial makeup of large school systems in the United States reported that in 1967, there were no White children in a population of 1,045 students at E. E. Smith. At Fayetteville High School there were only 140 Black students out of the 2,073 students attending the school. Therefore, Black students made up less than 7 percent of the student population.¹⁸¹ In 1970, Fayetteville's population reached 53,000 people, 38 percent of whom were Black individuals. Of Black individuals, approximately 1,900 were high-school-age children.¹⁸²

¹⁷⁶ Suttell, "Countdown to Downtown," 12; Henry Cuningham, "Pioneer Principal Integrated Post's Schools," *Fayetteville Observer*, February 24, 2002.

¹⁷⁷ Roy Parker, "Sit-Ins The Beginning Of 30 Years Of Change," *Fayetteville Observer*, February 4, 1990, vertical files, Black History – Civil Rights, Cumberland County Public Library.

¹⁷⁸ Roy Parker, "Sit-Ins The Beginning Of 30 Years Of Change," *Fayetteville Observer*, February 4, 1990, vertical files, Black History – Civil Rights, Cumberland County Public Library; "Pupil Transfers Okayed," *News and Observer* (Raleigh, NC), August 1, 1962.

¹⁷⁹ Jim Pharr, "Steady Progress In Desegregation Reported By Mayor's Group To FSC," *Fayetteville Observer*, October 3, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library; Whitted, *Profiled in Black*, 12; H. Louise Searles, "Southern Voices: Integrating Pine Forest High School, Fayetteville, North Carolina," *Southern Cultures* 21, no. 4 (2015), 39; Jodi Breckenridge Petit, "A Community That Cared: The Study of an All-Black School: E. E. Smith High Fayetteville, North Carolina, 1955-1969," (PhD diss., University of Kansas, 1997), 21, 294; Suttell, "Countdown to Downtown," 12; Patrick S. Cash, "The Deliberate Speed of the Tar Heel State: North Carolina's Efforts to Resist School Desegregation, 1954-1966" (Master's Thesis, East Tennessee State University, 2014), 93.

¹⁸⁰ Cynthia Swinson Leeks, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.

¹⁸¹ Diane B. Gertler, *Directory: Public Elementary and Secondary Schools in Large School Districts, With Enrollment and Instructional Staff, By Race: Fall 1967* (Washington, DC: U.S. Government Printing Office, 1969), HathiTrust, 466.

¹⁸² US Bureau of the Census, *Census of Population: 1970 Vol. 1, Characteristics of the Population, Part 35, North Carolina* (Washington, DC: US Government Printing Office, 1973), 35-72.

Although Ferguson-Easley was constructed toward the official end of segregation in Fayetteville’s public schools, the student body remained highly segregated years later.¹⁸³ The same 1967 report tabulating the racial makeup of E. E. Smith also provided information about Ferguson Elementary. Only five White students were recorded, compared to 866 Black students listed at the school. The majority-Black teaching staff mirrors the student body.¹⁸⁴

Public school desegregation was a deeply complex issue. Black schools were the bedrock of Black communities, and while desegregation meant that Black children could attend any public school, it also meant that the school’s literal and metaphorical place at the heart of a community was altered as children were placed in other schools based on new school districts that did not take the shape of historic neighborhoods into consideration. This was a traumatic experience for some Black students who were uprooted in the middle of the school year and placed into majority-White schools. For example, some Black students who had historically attended the majority-Black E. E. Smith High School were uprooted and transferred to the majority-White Terry Sanford High School. The forced change was contentious for some students in Broadell because they were uprooted from their school and community and placed in a new school in the middle of their high school careers.¹⁸⁵ Children had to contend with the racism and discrimination that was often present in their new surroundings and adjust to attending school where the majority of students and staff did not look like them.

The Civil Rights Movement in Fayetteville

During the 1950s and 1960s, Black residents of Fayetteville, including those who lived in the Broadell neighborhood, experienced segregation and racism in several areas of their lives. While the military made piecemeal steps toward desegregation following President Henry Truman’s Executive Order 9981 in 1948, Black service members who experienced desegregation on base at Fort Liberty still had to contend with segregation outside the base.¹⁸⁶ White-owned restaurants, theaters, hotels, and businesses throughout Fayetteville discriminated against Black people by only allowing them to sit in designated areas, not allowing them to try on clothing, or refusing them service.¹⁸⁷ Broadell resident Sophia Pierce remembers trying to order a soda from a local store, but the employee kept asking her if she wanted ice cream instead. Sophia realized that the employee was pushing her to purchase the ice cream so she would eat it outside and away from other customers.¹⁸⁸ Some Black travelers passing through Fayetteville relied on friends and family for accommodations, while others would have stayed at lodging properties listed in *The Negro Motorist Green Book*, such as the King Cole Motel, Bedford Inn, and the Jones Tourist House, because most other lodging properties were off-limits to them.¹⁸⁹ There

¹⁸³ MdM Historical Consultants, “Fayetteville Modern,” 21.

¹⁸⁴ Gertler, *Directory: Public Elementary and Secondary Schools*, 466.

¹⁸⁵ Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023.

¹⁸⁶ Suttell, “Countdown to Downtown,” 11-12.

¹⁸⁷ Suttell, “Countdown to Downtown,” 17; Jeannette Blount, interview by Lillian Candela, Kraemer Design Group, August 11, 2023; Lynn Vick, interview by Katie Cook, Kraemer Design Group, August 11, 2023; Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023.

¹⁸⁸ Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023.

¹⁸⁹ North Carolina African American Heritage Commission, “Green Book Project Map,” accessed December 11, 2023, <https://aahc.nc.gov/green-book-project/green-book-project-map>; Lynn Vick, interview by Katie Cook, Kraemer Design Group, August 11, 2023.

were areas of Fayetteville that Broadell residents decided to avoid or only passed through, such as the Haymount neighborhood.¹⁹⁰

Employment discrimination was also rampant. Black residents were not hired in downtown department stores and businesses, and the city government also practiced discriminatory hiring practices. Discriminatory employment practices continued at the City even after the Fayetteville City Council and Mayor Robert Butler formally provided equal opportunity for Black residents to gain municipal employment.¹⁹¹

Years of inequality and injustice, including legal and social segregation and discrimination along racial lines, came to a head nationwide in the 1960s. Fayetteville's Civil Rights Movement mirrored national and regional trends. World War I, World War II, and the Korean War provided opportunities for Black Americans to advocate for equal treatment at times when the country's leaders were attempting to unite *all* Americans around bedrock democratic principles. The hypocrisy of denying Black Americans equal rights when every American was asked to sacrifice so much came into stark focus. In a 1990 interview Dr. Charles Lyons Jr., a veteran of the Korean War who served as president of FSU recalled, "I went over to fight for democracy. I came home to enjoy that democracy, and had a rude awakening. I was thrown out of a sandwich shop in my hometown of Tarboro while still wearing my uniform."¹⁹² In 1955 Rosa Parks famously refused to give her seat to a White man on a Montgomery, Alabama, bus and was arrested as a result. This simple act incited a thirteen-month mass protest of the city's bus system as Black riders refused to use the city's buses due to the segregated seating policies. Led by Dr. Martin Luther King Jr., the protest ended with the Supreme Court ruling that segregation on public buses was unconstitutional. The Montgomery Bus Boycott is often regarded as the nation's first mass Civil Rights protest, and it elevated King to national prominence, where he advocated for direct action allowing average citizens to participate in the changemaking process to create a more equitable society.

In 1963, in response to continued discrimination, national Civil Rights leaders built a coalition of civic, religious, and labor leaders to organize the March on Washington for Jobs and Freedom. Dr. King was the keynote speaker, and he delivered his historic "I Have a Dream" speech to a crowd estimated at 250,000. The March on Washington was a contributing factor in the passage of the Civil Rights Act of 1964, signed into law by President Lyndon B. Johnson.

It was within this climate that students at FSU in the early 1960s spearheaded Civil Rights marches and demonstrations in Fayetteville. Inspired by demonstrations in Greensboro, FSU students led locally focused, grassroots civil rights demonstrations that garnered support from Fayetteville's Black educators, service members at Fort Liberty, local religious leaders and churches, and residents.¹⁹³ Students from E. E. Smith High School also participated through demonstrations in the city.¹⁹⁴ A student committee

¹⁹⁰ Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023; Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023.

¹⁹¹ Suttell, "Countdown to Downtown," 17; Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023.

¹⁹² Roy Parker, "Sit-Ins The Beginning Of 30 Years Of Change," *Fayetteville Observer*, February 4, 1990, vertical files, Black History – Civil Rights, Cumberland County Public Library.

¹⁹³ Suttell, "Countdown to Downtown," 1-2; "GIs Join Local Mix Demonstration," *Fayetteville Observer*, July 10, 1963, vertical files, Black History – Civil Rights, Cumberland County Library.

¹⁹⁴ "FSU," *Fayetteville Observer*, [November 26, 2021?], vertical files, Black History – Civil Rights, Cumberland County Library.

outlined objectives for the student protestors, which included the total desegregation of downtown businesses and an end to employment discrimination in both the private and public sectors.¹⁹⁵ Small numbers of White students and service members also lent their support to the Civil Rights demonstrations.¹⁹⁶

Student and resident protests against the segregationist policies of Fayetteville's downtown, White-owned businesses continued throughout the early 1960s.¹⁹⁷ In February 1960, FSU students organized sit-ins at F. W. Woolworth's and McCrory's in downtown Fayetteville, where they were denied service. Henry M. Eldridge, a professor at FSU and resident of the Broadell neighborhood (1877 Broadell Drive), protested alongside the students.¹⁹⁸ In May 1963, several hundred students participated in multiple marches and demonstrations on Hay Street. Activists picketed outside of downtown businesses adhering to discriminatory practices, such as Sears Roebuck and Co., J. C. Penney, and Fleishman's (Figure 22). The Colony, Miracle, and Broadway Theaters were also targeted as demonstrators attempted to purchase tickets for seating in the White-only areas of the theaters. Segregated lunch counters were targeted as Black activists sat down in spaces that were typically reserved for White customers. Throughout the marches and demonstrations, students chanted "equal rights!"¹⁹⁹ According to contemporary newspaper accounts, Fayetteville's activists remained peaceful and non-violent, even when White counter-demonstrators tried to break the lines of marchers, and business owners attempted to expel them from their properties.²⁰⁰ As students entered the Rainbo Café for a sit-in, the owner abruptly decided to douse his floor with ammonia and begin mopping. Business owners also locked their doors and either closed for the day or only allowed White customers to enter the businesses.²⁰¹

FSU student demonstrations in May 1963 resulted in what at first appeared to be concrete gains. Under pressure from the students' demonstrations, Mayor Wilbur Clark formed a committee on Friday, May 24 to study the student committee's objectives.²⁰² By Monday, May 27, the front-page headline of the

¹⁹⁵ "In Fayetteville Marches: Negroes Outline Objectives," *Fayetteville Observer*, May 23, 1963, vertical files, Black History – Civil Rights, Cumberland County Library.

¹⁹⁶ "GIs Join Local Mix Demonstration," *Fayetteville Observer*, July 10, 1963, vertical files, Black History – Civil Rights, Cumberland County Library; "White Youth Joins," *Fayetteville Observer*, June 15, 1963, vertical files, Black History – Civil Rights, Cumberland County Library.

¹⁹⁷ Suttell, "Countdown to Downtown," 16.

¹⁹⁸ Suttell, "Countdown to Downtown," 16; Hill Directory Co., *Hill's Fayetteville City Directory 1960* (Richmond, VA: Hill Directory Co., 1960), 158; Hill Directory Co., *Hill's Fayetteville City Directory 1963* (Richmond, VA: Hill Directory Co., 1963), 166.

¹⁹⁹ "Negro Demonstrators Hit Several Stores, Theaters," *Fayetteville Observer*, May 23, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library; Irving Long, "Negro Students Stage Massive Demonstration," *Fayetteville Observer*, May 23, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library.

²⁰⁰ "Negro Demonstrators Hit Several Stores, Theaters," *Fayetteville Observer*, May 23, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library; Irving Long, "Negro Students Stage Massive Demonstration," *Fayetteville Observer*, May 23, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library; "Singing Negro Students March On Fayetteville," *Fayetteville Observer*, May 19, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library.

²⁰¹ Irving Long, "Negro Students Stage Massive Demonstration," *Fayetteville Observer*, May 23, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library.

²⁰² Jim Pharr, "Weekend Truce Approved," *Fayetteville Observer*, May 24, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library.



Figure 22. Civil Rights demonstrators on Hay Street, c. 1963. Roy Parker, "Sit-Ins The Beginning Of 30 Years Of Change," *Fayetteville Observer*, February 4, 1990, vertical files, Black History – Civil Rights, Cumberland County Public Library.

Fayetteville Observer read, "Mayor's Unit Backs Desegregation Move."²⁰³ The mayor's committee recommended that all downtown businesses immediately cease segregation and that the mayor form another committee to improve equal opportunity in employment for Fayetteville's Black residents.²⁰⁴ City Council supported the sentiments of the mayor's committee.²⁰⁵ However, the quick action of the city government did not last.

By mid-June, FSU students resumed demonstrations as some downtown businesses resisted desegregation, the mayor's committee failed to make real progress, and Mayor Clark did not meet with FSU committee leaders as promised. Demonstrations continued through June and July.²⁰⁶ At a rally at Evans Metropolitan AME Zion Church on Cool Spring Street, FSU student leader Willis McLeod stated the

²⁰³ Jim Pharr, "Mayor's Unit Backs Desegregation Move," *Fayetteville Observer*, May 27, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library.

²⁰⁴ Jim Pharr, "Mayor's Unit Backs Desegregation Move," *Fayetteville Observer*, May 27, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library.

²⁰⁵ Jim Pharr, "Council Backs Committee On Desegregation Stand," *Fayetteville Observer*, May 28, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library.

²⁰⁶ Bill Wright, "Mass Meet Told Negro Won't Wait Much Longer," *Fayetteville Observer*, June 17, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library; Pat Reese, "200 Take Part In March," *Fayetteville Observer*, July 13, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library.

students would “continue mass demonstrations until our objectives in their entirety are met by the City of Fayetteville.”²⁰⁷

Demonstrations in June and July had tense overtones, as activists continued to promote desegregation while local police were instructed to more closely monitor protests and increase arrests. Fayetteville’s City Council unanimously supported the more active stance of the police, and Mayor Clark placed a request to North Carolina Governor Terry Sanford for police backup following several demonstrations in mid-June.²⁰⁸ Several FSU students were arrested, sometimes repeatedly, for trespassing while peacefully entering segregated, White-owned businesses.²⁰⁹ Jim Pharr, a reporter covering the demonstrations for the *Fayetteville Observer* wrote, “The chief [of police] said the trespass warrants were obtained at the request of owners of private businesses after students entered the restaurants, sat on stools and refused to comply with the owners’ request to leave.”²¹⁰ Activists also charged that the police “looked the other way” when demonstrators were physically attacked by White counter-demonstrators, who were present at demonstrations throughout the summer.²¹¹ Particularly tense demonstrations occurred June 13 and 14, when police threw tear gas at demonstrators in front of downtown businesses.²¹²

FSU student leaders decided to end local demonstrations on July 20, 1963, following progress made by Mayor Clark’s Bi-Racial Committee and an agreement reached between the mayoral committee and the NAACP Negotiating Committee. The agreement contained several provisions focusing on an end to demonstrations, as long as businesses did not return to segregationist practices, the work of the Bi-Racial Committee continued, and immediate action was taken to employ Black residents in the private and public sectors.²¹³

²⁰⁷ Bill Wright, “Mass Meet Told Negro Won’t Wait Much Longer,” *Fayetteville Observer*, June 17, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library.

²⁰⁸ Jim Pharr, “Student Demonstrators Continue Protests With Sidewalk Sit-Downs,” *Fayetteville Observer*, June 13 [1963?], vertical files, Black History – Civil Rights, Cumberland County Public Library; Jim Pharr, “Appeal To Citizens Issued: City Council Instructs Police To Make Arrests For Violations,” *Fayetteville Observer*, June 15, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library; “Policemen Backed By Patrolmen,” *Fayetteville Observer*, June 16, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library; Pat Reese, “Race Demonstrations Bring Higher Tensions,” *Fayetteville Observer*, June 15, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library.

²⁰⁹ Bill Wright, “New Mix Tactics Net 1st Arrests,” *Fayetteville Observer*, June 12, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library; Jim Pharr, “Student Demonstrators Continue Protests With Sidewalk Sit-Downs,” *Fayetteville Observer*, June 13 [1963?], vertical files, Black History – Civil Rights, Cumberland County Public Library.

²¹⁰ Jim Pharr, “Appeal To Citizens Issued: City Council Instructs Police To Make Arrests For Violations,” *Fayetteville Observer*, June 15, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library.

²¹¹ Jim Pharr, “Student Demonstrators Continue Protests With Sidewalk Sit-Downs,” *Fayetteville Observer*, June 13 [1963?], vertical files, Black History – Civil Rights, Cumberland County Public Library; Pat Reese, “200 Take Part In March,” *Fayetteville Observer*, July 13, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library; “FSU,” *Fayetteville Observer*, [November 26, 2021?], vertical files, Black History – Civil Rights, Cumberland County Library.

²¹² Pat Reese, “Race Demonstrations Bring Higher Tensions,” *Fayetteville Observer*, June 15, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library; Jim Pharr, “Tear Gas Disperses Local Mixers,” *Fayetteville Observer*, June 14, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library.

²¹³ Jim Pharr, “Negro Leaders Agree To End Local Demonstrations,” *Fayetteville Observer*, July 20, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library.

The willingness of the city government to work toward desegregation in July may have been influenced by the Department of Defense's Directive 5120.36, which sought to end discrimination in areas surrounding military bases. An article published in the July 20 edition of the *Fayetteville Observer* describes how Defense Secretary Robert McNamara proposed service members would be barred from visiting cities and towns where discrimination of Black residents was rampant.²¹⁴ The implementation of such an initiative and the likelihood that a segregated city such as Fayetteville would be deemed off-limits to service members at Fort Liberty would have been detrimental to the city's residential and commercial health.

The dedication and strength evidenced by FSU's student activists and Black residents throughout the city resulted in gains for the city's Black communities. Fayetteville's downtown businesses were forced to desegregate, Black residents gained access to new job opportunities, and desegregation of the city's schools began.²¹⁵ This work allowed people in Broadell to patronize downtown businesses like Sears, Penney's, and Fleishman's—which were targets of demonstrations during the Civil Rights Movement—as they pleased.²¹⁶ Whereas downtown theaters historically had segregated seating requiring Black patrons



Figure 23. The Miracle and Colony Theaters on Hay Street in 1963. "From The Archives: A Century Of Downtown Fayetteville, 1900-2000," *Fayetteville Observer*, staff photo.

²¹⁴ Wire Reports, "Military Towns Face Rights Push By U.S.," *Fayetteville Observer*, July 27, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library; Chick Jacobs, "The Peaceful Revolution," *Fayetteville Observer*, July 21, 2013, vertical files, Black History – Civil Rights, Cumberland County Public Library.

²¹⁵ Jim Pharr, "Steady Progress In Desegregation Reported By Mayor's Group To FSC," *Fayetteville Observer*, October 3, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library.

²¹⁶ Francis Wesley, Cassandra Standiford, and Wanda Wesley, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; "Negro Demonstrators Hit Several Stores, Theaters," *Fayetteville Observer*, May 23, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library.

to sit in the balcony, following the success of the Civil Rights Movement, Black patrons were able to sit throughout the theatres (Figure 23).²¹⁷ Broadell resident Sophia Pierce recalled being unable to try on clothes in some downtown department stores, but Winona Humphreys, Pierce's close friend and fellow Broadell resident, did not have that experience after moving to Fayetteville in 1965.²¹⁸ Inspired by national and regional trends in the Civil Rights Movement, Fayetteville's Black residents fought for equality.

Commerce

Throughout Fayetteville's history, Black residents have established successful commercial endeavors, typically along the city's commercial corridors. For example, after the Civil War, Andrew Chesnutt ran a grocery store on Gillespie Street near the Market House, Hannah Mallet was a successful midwife, and Matthew Leary was a leatherworker who manufactured saddles and harnesses.²¹⁹ There were Black builders and carpenters working in Fayetteville, including Solomon Waddell Nash Sr., who was a local builder active in Fayetteville and Wilmington. Nash Sr. designed the Hogg-Anderson House located at 110 Orange Street in Wilmington in 1825.²²⁰ Other early Black men involved in the building trade included Thomas Grimes, a brick mason; Abel Payne, a carpenter; John E. Patterson, a brick maker and mason; and James Waddell, a master builder, among many others.²²¹

In the late 1860s, Southern States began codifying racial segregation into law. In the late 1890s, North Carolina enacted Jim Crow laws to subjugate, intimidate, and disenfranchise Black citizens. In 1898 around 500 White men rioted in Wilmington, killing and injuring as many as 60 African Americans and chasing many more out of town. Violence toward Black North Carolinians continued into the early 1900s.²²² African American businesses were once located on Hay Street, one of the major thoroughfares in Fayetteville. During the 1910s the commercial building at 318 Hay Street housed African American businesses.²²³ A sampling of Black businesses located in Fayetteville between 1919 and 1920 includes Jesse McIntyre's Barber Shop at 123 Gillespie, Charles G. Henderson's Billiards Hall at 115 ½ Gillespie, Bragg Pressing Club at 524 Hay Street, Evelina Henderson's dressmaker shop at 418 Ramsey Street, Perry's Drug Store at 114 Gillespie Street, and Robert H. Knott's grocery at 444 Blount Street, among many others.²²⁴ The 1920s appears to have been the era in which Black businesses were forced from their downtown Fayetteville locations—likely giving rise to the establishment of African American-

²¹⁷ Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023; "Singing Negro Students March On Fayetteville," *Fayetteville Observer*, May 19, 1963, vertical files, Black History – Civil Rights, Cumberland County Public Library.

²¹⁸ Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023.

²¹⁹ Whitted, *Profiled in Black*, 84, 86; "Cumberland County Black History," vertical files, Black History—Reconstruction, Cumberland County Public Library.

²²⁰ Fayetteville History Museum, *African American Architects and Builders* (Fayetteville History Museum, 2023).

²²¹ Fayetteville History Museum, *African American Architects and Builders* (Fayetteville History Museum, 2023).

²²² Shepherd W. McKinley and Cynthia Risser McKinley, "The Great Migration and North Carolina," NCpedia, accessed October 6, 2023, <https://www.ncpedia.org/history/cw-1900/great-migration#:~:text=Between%201900%20and%201940%2C%20almost,immigrants%20to%20New%20York%20State.>

²²³ Little and Kullen, "Fayetteville Downtown Historic District," section 7 page 22, 40.

²²⁴ "Black Businesses in Fayetteville 1919-1920," vertical files, Black History—Business, Cumberland County Public Library.

centered business districts in other areas of the city.²²⁵ The growth of the Black commercial corridor along Murchison Road, adjacent to Broadell, likely has its origins in this exodus from the downtown core.

By the 1950s, Murchison Road was a commercial corridor where the majority of businesses were Black-owned, served the surrounding Black neighborhoods, and provided jobs to Black residents.²²⁶ A variety of businesses proliferated, including barbershops, beauty parlors, restaurants, grocery stores, florists, a record shop, and a funeral home, all of which met the daily needs of Broadell residents.²²⁷ Cynthia Swinson Leeks recalls purchasing records at Top Sound Music Company, located at 1900 Murchison Road.²²⁸ The College Heights Credit Union, located along Murchison Road, was organized by local Black residents who were denied access to loans from major banks in Fayetteville. The credit union opened in 1947 and operated for six decades before merging with Bragg Mutual Credit Union sometime after 2003.²²⁹

Residents patronized several restaurants in and around the neighborhood. Several residents remember Vick's Drive-In Restaurant, located on Rowan Street just east of Murchison Road.²³⁰ Owned by Bertha "Skinny" Brinkley, the Brinkley's Store and Grill (also known as College Cross-Over Luncheonette and Grocery and, later, by 1969, listed as College Grill) located near the FSU campus at 1225 Murchison Road was a social gathering place for local residents.²³¹ Marion (Rex) Harris and his wife Arunol owned and operated A & H Cleaners, which had two locations—one at 1912 Murchison Road that opened in the early 1970s and the other at 4515 Bragg Boulevard.²³² The location on Bragg Boulevard was burned down in an act of racially motivated arson in 1968.²³³ Rex was extremely active in the community and a veteran of the 82nd Airborne Division—like Stephanie McKinney Gregory Coutee's father and his

²²⁵ Little and Kullen, "Fayetteville Downtown Historic District," section 8 page 64.

²²⁶ Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023; Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023.

²²⁷ Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023; Alicia Chisolm, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Francis Wesley, Cassandra Standiford, and Wanda Wesley, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Cynthia Swinson Leeks, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023; Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023; Stephanie McKinney Gregory Coutee, interview by Katie Cook, Kraemer Design Group, August 11, 2023.

²²⁸ Cynthia Swinson Leeks, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; *Hill's Fayetteville City Directory 1969* (Richmond, VA: Hill Directory Co., 1969), 195.

²²⁹ Whitted, *Profiled in Black Vol. 2*, 124; Sarah Snell Cooke, "North Carolina Low-income Credit Union Placed Into Conservatorship for the Second Time," *Credit Union Times*, November 4, 2003, accessed October 12, 2023, <https://www.cutimes.com/2003/11/04/north-carolina-low-income-credit-union-placed-into-conservatorship-for-the-second-time/>.

²³⁰ Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023; Alicia Chisolm, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Cynthia Swinson Leeks, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.

²³¹ Evans and Burris, "College Heights Final II," 126; "Deaths and Funerals in North Carolina," *Charlotte Observer*, April 27, 1977.

²³² "Community Spotlight," *Harnett County News* (Lillington, NC), August 9, 1979; "Miles B. Austin and Wife, Vivian Austin to Marion R. Harris and wife, Aronul Harris," deed, 1971, book 2254 page 481, land records, Cumberland County Register of Deeds.

²³³ "Destroys Vet's Business: Plight Of War Vet Told," *Carolinian* (Raleigh, NC), July 13, 1968.

friends—and lived with Arunol at 1815 Gola Drive.²³⁴ Paye Funeral Home, once located at 515 Murchison Road, was one of several Black-owned funeral homes providing funeral services for Fayetteville’s Black community (Figure 24).²³⁵ Additional funeral homes, like L. E. Garris and Rodgers, were located near downtown.²³⁶

Residents of the Broadell neighborhood shopped for groceries at V-Point Super Market, located at 500 Murchison Road near the intersection of Murchison Road and Durham Street. Neither the store nor intersection are extant, but residents remember going to the market to shop for fresh vegetables and foods.²³⁷ Around the holidays, V-Point was a popular meeting place, and resident Elaine Waters recalls “getting dressed up to go to V-Point.”²³⁸ V-Point is one example in which a White-owned business was located on Murchison Road and served the Black community, and it was featured in *The Negro Motorist Green Book* from 1951 to 1954.²³⁹ The store’s owner, local businessman V. F. Talley, was respected as someone willing to cross the color line during the Jim Crow era and aid people in the neighborhood.²⁴⁰ Hornes Grocery at 2009 Murchison Road and Phillip’s Super Market at 1818 Murchison Road were other local grocery stores frequented by residents.²⁴¹

At the southeast corner of Murchison Road and Jasper Street, Dr. George Butler, a practicing dentist and active member of the community, established Suburban Mart in 1964 as one of the first Black-owned shopping centers in North Carolina. (Figure 25).²⁴² Several local businesses frequented by Broadell

²³⁴ Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023; Stephanie McKinney Gregory Coutee, interview by Katie Cook, Kraemer Design Group, August 11, 2023; “Black Businessman To Serve On State Transportation Board,” *Tribunal Aid* (High Point, NC), July 31, 1974.

²³⁵ Francis Wesley, Cassandra Standiford, and Wanda Wesley, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Hill Directory Co., *Hill’s Fayetteville City Directory 1969* (Richmond, VA: Hill Directory Co., 1969), 194.

²³⁶ Hill Directory Co., *Hill’s Fayetteville City Directory 1969* (Richmond, VA: Hill Directory Co., 1969), 195; Hill Directory Co., *Hill’s Fayetteville City Directory 1951* (Richmond, VA: Hill Directory Co., 1951), 42.

²³⁷ E. E. Smith Senior High School, *The Smithsonian* (1959), North Carolina Yearbooks, DigitalNC; Alicia Chisolm, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Francis Wesley, Cassandra Standiford, and Wanda Wesley, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Cynthia Swinson Leeks, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023; Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023.

²³⁸ Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023.

²³⁹ Cynthia Swinson Leeks, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023; North Carolina African American Heritage Commission, “Green Book Project Map,” accessed December 11, 2023, <https://aahc.nc.gov/green-book-project/green-book-project-map>.

²⁴⁰ Myron B. Pitts, “Oscar-Winning ‘Green Book’ Gives Us A Chance To Talk About The Real Travel Guides,” *Fayetteville Observer*, February 25, 2019; Brandie K. Ragghianti, “V Point,” North Carolina African American Heritage Commission, accessed January 10, 2024, <https://aahc.nc.gov/green-book/v-point>.

²⁴¹ Cynthia Swinson Leeks, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Hill Directory Co., *Hill’s Fayetteville City Directory 1969* (Richmond, VA: Hill Directory Co., 1969), 195.

²⁴² Whitted, *Profiled in Black*, 383; *Hill’s Fayetteville City Directory 1964* (Richmond, VA: Hill Directory Co., 1964), 159; “Dr. George Butler Named To FSTC Trustee Board,” *Carolinian* (Raleigh, NC), August 4, 1962.

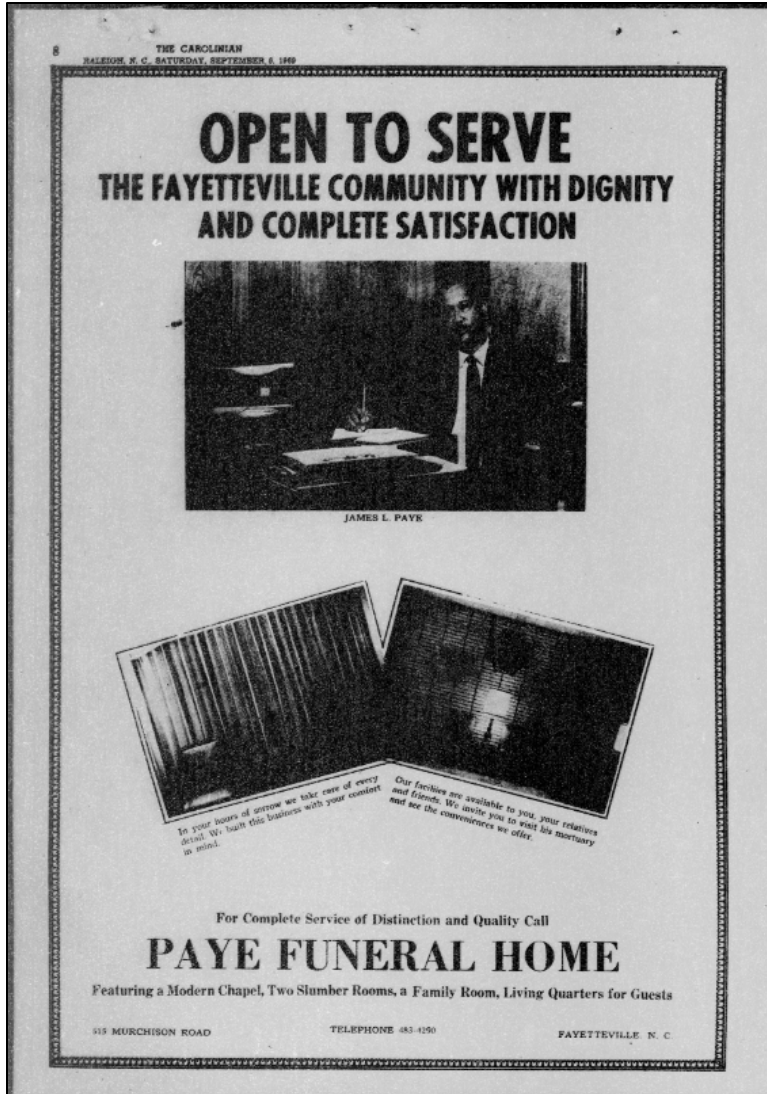


Figure 24. An advertisement for Paye Funeral Home in the *Carolinian*. “Open To Serve,” advertisement, *Carolinian* (Raleigh, NC), September 6, 1969.



Figure 25. Suburban Mart at 2112 Murchison Road and an advertisement for McQueen’s Specialty Shop, located in Suburban Mart. Left, Photograph by KDG, 2023; right, “Shop McQueen’s Specialty Shop,” *Carolinian* (Raleigh, NC), April 5, 1969.

residents were housed within Suburban Mart, such as Tucker’s Florist, McQueen’s Specialty Shop, which sold women’s clothing, and Unique Beauty Salon (Figure 25).²⁴³

Residents also patronized businesses in downtown Fayetteville along Hay Street, walking along Murchison Road to reach downtown department stores and theatres.²⁴⁴ Whereas Murchison Road had small businesses, downtown had national chain stores that were popular places to shop like Sears, Fleishman’s, Penney’s, Capital, Kresge, and Woolworth’s, in addition to smaller, boutique clothing stores.²⁴⁵ People also enjoyed going downtown to the theaters like the Carolina, Colony, and Miracle Theaters, especially on the weekends.²⁴⁶ Before the Civil Rights Movement reached downtown Fayetteville, some residents recall being able to shop at stores but not being able to try on clothing.²⁴⁷ At downtown theaters, Black patrons were subject to segregated seating and made to sit in the balcony.²⁴⁸ In general, the older generation of residents experienced segregation and racist practices, whereas the younger generation of residents were able to travel to and patronize businesses as they pleased. Between 1950 and 1975, the period studied in this report, the Civil Rights Movement brought about sweeping changes that gained Black Americans equal rights under the law. Because of this, the older and younger residents of the Broadell neighborhood had radically different experiences in public spaces in Fayetteville, particularly those residents born toward the end of the period under study.

Social History

The closeknit communities in Broadell and Fayetteville’s other Black neighborhoods helped foster many social groups and activities. In the early twentieth century, organized social clubs and fraternities for the African American community include a Masonic Hall, located at 804 Person Street, the College Heights Women’s Club founded in 1945, and the College Heights Aristocrats, founded in 1948.²⁴⁹ Other social activities included neighborhood parties, city parades, and athletic competitions. Church sponsored events likely also figured prominently in the lives of Black citizens in Fayetteville. During World War II the Cape Fear Court public housing complex hosted basketball games and competed in tournaments with

²⁴³ “Tucker’s Florist,” advertisement, *Carolinian* (Raleigh, NC), December 18, 1965; Hill Directory Co., *Hill’s Fayetteville City Directory 1966* (Richmond, VA: Hill Directory Co., 1966), 171; Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023; Cynthia Swinson Leeks, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Stephanie McKinney Gregory Coutee, interview by Katie Cook, Kraemer Design Group, August 11, 2023.

²⁴⁴ Francis Wesley, Cassandra Standiford, and Wanda Wesley, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.

²⁴⁵ Francis Wesley, Cassandra Standiford, and Wanda Wesley, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Alicia Chisolm, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Cynthia Swinson Leeks, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023.

²⁴⁶ Francis Wesley, Cassandra Standiford, and Wanda Wesley, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Alicia Chisolm, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Cynthia Swinson Leeks, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.

²⁴⁷ Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023.

²⁴⁸ Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023.

²⁴⁹ Sanborn Map Company, *Sanborn Fire Insurance Map* (1901), sheet 5.

other local teams.²⁵⁰ Cape Fear Court also hosted a segregated athletic competition for Black children during the City's Bicentennial celebrations in 1954.²⁵¹ Fayetteville State University also hosted a party for new troops stationed at Fort Liberty during the war effort.²⁵²

With the concentration of military personnel in Fayetteville and with the United States' entrance into World War II, many social activities for residents in the 1940s focused on supporting the armed forces. The United Services Organization (USO) was founded in 1941 to provide morale and recreation support to the United States military. Local USO organizations nationwide sprang up to provide entertainment for troops on leave from their official duties. There was a very active USO in the Broadell neighborhood, operated and managed by Black citizens from the local area. Headquartered at the Seabrook Road USO club and operated in conjunction with the local YMCA, the Seabrook Road USO hosted dances, lectures, parties, and workshops.²⁵³ There was also a USO on Murchison Road that catered to Black soldiers.²⁵⁴ The USO also helped organize, and participated in, a softball league comprised of members of the United States military, the USO, and students from FSU. The Seabrook Road USO club building (also known as the Federal Recreation Building) was destroyed by fire in 1944.²⁵⁵

Sororities and fraternities formed a social network for residents, too. Both Winona Humphreys and Sophia Pierce were members of Alpha Kappa Alpha when they met while teaching at Walker Elementary, making it easy for them to become close friends. As families moved into Broadell, they relied on their connections to sororities and fraternities to make social connections.²⁵⁶ Cynthia Swinson Leeks is a member of Zeta Phi Beta.²⁵⁷ In addition to serving as social networks, fraternities and sororities from FSU served the community. They held youth groups for children in the neighborhood, provided food to needy families, organized holiday parties at local schools, and held dances at Seabrook Park.²⁵⁸

Especially during the summer months, recreation was a popular pastime. The Seabrook Recreation Center at the corner of Langdon Street and Slater Avenue, just south of Broadell, is an important part of the community (Figure 26).²⁵⁹ Seabrook Park was a popular spot for sports activities, and the Seabrook Pool, built in 1949, provided swimming opportunities for Black families in the summer.²⁶⁰ Residents recall spending time in the pool during the summer, and swimming lessons were offered during the summer as well.²⁶¹ Local churches, groups like the Boy Scouts, and schools like FSU hosted picnics and fieldtrips to

²⁵⁰ "Seeking Games," *News and Observer* (Raleigh, NC), February 5, 1949.

²⁵¹ "Bicentennial Program Set April 19-25 in Cumberland," *The Charlotte Observer* (Charlotte, NC), April 11, 1954.

²⁵² "Fayetteville Stages Mammoth 'Welcome Neighbor' Fete," *Carolina Times*, December 20, 1941.

²⁵³ State Archives of North Carolina, Military Collection WWII 6 North Carolina USO Club Records, Box 1.

²⁵⁴ Fayetteville History Museum, *Caring for the Soldiers* (Fayetteville History Museum, 2023).

²⁵⁵ "Blaze Demolishes Fayetteville USO," *News and Record* (Greensboro, NC), November 18, 1944; State Archives of North Carolina, Military Collection WWII 6 North Carolina USO Club Records, Box 1.

²⁵⁶ Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023.

²⁵⁷ Cynthia Swinson Leeks, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.

²⁵⁸ Francis Wesley, Cassandra Standiford, and Wanda Wesley, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Virginia Graham, "Around Campus," *The Voice*, December 12, 1972; "Alpha Highlights," *The Voice*, May 1, 1963.

²⁵⁹ Francis Wesley, Cassandra Standiford, and Wanda Wesley, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.

²⁶⁰ Whitted, *Profiled in Black*, 383.

²⁶¹ T. H. Kinney, "Fayetteville Happenings," *Carolina Times* (Durham, NC), June 13, 1981; Francis Wesley, Cassandra Standiford, and Wanda Wesley, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.



Figure 26. Aerial imagery from 1968 showing Seabrook Park and Pool. “1968 Imagery,” Cumberland County GIS Data Viewer.

the park.²⁶² Broadell residents also spent time in the summer at Atlantic Beach, South Carolina.²⁶³ Known as the “Black Pearl” for its concentration of Black-owned businesses and resorts, Atlantic Beach was a popular vacation destination for Black families from around the country.²⁶⁴

Property Types in the Broadell Neighborhood

The majority of the buildings within the Broadell neighborhood survey area are residential buildings, but the area also contains two schools and a church. As the neighborhood was first platted in the mid-twentieth century, nearly all the buildings date from the 1950s through the 1970s. The schools—Ferguson-Easley Elementary and E. E. Smith High School—and the church—College Heights Presbyterian Church—will be discussed in the institutional buildings section. Architectural styles dating to the mid-twentieth century such as the archetypal Ranch, Contemporary, Colonial Revival, and Modernist styles, are found throughout Broadell in both residential and institutional buildings. The presence of these styles mirrors trends in nearby Black residential neighborhoods—such as Eccles Park and Seabrook Hills—and in Black neighborhoods in other North Carolina cities.²⁶⁵

²⁶² “Red Cross Activities,” *The Voice*, May 1, 1954; “Freshman Orientation At F.S.T.C.,” *The Voice*, January 1, 1955; “Fayetteville,” *Carolinian* (Raleigh, NC), June 22, 1957; “Boy Scouts Meet In Fayetteville,” *News and Observer* (Raleigh, NC), September 12, 1953.

²⁶³ Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023.

²⁶⁴ Jamesha Gibson, “Atlantic Beach: Historic African-American Enclave in South Carolina,” National Trust for Historic Preservation, March 12, 2015, <https://savingplaces.org/stories/atlantic-beach-historic-african-american-enclave-in-south-carolina>.

²⁶⁵ Little, “Getting the American Dream for Themselves,” 82-83.

Residential: Single-Family Houses, Apartments

There is one residence in Broadell, at 1813 Broadell Drive, that predates the first plat of subdivision and was constructed c. 1938 (Figure 7). It is the oldest house in the survey area and neighborhood. The house differs from those surrounding it in style and form. The core of the one-and-a-half or two-story, light-frame house has been expanded several times with additions that obscure its original appearance. As the house predates the presumed Period of Significance for the Broadell neighborhood, it would be a noncontributing building within a National Register Historic District created for the larger neighborhood.

As the population of Fayetteville increased at the conclusion of World War II and upon the commencement of the United States' involvement in the Korean War, Fayetteville found itself in need of new, affordable housing. This need was met through the expansion of existing neighborhoods in all areas of the city. The realities of segregation meant that development for Black residents occurred in certain areas of the city—the area along Murchison Road being one of those places. Black residents created a flourishing community along Murchison Road centered around Fayetteville State University, the College Heights neighborhood, and the commercial establishments that cropped up along Murchison Road. When faced with the need for more housing, new neighborhoods were developed around College Heights that catered to Black residents. The Broadell neighborhood was home to Black service members at Fort Liberty and middle-class professionals.²⁶⁶

The architectural styles present in Broadell are largely homogenous. The archetypal Ranch style and Ranch house form are by far the most common style and form in the neighborhood. Of the 533 properties surveyed, 509 properties—over 95 percent of the houses—exhibit the Ranch style. Of the Ranch-style houses, 59 are split-levels while the remaining houses are Ranch houses a single story in height. The Contemporary style was the second most common style, although given the Ranch style's popularity, only a handful of Contemporary-style houses are present within the neighborhood. The small number of remaining houses in Broadell exhibit elements of the Colonial Revival style in both single-story and split-level forms.

The physical characteristics of each subdivision and the placement of houses on lots is uniform throughout the Broadell neighborhood. Fifty- to sixty-foot-wide curvilinear streets and cul-de-sacs are lined with lots that range from fifty to eighty feet wide and can extend back 115 to 270 feet. Some lots are much wider due to the curvilinear street pattern. On the lots, houses are set back and arranged such that they typically have large front and side yards. On sites with hilly topography, concrete culverts can be found between lots for drainage.

Architectural Styles

Ranch Style

The Ranch style emerged in the midst of the Great Depression and gained immense popularity during World War II and the postwar years. The Ranch style is characterized by its long, low house forms often with side-gabled, cross-gabled, or hipped roofs with moderate eave overhangs. Chimneys are typically large, low-slung, and may be prominently placed. Early Ranch houses dating to the 1950s and earlier

²⁶⁶ MdM Historical Consultants, "Fayetteville Modern," 3-4; Michael, "Fayetteville Municipal Survey," E14; Simmons Fentress, "Fort Bragg Housing: Picture Brighter Than At Lejeune," *News and Observer* (Raleigh, NC), September 29, 1951.

were typically smaller and clad in brick. Postwar Ranch-style houses often incorporate multiple cladding materials such as brick or stone veneer and wood, wood composite, or aluminum siding. Attached carports or garages may be incorporated into the house's footprint and be situated beneath the main roof of the house. The facades are typically asymmetrical in arrangement, and the entrance is recessed into the façade or located beneath the roof. Wrought-iron columns patterned with leaves and vines commonly support a stoop that covers the primary entrance. Large picture windows that indicate the location of a primary living space such as the living room are arranged on the façade. Smaller sash, awning, hopper, or jalousie windows are arranged elsewhere on the façade and other elevations. Picture windows may have a large, central, fixed pane of glass with sash or fixed windows arranged on either side, or the picture window may be composed of a series of horizontal sashes.²⁶⁷

Ranch-style houses in Broadell exhibit elements of the style described above and reflect the evolution of the style through the postwar years. The house at 1604 Seabrook Road is a modest example of the Ranch style and was constructed in 1953 in the first Holly Springs subdivision (Figure 27). The single-story house, clad in red brick veneer, has a rectangular footprint and is topped with a side-gable roof with moderately overhanging eaves. A large porch is located on the façade beneath a gabled roof that is supported by wrought-iron columns patterned with vines and leaves. A patterned wrought-iron balustrade surrounds the outer edges of the porch. A large picture window, composed of horizontal sashes, and a pair of rectangular sashes with horizontal panes are arranged on the façade. A larger example of the Ranch style is located at 1872 Cascade Street (Figure 28). Built in 1966 in the Holly Springs Part Eight subdivision, this single-story house is also rectangular in shape but has a much larger footprint. The hipped roof has widely overhanging eaves that extend beyond the plane of the blonde brick-veneer wall. The garage is located beneath the roof of the house, as is the large porch. As is common throughout Broadell, the porch has wrought-iron porch columns patterned with vines and leaves. There are large picture windows and large sash windows surrounded by decorative shutters arranged on the façade.



Figure 27. 1604 Seabrook Road. Photograph by KDG, 2023.

²⁶⁷ McAlester, *Field Guide to American Houses*, 596-611.



Figure 28. 1872 Cascade Street. Photograph by KDG, 2023.

These examples typify Ranch-style houses within Broadell. Typically, the footprint of the house is rectangular with rectangular or square protrusions adding varied complexity to the footprint. Nearly all examples are a single story, but several split-level houses are present, particularly in the Broadell subdivisions platted by Myers Development Co. (Figure 30). The prevalence of split-levels in the Broadell subdivisions may stem from the rolling topography of this part of the neighborhood, as the form and layout of the split-level was well-suited for sites with slight elevation changes. Additionally, a small number of Ranch-style houses have a second floor over part of the house. Houses constructed in the earliest Holly Springs subdivisions, Holly Springs Part One and Two, where houses were constructed in the early 1950s, show a clear preference for Ranch-style houses topped with side-gable roofs. In Holly Springs Part Two, houses constructed in the mid-1950s begin to exhibit hipped roofs and in later subdivisions, a mixture of both side-gable and hipped roofs are present. Throughout the neighborhood, the eaves of Ranch-style houses overhang beyond the plane of the exterior wall in a manner that is indicative of the style. Houses may be clad entirely in brick veneer or have brick veneer at the base of the house. The split-level houses tend to be clad in brick veneer on the lower floor and aluminum siding on the upper floor. Additional cladding materials such as aluminum or wood composite siding may be present. Large picture windows of various arrangements are commonly found on the facades of houses throughout the neighborhood, in addition to smaller singular and paired sash windows. Decorative shutters are often arranged on either side of the windows. Wrought-iron porch columns with vine and leaf designs are likewise present throughout the neighborhood (Figure 29). A small number of houses have pierced brick walls or breeze block located at the corners of the house or accentuating the driveway (Figure 29). Carports and garages are found throughout the neighborhood and are usually sheltered beneath the main roof of the house; however, some houses have neither a carport nor a garage.



Figure 29. Examples of pierced brick walls and foliate wrought-iron columns. Top, 1855 Cascade Street, bottom, 1833 Gola Drive. Photograph by KDG, 2023.

Contemporary Style

Contemporary-style residential architecture is characterized by a flat or low-pitched gabled roof with widely overhanging eaves and exposed roof beams. The footprints of Contemporary-style houses are usually irregularly shaped and sprawling, and cladding materials such as brick or stone veneer and wood or wood composite may be present. The façade is asymmetrical, and the entrance may be obscured or face away from the street. The large expanses of exterior wall are broken up by large windows that may extend upwards near the roofline or into the apex of a gable, if present. Decoration was often limited to the patterns of the materials used on the exterior, such as the brick bond patterns, the orientation of siding materials, or the patterns of brick or concrete-block breeze walls.²⁶⁸

The small number of houses in the Broadell neighborhood illustrating the Contemporary style range from modest interpretations, such as the house at 2030 Corrinna Street, to larger, custom-designed dwellings like the houses at 526 Marion Court or 1862 Broadell Drive. The house at 1862 Broadell Drive is composed of three sections (Figure 31). The central section is topped with a flat roof and is flanked by a portion of the house topped with a shed roof and a carport with a flat roof. The roof eaves overhang the exterior walls, which are clad in brick veneer. A prominent, low-slung chimney is located near the center of the house. Typical of the Contemporary style, the entrance is obscured and faces away from the street. A small stoop with a wrought-iron railing patterned with vines and leaves accesses the

²⁶⁸ McAlester, *A Field Guide to American Houses*, 628-646.



Figure 30. Additional examples of the Ranch style in Broadell. Clockwise from upper left: 1628 Seabrook Road, 1819 Cascade Street, 1843 Gola Drive, 2035 Corrinna Street, 2026 Corrinna Street, 1909 Stanberry Street. Photographs by KDG, 2023.

entrance, and the wrought-iron railing demarcates a small porch. The asymmetrical façade is pierced by a large aluminum picture window and smaller aluminum windows.

526 Marion Court is another example of the Contemporary style (Figure 32). The large, shallow-pitched front-gable roof shelters the house and the carport and has overhanging eaves and prominent exposed roof beams. The exterior is clad in red brick veneer and the upper two-thirds of a portion of the façade is clad in cream-colored wood shingles. A large rectangular chimney is prominently placed near the center of the asymmetrical façade. The entrance, accessed by a masonry porch clad in red brick, is obscured within the carport and faces away from Marion Court. Large, rectangular windows are arranged across the façade, and two windows are placed near the roofline at the apex of the gable.



Figure 31. 1862 Broadell Drive. Photograph by KDG, 2023.



Figure 32. 526 Marion Court (CD1518). Photograph by KDG, 2023.

Colonial Revival Style

The Colonial Revival was inspired by the 1876 Philadelphia Centennial Exhibition celebrating the centennial of America’s independence, and in much of North Carolina, elements of the style were frequently applied to a variety of house forms as late as the third quarter of the twentieth century. Though extremely popular in mid-century neighborhoods constructed for a White clientele, the style, with its explicit references to plantation culture and a romanticized “simpler” era of hierarchical race relations, was understandably much less common in neighborhoods built for Black buyers. There are only two Colonial Revival-style houses in the survey area.²⁶⁹

The house at 1824 Gola Drive is the neighborhood’s clearest example of the mid-twentieth-century Colonial Revival style (Figure 33). While the exterior is clad in brick veneer like the neighboring archetypal Ranch-style houses, several stylistic elements clearly represent the Colonial Revival style. These elements include the symmetrical façade, a large colonnaded porch, a pierced brick wall, a broken pediment above the entrance, large eight-over-twelve sash windows, and the blind arches above the windows on either side of the entrance. Reminiscent of colonial architectural forms, the center of the house is slightly taller than its flanking wings.

Historian Ruth Little found that the Colonial Revival style was absent from mid-twentieth-century Black neighborhoods in Raleigh. While the style was immensely popular in Raleigh’s White neighborhoods during this time, Black residents overwhelmingly favored modern styles like the Ranch, Contemporary, and Modernist styles.²⁷⁰ Little suggests that the popularity of modern styles, which were easily customizable, in Raleigh’s Black neighborhoods stemmed from the desire for Black homeowners to have



Figure 33. 1824 Gola Drive. Photograph by KDG, 2023.

²⁶⁹ Tom Paradis, “Architectural Styles of America and Europe,” *ArchitecturalStyles.org*, accessed November 11, 2021, <https://architecturestyles.org/colonial-revival/>.

²⁷⁰ Little, “Getting the American Dream for Themselves,” 82.

contemporary houses that were unique, state-of-the-art, and embodied a “resistance to the white status quo.”²⁷¹ Moreover, a survey of African American neighborhoods in Greensboro highlighted a similar phenomenon—the neighborhoods were full of Modernist architecture but devoid of historic revival styles such as the Colonial Revival.²⁷² The limited use of the Colonial Revival style in the Broadell neighborhood suggests that Broadell’s Black residents may have gravitated towards the archetypal Ranch and Contemporary styles for similar reasons.

Residential Forms

Single-family residential buildings in Broadell are of two broad forms—the split-level and the Ranch. The split-level is composed of three levels—one level being slightly below grade, one level at grade, and one level above grade, whereas the Ranch forms are all one-story. Ranch and split-level forms constructed from stock plans are the norm in Broadell, yet the initial homeowner was typically able to customize exterior and interior elements of their new house. Broadell also boasts examples of residences that were custom designed for their occupants, particularly along Broadell Drive.

Custom and Stock-Plan Houses

The vast majority of houses in Broadell were not custom-built for their occupants. Instead, most houses were selected by homebuyers from a series of stock plans provided by Broadell Homes, Myers Development Company, or local builders, or were speculatively built by the development companies. Among the Ranch forms in particular, there appear to have been several plans with minor variations for homebuyers to choose from. Plans varied in terms of exterior cladding, roof types, window types, and whether or not porches were present. Given that houses were likely constructed from stock plans, the varied exteriors likely enclose similar interior floor plans. Ranch forms contain interior floor plans where public living spaces, such as the living room, dining room, and kitchen, are clustered together and often open to each other. Private living spaces such as bedrooms and the bathroom are likewise clustered together but are typically cordoned off from public spaces.

While the selection of stock plans was the norm, residents recalled that some features of stock-plan houses could be customized, such as the exterior brick color, how to arrange the kitchen, and the size of the carport (and whether a carport was constructed). Pamela Suggs recalls her parents purchasing and customizing their house at 1873 Broadell Drive, describing that her parents “chose that house” and “picked out what they wanted” (Figure 34).²⁷³ Residents may have been able to customize other exterior and interior elements and were also able to select which lot they wanted to purchase.²⁷⁴ Details about the elements available for customization are limited, as many of the oral history participants were children when their families moved into their new houses in Broadell.

²⁷¹ Little, “Getting the American Dream for Themselves,” 83-84.

²⁷² Heather Wagner Slane and Cheri LaFlamme Szcodronski, “Architectural Survey of African American Neighborhoods in East and Southeast Greensboro,” hmwPreservation, 2020, 23.

²⁷³ Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.

²⁷⁴ Sophia Pierce and Winona Humphrey, interviews by Katie Cook, Kraemer Design Group, August 11, 2023; Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023; Alicia Chisolm, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023; Stephanie McKinney Gregory Coutee, interview by Katie Cook, Kraemer Design Group, August 11, 2023; Jeannette Blount, interview by Lillian Candela, Kraemer Design Group, August 11, 2023.



Figure 34. 1873 Broadell Drive. Pamela Suggs' parents selected this house from stock plans and customized it. Photograph by KDG, 2023.

Regardless of whether a house was constructed from a stock plan or custom-built, both Broadell Homes and Myers Development created design covenants for each subdivision that governed the types of houses that could be constructed in the subdivisions. Requirements created minimum lot sizes, required setbacks, and mandated that only detached single-family dwellings of quality workmanship and materials be constructed. Minimums for building costs and ground floor square footage were likewise described. For example, the covenant created in 1952 for Holly Springs Part One reads:

“No dwelling shall be permitted on any lot at a cost of less than \$5500.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded.”²⁷⁵

Minimums for building cost and ground floor square footage increased over time, such that by the time Broadell Homes platted Holly Springs Part Ten in 1965, the minimum building cost was nine thousand dollars, and the minimum ground-floor square footage was nine hundred square feet.²⁷⁶ Myers Development developed similar standards for the Broadell subdivisions, mandating that houses within their subdivisions cost a minimum of twelve thousand dollars, with ground-floor square footage of one-

²⁷⁵ “Broadell Homes, Inc. and Holly Springs Property Owners,” covenant, 1952, book 601 page 71, land records, Cumberland County Register of Deeds.

²⁷⁶ “Broadell Homes, Inc. Declaration of Restrictions,” covenant, 1965, book 1131 page 246, land records, Cumberland County Register of Deeds.

story houses being a minimum of eleven hundred square feet and split-level houses being a minimum of nine hundred square feet.²⁷⁷

Custom-designed houses were constructed alongside the stock-plan houses provided by Broadell's developers. The majority of custom-built houses are located on Broadell Drive, in Holly Springs Section Three, with other custom houses located throughout the neighborhood. Architectural elements distinguishing custom-built houses from stock-plan houses typically include a large size compared to neighboring houses, an atypical roof type, incorporation of a prominent chimney, use of an atypical fenestration pattern, and incorporation of architecturally distinct features. The houses shown in Figures 35 through 38 were custom-built and utilized architectural elements like windows placed in the gable end, prominent chimneys, exposed roof beams, and angular roof shapes in the creation of unique, made-to-order houses.



Figure 35. 526 Marion Court (CD1518). Photograph by KDG, 2023.



Figure 36. 1866 Broadell Drive (CD1069). Photograph by KDG, 2023.

²⁷⁷ "Myers Development Co., Inc., Broadell Subdivision Cross Creek," covenant, 1971, book 2268 page 180, land records, Cumberland County Register of Deeds; "Myers Development Co., Inc., Broadell Subdivision Sect. II Cross Creek," covenant, 1971, book 2409 page 690, land records, Cumberland County Register of Deeds.



Figure 37. 1862 Broadell Drive (CD1068). Photograph by KDG, 2023.



Figure 38. 1858 Broadell Drive, the Vick family's house. Photograph by KDG, 2023.

Ranch Forms

The Ranch form is the most common house form in Broadell and can be broadly described as a one-story house with a rectangular footprint topped with a side-gable or hipped roof with overhanging eaves. The exterior is typically clad in either brick veneer, aluminum siding, or wood composite. When porches are present, wrought-iron posts with scroll or foliate designs are commonly used to support the porch roof. If garages or carports are present, they are typically situated beneath the main roof of the house. Large picture windows on the primary façade suggest the location of publicly oriented living spaces such as the living room or dining room. Smaller windows, usually placed in the upper third of the wall, suggest the location of private spaces such as bedrooms and bathrooms.

Numerous subtypes of the Ranch form are present throughout Broadell, reflecting the use of stock plans by Broadell Homes and Myers Development throughout the neighborhood's development and the ability

of homeowners to customize some stock-plan elements. The developers recycled stock plans from earlier subdivisions but also introduced additional stock plans as development of the neighborhood progressed. The subtypes described below do not represent an exhaustive list of Ranch house subtypes in Broadell, as several stock plans were used in each subdivision.

Broadell Homes utilized stock plans from the earliest Holly Springs subdivision, Holly Springs Part One, through the latest, Holly Springs Part Ten. The houses at 1561 and 1710 Seabrook Road were both constructed in 1953 in the Holly Springs Part One subdivision and share several similarities (Figure 39).²⁷⁸ These similarities include the side-gable roof, the primary entrance located on a side elevation beneath a gable roof porch supported by wrought-iron columns with scroll motifs, chimney placement, and fenestration pattern, all of which supports the notion that the houses were constructed from the same stock plan.



Figure 39. 1561 Seabrook Road (left) and 1710 Seabrook Road (right) . Photographs by KDG, 2023.

Another subtype is illustrated by the houses at 1826 and 1871 Broadell Drive (Figure 40). Both houses are located within the Holly Springs Part Three subdivision. 1826 Broadell Drive was constructed in 1959 and 1871 Broadell Drive was constructed in 1958.²⁷⁹ Similarities between the two houses, such as the same intersecting hipped roof, the location of the entrance beneath a hipped roof supported by wrought-iron posts, and the same fenestration pattern, suggest these houses were constructed using the same stock plan. Differences between the two houses include the brick color and the window sizes and types; however, the differences in window sizes and types may be related to the replacement of windows at 1871 Broadell Drive.

²⁷⁸ Cumberland County, NC, "Tax Parcels."

²⁷⁹ Cumberland County, NC, "Tax Parcels."



Figure 40. 1826 Broadell Drive (left) and 1871 Broadell Drive (right). Photographs by KDG, 2023.

The houses at 1805 Olympia Court, constructed in 1963 in Holly Springs Part Eight, and at 1709 Eldridge Street, constructed in 1966 in Holly Springs Part Nine, reflect Broadell Homes' recycling of stock plans throughout the development of the Holly Springs subdivisions (Figure 41).²⁸⁰ The houses share the same intersecting hipped roof with overhanging eaves, with a carport sheltered beneath the roof of the house, and an integral front porch with wrought-iron supports. A large picture window and smaller sash windows are arranged on either side of the entrance. Differences between the houses include the exterior brick color and the fenestration pattern, which may reflect customization made by the first homeowners.



Figure 41. 1805 Olympia Court (left) and 1709 Eldridge Street (right). Photographs by KDG, 2023.

Located in the Broadell subdivisions, the house at 618 Bessemer Circle was constructed in 1974, and the house at 585 West Cochran Avenue was constructed in 1977 (Figure 42).²⁸¹ Both houses were constructed by Craftsmen Builders, which purchased the properties from Myers Development, and illustrate the use of a stock plan and variations between the houses that likely stem from the initial

²⁸⁰ Cumberland County, NC, "Tax Parcels."

²⁸¹ Cumberland County, NC, "Tax Parcels."

owner's customization.²⁸² While the roof types are similar, the house at 618 Bessemer Circle has an applied gambrel roof on the north portion of the house, whereas the house at 585 West Cochran Avenue has a front-gable roof. Both houses feature a breezeway with an entrance framed by brick, which connects the house with the garage, but the color of the exterior brick is different. Oral histories conducted with residents confirm that the color of the exterior brick was a feature that was customizable.²⁸³



Figure 42. 618 Bessemer Circle (left) and 585 West Cochran Avenue (right). Photographs by KDG, 2023.

The houses depicted in Figure 43 at 607 and 619 Bessemer Circle are located in the first Broadell subdivision and were constructed in 1972 and 1974, respectively.²⁸⁴ The houses have the same plan—the same L-shaped footprint, integral porch in the front gable, a large multi-paned picture window adjacent to the entrance, and an integral carport beneath the side-gable roof—but have different brick colors, and the carport at 619 Bessemer Circle has been enclosed. The houses were constructed by different builders. The house at 607 Bessemer Circle was constructed by Scotchcraft Realty, whereas the house at 619 Bessemer Circle was constructed by Craftsmen Builders.²⁸⁵ Both companies purchased the properties from Myers Development and sold the properties to homeowners. As there were design covenants governing the subdivision, it may be that Myers Development provided a series of house plans to builders purchasing lots to ensure the new houses met the developer's standards.²⁸⁶

²⁸² "Craftsman Builders, Inc., to Arlie M. McGuire and wife, Thomasine S. McGuire," deed, 1974, book 2456 page 0004, land records, Cumberland County Register of Deeds; "Myers Development Company, Inc., to Craftsman Builders, Inc.," deed, 1973, book 2418 page 353, land records, Cumberland County Register of Deeds.

²⁸³ Stephanie McKinney Gregory Coutee, interview by Katie Cook, Kraemer Design Group, August 11, 2023; Elaine Waters and Barbara Hill-Jones, interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023

²⁸⁴ Cumberland County, NC, "Tax Parcels."

²⁸⁵ "Myers Development Company, Inc., and Arthur W. Cobb, and Cape Fear Bank and Trust Company, to Scotchcraft Realty," deed, 1972, book 2342 page 455, land records, Cumberland County Register of Deeds; "Myers Development Company, Inc., to Craftsmen Builders, Inc.," deed, 1973, book 2403 page 848, land records, Cumberland County Register of Deeds.

²⁸⁶ "Myers Development Co., Inc., Broadell Subdivision Cross Creek," covenant, 1971, book 2268 page 180, land records, Cumberland County Register of Deeds.



Figure 43. 607 Bessemer Circle (left) and 619 Bessemer Circle (right). Photographs by KDG, 2023.

Split-level Forms

Split-level houses were nowhere near as popular as Ranch forms in Broadell. Regarded by Pamela Suggs as the “big houses,” split-levels are concentrated in Holly Springs Parts Eight, Nine, and Ten, and both of the Broadell subdivisions on lots with sloping topography.²⁸⁷ As such, the majority of split-levels were constructed in the late 1960s and 1970s.²⁸⁸ Split-levels are characterized by three levels of living space, created by adjacent single- and two-story sections in which the lower floor of the two-story section is partially below grade and the upper floor is cantilevered on the façade. The majority of split-levels in Broadell have side-gable, front-gable, or hipped roofs with overhanging eaves that sit atop a rectangular footprint. Typically, the exterior of the lower floors is clad in brick veneer and the upper floor is clad in aluminum siding or wood composite siding. A small stoop that is partially sheltered by the roof eave may be present. If garages or carports are present, they are usually located beneath the main roof of the house. Following stylistic cues from the Ranch style, the primary façade usually contains a large picture window indicating the location of the living room or dining room. Smaller, paired windows located on the upper floor indicate the location of bedrooms.

Similar to the Ranch forms, Broadell contains several subtypes of the split-level form with exterior variations within each subtype. The subtypes described below do not represent an exhaustive list of split-level subtypes in Broadell. The number of subtypes reflects the developer’s use, and reuse, of several stock plans throughout the area’s development and the ability of homeowners to customize elements of their house. There are fewer subtypes of the split-level form compared to the Ranch form. This is likely due to the Ranch form’s widespread popularity and comparatively lower cost, as the design covenants for the Holly Springs and Broadell subdivisions required houses with more than one-story to have more square footage compared to single-story houses.

The houses at 606 Bessemer Circle, constructed in 1973, and 2058 Corrinna Street, constructed in 1975, represent one of the subtypes (Figure 44). The houses are rectangular in shape and are composed of a two-story section flanked on either side by a one-story section and a garage or carport. Each of the

²⁸⁷ Pamela Suggs, interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.

²⁸⁸ Cumberland County, NC, “Tax Parcels.”



Figure 44. 606 Bessemer Circle (left) and 2058 Corrinna Street (right). Photographs by KDG, 2023.

sections is topped with a side-gable or front-gable roof with overhanging eaves. The two-story section contains the entrance sheltered by a partial-width porch and a large picture window.

Another subtype is shown in Figure 45. The house at 1706 Eldridge Street was constructed in 1966, and the house at 1822 Cascade Street was constructed in 1968.²⁸⁹ Both houses are rectangular in shape and topped with hipped roofs with overhanging eaves, with the hipped roof of the single-story section of the house sheltering a carport. The entrance is located near the center of the house in the single-story section and is flanked by a large picture window. A porch accesses the entrance, the roof of which is supported by wrought-iron posts. The two-story section, on the opposite end of the house from the carport, contains smaller windows.



Figure 45. 1706 Eldridge Street (left) and 1822 Cascade Street (right). Photographs by KDG, 2023.

²⁸⁹ Cumberland County, NC, "Tax Parcels."

Apartment Buildings

While Broadell contains hundreds of single-family houses, only one apartment building, located at 1901 Seabrook Road, exists within the neighborhood (Figure 46). As covenants governing construction in the Holly Springs and Broadell subdivisions explicitly prohibited the construction of anything but single-family houses, the lack of apartment buildings is not surprising. However, the covenant governing Holly Springs Part Four makes an exception for the lot containing the apartment building and the subdivision plat illustrates a single, large lot where the building now stands.²⁹⁰ Perhaps the apartment building was intended to provide temporary housing for military families stationed at Fort Liberty, as all of the individuals listed in the 1960 directory (the first directory where the building is listed) are members of the armed forces or were employed at Fort Liberty.²⁹¹



Figure 46. The only apartment building in Broadell at 1901 Seabrook Road. Photograph by KDG, 2023.

The apartment building is two stories and rectangular in shape, topped with a side-gable roof with overhanging eaves. The exterior is clad in red brick veneer that has been painted gray. Gabled porticos supported by metal posts shelter two entrances to the building, both of which face Seabrook Road. The fenestration pattern of the multi-paned steel casement windows on the primary façade indicates the presence of four apartments on each floor, with a total of eight apartments in the building.

Institutional Buildings: Church, Schools

In addition to residential buildings, Broadell includes two schools—Ferguson-Easley Elementary and E. E. Smith High School—and the College Heights Presbyterian Church. Each of these buildings is an example

²⁹⁰ “Broadell Homes,” covenant, 1959, book 777 page 128, land records, Cumberland County Register of Deeds; “Holly Springs Part Four,” subdivision plat, 1958, book 22 page 16, land records, Cumberland County Register of Deeds.

²⁹¹ Hill Directory Co., *Hill’s Fayetteville City Directory 1960* (Richmond, VA: Hill Directory Co., 1960), 54, 71, 84, 190, 205, 265, 308, 501.



Figure 47. Ribbon windows on E. E. Smith High School (CD1520). Photograph by KDG, 2023.

of the Modernist style, which grew in popularity in Fayetteville in the 1950s. During this time, the style was typically reserved for custom-built houses of prominent residents and schools but began to be incorporated into commercial buildings as well. Characteristics of the style include an emphasis on overall form and a corresponding lack of emphasis on ornament. These characteristics physically manifest as smooth wall surfaces in which the exterior material provides pattern, crisp edges at rooflines and corners, use of ribbon windows, and the creation of relationships between the interior and exterior through the use of courtyards (Figure 47).²⁹²

The schools and church buildings within Broadell exhibit the Modernist style, reflecting the style's growing popularity in Fayetteville through the mid-twentieth century. On the College Heights Presbyterian Church campus, the 1955 building at 1809 Seabrook Road exemplifies the style through its simple, rectangular form, large expanses of brick veneer, lack of architectural ornament, and crisp lines at the building's corners and cornice. The 1964 building retains the Modernist style, but also incorporates elements of the Contemporary style. These include the slight prow of the front gable, the slight eave overhang of the roof, and the liberal use of stained smooth and textured glass that stretches from the base of the building into the gable end (Figure 48). Also in keeping with the Modernist style, E. E. Smith High School is a sprawling building with an irregularly-shaped footprint surrounding several interior courtyards. Constructed in 1955, architectural ornament is absent from the building, the cornice lines are sharp and clean, and large expanses of brick veneer are present on each elevation of the building. The windowless expanses of the exterior are punctuated with ribbon windows that bridge the divide between the interior and exterior of the building.

Ferguson-Easley Elementary, constructed in 1959, is another sprawling, irregularly-shaped school building with courtyards that incorporates Modernist and Contemporary design elements. Multiple roof types such as shallow gable roofs with widely overhanging eaves, flat roofs with minimal eave overhang, and sawtooth roofs with overhanging eaves are atop the buildings and breezeways. On some buildings,

²⁹² MdM Historical Consultants, "Fayetteville Modern," 8-10.



Figure 48. Entrance to College Heights Presbyterian Church at 1801-1809 Seabrook Road (CD1522).
Photograph by KDG, 2023.

the roof beams are exposed as is typical in the Contemporary style. The exterior is clad in red brick veneer and a smooth, white cementitious material. Several groupings of large, rectangular sash windows are arranged on various elevations and provide light into interior classroom spaces. Fayetteville architect Arthur C. Jenkins Jr. designed the earliest school buildings, which include the main building and the two matching classroom buildings.²⁹³ Jenkins, active in the North Carolina chapter of the American Institute of Architects, designed Modernist buildings throughout Fayetteville in the 1950s and early 1960s.²⁹⁴

North Carolina Study List Designation

Importance of Nominating Properties to the National Register of Historic Places

Listing a historic district in the National Register of Historic Places (NRHP) places no restrictions on what a property owner can do to their property. It is an honorary designation only. Therefore, there are essentially no disadvantages for property owners in NRHP districts, while there are several benefits. Through listing in the NRHP, the history of significant places is thoroughly documented, recorded, and made publicly available. Using the Broadell neighborhood as an example, listing the neighborhood in the NRHP ensures that the community's history and role in Fayetteville's Black communities is documented and preserved. Section 106 of the National Historic Preservation Act of 1966 provides a framework for

²⁹³ de Miranda, "Number 12 Elementary School," CD1054.

²⁹⁴ "Jenkins, Arthur C. Jr.," *1956 American Architects Directory* ([Chatham, NJ?]: R. R. Bowker, 1956), 274-275; "Jenkins, Arthur C. Jr.," *1962 American Architects Directory* ([Chatham, NJ?]: R. R. Bowker, 1962), 347.

assessing and negating negative effects to NRHP-listed resources related to any projects funded with money from the federal government, carried out by a federal agency, or projects requiring a federal permit, licensing, or approval. Additionally, property owners whose houses are “contributing” to the NRHP historic district would be eligible to take advantage of the North Carolina Historic Preservation Rehabilitation Tax Credit for Owner-Occupied Residential Properties. Following a successful application for a qualified rehabilitation project, as of 2024, Broadell property owners can take advantage of a 15 percent state tax credit. The qualified rehabilitation project must comply with the requirements of the program. More information about this program is available here: <https://www.dncr.nc.gov/about-us/history/division-historical-resources/state-historic-preservation-office/restoration-services/historic-rehabilitation-tax-credits/non-income-producing-properties>

Broadell Residential Historic District

The Broadell Residential Historic District (Figure 49) is potentially eligible for the National Register of Historic Places at the local level of significance under Criterion C for Architecture and under Criterion A for Community Planning and Development, Ethnic Heritage: Black, and Education. Primarily constructed between 1950 and 1975, the Broadell neighborhood was developed for Black families seeking to own or rent single-family dwellings. As such, the proposed district contains single-family dwellings, one apartment building, two school campuses, and a church. There are 517 properties potentially contributing to the district and 11 non-contributing properties, as well as five historically vacant lots.

The Broadell Residential Historic District contains the Holly Springs Parts 1 through 10 subdivisions, the Broadell Subdivision, and the Broadell Subdivision Section 2, which were all surveyed, platted, and subdivided between 1952 and 1973. The Broadell Residential Historic District also includes four houses located on Marion Court that were surveyed as a part of the project but are not included in the aforementioned plats. The majority of the houses in the Broadell Residential Historic District were built between 1950 and 1975. The neighborhood is characterized by gently undulating topography of low rolling hills crossed by curvilinear streets and cul-de-sacs lined with single-family dwellings. Due to the topography, some lots have steep slopes, although some lots are flatter, and concrete culverts can be found between lots for drainage.

The Broadell Residential Historic District is largely the product of two development companies: Broadell Homes Inc. and the Myers Development Company. Broadell Homes Inc., incorporated in February 1952, was owned by local White residents Charles W. Broadfoot, Charles W. Broadfoot Jr., and Charles Cogdell. The Holly Springs subdivisions are located on land held by the Broadfoot family since the mid-nineteenth century. Broadell Homes marketed their properties to Black families looking to purchase or rent a home. The Myers Development Company, incorporated in 1971, was owned by White residents, brothers Joe G. and Bobby R. Myers, and Lewis P. Wilson. Land within the Broadell subdivisions had been owned by the Broadfoot family since the mid-nineteenth century and was deeded to Myers Development in 1971. Myers Development sold property in the Broadell subdivisions to local building companies that constructed and sold houses to new homeowners.

The Broadell neighborhood consists of single-family houses in a variety of forms including Ranch houses and split-level houses. The neighborhood exhibits a small range of styles including Ranch, Contemporary, and the Colonial Revival. Ranch houses tend to be clad in brick veneer with orange and brown brick or red brick. The lower levels of split-level houses tend to be clad in red brick, with the upper half-stories clad in wood composite or aluminum siding, some of which has been replaced with vinyl. A few houses feature rubble stone masonry veneer on the primary façade. The houses predominantly feature side-



Figure 49. Site plan for the Broadell Residential Historic District. KDG, 2023.

gabled or hipped asphalt shingle roofs. Front-facing gables supported by wood or wrought-iron supports cover the front porches. Some houses feature two-car garages, often placed on the façade facing the street. Colonial Revival-style elements include denticulated cornice detailing below the eaves, wood door surrounds, and wood spandrel panels below the windows on the primary façade. The windows tend to be replacement vinyl units—often with simulated divided lights—but some houses retain original aluminum windows.

Broadell residents attended and were employed at schools within the proposed district. E. E. Smith High School, located at the heart of the proposed district at 1800 Seabrook Road, is deemed a potentially contributing resource to the Broadell Residential Historic District. Named in honor of Ezekiel Ezra Smith, a significant Black educator in Fayetteville in the early twentieth century, E. E. Smith High School has been a central part of Broadell since its completion in 1955. The school was originally located on the second floor of the Orange Street School, located at 600 Orange Street, before it moved to another location in 1940. The school moved again to its present location in 1954, with construction completed on the current school in 1955. O. W. Godwin Inc., a builder out of Dunn, North Carolina, was the builder and general contractor for the construction of the school. Several local companies supplied the building materials necessary for the project. Ferguson-Easley Elementary School, at 1857 Seabrook Road, is another school located in the Broadell neighborhood. Constructed in 1959 as a school for Black students, the school was originally referred to as No. 12 Elementary School and its establishment reflects the growth of Fayetteville's population in the 1950s. During this time, the City of Fayetteville and Cumberland County constructed several new schools to accommodate the educational needs of the growing populace.²⁹⁵ The school's name was changed to Ferguson Elementary in 1964 and later, after 1977, to Ferguson-Easley Elementary.²⁹⁶

Broadell is also home to the College Heights Presbyterian Church, located at the northwest corner of Seabrook Road and Albany Street. Established in March 1955 as Fayetteville's first Presbyterian church with a predominantly Black congregation, the congregation is still active today. Prior to the construction of a dedicated church space, the church held services at Fayetteville State University and in the auditorium at E. E. Smith High School until September 1955 when the building at 1809 Seabrook Road was constructed. The new building contained space for worship, space for a nursery and kindergarten program, and after school activities. Under the leadership of Reverend Massey, a new sanctuary at 1801 Seabrook was constructed in June 1964 next to the existing building.

The boundary of the Broadell Residential Historic District should include the entire 206-acre property historically associated with the Broadell neighborhood as surveyed as part of this project. This area contains all of the Holly Springs and Broadell subdivisions, which share similar and related development histories that are distinct from the surrounding neighborhoods. The residential areas northwest of Broadell are not included in the proposed district as they were platted by other development companies after the first Holly Springs subdivisions were established.²⁹⁷ The neighborhoods west and south of Broadell, along the east side of Murchison Road and along Seabrook Road south of Eaton Street, were

²⁹⁵ MdM Historical Consultants, "Fayetteville Modern," 21.

²⁹⁶ de Miranda, "Number 12 Elementary School," CD1054.

²⁹⁷ "Addition to Property of H. L. and Rosa Dawson," subdivision plat, 1955, book 16 page 63, land records, Cumberland County Register of Deeds; "Mack's Park," subdivision plat, 1956, book 21 page 11, land records, Cumberland County Register of Deeds.

platted before the first Holly Springs subdivision.²⁹⁸ The subdivisions along Minurva Drive and Patterson Circle were platted after the adjacent Holly Springs subdivision.²⁹⁹ Additionally, whereas adjacent neighborhoods are typically single subdivisions each platted by a different developer, Broadell was the work of two development companies that platted a series of subdivisions. The east boundary of the proposed district is bordered by an undeveloped, wooded area bisected by Cross Creek.

The period of significance for the proposed district is 1950 to 1978. The start date of 1950 is the date of the construction of the first houses in Holly Springs Part One and the period of significance ends in 1978 with the date of the last house constructed during the period of active development.

Recommendations for Further Investigation

This section outlines major recommendations related to the project team's findings. In conducting this survey, the project team found several areas of interest that appear to contain cohesive sets of intact and potentially significant buildings. These areas were identified as possibly meeting the eligibility criteria for the National Register of Historic Places and warrant surveying. In addition to recommending further survey, the project team also recommends establishing a local historic district, and establishing Black history tours, newsletters, and other educational efforts. Each of these recommendations is discussed in detail, below.

Architectural Surveys

The history of African Americans in Fayetteville is significant, and many of the tangible pieces of that history remain standing. Due to the rich history and the fact that many important buildings related to the African American experience in Fayetteville still stand, studying and surveying areas of the city associated with Black history is one of the primary recommendations of this report.

Three areas with a high concentration of intact historic fabric were identified for future surveys: Seabrook Hills, Eccles Park, Savoy Heights, Caledonia Circle, and Elliott Circle all contain rich history associated with the Black community and contain intact buildings and should be surveyed. Surveys in these areas will help to collect preliminary histories and to analyze the integrity of these neighborhoods. Additionally, histories of Black land ownership, Black real estate development, and how the Black community influenced neighborhood development should be explored. The survey team also recommends doing a comprehensive, citywide survey of sites associated with the African American experience, including the Orange Street area, Old Wilmington Road, North Street, and Gillespie Street. All these areas were significant to the African American community in Fayetteville and should be surveyed. To accomplish this, the City or a non-profit organization within the city can apply for grant funding through the National Park Service (NPS) to hire qualified consultants, or, as a Certified Local Government, the City of Fayetteville can apply for annual Historic Preservation Fund grants administered

²⁹⁸ "Subdivision of the Eva M. Slater Property," subdivision plat, 1939, book 9 page 38, land records, Cumberland County Register of Deeds; "Map of Eva M. Slater's Property," subdivision plat, 1939, book 9 page 48, land records, Cumberland County Register of Deeds; "Map of Property of Eva Mae Slater," subdivision plat, 1944, book 10 page 72, land records, Cumberland County Register of Deeds; "Chestnut Hill," subdivision plat, 1946, book 11 page 33, land records, Cumberland County Register of Deeds.

²⁹⁹ "Jones Heights," subdivision plat, 1957, book 20 page 63, land records, Cumberland County Register of Deeds; "Property of Maggie Cole," subdivision plat, 1957, book 20 page 29, land records, Cumberland County Register of Deeds.

through the HPO. Another option is the formation of a city-sponsored committee or the organization of a group of volunteers to continue surveying and identifying buildings and sites related to Fayetteville's Black community. These additional surveys will be a useful planning tool that identifies potential historic districts or properties that may be individually eligible for the National Register of Historic Places.

Local Historic Districts

There are two types of historic districts—those listed in the National Register of Historic Places and those designated locally, as local historic districts. The Study List recommendation, above, describes an area that should be studied for inclusion in the National Register of Historic Places. However, the survey team also recommends that representatives from the City of Fayetteville's Planning and Zoning Division and the Historic Resources Commission (HRC) meet with the Broadell community to discuss the possibility of establishing a local historic district in the Broadell neighborhood. The creation of local historic districts provides the community and the City with the most powerful tool for protecting houses, schools, and church buildings located in the Broadell neighborhood. Community members were keen to know more about how demolitions and inappropriate alterations to properties in the neighborhood could be prevented, and creating a local historic district is one of the ways these issues can be addressed. A local historic district provides legal protection to historic resources to preserve the historic character of an area against irrevocable loss. For buildings, sites, or objects within a local district, exterior work is reviewed by the Historic Resources Commission (HRC), which either approves or denies the proposed work based on the Secretary of Interior's Standards for Rehabilitation and the City's Historic District Design Guidelines. The protection and promotion of the city's architectural assets are two of the most principal functions of the HRC. Studies have found that creating a local historic district can help to stabilize an area and as a result leads to increased property values.³⁰⁰

Black History Tours, Newsletters, Other Engagement

As exemplified by the huge turnout at the community engagement meetings, there is much interest in the Broadell community for history-focused and history-building endeavors. Therefore, another primary recommendation of this survey report is to find ways to engage neighbors in the community and to continue outreach and advocacy efforts to increase awareness of the rich history of this neighborhood. This could take the form of conducting workshops to collect oral histories, publishing a newsletter, or having an annual "History Day" that educates the community on the history of the Broadell neighborhood and, indeed, the broader history of African Americans in Fayetteville. Workshops that help educate homeowners on appropriate exterior modifications may also help retain the historic integrity of the Broadell community.

³⁰⁰ Akram M. Ijla, "The Impact of Local Historical Designation on Residential Property Values: An Analysis of Three Slow-Growth and Three Fast-Growth Central Cities in the United States," (PhD diss., Cleveland State University, 2008); "Historic Districts are Good for Your Pocketbook: The Impact of Local Historic Districts on House Prices in South Carolina," South Carolina Department of Archives and History, 2000.

Appendix A: List of Surveyed Properties

Districts/Neighborhoods/Areas

The survey site numbers listed below are under an umbrella survey site number for the proposed Broadell Residential Historic District (CD1521).

Survey Site Number	Subdivision	Address	Street	Year Built Range
CD1504	Holly Springs Part 1; Revision 1953	Varies	Seabrook Road	1950-1967
CD1505	Holly Springs Part 2	Varies	Albany Street; Broadell Drive; Cascade Street; Edgecombe Avenue; Spaulding Street	1950-1974
CD1506	Holly Springs Part 3	Varies	Broadell Drive; Seabrook Road	1938-1960
CD1507	Holly Springs Part 4; Addition 1964	Varies	Seabrook Road	1959-1964
CD1508	Holly Springs Part 5	Varies	Gola Drive; Primrose Drive	1953-1968
CD1509	Holly Springs Part 6; Addition 1963	Varies	Colony Drive; Corrinna Street; Dancy Street; Primrose Drive; Stanberry Street	1960-1970
CD1510	Holly Springs Part 7	Varies	Cascade Street; Druid Street; Gola Drive	1959-1965
CD1511	Holly Springs Part 8	Varies	Cascade Street; Edgecombe Avenue; Gola Drive; Mildred Street; Olympia Court	1963-1970
CD1512	Holly Springs Part 9	Varies	Cascade Street; Edgecombe Avenue; Eldridge Street; Marion Court	1965-1973
CD1513	Holly Springs Part 10	Varies	Gola Drive; Lido Street	1967-1975
CD1514	Broadell Subdivision; Addition 1972; Revision 1972	Varies	Bessemer Circle; West Cochran Avenue; Corrinna Street	1972-1974
CD1515	Broadell Subdivision Section 2	Varies	West Cochran Avenue; Corrinna Street	1974-1988

Survey Sites within Districts/Neighborhoods/Areas

Survey Site Number	Subdivision	Address	Street	Year Built	Function	Style; Form
CD1504	Holly Springs Part 1	1560	Seabrook Road	1962	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1561	Seabrook Road	1953	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1597	Seabrook Road	1953	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1600	Seabrook Road	1953	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1601	Seabrook Road	1950	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1604	Seabrook Road	1953	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1605	Seabrook Road	1950	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1608	Seabrook Road	1953	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1609	Seabrook Road	1950	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1612	Seabrook Road	1953	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1613	Seabrook Road	1950	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1617	Seabrook Road	1950	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1621	Seabrook Road	1950	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1624	Seabrook Road	1953	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1625	Seabrook Road	1950	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1628	Seabrook Road	1953	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1629	Seabrook Road	1950	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1632	Seabrook Road	1953	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1633	Seabrook Road	1967	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1636	Seabrook Road	1953	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1637	Seabrook Road	1950	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1639	Seabrook Road	1950	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1643	Seabrook Road	1950	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1702	Seabrook Road	1954	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1703	Seabrook Road	1953	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1704	Seabrook Road	2022	Residential	New construction
CD1504	Holly Springs Part 1	1705	Seabrook Road	2007	Residential	New construction
CD1504	Holly Springs Part 1	1706	Seabrook Road	1953	Residential	Ranch; Ranch

Survey Site Number	Subdivision	Address	Street	Year Built	Function	Style; Form
CD1504	Holly Springs Part 1	1707	Seabrook Road	1950	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1710	Seabrook Road	1953	Residential	Ranch; Ranch
CD1504	Holly Springs Part 1	1711	Seabrook Road	1954	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	504	Albany Street	1956	Residential	Ranch; Split-level
CD1505	Holly Springs Part 2	505	Albany Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	507	Albany Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	508	Albany Street	1956	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	509	Albany Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	510	Albany Street	1956	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	511	Albany Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	512	Albany Street	1956	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	513	Albany Street	1974	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	514	Albany Street	1958	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	515	Albany Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	517	Albany Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	519	Albany Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	521	Albany Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	523	Albany Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	525	Albany Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	527	Albany Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	529	Albany Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	1803	Broadell Drive	1958	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	1805	Broadell Drive	1958	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	1817	Cascade Street	1956	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	1608	Edgecombe Avenue	1969	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	1636	Edgecombe Avenue	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	1700	Edgecombe Avenue	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	1702	Edgecombe Avenue	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	1704	Edgecombe Avenue	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	1705	Edgecombe Avenue	1955	Residential	Ranch; Ranch

Survey Site Number	Subdivision	Address	Street	Year Built	Function	Style; Form
CD1505	Holly Springs Part 2	1706	Edgecombe Avenue	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	1707	Edgecombe Avenue	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	1708	Edgecombe Avenue	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	1710	Edgecombe Avenue	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	1800	Edgecombe Avenue	1963	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	501	Spaulding Street	1959	Residential	Ranch; Split-level
CD1505	Holly Springs Part 2	502	Spaulding Street	1956	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	505	Spaulding Street	1956	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	506	Spaulding Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	507	Spaulding Street	1956	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	508	Spaulding Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	509	Spaulding Street	1950	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	510	Spaulding Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	511	Spaulding Street	1950	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	512	Spaulding Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	513	Spaulding Street	1954	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	514	Spaulding Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	516	Spaulding Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	517	Spaulding Street	1954	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	518	Spaulding Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	519	Spaulding Street	1955	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	520	Spaulding Street	1953	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	522	Spaulding Street	1953	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	523	Spaulding Street	1953	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	524	Spaulding Street	1953	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	525	Spaulding Street	1953	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	526	Spaulding Street	1953	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	527	Spaulding Street	1953	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	528	Spaulding Street	1953	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	529	Spaulding Street	1953	Residential	Ranch; Ranch

Survey Site Number	Subdivision	Address	Street	Year Built	Function	Style; Form
CD1505	Holly Springs Part 2	530	Spaulding Street	1953	Residential	Ranch; Ranch
CD1505	Holly Springs Part 2	533	Spaulding Street	1953	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1806	Broadell Drive	1959	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1807	Broadell Drive	1957	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1808	Broadell Drive	1959	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1810	Broadell Drive	1958	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1811	Broadell Drive	1958	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1812	Broadell Drive	1958	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1813	Broadell Drive	1938	Residential	Vernacular; Vernacular
CD1506	Holly Springs Part 3	1814	Broadell Drive	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1815	Broadell Drive	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1816	Broadell Drive	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1817	Broadell Drive	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1818	Broadell Drive	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1819	Broadell Drive	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1820	Broadell Drive	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1821	Broadell Drive	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1822	Broadell Drive	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1824	Broadell Drive	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1825	Broadell Drive	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1826	Broadell Drive	1959	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1827	Broadell Drive	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1829	Broadell Drive	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1830	Broadell Drive	1958	Residential	Ranch; Split-level
CD1506	Holly Springs Part 3	1832	Broadell Drive	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1833	Broadell Drive	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1834	Broadell Drive	1957	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1836	Broadell Drive	1957	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1837	Broadell Drive	1957	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1838	Broadell Drive	1957	Residential	Ranch; Ranch

Survey Site Number	Subdivision	Address	Street	Year Built	Function	Style; Form
CD1506	Holly Springs Part 3	1839	Broadell Drive	1957	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1840	Broadell Drive	1957	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1841	Broadell Drive	1957	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1842	Broadell Drive	1957	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1843	Broadell Drive	1957	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1844	Broadell Drive	1957	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1845	Broadell Drive	1957	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1846	Broadell Drive	1958	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1847	Broadell Drive	1957	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1849	Broadell Drive	1957	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1850	Broadell Drive	1958	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1851	Broadell Drive	1957	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1852	Broadell Drive	1958	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1853	Broadell Drive	1957	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1854	Broadell Drive	1958	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1855	Broadell Drive	1958	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1856	Broadell Drive	1958	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1857	Broadell Drive	1957	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1858	Broadell Drive	1959	Residential	Ranch; Split-level
CD1506	Holly Springs Part 3	1859	Broadell Drive	1957	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1861	Broadell Drive	1958	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1862	Broadell Drive	1960	Residential	Contemporary; Ranch
CD1506	Holly Springs Part 3	1863	Broadell Drive	1958	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1866	Broadell Drive	1957	Residential	Contemporary; Ranch
CD1506	Holly Springs Part 3	1867	Broadell Drive	1957	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1869	Broadell Drive	1958	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1870	Broadell Drive	1958	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1871	Broadell Drive	1958	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1872	Broadell Drive	1958	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1873	Broadell Drive	1958	Residential	Ranch; Ranch

Survey Site Number	Subdivision	Address	Street	Year Built	Function	Style; Form
CD1506	Holly Springs Part 3	1874	Broadell Drive	1958	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1875	Broadell Drive	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1876	Broadell Drive	1958	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1877	Broadell Drive	1960	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1813	Seabrook Road	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1815	Seabrook Road	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1819	Seabrook Road	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1821	Seabrook Road	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1825	Seabrook Road	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1827	Seabrook Road	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1831	Seabrook Road	1956	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1833	Seabrook Road	1953	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1837	Seabrook Road	1957	Residential	Ranch; Ranch
CD1506	Holly Springs Part 3	1839	Seabrook Road	1957	Residential	Ranch; Ranch
CD1507	Holly Springs Part 4	1843	Seabrook Road	1959	Residential	Ranch; Ranch
CD1507	Holly Springs Part 4	1901	Seabrook Road	1955-1959	Residential	None; Apartment Building
CD1507	Holly Springs Part 4	1909	Seabrook Road	1959	Residential	Ranch; Ranch
CD1507	Holly Springs Part 4	1911	Seabrook Road	1959	Residential	Ranch; Ranch
CD1507	Holly Springs Part 4	1915	Seabrook Road	1959	Residential	Ranch; Ranch
CD1507	Holly Springs Part 4	2001	Seabrook Road	1959	Residential	Ranch; Ranch
CD1507	Holly Springs Part 4	2005	Seabrook Road	1959	Residential	Ranch; Ranch
CD1507	Holly Springs Part 4	2007	Seabrook Road	1959	Residential	Ranch; Ranch
CD1507	Holly Springs Part 4	2008	Seabrook Road	1964	Residential	Ranch; Ranch
CD1507	Holly Springs Part 4	2010	Seabrook Road	1964	Residential	Ranch; Ranch
CD1507	Holly Springs Part 4	2011	Seabrook Road	1959	Residential	Ranch; Ranch
CD1507	Holly Springs Part 4	2012	Seabrook Road	1964	Residential	Ranch; Ranch
CD1507	Holly Springs Part 4	2015	Seabrook Road	1959	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1853	Gola Drive	1962	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1854	Gola Drive	1965	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1855	Gola Drive	1968	Residential	Ranch; Ranch

Survey Site Number	Subdivision	Address	Street	Year Built	Function	Style; Form
CD1508	Holly Springs Part 5	1856	Gola Drive	1964	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1857	Gola Drive	1959	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1858	Gola Drive	1961	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1859	Gola Drive	1959	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1860	Gola Drive	1961	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1863	Gola Drive	1959	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1864	Gola Drive	1961	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1865	Gola Drive	1962	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1866	Gola Drive	1963	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1867	Gola Drive	1962	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1868	Gola Drive	1962	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1869	Gola Drive	1961	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1870	Gola Drive	1962	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1872	Gola Drive	1962	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1873	Gola Drive	1959	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1874	Gola Drive	1960	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1875	Gola Drive	1953	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1876	Gola Drive	1959	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1877	Gola Drive	1959	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1878	Gola Drive	1960	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1879	Gola Drive	1959	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1880	Gola Drive	1960	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1881	Gola Drive	1959	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1882	Gola Drive	1959	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1883	Gola Drive	1960	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1884	Gola Drive	1959	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1886	Gola Drive	1959	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1888	Gola Drive	1962	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1890	Gola Drive	1961	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1892	Gola Drive	1959	Residential	Ranch; Ranch

Survey Site Number	Subdivision	Address	Street	Year Built	Function	Style; Form
CD1508	Holly Springs Part 5	1811	Primrose Drive	1959	Residential	Ranch; Ranch
CD1508	Holly Springs Part 5	1815	Primrose Drive	1963	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1846	Colony Drive	1966	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1847	Colony Drive	1965	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1849	Colony Drive	1965	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1850	Colony Drive	1965	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1851	Colony Drive	1965	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1853	Colony Drive	1965	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1854	Colony Drive	1965	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1911	Corrinna Street	1964	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1912	Corrinna Street	1964	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1913	Corrinna Street	1964	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1914	Corrinna Street	1965	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1916	Corrinna Street	1965	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1918	Corrinna Street	1966	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1920	Corrinna Street	1965	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1922	Corrinna Street	1965	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1923	Corrinna Street	1965	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1924	Corrinna Street	House never constructed	Residential	N/A
CD1509	Holly Springs Part 6	1925	Corrinna Street	1965	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1926	Corrinna Street	1965	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	N/A	Corrinna Street and Colony Drive	House never constructed	Residential	N/A
CD1509	Holly Springs Part 6	1901	Dancy Street	1960	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1902	Dancy Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1903	Dancy Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1904	Dancy Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1905	Dancy Street	1960	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1906	Dancy Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1907	Dancy Street	1960	Residential	Ranch; Ranch

Survey Site Number	Subdivision	Address	Street	Year Built	Function	Style; Form
CD1509	Holly Springs Part 6	1909	Dancy Street	1960	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1910	Dancy Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1911	Dancy Street	1960	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1912	Dancy Street	1962	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1914	Dancy Street	1970	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1916	Dancy Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1918	Dancy Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1920	Dancy Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1924	Dancy Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1926	Dancy Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1819	Primrose Drive	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1859	Primrose Drive	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1841	Stanberry Street	1964	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1843	Stanberry Street	1964	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1844	Stanberry Street	1964	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1845	Stanberry Street	1964	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1846	Stanberry Street	1964	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1847	Stanberry Street	1964	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1848	Stanberry Street	1964	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1849	Stanberry Street	1964	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1850	Stanberry Street	1964	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1851	Stanberry Street	1964	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1852	Stanberry Street	1964	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1853	Stanberry Street	1964	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1854	Stanberry Street	1965	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1855	Stanberry Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1857	Stanberry Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1905	Stanberry Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1907	Stanberry Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1908	Stanberry Street	Demolished 2017-2021	Residential	N/A

Survey Site Number	Subdivision	Address	Street	Year Built	Function	Style; Form
CD1509	Holly Springs Part 6	1909	Stanberry Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1910	Stanberry Street	1960	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1911	Stanberry Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1912	Stanberry Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1913	Stanberry Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1914	Stanberry Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1915	Stanberry Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1916	Stanberry Street	1960	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1917	Stanberry Street	1961	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1918	Stanberry Street	1960	Residential	Ranch; Ranch
CD1509	Holly Springs Part 6	1919	Stanberry Street	1961	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	1898	Cascade Street	1963	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	1900	Cascade Street	1963	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	1902	Cascade Street	1963	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	1905	Cascade Street	1963	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	557	Druid Street	1963	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	558	Druid Street	1963	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	1836	Gola Drive	1960	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	1838	Gola Drive	1960	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	1840	Gola Drive	1960	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	1841	Gola Drive	1963	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	1842	Gola Drive	1960	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	1843	Gola Drive	1963	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	1844	Gola Drive	1965	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	1845	Gola Drive	1963	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	1846	Gola Drive	1959	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	1847	Gola Drive	1963	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	1848	Gola Drive	1963	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	1849	Gola Drive	1963	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	1850	Gola Drive	1963	Residential	Ranch; Ranch

Survey Site Number	Subdivision	Address	Street	Year Built	Function	Style; Form
CD1510	Holly Springs Part 7	1851	Gola Drive	1963	Residential	Ranch; Ranch
CD1510	Holly Springs Part 7	1852	Gola Drive	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1872	Cascade Street	1966	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1873	Cascade Street	1967	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1875	Cascade Street	1967	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1876	Cascade Street	1966	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1877	Cascade Street	1964	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1878	Cascade Street	1965	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1879	Cascade Street	1964	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1880	Cascade Street	1965	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1881	Cascade Street	1964	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1882	Cascade Street	1964	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1883	Cascade Street	1964	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1884	Cascade Street	1964	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1886	Cascade Street	1964	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1888	Cascade Street	1964	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1890	Cascade Street	1965	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1891	Cascade Street	1965	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1892	Cascade Street	1965	Residential	Ranch; Split-level
CD1511	Holy Springs Part 8	1894	Cascade Street	1965	Residential	Ranch; Split-level
CD1511	Holy Springs Part 8	1895	Cascade Street	1965	Residential	Ranch; Split-level
CD1511	Holy Springs Part 8	1896	Cascade Street	1964	Residential	Ranch; Split-level
CD1511	Holy Springs Part 8	1897	Cascade Street	1965	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1804	Edgecombe Avenue	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1805	Edgecombe Avenue	1964	Residential	Ranch; Split-level
CD1511	Holy Springs Part 8	1807	Edgecombe Avenue	1964	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1808	Edgecombe Avenue	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1809	Edgecombe Avenue	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1811	Edgecombe Avenue	1964	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1812	Edgecombe Avenue	1964	Residential	Ranch; Ranch

Survey Site Number	Subdivision	Address	Street	Year Built	Function	Style; Form
CD1511	Holy Springs Part 8	1813	Edgecombe Avenue	1965	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1815	Edgecombe Avenue	1965	Residential	Ranch; Split-level
CD1511	Holy Springs Part 8	1816	Edgecombe Avenue	1964	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1817	Edgecombe Avenue	1964	Residential	Ranch; Split-level
CD1511	Holy Springs Part 8	1818	Edgecombe Avenue	1964	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1819	Edgecombe Avenue	1965	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1820	Edgecombe Avenue	1964	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1824	Gola Drive	1968	Residential	Colonial Revival; Ranch
CD1511	Holy Springs Part 8	1828	Gola Drive	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1829	Gola Drive	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1830	Gola Drive	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1831	Gola Drive	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1832	Gola Drive	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1833	Gola Drive	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1834	Gola Drive	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1820	Mildred Street	House never constructed	Residential	N/A
CD1511	Holy Springs Part 8	1821	Mildred Street	1970	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1801	Olympia Court	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1802	Olympia Court	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1803	Olympia Court	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1804	Olympia Court	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1805	Olympia Court	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1806	Olympia Court	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1807	Olympia Court	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1808	Olympia Court	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1809	Olympia Court	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1810	Olympia Court	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1811	Olympia Court	1963	Residential	Ranch; Ranch
CD1511	Holy Springs Part 8	1815	Olympia Court	1963	Residential	Ranch; Ranch

Survey Site Number	Subdivision	Address	Street	Year Built	Function	Style; Form
CD1511	Holy Springs Part 8	1818	Olympia Court	1963	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1818	Cascade Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1819	Cascade Street	1968	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1820	Cascade Street	1968	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1821	Cascade Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1822	Cascade Street	1968	Residential	Ranch; Split-level
CD1512	Holly Springs Part 9	1823	Cascade Street	1968	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1824	Cascade Street	1967	Residential	Ranch; Split-level
CD1512	Holly Springs Part 9	1825	Cascade Street	1969	Residential	Ranch; Split-level
CD1512	Holly Springs Part 9	1826	Cascade Street	1969	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1827	Cascade Street	1970	Residential	Ranch; Split-level
CD1512	Holly Springs Part 9	1828	Cascade Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1829	Cascade Street	1969	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1830	Cascade Street	1969	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1831	Cascade Street	1968	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1832	Cascade Street	1969	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1833	Cascade Street	1970	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1834	Cascade Street	1968	Residential	Ranch; Split-level
CD1512	Holly Springs Part 9	1835	Cascade Street	1968	Residential	Ranch; Split-level
CD1512	Holly Springs Part 9	1836	Cascade Street	1968	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1842	Cascade Street	1970	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1843	Cascade Street	1970	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1844	Cascade Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1846	Cascade Street	1966	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1848	Cascade Street	1966	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1850	Cascade Street	1966	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1851	Cascade Street	1966	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1852	Cascade Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1854	Cascade Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1855	Cascade Street	1967	Residential	Ranch; Ranch

Survey Site Number	Subdivision	Address	Street	Year Built	Function	Style; Form
CD1512	Holly Springs Part 9	1856	Cascade Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1857	Cascade Street	1968	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1858	Cascade Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1860	Cascade Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1861	Cascade Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1862	Cascade Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1863	Cascade Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1864	Cascade Street	1969	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1865	Cascade Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1866	Cascade Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1867	Cascade Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1868	Cascade Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1869	Cascade Street	1968	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1870	Cascade Street	Demolished 2001-2008	Residential	N/A
CD1512	Holly Springs Part 9	1871	Cascade Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1530	Edgecombe Avenue	1971	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1531	Edgecombe Avenue	1970	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1533	Edgecombe Avenue	1970	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1534	Edgecombe Avenue	1968	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1602	Edgecombe Avenue	1968	Residential	Ranch; Split-level
CD1512	Holly Springs Part 9	1603	Edgecombe Avenue	1970	Residential	Ranch; Split-level
CD1512	Holly Springs Part 9	1604	Edgecombe Avenue	1968	Residential	Ranch; Split-level
CD1512	Holly Springs Part 9	1703	Eldridge Street	1966	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1704	Eldridge Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1705	Eldridge Street	1966	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1706	Eldridge Street	1966	Residential	Ranch; Split-level
CD1512	Holly Springs Part 9	1707	Eldridge Street	1966	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1708	Eldridge Street	1966	Residential	Ranch; Split-level
CD1512	Holly Springs Part 9	1709	Eldridge Street	1966	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1710	Eldridge Street	1966	Residential	Ranch; Ranch

Survey Site Number	Subdivision	Address	Street	Year Built	Function	Style; Form
CD1512	Holly Springs Part 9	1711	Eldridge Street	1966	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1712	Eldridge Street	1966	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1713	Eldridge Street	1966	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1714	Eldridge Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1715	Eldridge Street	1965	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1716	Eldridge Street	1967	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1717	Eldridge Street	1966	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1718	Eldridge Street	1965	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1719	Eldridge Street	1966	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1720	Eldridge Street	1965	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1721	Eldridge Street	1965	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	1722	Eldridge Street	1965	Residential	Ranch; Split-level
CD1512	Holly Springs Part 9	1724	Eldridge Street	1965	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	517	Marion Court	1969	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	518	Marion Court	1973	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	519	Marion Court	1969	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	520	Marion Court	1969	Residential	Ranch; Ranch
CD1512	Holly Springs Part 9	524	Marion Court	1968	Residential	Ranch; Ranch
CD1513	Holly Springs Part 10	1749	Gola Drive	1970	Residential	Ranch; Ranch
CD1513	Holly Springs Part 10	1750	Gola Drive	1969	Residential	Ranch; Split-level
CD1513	Holly Springs Part 10	1751	Gola Drive	1970	Residential	Ranch; Split-level
CD1513	Holly Springs Part 10	1801	Gola Drive	1975	Residential	Ranch; Ranch
CD1513	Holly Springs Part 10	1804	Gola Drive	1969	Residential	Ranch; Split-level
CD1513	Holly Springs Part 10	1805	Gola Drive	House never constructed	Residential	N/A
CD1513	Holly Springs Part 10	1808	Gola Drive	1969	Residential	Ranch; Split-level
CD1513	Holly Springs Part 10	1811	Gola Drive	1968	Residential	Ranch; Ranch
CD1513	Holly Springs Part 10	1812	Gola Drive	1970	Residential	Ranch; Ranch
CD1513	Holly Springs Part 10	1815	Gola Drive	1967	Residential	Ranch; Ranch
CD1513	Holly Springs Part 10	1816	Gola Drive	1972	Residential	Ranch; Ranch
CD1513	Holly Springs Part 10	1820	Gola Drive	1969	Residential	Ranch; Ranch

Survey Site Number	Subdivision	Address	Street	Year Built	Function	Style; Form
CD1513	Holly Springs Part 10	1821	Gola Drive	1968	Residential	Ranch; Ranch
CD1513	Holly Springs Part 10	1904	Lido Street	1971	Residential	Ranch; Ranch
CD1513	Holly Springs Part 10	1905	Lido Street	Demolished 2017-2021	Residential	N/A
CD1513	Holly Springs Part 10	1906	Lido Street	1971	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	602	Bessemer Circle	1973	Residential	Ranch; Split-level
CD1514	Broadell Subdivision	606	Bessemer Circle	1973	Residential	Ranch; Split-level
CD1514	Broadell Subdivision	607	Bessemer Circle	1972	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	610	Bessemer Circle	1974	Residential	Ranch; Split-level
CD1514	Broadell Subdivision	611	Bessemer Circle	1972	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	614	Bessemer Circle	1972	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	615	Bessemer Circle	1972	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	618	Bessemer Circle	1974	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	619	Bessemer Circle	1974	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	622	Bessemer Circle	1973	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	623	Bessemer Circle	1973	Residential	Ranch; Split-level
CD1514	Broadell Subdivision	626	Bessemer Circle	1973	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	627	Bessemer Circle	1973	Residential	Ranch; Split-level
CD1514	Broadell Subdivision	630	Bessemer Circle	1973	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	631	Bessemer Circle	1973	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	633	Bessemer Circle	1974	Residential	Ranch; Split-level
CD1514	Broadell Subdivision	634	Bessemer Circle	1973	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	635	Bessemer Circle	1973	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	636	Bessemer Circle	1973	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	637	Bessemer Circle	1973	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	1929	Corrinna Street	1972	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	1930	Corrinna Street	1972	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	2002	Corrinna Street	1972	Residential	Ranch; Split-level
CD1514	Broadell Subdivision	2003	Corrinna Street	1972	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	2006	Corrinna Street	1972	Residential	Ranch; Split-level
CD1514	Broadell Subdivision	2007	Corrinna Street	1972	Residential	Ranch; Ranch

Survey Site Number	Subdivision	Address	Street	Year Built	Function	Style; Form
CD1514	Broadell Subdivision	2010	Corrinna Street	1972	Residential	Ranch; Split-level
CD1514	Broadell Subdivision	2011	Corrinna Street	1972	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	2014	Corrinna Street	1972	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	2015	Corrinna Street	1972	Residential	Ranch; Ranch
CD1514	Broadell Subdivision	2018	Corrinna Street	1972	Residential	Ranch; Split-level
CD1514	Broadell Subdivision	2019	Corrinna Street	1972	Residential	Ranch; Split-level
CD1514	Broadell Subdivision	2023	Corrinna Street	1973	Residential	Ranch; Split-level
CD1514	Broadell Subdivision	606	West Cochran Avenue	1972	Residential	Ranch; Split-level
CD1514	Broadell Subdivision	607	West Cochran Avenue	1972	Residential	Ranch; Split-level
CD1514	Broadell Subdivision	611	West Cochran Avenue	1972	Residential	Ranch; Ranch
CD1515	Broadell Subdivision Section 2	2022	Corrinna Street	1974	Residential	Ranch; Split-level
CD1515	Broadell Subdivision Section 2	2026	Corrinna Street	1975	Residential	Ranch; Split-level
CD1515	Broadell Subdivision Section 2	2028	Corrinna Street	Demolished 2001-2008	Residential	N/A
CD1515	Broadell Subdivision Section 2	2029	Corrinna Street	1974	Residential	Ranch; Ranch
CD1515	Broadell Subdivision Section 2	2030	Corrinna Street	1974	Residential	Contemporary; Ranch
CD1515	Broadell Subdivision Section 2	2031	Corrinna Street	1974	Residential	Ranch; Split-level
CD1515	Broadell Subdivision Section 2	2032	Corrinna Street	1974	Residential	Ranch; Split-level
CD1515	Broadell Subdivision Section 2	2035	Corrinna Street	1974	Residential	Ranch; Split-level
CD1515	Broadell Subdivision Section 2	2037	Corrinna Street	1975	Residential	Ranch; Ranch
CD1515	Broadell Subdivision Section 2	2038	Corrinna Street	1975	Residential	Ranch; Ranch
CD1515	Broadell Subdivision Section 2	2039	Corrinna Street	1975	Residential	Ranch; Split-level
CD1515	Broadell Subdivision Section 2	2041	Corrinna Street	1975	Residential	Ranch; Ranch
CD1515	Broadell Subdivision Section 2	2043	Corrinna Street	1975	Residential	Ranch; Ranch
CD1515	Broadell Subdivision Section 2	2045	Corrinna Street	1975	Residential	Ranch; Ranch
CD1515	Broadell Subdivision Section 2	2047	Corrinna Street	1975	Residential	Ranch; Ranch
CD1515	Broadell Subdivision Section 2	2048	Corrinna Street	1975	Residential	Ranch; Split-level
CD1515	Broadell Subdivision Section 2	2049	Corrinna Street	1975	Residential	Ranch; Ranch
CD1515	Broadell Subdivision Section 2	2051	Corrinna Street	1976	Residential	Ranch; Ranch
CD1515	Broadell Subdivision Section 2	2053	Corrinna Street	1976	Residential	Ranch; Ranch
CD1515	Broadell Subdivision Section 2	2054	Corrinna Street	1975	Residential	Ranch; Split-level

Survey Site Number	Subdivision	Address	Street	Year Built	Function	Style; Form
CD1515	Broadell Subdivision Section 2	2055	Corrinna Street	1976	Residential	Ranch; Ranch
CD1515	Broadell Subdivision Section 2	2058	Corrinna Street	1975	Residential	Ranch; Split-level
CD1515	Broadell Subdivision Section 2	2059	Corrinna Street	1975	Residential	Ranch; Split-level
CD1515	Broadell Subdivision Section 2	2060	Corrinna Street	1977	Residential	Ranch; Ranch
CD1515	Broadell Subdivision Section 2	2063	Corrinna Street	1975	Residential	Ranch; Split-level
CD1515	Broadell Subdivision Section 2	2064	Corrinna Street	1976	Residential	Ranch; Split-level
CD1515	Broadell Subdivision Section 2	2067	Corrinna Street	1975	Residential	Ranch; Split-level
CD1515	Broadell Subdivision Section 2	2068	Corrinna Street	1976	Residential	Ranch; Split-level
CD1515	Broadell Subdivision Section 2	2069	Corrinna Street	1976	Residential	Ranch; Split-level
CD1515	Broadell Subdivision Section 2	2071	Corrinna Street	1976	Residential	Ranch; Split-level
CD1515	Broadell Subdivision Section 2	2072	Corrinna Street	1976	Residential	Ranch; Split-level
CD1515	Broadell Subdivision Section 2	2074	Corrinna Street	1975	Residential	Ranch; Ranch
CD1515	Broadell Subdivision Section 2	2075	Corrinna Street	1976	Residential	Ranch; Split-level
CD1515	Broadell Subdivision Section 2	2076	Corrinna Street	1976	Residential	Ranch; Ranch
CD1515	Broadell Subdivision Section 2	2078	Corrinna Street	1977	Residential	Ranch; Ranch
CD1515	Broadell Subdivision Section 2	581	West Cochran Avenue	1978	Residential	Colonial Revival; Split-level
CD1515	Broadell Subdivision Section 2	585	West Cochran Avenue	1977	Residential	Ranch; Ranch
CD1515	Broadell Subdivision Section 2	589	West Cochran Avenue	Demolished 2010-2012	Residential	N/A
CD1515	Broadell Subdivision Section 2	593	West Cochran Avenue	1988	Residential	Ranch; Ranch
CD1515	Broadell Subdivision Section 2	N/A	West Cochran Avenue	House never constructed	Residential	N/A

Individual Properties

The survey site numbers listed below are under an umbrella survey site number for the proposed Broadell Residential Historic District (CD1521).

Survey Site Number	Subdivision	Address	Street	Year Built	Function	Style; Form
CD1518	none	526	Marion Court	1966	Residential	Contemporary; Ranch
CD1517	none	525	Marion Court	1963	Residential	Ranch; Ranch
CD1516	none	521	Marion Court	1984	Residential	Contemporary; Ranch
CD1519	none	527	Marion Court	1970	Residential	Ranch; Ranch
CD1520	none	1800	Seabrook Road	1955	Education	Modernist; School
CD1054	none	1857	Seabrook Road	1959	Education	Modernist; School
CD1522	none	1801-1809	Seabrook Road	1955; 1964	Religion	Modernist; Church

Appendix B: Professional Qualifications of the Project Team

Kraemer Design Group

Kraemer Design Group, LLC (KDG) is a leading architecture, interior design, and historic consulting firm. With over 25 years of experience in both adaptive reuse and new construction projects, KDG maintains a comprehensive historic consulting team and a technical resources team to support KDG's clients, while also providing expertise to other architectural firms. Led by Michigan natives and principals Maureen Kraemer, Robert Kraemer, and Brian Rebain, KDG continues to build its success and reputation by continuously cultivating an atmosphere of excellence.

The KDG team has provided reconnaissance and intensive surveys, National Register nominations, historic assessments, rehabilitation plans, historic materials reports, and historic tax credit consulting on some of the most significant buildings in Michigan, Ohio, and North Carolina. Further, our staff includes three full-time architectural historians, Cassandra Talley, Katie Cook, and Lillian Candela. Katie, Lillian, and Cassandra all meet the certification requirements set out in 36 CFR Part 61 and have ten years of combined experience in preservation and architecture.

ARCHITECTURAL HISTORIAN | **CASSANDRA M. TALLEY**

Cassandra took a circuitous route to the preservation profession. After earning her Bachelor of Arts in Art History she took three years off to work as a waitress, flight attendant, and horseback riding instructor before going back to school to study law at Michigan State University. While practicing law full time she re-enrolled in school to study historic preservation. Cassandra joined Kraemer Design Group in 2018 and earned her M.S. in Historic Preservation from Eastern Michigan University in 2021. Cassandra brings enthusiasm, meticulous research skills, and a collaborative approach to problem solving to the team. Focusing on the client's needs, while still respecting the historic nature of the building, is paramount to Cassandra.



PROJECT EXPERIENCE

- Inkster MI | Historic Resource Survey | **African American Housing, Inkster**
- Kalamazoo MI | Historic Resource Reconnaissance Survey | **Edison Neighborhood**
- Detroit MI | Co-Author, National Register Nomination | **Second Baptist Church**
- Detroit MI | Historic Tax Credit Consulting | **1274 Library**
- Detroit MI | Co-Author, National Register Nomination | **Marygrove College**
- Detroit MI | Co-Author, National Register Nomination | **Ossian Sweet House**
- Detroit MI | Historic Tax Credit Consulting | **Fowler Building**
- Detroit MI | Preliminary Evaluation | **Frank Murphy Hall of Justice**
- Detroit MI | Co-Author, National Register Nomination | **Sojourner Truth Homes**
- Detroit MI | Section 106 & Tax Credit Consulting | **93 Seward**
- Detroit MI | Co-Author, National Register Nomination | **Immaculata High School**
- Detroit MI | Co-Author, Historic Structures Report | **Ossian Sweet House**
- Detroit MI | Section 106 & Historic Survey | **Cass Henry Historic District**
- Detroit MI | Intensive Survey of Public Housing | **Detroit Housing Commission**
- Detroit MI | Co-Author, National Register Nomination | **Warren Motor Car Company**
- Detroit MI | Historic Tax Credit Consulting | **Buhl Building**
- Detroit MI | Historic District Commission Application | **Book Building and Book Tower**
- Trout Lake MI | Historic Tax Credit Consulting | **Birch Lodge Hotel**
- Detroit MI | Historic Tax Credit Consulting | **State Savings Bank**
- Detroit MI | Historic Tax Credit Consulting | **Women's City Club**
- Detroit MI | Author—National Historic Landmark Review Study | **Fox Theatre**

AWARDS | HONORS

- Eastern Michigan University Graduate Student Scholarship, 2020**
University Graduate Scholarship Award
Ypsilanti, MI
- Detroit Area Art Deco Society Historic Preservation Scholarship, 2018**
Detroit Area Art Deco Society
Detroit, MI
- Michigan State University College of Law Dean's List, 2011-2012**
Michigan State University College of Law
East Lansing, MI
- Henry T. King Award, 2012**
Niagara International Moot Court Competition
Washington, D.C.

CLASSES TAUGHT

- Historic Preservation & Planning Law**
Eastern Michigan University – M.S. in Historic Preservation
Ypsilanti, MI

CONTACT INFORMATION

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REGISTRATIONS | LICENSES

36 CFR Part 61 Architectural Historian

State Bar of Michigan: Active and in good standing,
P76726

PROFESSIONAL EXPERIENCE

Kraemer Design Group

Architectural Historian
September 2018—Present
Detroit, MI

Eastern Michigan University

Adjunct Lecturer, M.S. program in Historic
Preservation
September 2022—Present
Ypsilanti, MI

Michigan State Housing Development Authority

State Historic Preservation Office
Graduate Student Assistant
June 2018 – August 2018
Lansing, MI

Quicken Loans

Associate Counsel
May 2016 – May 2018
Detroit, MI

EDUCATION

Master of Science in Historic Preservation

Eastern Michigan University, 2021
Ypsilanti, MI

Juris Doctor, cum laude

Michigan State University College of Law, 2012
East Lansing, MI

ARCHITECTURAL HISTORIAN | **KATIE COOK**

Katie has always been interested in old buildings, especially houses. While working in accounting, she decided to pursue further education in geography at Eastern Michigan University (EMU) with the goal of attending EMU’s graduate program in historic preservation. In the graduate program she served as the digital heritage and preservation planning graduate assistant. She especially enjoys utilizing geographic information systems (GIS) in historic preservation applications. Katie’s education and work experience have fostered her attention to detail, research abilities, technical skills, and problem-solving abilities.



PROJECT EXPERIENCE

- Fayetteville NC | Historic Resource Survey | **African American Housing, Fayetteville**
- Detroit MI | Historic Tax Credit Consulting | **Harvard Square Building**
- Northville MI | Design Guidelines | **Historic District Design Guidelines**
- Ypsilanti MI | Author | **Alleys and Places: Remnants of a Cultural Landscape in Detroit**
- Detroit MI | MPDF + Historic Resource Survey | **Detroit’s Latinx Communities**
- Detroit MI | National Register Nomination | **Second Baptist Church of Detroit**
- Birmingham MI | Design Guidelines | **Historic District Design Guidelines**
- Detroit MI | Historic Report | **1550 Woodward**
- Inkster MI | Historic Resource Survey | **African American Housing, Inkster**
- Detroit MI | Co-Author, National Register Nomination | **Second Baptist Church**
- Ypsilanti MI | Co-editor + Researcher | **Upper Conner Creek Historic Landscape Study**
- Ypsilanti MI | Co-author | **GIS-based Classroom Management System to Support COVID-19 Social Distance Planning**
- Ypsilanti MI | Author | **Access to the Attic Space: Acadian Cottages in the Cajun Heartland**
- Ypsilanti MI | Author | **Digital 3-D Modeling and 3-D Printing an Architectural Model**
- Ypsilanti MI | Author | **3695 Theodore Street, Detroit: Preservation Site Report**
- Ypsilanti MI | Author | **Condition Assessment of 18225 Parkside Street, Detroit**

PRESENTATIONS

- Using the Survey of African American Housing in Inkster to Spur Future Heritage Tourism, 2023**
- Co-presenter | Michigan Historic Preservation Network Annual Conference
- Nathan Johnson: Building Detroit, 2023**
- Presenter | Michigan Historic Preservation Network Webinar

AWARDS | HONORS

- Mark Jefferson Geography Endowed Scholarship, 2020**
- Ypsilanti, MI

CONTACT INFORMATION

katie.cook@thekraemeredge.com
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36 CFR Part 61 Architectural Historian

PROFESSIONAL EXPERIENCE

Kraemer Design Group
Architectural Historian, August 2022 – Present Detroit MI

Eastern Michigan University
GIS Intern, August 2021 – May 2022
Ypsilanti MI

Eastern Michigan University
Graduate Assistant, August 2020 – April 2022
Ypsilanti MI

Eastern Michigan University
GIS Intern, May 2020 – August 2020
Ypsilanti MI

EDUCATION

Master of Science in Historic Preservation
Eastern Michigan University, 2023
Ypsilanti MI

Bachelor of Science in Geography, Minor in Historic Preservation
Eastern Michigan University, 2019
Ypsilanti MI

Associate of Business Administration in Accounting
Macomb Community College, 2017
Warren MI

PROJECT ARCHITECT & ARCHITECTURAL HISTORIAN | **LILLIAN CANDELA**

Lillian discovered her interest in historic architecture during her undergraduate degree in Architecture at the University of Michigan in Ann Arbor. To further integrate her interest in preservation and architecture, she pursued a dual master's in Architecture and Historic Preservation from the University of Pennsylvania. While in graduate school, Lillian acted as the Student Council President for PennDesign, was a graduate teaching assistant for multiple courses in both the Architecture and Historic Preservation departments and interned at multiple firms specializing in preservation architecture – including KDG in the summer of 2018. As a Michigan native, Lillian is excited to contribute to the revitalization of Detroit. Lillian looks forward to applying her cross-disciplinary skillset to the projects at KDG as both an Architect and as an Architectural Historian. She is a registered architect and is looking forward to being involved in preserving Detroit's history.



PROJECT EXPERIENCE

- Detroit MI | Project Architect + Architectural Historian | **Merchants Building**
- Detroit MI | Project Architect + Historic Tax Credit Consulting | **Red Arrow Lofts**
- Detroit MI | Project Architect + Historic Tax Credit Consulting | **One Ford Place**
- Detroit MI | Project Architect + Historic Tax Credit Consulting | **Kaul Glove Building**
- Detroit MI | Author, Historic American Building Survey | **Michigan Opera Theater**
- Detroit MI | Co-Author, National Register Nomination | **Second Baptist Church**
 - Detroit MI | Project Architect | **Merchants Building**
- Detroit MI | Co-Author, MPDF + Historic Resource Survey | **Detroit's Latinx Communities**
 - Northville MI | Design Guidelines | **Historic District Design Guidelines**
 - Inkster MI | Historic Resource Reconnaissance and Intensive Survey | **African American Housing in Inkster 1920-1970**
 - Birmingham MI | Design Guidelines | **Historic District Design Guidelines**
- Detroit MI | Co-Author, National Register Nomination + Historic Tax Credit Consulting | **Immaculata High School**
 - Detroit MI | Co-Author, National Register Nomination | **Marygrove College**
 - Detroit MI | Co-Author, National Register Nomination | **Sojourner Truth Homes**
 - Kalamazoo MI | Historic Resource Reconnaissance Survey | **Edison Neighborhood**
 - Detroit MI | Project Architect + Historic Tax Credit Consulting | **Eddystone Hotel**
- Detroit MI | Project Architect + Section 106 Consulting | **Cass Henry Historic District**
 - Detroit, MI | Co-Author, Historic Structures Report | **Ossian Sweet House**
 - Detroit MI | Co-Author, National Register Nomination | **Ossian Sweet House**
 - Detroit, MI | Section 106 Consulting | **93 Seward**
 - Detroit MI | Historic Tax Credit Consulting | **640 Temple**
- Detroit MI | Project Architect + Historic Tax Credit Consulting | **Park Avenue Building**
 - Toledo OH | Architectural Designer | **Fort Industry Square**
 - Detroit MI | Architectural Intern | **Detroit Free Press Building**
 - Flint MI | Architectural Intern | **352 S. Saginaw Hotel**
 - New York NY | Architectural Intern | **St Luke in the Fields**
 - Paterson NJ | Architectural Intern | **The Art Factory**
 - Rye NY | Architectural Intern | **Bird Homestead**

PRESENTATIONS | AWARDS | HONORS

- Michigan Historic Preservation Network Annual Conference, 2023**
"Not to be Missed: Heritage Tourism and Underrepresented Communities"
Mackinac Island MI

CONTACT INFORMATION

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REGISTRATIONS | MEMBERSHIPS

Registered Architect, State of Michigan
#1301071220

36CFRPart 61 Qualified Architectural Historian & Historic Architect

National Council of Architectural Registration Boards (NCARB)

PROFESSIONAL EXPERIENCE

Kraemer Design Group, LLC
Project Architect & Architectural Historian, June 2019 - Present
Detroit MI

Lawrence Technological University
Adjunct Professor, Jan 2023 – Present
Southfield MI

Kraemer Design Group, LLC
Architectural Intern, May 2018 – August 2018
Detroit MI

WSA Modern Ruins
Architectural Intern, May 2017 – August 2017
Irvington NY

Aphrodisias Archaeological Site
Field Architect, June 2016 – August 2016
Aphrodisias, Aydin Province, Turkey

Bergmann Associates
Architectural Intern, May 2015 – August 2015
Architectural Intern, May 2014 – August 2014
Lansing MI

EDUCATION

Master of Architecture, 2019
Master of Science in Historic Preservation, 2019
University of Pennsylvania
Philadelphia PA

Bachelor of Science in Architecture, 2015
University of Michigan
Ann Arbor MI

Bibliography

Books, Reports, Text

- Aragon, Lorraine V. "Sandhills' Families: Early Reminiscences of the Fort Bragg Area: Cumberland, Harnett, Hoke, Moore, Richmond, and Scotland Counties, North Carolina." Cultural Resources Management Program, Environmental and Natural Resources Division, Public Works Business Center, Fort Bragg, N.C., 2000.
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- Jasperse, Linda. "Historic Resources of Fayetteville, North Carolina." National Park Service, 1983.
- Jasperse, Linda. "Prince Charles Hotel." National Register of Historic Places, 1983.
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Searles, H. Louise. "Southern Voices: Integrating Pine Forest High School, Fayetteville, North Carolina." *Southern Cultures* 21, no. 4 (2015): 38-42.

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Turberg, Edward F. and Walter D. Best. "St. Joseph's Episcopal Church." National Register of Historic Places, 1980.

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Whitted, Fred. *Fayetteville: Profiled in Black: The History of Blacks in Fayetteville & Cumberland County, Vol. 2*. Fayetteville, NC: Black Heritage Review, 2014.

Oral Histories

Blount, Jeannette. Interview by Lillian Candela, Kraemer Design Group, August 11, 2023

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McKinney Gregory Coutee, Stephanie. Interview by Katie Cook, Kraemer Design Group, August 11, 2023

Pierce, Helen. Interview by Lillian Candela, Kraemer Design Group, August 11, 2023.

Pierce, Sophia, and Winona Humphrey. Interviews by Katie Cook, Kraemer Design Group, August 11, 2023.

Simmons, Rosarita Hill. Interview by Lillian Candela, Kraemer Design Group, August 11, 2023.

Suggs Storey, Pamela. Interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.

Vick, Lynn. Interview by Katie Cook, Kraemer Design Group, August 11, 2023.

Waters, Elaine, and Barbara Hill-Jones. Interviews by Katie Cook and Lillian Candela, Kraemer Design Group, August 11, 2023.

Watkins Fielder, Dorothy Ellen. Interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.

Wesley, Francis, Cassandra Standiford, and Wanda Wesley. Interview by Cassandra Talley, Kraemer Design Group, August 11, 2023.

Maps

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Newspapers

The Carolina Times

Carolinian (Raleigh, NC)

Charlotte Observer

Fayetteville Observer

News and Observer (Raleigh, NC)

News and Record (Greensboro, NC)

The Voice (Fayetteville State University)

Libraries, Collections, and Archives

Cumberland County Public Library, Fayetteville

Cumberland County Register of Deeds, Land and Corporate Records

Fayetteville History Museum

Fayetteville State University Archives

HathiTrust

NCDOT Historical Aerial Imagery Index

NCpedia, North Carolina Government & Heritage Library at the State Library of North Carolina

North Carolina Digital Heritage Center

State Archives of North Carolina

State Library of North Carolina Digital Archives
University of North Carolina Digital Collections
United States Federal Census, Ancestry.com

City Directories

Fayetteville city directories: 1951, 1953, 1954, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969.