



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

Ramona M. Bartos, Administrator


Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

November 17, 2017

MEMORANDUM

TO: Shelby Reap, Architectural Historian slreap@ncdot.gov
NCDOT/PDEA/HES

FROM: Renee Gledhill-Earley 
Environmental Review Coordinator

RE: Historic Structures Survey Report for Widening of NC 54 from US 15/501 to NC 55 in
Durham, U-5774, PA 16-0800024, Durham & Orange Counties, ER 17-1313

Thank you for your letter of October 13, 2017, transmitting the above-referenced report. We have reviewed the report and concur that the following properties are eligible for or remain eligible for listing in the National Register of Historic Places.

- Glen Lennox Commercial & Residential Historic District (OR1476) under Criteria A & C
- Greenwood Historic District (OR1655) under Criteria A, B, & C.
- Leigh Farm (DH0006) under Criteria A & C, listed since 1975.

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

Thank you for your cooperation and consideration. If you have questions concerning the above comment, please contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or renee.gledhill-earley@ncdcr.gov. In all future communication concerning this project, please cite the above-referenced tracking number.

cc: Mary Pope Furr, NCDOT mfurr@ncdot.gov

**Historic Structures Survey Report
for the Widening of NC 54 from US 15/501 to NC 55**

TIP #U-5774

WBS 54037.1.1

PA#16-08-0024

Orange and Durham Counties, North Carolina

Prepared for:

Human Environment Section
North Carolina Department of Transportation
1598 Mail Service Center
Raleigh, NC 27699-1598

Prepared by:

MdM Historical Consultants, Inc.
Post Office Box 1399
Durham, NC 27702
919.906.3136

October 10, 2017

**Widening of NC 54 from US 15/501 to NC 55,
Orange and Durham Counties
TIP #U-5774
WBS 54037.1.1**

Survey Site Number and Property Name	Address and PIN	NRHP Eligibility	NRHP Criteria
Glen Lennox Commercial and Residential Historic District OR1476	N of Raleigh Road (NC 54), E of Fordham Boulevard, (US 15/501), Chapel Hill, Orange County. 9798255743, 9798252883, 9798268547	Eligible	A and C
Greenwood Historic District OR1655	N of Raleigh Road (NC 54), W of Fordham Boulevard, (US 15/501), Chapel Hill, Orange County. Various PINs.	Eligible	A, B, and C
Leigh Farm DH0006	370 Leigh Farm Road, Durham, Durham County 070904500873, 070904417387, 070901406317, 070904504757, 070902521025, 070903405314	Eligible and Listed in 1975	A and C

Management Summary

The North Carolina Department of Transportation (NCDOT) proposes to widen Highway 54 between US 15/501 in Orange County and NC 55 in Durham County. The project area passes through those counties as well as the southern portions of the Town of Chapel Hill and the City of Durham. The Area of Potential Effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such properties exist. The APE for this project is delineated in Figure 7.

Under the terms of an open-end contract with NCDOT, Mdm Historical Consultants Inc. (Mdm) conducted an intensive-level historic resources survey of two potential historic districts in the Town of Chapel Hill: the Glen Lennox Commercial and Residential Historic District (OR1476) and the Greenwood Historic District (OR1655), both of which had been included in previous architectural surveys, reports, and publications relating to the town. Mdm also evaluated the integrity and boundary of Leigh Farm (DH0006), which was listed in the National Register of Historic Places (NRHP) in 1975, and it now part of a city park.

MdM principals Jennifer Martin and Cynthia de Miranda conducted the fieldwork on August 28, 2017, and September 19, 2017, photographing and mapping the built resources and landscapes in the APE associated with the three properties identified for intensive evaluation, and authored the report. They conducted research at the State Historic Preservation Office (HPO), on the HPO's geographical information website (HPO WEB), and on the Durham and Orange County GIS websites. They examined primary and secondary materials including archival newspaper articles, previous surveys, NRHP nominations, and published and unpublished materials relating to earlier work on the sites. They examined the survey files on all three properties at the HPO's File Room in Raleigh.

After an intensive evaluation following the NRHP criteria for eligibility, MdM has determined that Glen Lennox Commercial and Residential Historic District (OR1476) is recommended eligible for the NRHP under Criteria A and C. Greenwood Historic District (OR1655) is recommended eligible under Criteria A, B, and C. Leigh Farm (DH0006, NR1975) was found to retain integrity required for listing in the NRHP under Criteria A and C. Its boundary was confirmed, mapped, and described in the report, and a new and more appropriate boundary was recommended.

An historic architectural survey within the APE associated with the proposed widening of NC 54 between Highway 15/504 in Orange County and NC 55 in Durham County was carried out in accordance with the provisions of the Secretary of the Interior's standards and Guidelines for Archaeological and Historic Preservation (48 FR 4476); 36 CFR Part 60; 36 CFR Part 800; and the NCDOT document entitled Historic Architectural Resources: Survey Procedures and Report Guidelines (2003). This evaluation meets the guidelines of NCDOT and the National Park Service.

In order to meet the requirements of the above laws, regulations, and guidelines, the work plan for the intensive-level survey included the following items: (1) conduct general historical and architectural background research in order to develop contexts within which to evaluate the potential NRHP eligibility of the resources located within the APE; (2) an intensive-level field survey of the APE, including surveying, describing, evaluating, and proposing specific NRHP boundaries for any resources believed to be eligible for the NRHP; (3) specific historical and architectural research on the resources inventories at the intensive level; and (4) preparation of a report developed pursuant to the above-referenced laws, regulations and guidelines. The report is on file at NCDOT and is available for review by the general public.

TABLE OF CONTENTS

Project Location Maps	4
Introduction	8
Methodology	8
Historical Background	9
Property Description and Evaluation of the Glen Lennox Commercial and Residential Historic District (OR1476), Orange County	10
Property Description and Evaluation of the Greenwood Historic District (OR1655), Orange County	19
Property Description and Evaluation of Leigh Farm (DH0006, NR1975), Durham County	46
Bibliography	67
Appendix A: Professional Qualifications	

I. Project Location Maps

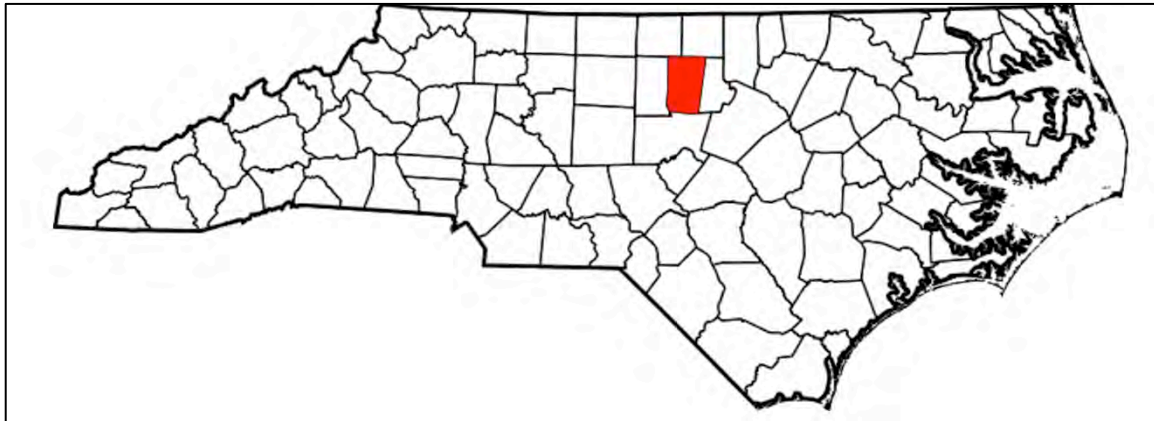


Figure 1: County Map of North Carolina with Orange County highlighted.

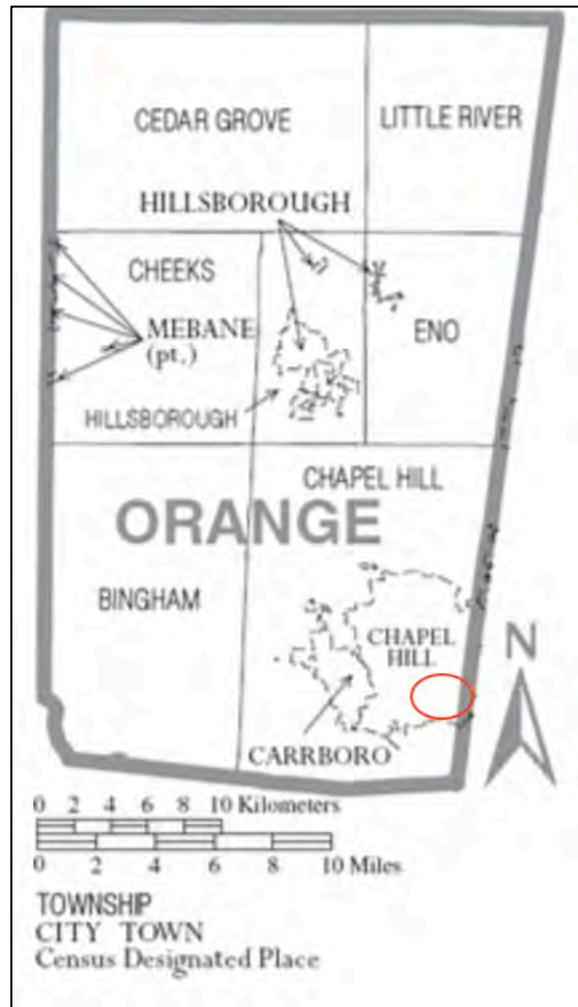


Figure 2: Project Area map showing general location of Orange County portion of the project area.



Figure 3: County Map of North Carolina with Durham County highlighted.

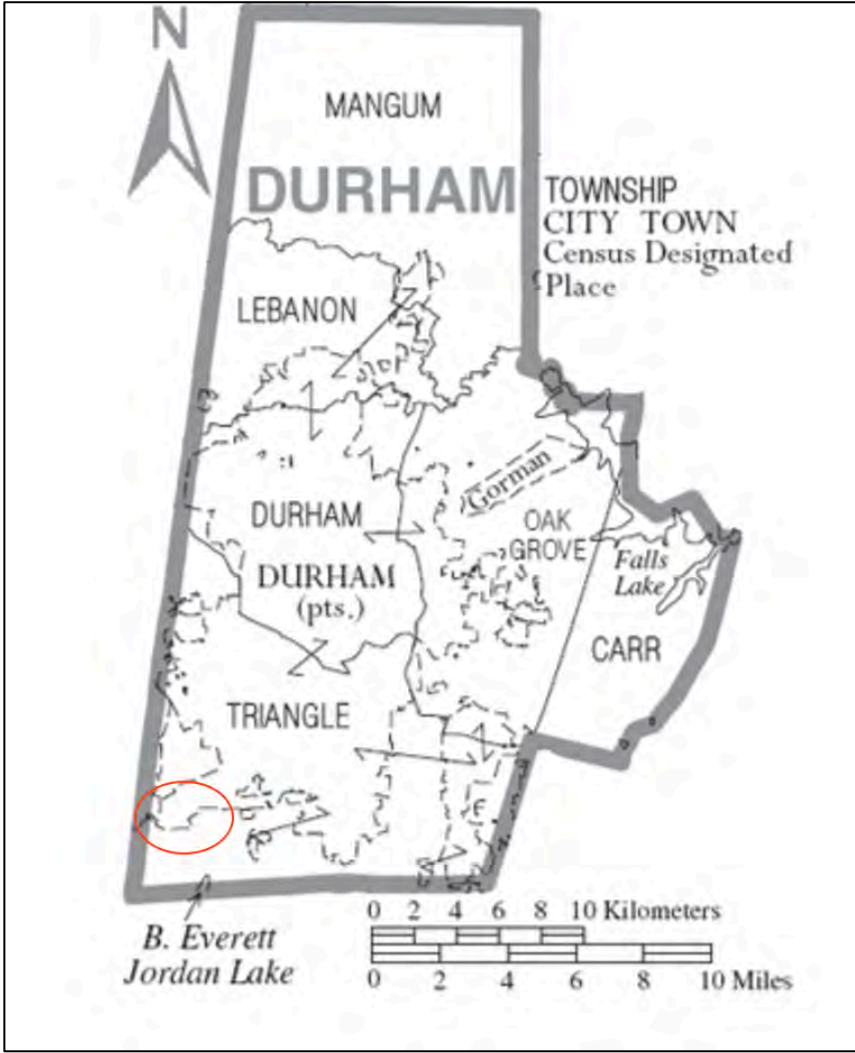


Figure 4: Project Area map showing general location of Orange County portion of the project area.

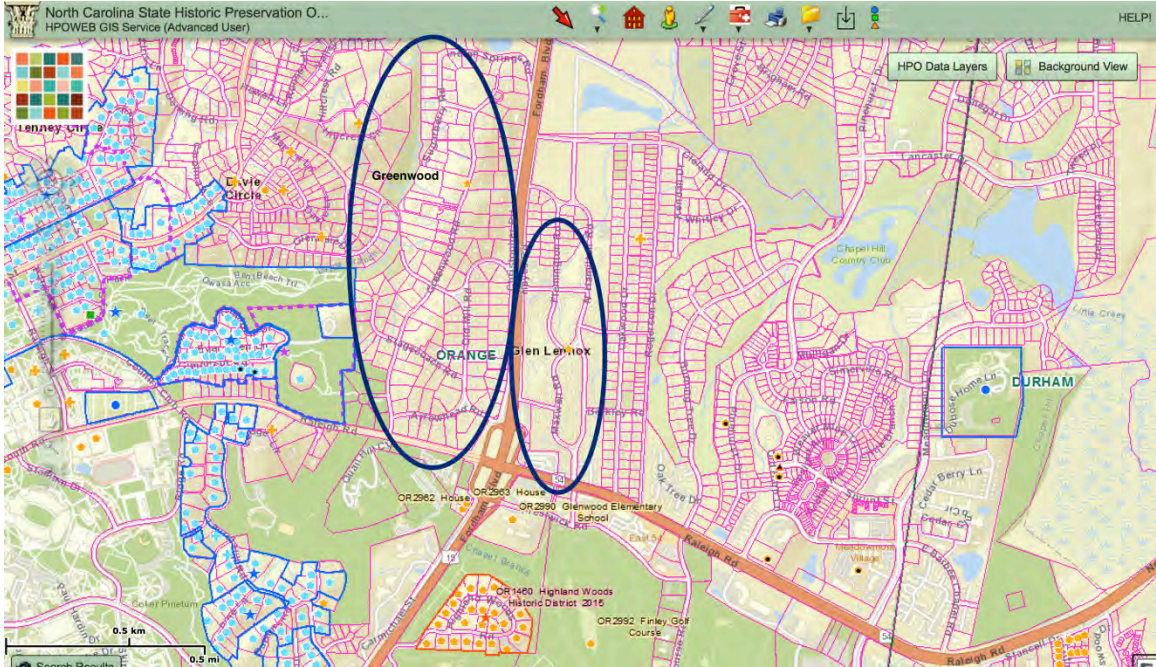


Figure 5: Location of Evaluated Properties in Orange County (Glen Lennox OR1476 and Greenwood OR1655), map from HPO WEB

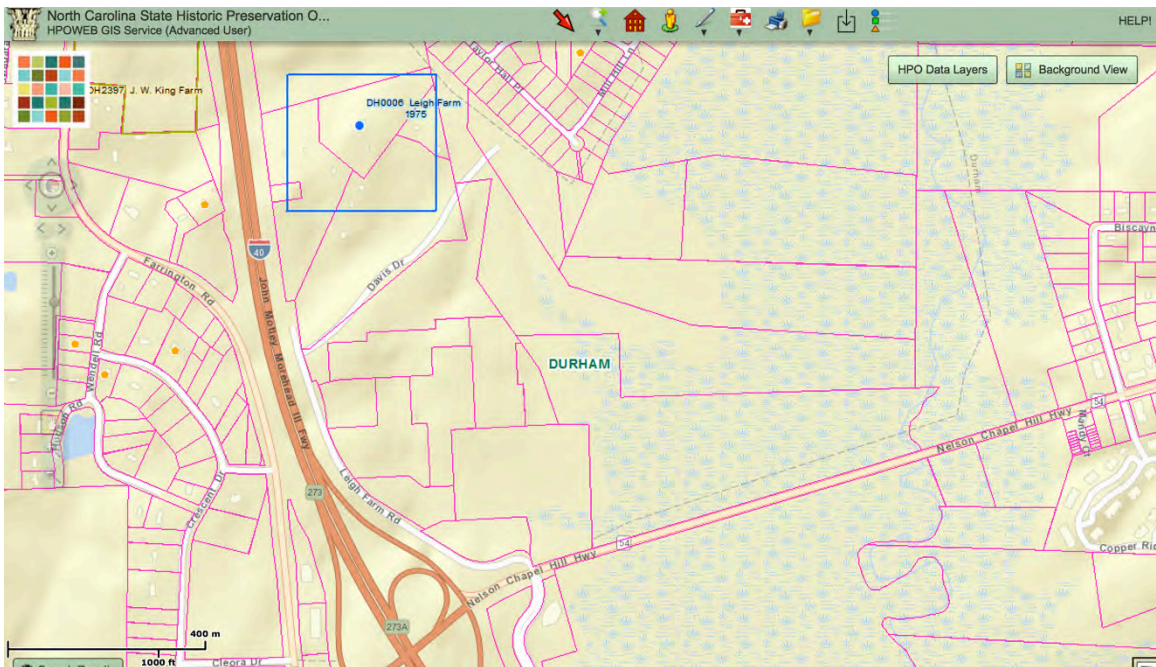


Figure 6: Location of Evaluated Property in Durham County (Leigh Farm DH0006, NR1975), map from HPO WEB showing Leigh Farm NRHP boundary in blue

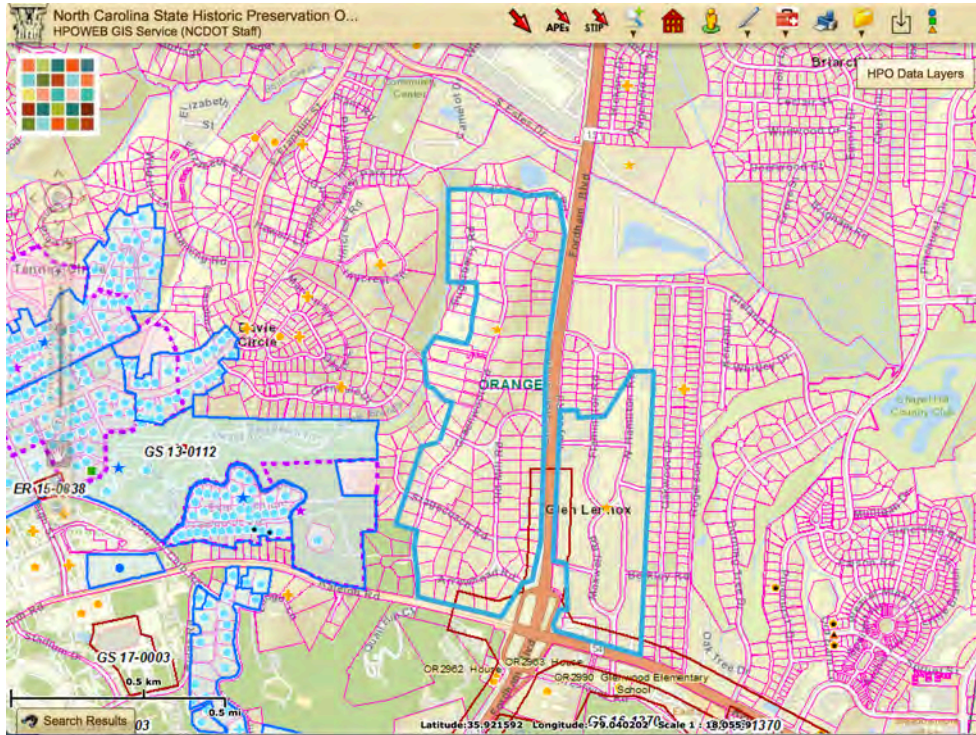


Figure 7: Map Showing Area of Potential Effects (APE) bounded in red and Glen Lennox (OR1476) and Greenwood (OR1655) in Chapel Hill, Orange County, each bounded in blue. Map from HPO WEB, data from NCDOT.

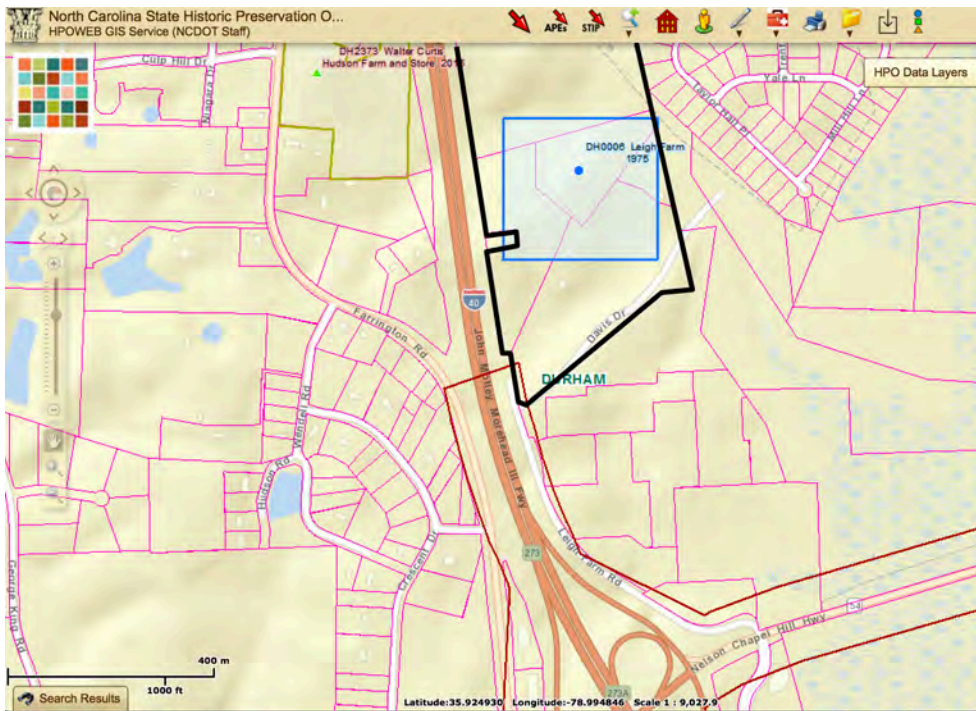


Figure 8: Map Showing Area of Potential Effects (APE) bounded in red and Leigh Farm (DH0006, NR1975) with NRHP boundary in blue and Leigh Farm Park boundary in black. Map from HPO WEB, data from NCDOT.

II. Introduction

The project area for intensive survey is in Orange and Durham Counties, north of and adjacent to NC 54. Two sites, Glen Lennox Commercial and Residential Historic District (OR1476) and Greenwood Historic District (OR1665), are east of the University of North Carolina campus in the Town of Chapel Hill in Orange County. The third property, Leigh Farm (DH0006, NR1975), is in southwest Durham in Durham County. NC 54 is also known in Chapel Hill as Raleigh Road.

This area of Orange and Durham County includes rolling terrain. NC 54 crosses Little Creek and New Hope Creek and associated wetlands as they drain into Jordan Lake to the south. Except for these wetlands, most of the land has been developed in the twentieth and early twenty-first centuries. NC 54 is a busy, divided four-lane, east-west highway through the area. Highway 15-501, also known in this area as Fordham Boulevard, is a similar roadway oriented north-south that crosses NC 54 (Raleigh Road) between Glen Lennox and Greenwood in Orange County. Interstate 40 crosses NC 54 between the two wetlands. Its path is adjacent to Leigh Farm.

III. Methodology

MdM principals Jennifer Martin and Cynthia de Miranda conducted the fieldwork on August 28, 2017, and September 19, 2017, photographing and mapping built resources and landscapes in the APE associated with the three properties identified for intensive evaluation. They also authored the report. The principal investigators conducted research at HPO, on HPO WEB, and on the Durham and Orange County GIS websites. They examined primary and secondary materials including archival newspaper articles, NRHP nominations, and published and unpublished materials relating to earlier work on the sites. They examined the survey files on all three properties at HPO's File Room.

Published and unpublished materials from previous survey work was particularly helpful with this project. Subdivisions similar to Greenwood in the Town of Chapel Hill have been listed in the NRHP, and the nominations for those resources provided history, context, and description that was helpful in evaluating Greenwood. Ruth Little's *The Town and Gown Architecture of Chapel Hill*, a 2006 publication based on previous surveys, also provided excellent contextual material as well as history on the Greenwood neighborhood and the Glen Lennox development. The NRHP nomination for Raleigh's Cameron Village Historic District (WA4602, NR2011) was also helpful in providing context for Glen Lennox. Also in 2006, the City of Durham commissioned an assessment of the NRHP-listed Leigh Farm in anticipation of redeveloping the farm and several surrounding parcels into an interpretive city park. The resulting report, prepared by Heather Fearnbach, then of Edwards-Pitman Environmental, provided excellent information about the farm and its buildings and previous owners, significantly enhancing the material including in the property's original NRHP nomination.

IV. Historical Background

European settlement began in what is now Orange and Durham counties beginning in the 1730s via the Great Wagon Road, and the steady stream of settlers prompted the establishment of Orange County in 1752. The new county took lands from Bladen, Johnston, and Granville counties and included present-day Durham County. The streams and river bottoms of the southern part of the county made for better farming than the rock-studded lands in northern Orange County.¹

North Carolina chartered a public university in 1789 and in choosing a centrally located site settled upon a place called Chappel Hill in Orange County. The location, coupled with the intersection of a road heading north from Pittsboro and a road connecting New Bern and Raleigh to the west, made the site ideal among the candidates. As the university grew, so did a village around, incrementally at first but at a faster rate in the mid-1850s.²

The Civil War interrupted development of both agriculture, university, and village in Orange County and the aftermath of the war stalled growth as the state readjusted to the new economic realities of the post-bellum, post-slavery era. Eventually, progress recommenced. Attendance at the school rebounded by the 1880s and the village continued to expand along East Franklin Street. A rail depot on the west end attracted businesses. The county population grew as well, particularly in the east. The small town of Durham was starting to boom, buoyed by a robust tobacco market. In 1881, four eastern townships were removed from Orange to establish Durham County. Durham quickly became the center of the tobacco trade in the region, both enriching the City of Durham and spurring its growth and encouraging farmers in southern Durham and Orange counties to grow tobacco.³

The Town of Chapel Hill and the City of Durham both saw suburban growth throughout the twentieth and into the twenty-first centuries. In Chapel Hill, suburban developments expanded east and west of town beginning in the 1930s, with the locations being very popular with academics and professionals. Agricultural use of the nearby land southwest of Durham persisted into the late twentieth century, but the intersection of state highways and interstates in this area has accelerated development and growth in the late twentieth century that continues today.⁴

¹ Hugh Lefler and Paul Wager, *Orange County 1752-1952*, 1953 (Reprint, Greenville, SC: Southern Historical Press, 2013), 14-15; Ruth Blackwelder, *The Age of Orange* (Charlotte: William Loftin, 1961), 7.

² M. Ruth Little, *The Town and Gown Architecture of Chapel Hill*, (Chapel Hill: The Preservation Society of Chapel Hill, 2006), 3, 18-19.

³ Little, 31-39; Jean Bradley Anderson, *Durham County: A History of Durham County, North Carolina*, Second Edition (Durham: Duke University Press, 2011), 140-143.

⁴ Little, 63-67; Heather Fearnbach et al., Edwards-Pitman Environmental, "Leigh Farm Park Assessment," prepared for the City of Durham Department of Parks & Recreation, 2006, copy obtained from the author, 22-23.

V. Property Description and Evaluation of Glen Lennox Commercial and Residential Historic District (OR1476), Orange County

Resource Name	Glen Lennox Commercial and Residential Historic District
HPO Survey Site Number	OR1476
Location	N Raleigh Road (NC 54), E of Fordham Boulevard, (US 15/501)
PIN(s)	9798255743, 9798252883, 9798268547
Dates of Construction	1950-1952
Recommendation	Recommended eligible for NRHP under Criteria A and C

Description

The Glen Lennox Commercial and Residential Historic District comprises about eight blocks, with commercial development fronting Raleigh Road and clusters of apartments set into landscaped lawns on the blocks spreading north from the shops. A creek that flows into Bolin Creek borders the development at the north end. Raleigh Road forms the south border, Fordham Boulevard forms the west, and the rear lot lines of the apartments on North Hamilton Road form the east.

The roads are curvilinear. North Hamilton Road, Maxwell Road, and Flemington Road form two oblong loops oriented north-south. A short east-west cross street, Brandon Road, bisects the upper loop while side streets of Douglas and Lanark roads extend from but do not cross through the lower loop. Audley Lane extends into an L-shape in the lower end of the development, at Raleigh Road.

The buildings are brick-veneered and feature modest Modernist detailing. The shopping center comprises a gas station at the west end and two retail buildings arranged in an L-plan focused on a small landscaped parking lot. The apartments are organized into superblocks of varying straight, L-, and U-shaped configurations that help define both front and rear lawns. The landscaping is typical of suburban development, with lawns dotted by trees and crisscrossed by concrete walkways, foundation plantings at the buildings, and concrete sidewalks paralleling the streets.

Gas Station and Office Building, 1952, Contributing

The building is at the far southwest corner of the development. The two-story office building has a front one-story section that serves as retail shop and gas station. The building is veneered in brick laid in common bond with Flemish header courses. Concrete coping finishes the walls, and second-story windows are replacement sash with original brick sills. The first story has large areas of plate glass (some infilled with brick). Glass walls accented by random-ashlar stone-veneered walls form the southwest corner, oriented to the pumping area. The gas pumps and sheltering canopies have been built in the last several years, likely the third or fourth iteration of pumps at this location.



Figure 9. Glen Lennox Gas Station, view to northwest.

Retail Buildings, 1952, Contributing

Two retail buildings are arranged in an L-plan focused on a small landscaped parking lot just east of the gas station. The smaller, one-story building is aligned north-south at the east end of the retail complex with its storefronts facing west and a blind wall facing south, toward Raleigh Road. It serves as a signboard for the shopping center, with a large, back-lit sign reading “Glen Lennox” in script. The broader building has one- and two-story sections, with the two-story section at the east end. Both buildings are flat-roofed. Storefronts feature large areas of plate glass accented by sections of stone cladding and sheltered by a flat cantilevered canopy. Above the canopy, the building’s cladding is brick laid in common bond with Flemish header courses. Original metal casement windows at the second-story offices have been replaced with fixed-sash, but the original cast-concrete trim that unites all six windows at the façade remains. This treatment is not seen on the sides of the building.



Figure 10. Glen Lennox Shopping Center, view to northeast.



Figure 11. Glen Lennox Shopping Center, view northwest.

Apartment Buildings, 1950, 1952

Roughly 75 small apartment buildings are arranged into superblocks of two or three apartments across the several residential blocks north of the shopping center. The buildings have brick veneer laid in running bond and low hipped or gabled roofs with sheltering eaves. Windows, originally metal casements, have been replaced with vinyl. There is also vinyl siding in gable ends, and some instances of vertical vinyl siding that probably replaced original vertical plywood. Vinyl also covers soffits. Windows have brick sills and are placed at the eave; some buildings have corner windows, often in conjunction with the vertical siding. Each apartment has entrances at both the front and rear, accessed by individual stoops of brick and concrete. Those at the front have decorative iron railings while the rear stoops have more utilitarian metal pipe railings. The common back yards have clotheslines strung on metal T-posts.



Figure 12. Glen Lennox Apartment Superblocks on east side of N. Hamilton Road, view to northeast.



Figure 13. Glen Lennox Superblock apartment buildings extending west from Maxwell Road, view southwest.

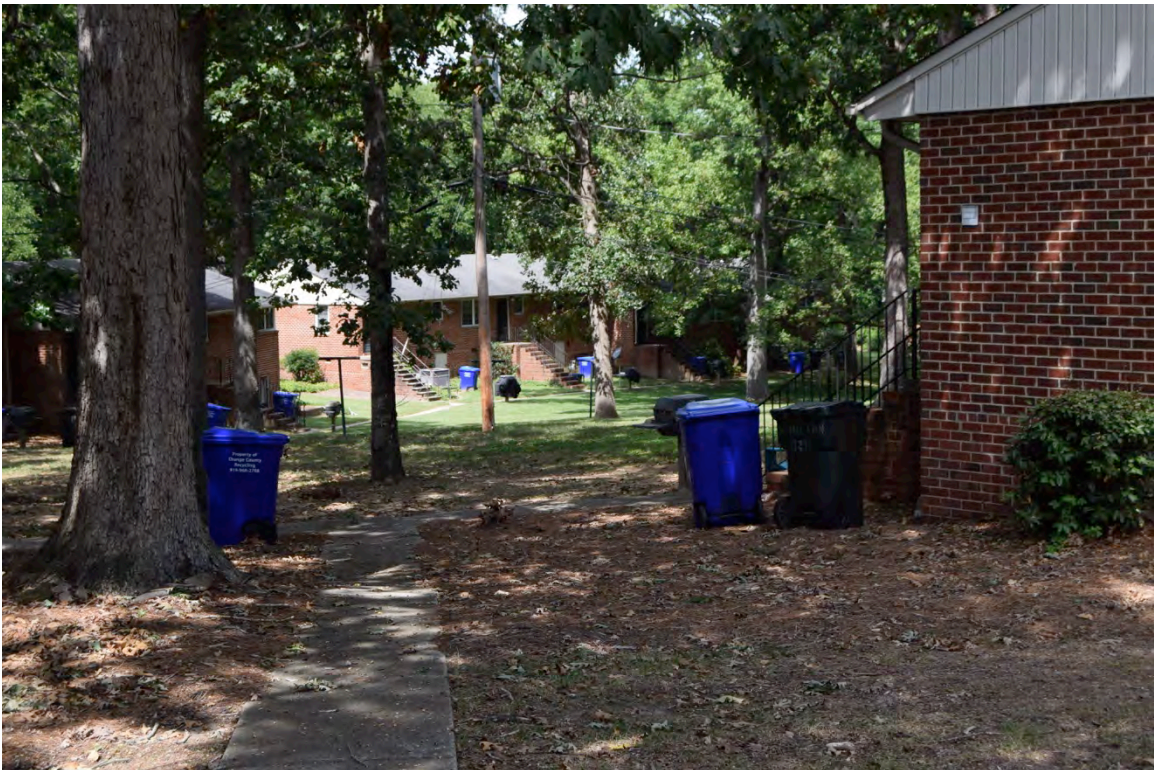


Figure 14. Rear yard areas of Glen Lennox Apartment Superblocks inside the lower end of the north loop, view to northwest.

History

The years following World War II saw a population boom for the University of North Carolina at Chapel Hill and the Town of Chapel Hill. The GI bill's tuition benefits swelled the ranks of students at the school, precipitating housing shortages both on and off campus. Military surplus Quonset huts were used in the years immediately following the war to house GI bill students, but those were demolished around 1950 to help make space for the new dental school. The removal of the huts and the conversion of Miller Hall from dormitory to office space for the dental school left a deficit of four hundred beds for students.⁵

William Muirhead, a Durham contractor, envisioned a combination residential and commercial development on a large tract east of the university, inspired by the successful Cameron Village (WA4602, NR2011) in Raleigh. Cameron Village was North Carolina's first mixed-use development, combining commercial and residential development on a large tract beyond the downtown core. Muirhead is believed to have worked with Cameron Village architect Leif Valand, creating the second such development in the state and the first large apartment complex in Chapel Hill.⁶

The first 314 apartments were completed in 1950, and the development was popular with graduate students, especially those with families, according to contemporary newspaper reports. Eighty more apartments were added by 1951 due to demand expected by the opening of university's new medical school. The shopping center was finished in 1952. The first shops catered to the basic needs of the apartment dwellers to the north with a Colonial Stores grocery as well as a laundromat, a barber shop, bank, and post office. There was also a restaurant—The Dairy Bar—and a gas station. The city annexed the area encompassing Glen Lennox in 1956.⁷

Current owner Grubb Management Inc. acquired the property in 1985 and currently plans a redevelopment following “a conceptual master plan and development principles [that] have been collaboratively created for a 15-year vision for Glen Lennox.” The first phase of construction, focused on the south end of the original development, is scheduled to start in 2017. Grubb Management plans to add new apartments and related facilities, such as a clubhouse and leasing office; a new office building; “an outdoor recreation space;” and a new street. Development principles

⁵ “Glen Lennox History” in Urban Design Associates, “Glen Lennox Area Neighborhood Conservation District Plan,” Draft, March 27, 2012, 10-13, viewed online at <http://www.townofchapelhill.org/Home/ShowDocument?id=12985> September 5, 2017; *Daily Tar Heel*, April 20, 1950.

⁶ “Glen Lennox History;” M. Ruth Little, *The Town and Gown Architecture of Chapel Hill* (Chapel Hill: The Preservation Society of Chapel Hill, 2006), 81, 290.

⁷ *Daily Tar Heel*, February 19, 1950, and April 5, 1951; Little, 289-290.

include the retention of “curvilinear streets lined with lush landscaping and trees” as well as the pedestrian-friendly nature of the development.⁸

Evaluation

Cameron Village in Raleigh is significant as the state’s first mixed-use development, but the Cameron Village Historic District (NR 2011, WA4602) includes only a residential portion of the overall development. The commercial and office buildings at Cameron Village have been too heavily altered to be included in the district. Such shopping centers proliferated in the later 1950s and 1960s, including Park Road Shopping Center in Charlotte in 1956 and Friendly Center in Greensboro in 1957. Many employed Modernist designs, like the post-and-beam International Style that originally characterized the 1960s Tallytown Shopping Center in Fayetteville. All three, like Cameron Village, have been heavily altered.⁹

The Glen Lennox Commercial and Residential Historic District includes the full extent of the original development and the expansion planned and implemented just a year after the first apartments opened. The overall arrangement of buildings, open space, and traffic and pedestrian circulation is intact, as are the building configuration and most materials. Original metal casement windows have been replaced in the apartments, and new windows have also been installed in the second-floor offices of the commercial development.

National Register Eligibility

Integrity

Glen Lennox remains at its original location and therefore retains *integrity of location*. The complex’s *integrity of materials* has been somewhat compromised due to the replacement of metal casement windows and wood siding with vinyl versions of the same. They do retain original brick veneer and other details and retain *integrity of workmanship*. The buildings retain their *integrity of design* and *integrity of setting* in their intact arrangements, relationship to each other and landscape and parking areas, and scale. Glen Lennox still reads as a unified project with a mid-twentieth century, pedestrian-friendly scale and therefore retains *integrity of feeling*. The buildings persist in their original functions as retail and residential buildings and therefore retain *integrity of association*.

Significance

The Glen Lennox Commercial and Residential Historic District is recommended eligible for the NRHP under Criterion A for Commerce and Community Planning and

⁸ “Future Development” tab on the www.GlenLennoxVision.com website, viewed September 11, 2017.

⁹ MdM Historical Consultants, “Fayetteville Modern Architectural Survey Report,” 2009, on file at the State Historic Preservation Office, <http://www.hpo.ncdcr.gov/surveyreports/FayettevilleModernArchitecturalSurvey-2009.pdf>.

Development as an excellent and relatively intact example of an early open-air shopping center and mixed-use development.

No individual associated with Glen Lennox is significant in any context on the local, state, or national level. Therefore, Glen Lennox Commercial and Residential Historic District is not recommended eligible for the NRHP under Criterion B.

The Glen Lennox Commercial and Residential Historic District is recommended eligible for the NRHP under Criterion C for Architecture as an excellent and relatively intact mixed-use shopping center dating to the mid-twentieth century origin of this development model in the state. The development retains its overall design as a small-scale, pedestrian-friendly, mixed-use development, which was introduced to North Carolina just a few years earlier by Cameron Village in Raleigh. The buildings retain their modest Modernist feeling despite material changes, and the intact orientation of the apartment buildings to landscape and the commercial buildings to parking areas and main roadways remains intact.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interview and documentary sources. Therefore, Glen Lennox Commercial and Residential Historic District is not recommended eligible for the NRHP under Criterion D.

National Register Boundary

The recommended NRHP boundary for the Glen Lennox Commercial and Residential Historic District includes parcels 9798255743, 9798252883, and 9798268547. The commercial properties within the boundary include the shopping center and gas station at the northeast corner of the intersection of Raleigh Road (NC 54) and Fordham Boulevard (US 15/501). The residential properties are the apartments in the blocks north of the commercial buildings on the following streets: Audley Lane, N. Hamilton Road, Maxwell Road, Lanark Road, Brandon Road, Douglas Road, and Hayes Road. The creek extending southwest from Bolin Creek serves at the north boundary. Parcels 9798262251 north of the gas station and 9798284292 at the northeast corner of Brandon and Hayes Road are not included in the boundary, nor are the single family dwellings along Flemington Road and the far north end of N. Hamilton Road.

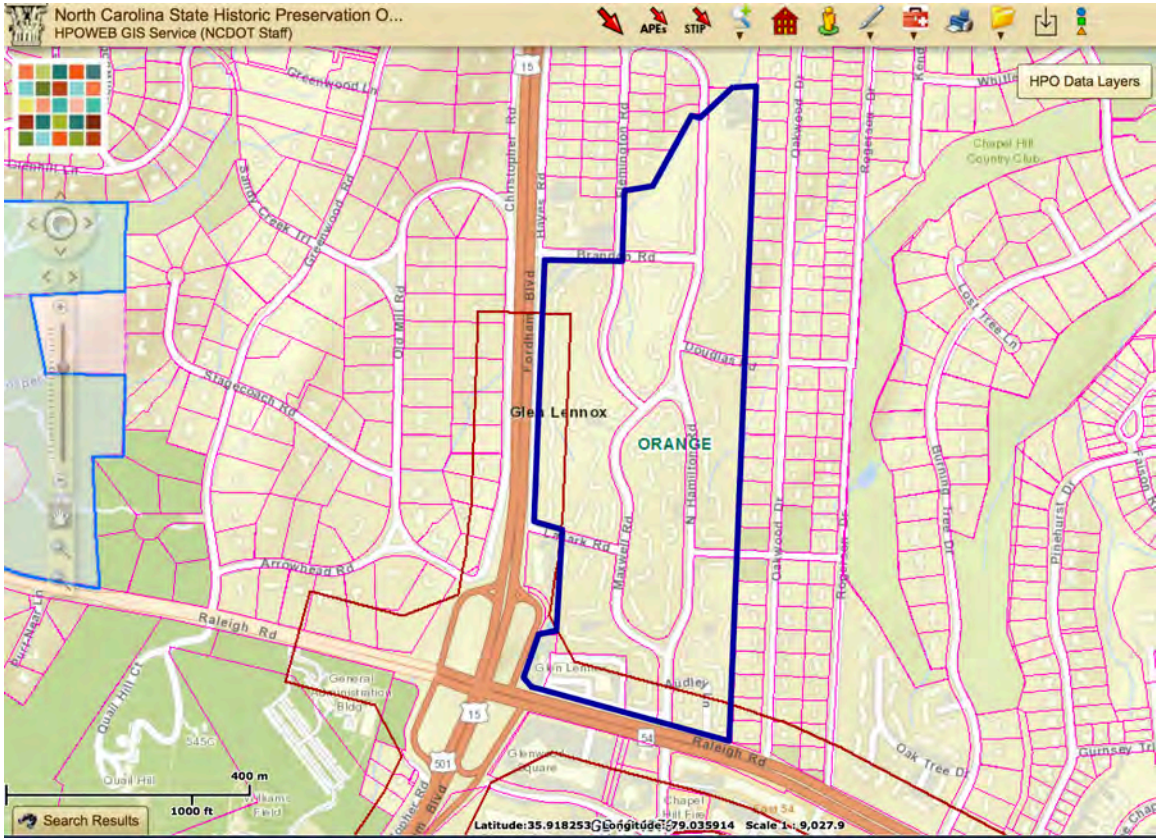


Figure 15. Glen Lennox Commercial and Residential Historic District Recommended Boundary

VI. Property Description and Evaluation of the Greenwood Historic District (OR1655), Orange County

Resource Name	Greenwood Historic District
HPO Survey Site Number	OR1655
Location	NW corner of Raleigh Road (NC54) and Fordham Boulevard (US15/501), both sides of Greenwood Road, Indian Springs Road, Houston Road, Sugarberry Road, Greenwood Lane, Sandy Creek Trail, Old Mill Road, Stagecoach Road, Arrowhead Road, and the west side of Christopher Road
PIN(s)	various
Dates of Construction	1936-1980s, major additions and teardown replacements in 2010s
Recommendation	Recommended eligible under Criteria A, B, and C

Description

Greenwood is a mid-twentieth century curvilinear residential development built around the 1936 house of North Carolina dramatists and writers Paul Green and Elizabeth Atkinson Lay Green. The longest street, Greenwood Road, extends north from Raleigh Road (NC 54) up to the Greens’ house, which stands on the highest point in the district. Several much smaller streets intersect and some connect with the oblong, looping Old Mill Road, which is oriented roughly parallel to Greenwood Road. Christopher Road extends north from top of the loop and has parcels only on its west side.

Original development on the large, wooded house parcels throughout Greenwood is concentrated in the 1950s and 1960s but persisted into the 1980s. The one- to two-story side-gabled Colonial Revival dwellings of the late 1930s and 1940s gave way to Modernist-style and Ranch type dwellings set deep into lots. The neighborhood’s rolling hills are lush with shade trees and well-maintained landscaping; houses are set well back from the road and many are obscured by mature plants and trees. There are no sidewalks. Some original houses have been replaced in recent years or substantially expanded. A few vacant parcels remain in the neighborhood, and some very deep parcels on the west side of Greenwood Road have been subdivided into flag lots. The newer dwellings built on the parcels are not visible from Greenwood Road.

The streets in Greenwood that are in the APE for U-5477 are Arrowhead Road at the south end and Christopher Road on the east side. Development on these edges of the district occurred after World War II, with most of the dwellings being built in the 1950s. There are a few examples from the 1940s, 1960s, and one from 1970. As a result, most are Ranch houses. There are scattered examples of Colonial Revival-style and Contemporary-style dwellings. The range of dwelling types, sizes, and

architectural styles is greater in the neighborhood as a whole, and the quality of the designs are higher in the center of the district as compared to the south and east edges.

The following inventory list for Greenwood is divided into two parts. The first includes relatively detailed descriptions for dwellings in the APE, construction dates obtained from the Orange County Aries website, and Contributing/Noncontributing status if the district were listed today. The second part lists the rest of the houses in the recommended boundary, along with abbreviated descriptions, construction dates obtained from the Orange County Aries website, and an assessment of Contributing/Noncontributing status if the district were listed today. Photos are included for all properties in the APE below the inventory entry. A few representative photos are included in the rest of the inventory, also below the relevant entry.

Although development continued past 1967 and into a period that occurred less than fifty years ago, that development is not exceptionally significant. Therefore, houses built after 1967 would be listed as Noncontributing if the district were listed today. It should be noted, however, that there are a number from the late 1960s and the early 1970s, nearly all perfectly intact and interesting examples of their type.

Inventory for Greenwood Historic District dwellings in the APE

1. House, 902 Arrowhead Road, 1951, Contributing

One-story, concrete block, hip-roofed Ranch house with replacement windows and garage on west end.



Figure 16. 902 Arrowhead Road.

2. House, 904 Arrowhead Road, 1954, Contributing
One-story, brick and board-and-batten, side-gabled Ranch house with original
windows, and wide brick chimney.



Figure 17. 904 Arrowhead Road

3. House, 906 Arrowhead Road, 1962, Contributing
One-story, brick, hip-roofed Ranch house with vertical wood windows. A later side-
gabled garage stands to the east.

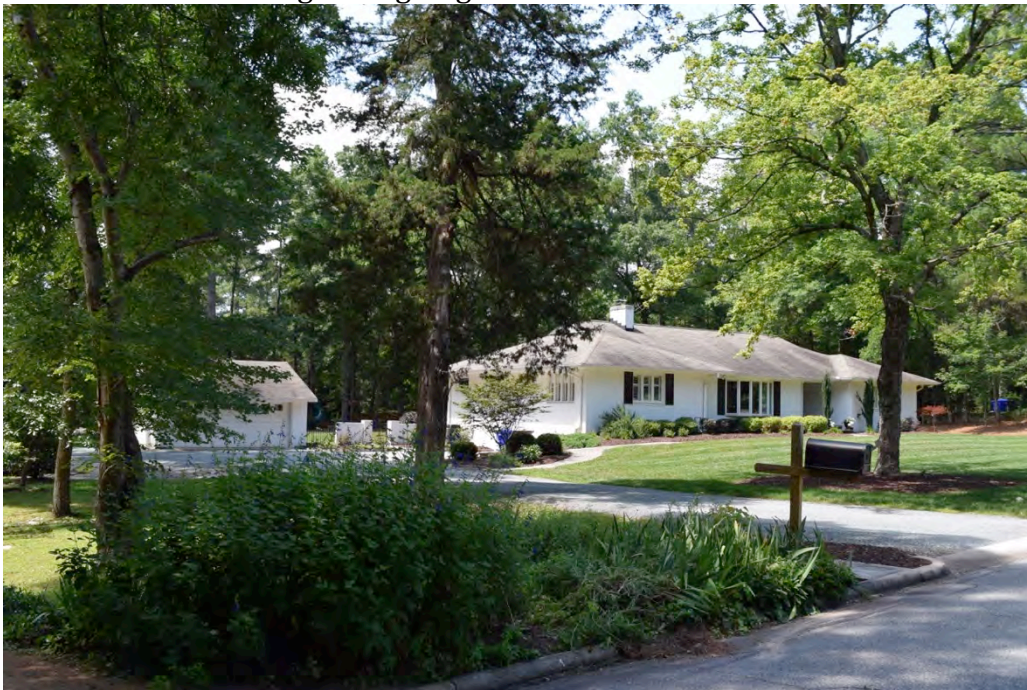


Figure 18. 906 Arrowhead Road

4. House, 908 Arrowhead Road, 1951, Contributing
One-story, brick and composite sided, side-gabled Ranch house with replacement
windows.



Figure 19. 908 Arrowhead Road

5. House, 910 Arrowhead Road, 1944, ca. 2000, Noncontributing
Rambling two-story, composite-sided, front-gabled dwelling with many additions.
The house appears to have originally been a one-story Ranch.



Figure 20. 910 Arrowhead Road

6. House, 1002 Arrowhead Road, 1946, Contributing
One-story, asymmetrically-massed, composite-sided, hip-roofed Ranch house with a picture window and windows with horizontal lights.



Figure 21. 1002 Arrowhead Road

7. House, 904 Christopher Road, 1955, Contributing
One-story, aluminum-sided, L-plan Ranch house with replacement windows.



Figure 22. 904 Christopher Road

8. House, 902 Christopher Road, 1956, Noncontributing
Heavily wooded parcel containing a heavily altered, one-story, composite-sided
Ranch house connected to a large gable-roofed addition by a multi-car garage.



Figure 23. 902 Christopher Road

9. House, 900 Christopher Road, 1952
One-story, brick veneer and composite-wood-sided, side-gabled Ranch house with
replacement windows. A later side-gabled garage accompanies the house.



Figure 24. 900 Christopher Road

10. House, 814 Christopher Road, 1952, Contributing
One-story, vinyl-sided, side-gabled Ranch, replacement windows, recessed porch supported by wood posts. A modern storage shed stands in the front yard.



Figure 25. 814 Christopher Road

11. House, 812 Christopher Road, 1952, Contributing
Two-story, wood-shingled, side-gabled Colonial Revival-style house, eight-over-eight windows, a recessed entry with multi-light transom. One-story flanking wings.



Figure 26. 612 Christopher Road

12. House, 810 Christopher Road, 1952, Contributing
One-story, brick, side-gabled Ranch house with an off-set front gable on north end.



Figure 27. 810 Christopher Road

13. House, 808 Christopher Road, 1965, ca. 2000, Noncontributing building
Heavily altered one-and-a-half-story, vinyl-sided, side-gabled house. Replacement windows, new porch, new door. Modern garage stands to the south.



Figure 28. 808 Christopher Road

14. House, 806 Christopher Road, 1952, Contributing
One-story, brick, side-gabled Ranch house with windows with horizontal lights and square posts supporting porch.



Figure 29. 806 Christopher Road

15. House, 804 Christopher Road, 1979, Noncontributing building
Contemporary, shed-roofed house with diagonal wood siding and awning-style windows. Garages on north end.



Figure 30. 804 Christopher Road

Inventory for properties in the recommended boundary for Greenwood Historic District that are not in the APE

1. 802 Christopher Road, 1957, Contributing Side-gabled brick Ranch.
2. 800 Christopher Road, 1957, Contributing Side-gabled brick Ranch
3. 756 Christopher Road, 1952, Contributing Side-gabled brick Ranch with projecting front gable.
4. 779 Old Mill Road, 1960, Contributing Side-gabled Ranch with brick skirting and vertical siding, replacement windows and replacement metal roof.
5. 752 Old Mill Road, 1952, Contributing Side-gabled Contemporary Ranch with shed-roofed carport, brick and wood siding, and metal casement windows.
6. 799 Old Mill Road, 1956, Contributing Side-gabled Contemporary Ranch, weatherboard and vertical siding, inset entry.



Figure 31. 799 Old Mill Road

7. 801 Old Mill Road, 1964, Contributing
Hip-roofed brick Colonial Revival with one-story wing.
8. 803 Old Mill Road, 1957, Contributing
Side-gabled one-story brick house with screened porch at front.
9. 805 Old Mill Road, 2013, Noncontributing
Neo-traditional.
10. 807 Old Mill Road, 1950, Contributing
Side-gabled Ranch, inset porch, projecting gable at front with end chimney.
11. 809 Old Mill Road, 1957, Contributing
Side-gabled brick Ranch, weatherboard siding, inset porch.
12. 811 Old Mill Road, 1956, Contributing
Gabled brick Ranch inset porch.
13. 813 Old Mill Road, 2014, Noncontributing
Two-story side-gabled Neo-traditional with one-story hip-roofed wing.



Figure 32. 813 Old Mill Road.

14. 815 Old Mill Road, 1959, Contributing
Hip-roofed brick Ranch.
15. 817 Old Mill Road, 1952, Contributing
Hip-roofed Ranch.

16. 814 Old Mill Road, 1952, Contributing
Imposing two-story brick Colonial Revival.
17. 812 Old Mill Road, 1960, Contributing
Side-gabled brick Ranch with front-gabled portico.
18. 810 Old Mill Road, 1954, Contributing
Side-gabled brick Ranch with replacement windows.
19. 808 Old Mill Road, 1952, Contributing
Side-gabled Ranch with replacement windows.
20. 806 Old Mill Road, 1952, Contributing
Side-gabled Ranch with brick and vertical siding.
21. 804 Old Mill Road, 1954, ca. 2010, Noncontributing
Side-gabled Ranch with front addition.
22. 802 Old Mill Road, 1957, Contributing
Contemporary with horizontal siding.
23. 800 Old Mill Road, 1955, Contributing
Brick and shingled multi-gabled house.
24. 717 Old Mill Road, 1952, ca. 2010, Noncontributing
Brick and vertical-sided Ranch with large Modern addition at the side.



Figure 33. 717 Old Mill Road

- 25. 753 Old Mill Road, 1952, Contributing
Hip-roofed Roman brick U-plan Ranch.
- 26. 782 Old Mill Road, 1975, Noncontributing
Side-gabled Colonial Revival brick Ranch on raised basement.
- 27. 758 Old Mill Road, 1960, Contributing
One-story Modernist on brick foundation with vertical wood siding.
- 28. 757 Old Mill Road, 1962, Contributing
Side-gabled brick Ranch with horizontal 2/2 sash.



Figure 34. 757 Old Mill Road

- 29. 648 Christopher Road, 1957, Contributin
Two-story Colonial Revival.
- 30. 646 Christopher Road, 1965, Contributing
Two-story Colonial Revival with one-story wing.
- 31. 644 Christopher Road, 1968, Noncontributing
Side-gabled two-story Contemporary with brick and vertical siding.
- 32. 642 Christopher Road, 1968, Noncontributing
Side-gabled split-level with brick and Masonite.

33. 638 Christopher Road, 1957, Contributing
Two-story side-gabled Colonial Revival with one-story wing.
34. 636 Christopher Road, VACANT
35. 634 Christopher Road, 1965, Contributing
Side-gabled Ranch with vinyl siding.
36. 632 Christopher Road, 1965, Contributing
Side-gabled vertical-sided Ranch on raised basement with replacement windows.
37. 628 Christopher Road, 1956, Contributing
Side-gabled brick Ranch with projecting front gable and some areas of vertical siding.
38. 624 Christopher Road, 1963, Contributing
Side-gabled, broad brick Ranch with attached garage and attached storefront with the address of 624A Christopher Road.
39. 615 Greenwood Road, 1961, Contributing
Post-and-beam gabled Contemporary Ranch with vertical siding.
40. 613 Greenwood Road, 1956, ca. 2010, Noncontributing
Gabled stone house very heavily altered with a large U-shaped addition.
41. 607 Greenwood Road, 1985, Noncontributing
One-story hip- and gable-roofed house with horizontal siding.
42. 609 Greenwood Road, 1972, Noncontributing
Contemporary with vertical siding and broad gables.
43. 611 Greenwood Road, 1968, Noncontributing
Hip-roofed Contemporary brick Ranch with double-sloped pitch.
44. 606 Greenwood Road, 1960, Contributing
Contemporary Ranch on brick foundation with wood siding.
45. 608 Greenwood Road, 1990, Noncontributing
Two-story side-gabled house with wood casement windows.

46. Paul and Elizabeth Green House, 610 Greenwood Road, 1936, Contributing One-and-a-half-story side-gabled dwelling with gabled dormers, center chimney, and smaller side rails. Split-rail fence edges the yard.



Figure 35: Paul and Elizabeth Green House, 610 Greenwood Road



Figure 36. Split-rail fence at 610 Greenwood Road

47. 612 Greenwood Road, 1958, ca. 1971, Contributing
Post-and-beam Modernist with brick and vertical siding. GIS dates the house to 1958 but previous survey records informant reporting the construction date ca. 1971 from a design by Sumner Winn.



Figure 37. 612 Greenwood Road

48. 620 Greenwood Road, 1957, Contributing
Side-gabled Colonial Revival with vertical siding.
49. 622 Greenwood Road, 2010, Noncontributing
Neo-Craftsman with large garage attached by breezeway.
50. 700 Greenwood Road, 1940, Contributing
One-and-a-half-story Colonial Revival with garage and breezeway.
51. 704 Greenwood Road, 1940, Contributing
Two-story Colonial Revival with one-story wings, two-story columned portico, low stone wall around front yard perimeter.
52. 706 Greenwood Road, 1976, Noncontributing
Contemporary.
53. 102 Greenwood Lane, 1990, Noncontributing
Two-story –plan gabled house.

54. 100 Greenwood Lane, 1993, Noncontributing
One-and-a-half-story hip-roofed stucco house.
55. 708 Greenwood Road, 1942, Contributing
Two-story brick Colonial Revival with one-story wing.
56. 710 Greenwood Road, 1941, Contributing
Two-story asbestos-shingled Colonial Revival with one-story wing.
57. 712 Greenwood Road, 1941, ca. 1990, Noncontributing
Hip-roofed house with stucco and replacement windows.
58. 714 Greenwood Road, 1942, Contributing
Interesting early Ranch with stucco walls which curve into inset entry,
screened porch at one end.
59. 716 Greenwood Road, 1948, Contributing
Side-gabled house with weatherboard siding and metal casement windows.
60. 718 Greenwood Road, VACANT
61. 800 Greenwood Road, 1962, Contributing
Side-gabled brick Ranch with gabled front wing.
62. 808 Greenwood Road, ca. 2015
Large Neo-traditional on cleared parcel.
63. 810 Greenwood Road, 1957, Contributing
Two-story brick Colonial Revival with one-story wing.
64. 812 Greenwood Road, 1965, Contributing
Two-story side-gabled Colonial Revival.
65. 814 Greenwood Road, 1957, Contributing
Brick hip-roofed house with inset porch and attached added garage.
66. 900 Greenwood Road, 1963, Contributing
Two-story side-gabled Colonial Revival with one-story wing.
67. 908 Greenwood Road, 1939, ca. 2015
Overbuilt or new two-story multi-gabled Neo-traditional house.
68. 917 Greenwood Road, 1951, Contributing
Side-gabled weatherboard Ranch with horizontal-light sash.

69. 915 Greenwood Road, 1956, ca. 2000, Noncontributing
Side-gabled Ranch with large addition.
70. 907 Greenwood Road, 1953, Contributing
Brick-and-weatherboard U-plan single-story hip-roofed house.
71. 905 Greenwood Road, 1952, Contributing
Contemporary with vertical siding.
72. 903 Greenwood Road, 1950, Contributing
Side-gabled Colonial Revival Ranch.
73. 901 Greenwood Road, 1954, Contributing
Hip-roofed Ranch with brick and horizontal siding.
74. 815 Greenwood Road, 1952, Contributing
Two-story side-gabled house with vertical siding at first story and
weatherboard above, inset double porch across a portion of façade.
75. 805 Greenwood Road, 2003 Noncontributing
Multi-gabled Neo-traditional.
76. 803 Greenwood Road, 1954, Contributing
Single-story brick Colonial Revival.
77. 801 Greenwood Road, 1942, Contributing
Dutch Colonial Revival with stone at first floor.
78. 715 Greenwood Road, 1952, ca. 2015, Contributing
Random ashlar Modernist hip-roofed house with ribbon windows, low
hipped roof, and new metal roof covering.
79. 713 Greenwood Road, 1947, Contributing
Two-story Colonial Revival with one-story wing.
80. 711 Greenwood Road, 1952, Contributing
Contemporary with shallow side-gabled roof, casement windows, vertical
siding.
81. 709 Greenwood Road, 1969, Contributing
Spilt-level with brick and vertical siding.
82. 703 Greenwood Road, 1979, Noncontributing
Vertical-sided L-plan Modernist gabled house.
83. 707 Greenwood Road, 1939, Contributing

Two-story brick Colonial Revival.

- 84. 705 Greenwood Road, 1957, Contributing Side-gabled Ranch with asbestos shingles.
- 85. 701 Greenwood Road, 1952, Contributing Contemporary L-plan house with vertical siding.
- 86. 623 Greenwood Road, 1957, Contributing Brick Cape Cod with replacement windows.
- 87. 621 Greenwood Road, 1954, Contributing Hip-roofed Contemporary Ranch with replacement windows and carport.
- 88. 619 Greenwood Road, 1960, Contributing Side-gabled Contemporary with vertical siding and replacement windows.
- 89. 617 Greenwood Road, 1958, Contributing Side-gabled Colonial Revival split-level with brick and vertical siding, replacement windows.



Figure 38 617 Greenwood Road

- 90. 800 Houston Road, 1957, Contributing Tan-brick Ranch with Modernist influence.
- 91. 810 Indian Springs Road, 1965, Contributing Side-gabled Colonial Revival Ranch.

92. 808 Indian Springs Road, 1977, Noncontributing
Gabled two-story Contemporary with brick foundation and vertical siding.



Figure 39. 808 Indian Springs Road

93. 800 Indian Springs Road, 1987, Noncontributing
One-story on exposed basement Contemporary with vertical siding.
94. 601 Sugarberry Road, 1984, Noncontributing
Front- and side-gabled Contemporary house on raised basement.
95. 609 Sugarberry Road, 1962, Contributing
Side-gabled brick Ranch with front gable at one end, some board-and-batten siding, replacement windows.
96. 613 Sugarberry Road, 1958, Contributing
Two-story brick Colonial Revival with one-story wing.
97. 621 Sugarberry Road, 2005, Noncontributing
Two-and-a-half-story Neo-traditional.
98. 624 Sugarberry Road, 1972, Noncontributing
Contemporary with vertical siding.
99. 620 Sugarberry Road, 1971, Noncontributing
Side-gabled Contemporary Ranch.

100. 616 Sugarberry Road, 1957, Contributing
Two-story Colonial Revival with one-story wing.

101. 612 Sugarberry Road, 1967, Contributing
Brick Colonial Revival Split-level with attached garage.

102. 604 Sugarberry Road, 1966, Contributing
Two-story Colonial Revival.



Figure 40. 604 Sugarberry Road

103. 602 Sugarberry Road, 1980, Noncontributing
Neo-Rustic split level with faux log half-timbering and weatherboard siding.

104. 895 Stagecoach Road, VACANT

105. 901 Stagecoach Road, 1954, Contributing
Stuccoed Ranch, replacement windows.

106. 905 Stagecoach Road, 1964, Contributing
One-story hip-roofed Contemporary with vertical siding and fixed and awning windows.

107. 904 Stagecoach Road, 1954, Noncontributing
One-story brick Contemporary with added carport and replacement windows.

108. 902 Stagecoach Road, 1952, Contributing
One-story Contemporary with horizontal siding and plate-glass windows.
109. 900 Stagecoach Road, 1950, Contributing
Single-story Contemporary with vertical siding.
110. 903 Arrowhead Road, 1967, Contributing
Side-gabled brick Ranch with vertical siding.
111. 905 Arrowhead Road, 1957, Contributing
Side-gabled brick Colonial Revival Ranch with replacement windows.
112. 907 Arrowhead Road, 1967, Contributing
Brick two-story French Norman Revival.



Figure 41. 907 Arrowhead Road

History

Paul and Elizabeth Green purchased two hundred acres east of the Gimghoul Neighborhood Historic District (OR0709, NR1993) that borders the University of North Carolina at Chapel Hill campus. Amid the rolling, wooded hills that lay just outside of town, they built a one-and-a-half-story frame house in the Colonial Revival style, with gabled side wings that created a broad façade. The house was under construction in the same year as the first production of his well-known

outdoor historical drama *The Lost Colony* and while he was on the faculty of the nearby university.¹⁰

Green laid out the winding road leading through the trees of the wooded tract down to Raleigh Road, but North Carolina State College engineers laid out the rest of the subdivision, dividing the hills into large residential parcels. Post-war development, particularly Ranch and Modernist houses, characterize the east side of the development. In her book detailing Chapel Hill's architecture, historian Ruth Little groups Greenwood with Laurel Hill and Westwood as the town's "older subdivisions" relative to those that were initiated in the 1950s and 1960s.¹¹

Paul Eliot Green (1894-1981) was a playwright, author, and teacher best known for writing *The Lost Colony*, which has been performed yearly at an amphitheater on Roanoke Island since 1937. At the time of its premiere, Green was an established playwright, having already won the Pulitzer Prize for Drama with his 1927 play *In Abraham's Bosom*. His work was notable in part for its depictions of African Americans and Lumbee Indians, unusual in that time. His career encompassed writing plays for Broadway and regional theater, screenplays for Hollywood, and teaching.¹²

Green was born in rural Harnett County, on a farm near Lillington, was educated at the University of North Carolina at Chapel Hill and at Cornell University, and served in World War I. He taught philosophy at UNC-Chapel Hill in the 1920s and 1930s; dramatic art in the 1940s; and in the Department of Radio, Television, and Motion Pictures in the 1960s. He wrote screenplays for Hollywood studios at mid-century and collaborated with Kurt Weil, Richard Wright, Orson Welles, and with his wife, writer Elizabeth Atkinson Low Green (1897-1989). He was named North Carolina Dramatist Laureate in 1979. Upon his death in 1981, the North Carolina General Assembly honored Green with a joint resolution highlighting the achievements of his long career and life.¹³

Historical and Architectural Context

Chapel Hill has a few other suburban developments initiated in the third and fourth decades of the twentieth century: Gimghoul, Laurel Hill, and Westwood. The neighborhoods, like Greenwood, all developed near the campus but initially out-of-town. Laurel Hill, Westwood, and Greenwood also share a similarities in landscape and layout. Curvilinear streets accommodate the hilly terrain and reflect the

¹⁰ Little, 248-250.

¹¹ Little, 81, 247-248.

¹² *New York Times*, May 6, 1981; William Powell, "Paul Eliot Green," in Dictionary of North Carolina Biography, viewed online at www.ncpedia.org on September 13, 2017.

¹³ *New York Times*, May 6, 1981; Resolution 1981-53 and Senate Joint Resolution 648, A Joint Resolution Honoring the Life and Work of Paul Green, North Carolina's Former Dramatist Laureate, Enacted Legislation on www.ncleg.net, viewed September 13, 2017.

naturalistic planning style popular in the early twentieth century and complementary to the Chapel Hill topography. They were all popular with academics connected to the nearby university.

Gimghoul's development began in the 1920s with plain and Craftsman-style dwellings, but the architectural style quickly settled into the Colonial Revival style. Most of the houses in the fifty or so houses in the development predate 1942. Other elements that characterize the neighborhood are sidewalks finished with fine-grained gravel, described as a "Chapel Hill tradition," and low stone retaining walls like those found on campus and in early, in-town residential areas. The neighborhood, however, is characterized regular, rectangular lots and small front yards. In combination with the sidewalks, it has, as Ruth Little observed, "a more urban feel" than the other suburban neighborhoods. The neighborhood was listed in the NRHP under Criterion A in the area of Community Planning and Development as the first suburban development. It was also listed under Criterion C for Architecture.¹⁴

Laurel Hill is today part of the Rocky Ridge Farm Historic District (OR0303, NR 1989 and Boundary Increase 2008) and is significant as a suburb "planned under the naturalistic principles of street layout that became popular in the early twentieth century." It was in fact the first such development in Chapel Hill, designed after university botanist William Coker hired civil engineering professor T. Felix Henderson to plat some of the rural land he had purchased south of and adjacent to the campus. Houses are predominantly of Colonial Revival and Tudor Revival, although a few houses resemble European manor houses or reflect the Elizabethan Revival style. Coker reviewed all architectural plans for the development until 1950. The neighborhood's post-war development expanded the breadth of architectural idiom, introducing the Contemporary and International styles to the district as well as the Ranch and Split-Level house types. The original part of the Rocky Ridge Farm Historic District was listed in the NRHP under Criterion A in the area of Community Planning and Development as the first postwar development planned under City Beautiful principals, particularly the laying out of roads according to topography, and Criterion C in the area of Architecture. The boundary expansion was listed under Criterion C in the area Architecture.¹⁵

Westwood is similar to Greenwood and Laurel Hill in that it developed slowly, resulting in a mix of architectural styles from Colonial Revival to Modernist and a mix of dwelling types, including traditionally inspired side-gabled houses as well as Ranches. Logically situated on the west side of campus, it is part of the West Chapel Hill Historic District (OR1439, NR 1998). Westwood was laid out in the 1920s by W.

¹⁴ Little, 63-65, 233; Ruth Little, "Gimghoul Neighborhood Historic District National Register Nomination," 1993, <http://www.hpo.ncdcr.gov/nr/OR0709.pdf>.

¹⁵ Mary L. Reeb, "Rocky Ridge Farm Historic District National Register Nomination," <http://www.hpo.ncdcr.gov/nr/OR0303.pdf>, 1989; Little, 233-234; Ruth Little, "Rocky Ridge Farm Historic District Boundary Increase and Additional Information."

F. Prouty, a geology professor at the university, and the plat has loop roads and curvilinear streets. Construction of houses began immediately and continued into mid-century, resulting in a mix of styles ranging from Colonial Revival to Modernist and including traditional types as well as Ranches and non-traditional forms. The historic district that includes Greenwood is listed in the NRHP under Criterion A for Community Planning and Development as representative of the town's growth and development and Criterion C for Architecture.¹⁶

NR Evaluation

Integrity

The Greenwood neighborhood remains at its original location and therefore retains *integrity of location*. The retention of a high proportion of original dwellings has kept the neighborhood's *integrity of materials* and *integrity of workmanship* intact. The neighborhood's overall *integrity of design* and *integrity of setting* are likewise intact in the arrangement of curvilinear roads, the lack of sidewalks, the wooded areas, the deep lots, and the naturalistic landscaping. The neighborhood retains its suburban residential appearance and therefore retains *integrity of feeling*. The buildings persist in their original functions as dwellings and therefore the neighborhood retains *integrity of association*.

Significance

The Greenwood Historic District is recommended eligible for the NRHP under Criterion A for Community Planning as an excellent example of a twentieth-century Chapel Hill suburb favored by academics and professionals.

It is also recommended eligible under Criterion B for its association with Paul Green, a preeminent North Carolina dramatist. Green was a Pulitzer Prize-winning playwright whose works often featured regional and under-represented minority groups, such as African-Americans and Lumbee Americans. He pioneered a form of outdoor historical drama that he called "symphonic dramas." *The Lost Colony*, which has been running in an amphitheater near Manteo since 1937, is his most famous of these works.

Lastly, it is recommended eligible under Criterion C for Architecture for its collection of nicely rendered dwellings in a number of architectural styles that characterize the twentieth century, from Colonial Revival to Modernist. The earliest houses, dating to the 1930s and 1940s, are traditional, sometimes academic Colonial Revival examples featuring two-stories, side-gabled roof, and often one-story wings and elaborate front entries. As the Ranch house type became popular, both Colonial Revival and Contemporary versions appeared in Greenwood. The Colonial Revival is also applied to a few split-level dwellings in the neighborhood, while Contemporary-style and other Modernist-style houses were built in varied forms.

¹⁶ Little, 279-285; Kaye Graybeal, "West Chapel Hill Historic District National Register of Historic Places Nomination Form," 1998, <http://www.hpo.ncdcr.gov/nr/OR1439.pdf>,

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interview and documentary sources. Therefore, Glen Lennox Commercial and Residential Historic District is not recommended eligible for the NRHP under Criterion D.

NR Boundary

The proposed boundary encompasses most of the original Greenwood plat and is shown in Figure 41. The boundary encompasses parcels on both sides of Greenwood Road, Indian Springs Road, Houston Road, Sugarberry Road, Greenwood Lane, Sandy Creek Trail, Old Mill Road, Stagecoach Road, Arrowhead Road, the west side of Christopher Road, and the north side of Raleigh Road. The state owns property in the southwest corner of the originally platted area that is not included in the boundary. Flag lots on the west side of Greenwood Road are likewise not included.

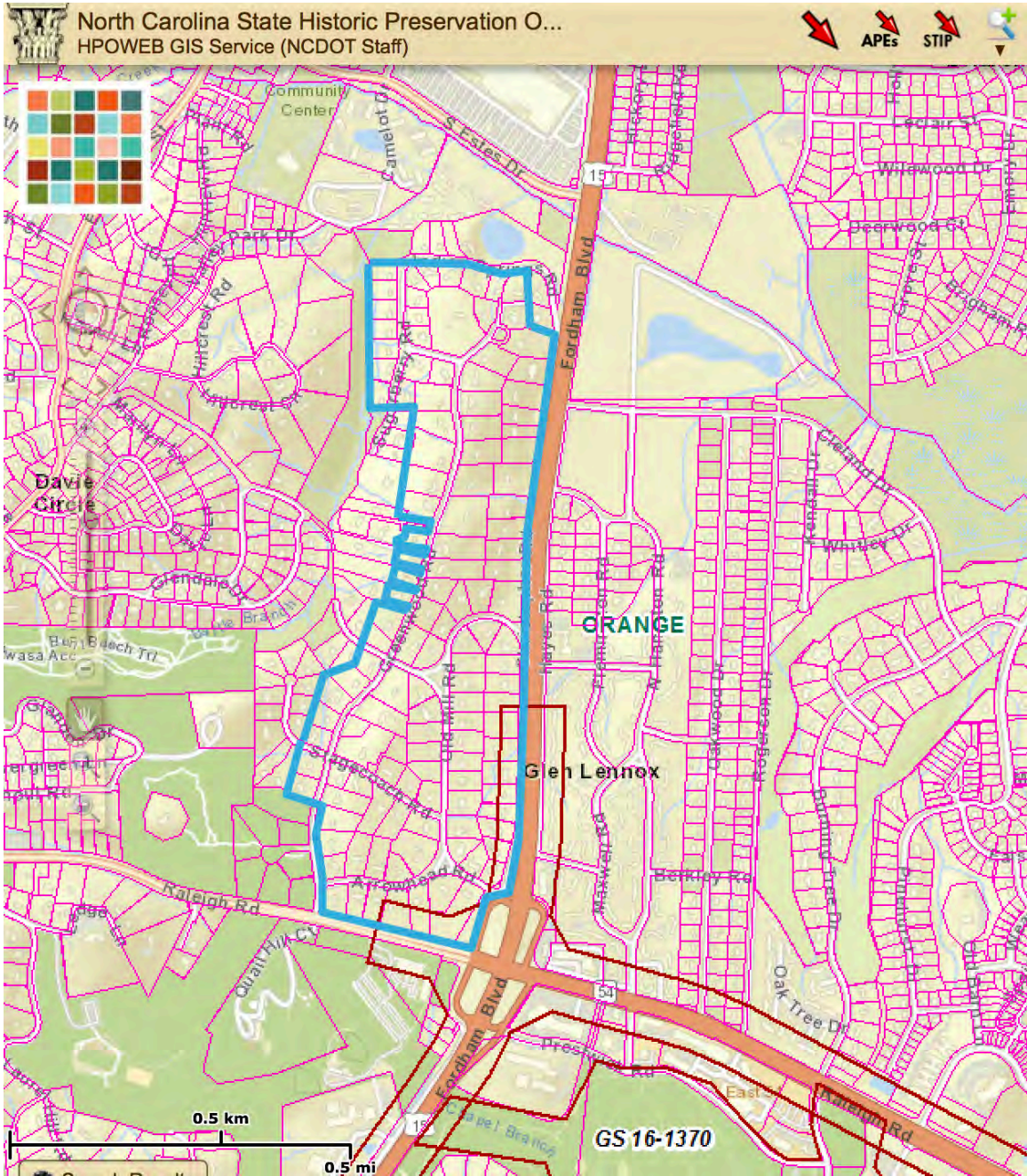


Figure 41. Recommended NR boundary for Greenwood Historic District

VII. Property Description and Evaluation of (DH0006, NR1975) in Durham County

Resource Name	Leigh Farm
HPO Survey Site Number	DH0006
Location	370 Leigh Farm Road, Durham, Durham County
PIN(s)	070904500873, 070904417387, 070901406317, 070904504757, 070902521025, 070903405314
Dates of Construction	Ca. 1835 through ca. 1950s, stabilization and rehabilitation late 1990s-2010s
Recommendation	Eligible for and listed in the NRHP under Criteria A and C

Description

Leigh Farm is an NRHP-listed, nineteenth-century farmstead at the center of a 82.8-acre city park in southwest Durham, Durham County. The park comprises eight parcels, some owned by the State of North Carolina and some by the City of Durham. The 1975 NRHP nomination noted nine buildings in the farmstead: the Leigh House, two log dwellings, a wellhouse, a dairy, a smokehouse, a corncrib, a carriage house, and a log tobacco barn. A grape arbor, pump house, and pack house were also associated with the farmstead but not mentioned in the NRHP nomination. Additionally, there are two trailers, two houses, and a number of frame bird sanctuaries near the farmstead but on separate parcels that are part of the park. A small amphitheater added in the last decade is on the same parcel as the farmstead. They are not associated with the Leigh family's use of the land or farmstead in the nineteenth or early twentieth centuries. Of these additional structures, only the two houses were on site at the time of the nomination.

The farmstead is largely contained within PIN 0709-04-50-0873, a seven-acre parcel that was privately owned when listed in the NRHP; the NRHP boundary, however, did not follow parcel lines. Rather, is it listed in the nomination as a 20-acre area defined by four UTM points that encompasses most of the farmstead. The boundary shown on the HPO WEB GIS website presumably relates to those UTM points. It includes most of PIN 0709-04-50-0873 but also includes smaller portions of five surrounding parcels. (See evaluation section for more information about the boundary.) The farmstead parcel, PIN 0709-04-50-0873, was later acquired by the North Carolina Department of Cultural Resources. An extensive history and assessment of the farmstead was prepared in 2006 for the City of Durham by Heather Fearnbach, then of Edwards-Pitman Environmental, in preparation of redeveloping the it and the several surrounding parcels into a city park. A good deal of stabilization and some rehabilitation has been undertaken on the buildings since then, particularly in the years leading up to the recent opening of the park.



Figure 42. Leigh Farmstead in Leigh Farm Park, view north

The descriptions below are based on field survey augmented with the information in the 2006 report by Heather Fearnbach.

The following nine buildings are the nine listed in the 1975 NRHP nomination.

Leigh House, ca. 1835; major additions ca. 1850 and ca. 1880; ca. 1930; ca. 1950; stabilization and rehabilitation, 1995 and ongoing since 2001

The Leigh House consists of a mid-nineteenth-century one-and-a-half-story, double-pile dwelling joined by an enclosed breezeway to a single-story rear wing dating to the later nineteenth century. The dwelling began as a ca. 1835 hall-parlor-plan house; two rooms added along the west elevation around 1850 made it double-pile. A side-gabled roof shelters this section, which stands on a continuous stone foundation that replaced the original dry-stacked stone piers in the early twentieth century. German siding likewise replaced the original cladding around the same time. Two exterior stone chimneys with replacement brick stacks are at the south gabled wall of the older section of the house. A shed-roofed porch between them shelters an entry door and a window. Stone steps lead up to the porch, which has a wood floor and square posts.

In the 1880s, a breezeway and gabled ell were appended to the north end of the east side of the original section. The breezeway was enclosed in the 1950s, but an open porch with square posts remains at the interior of the ell. A pantry addition at the

north side of the ell is next to a screened porch. Another stone chimney with brick stack is at the east end of the wing. Siding is plain weatherboard.

Windows throughout are six-over-six and two-over-two, dating from the mid-nineteenth-century through the 1930s. All sash were set into metal tracks in the middle of the twentieth century, and most windows have modern aluminum storms. A few retain wood screens only. Exterior doors and aluminum storm doors date to the mid-twentieth century.

Like the exterior, the interior has seen many additions and alterations through its long history. Walls and ceilings are wide pine boards, and floors are six-inch wide boards that were covered at some point in the later twentieth century with carpeting. Original board-and-batten doors on wrought iron hinges remain. The hall retains a vernacular Georgian-style paneled mantel, although the shelf has been replaced and trim boards added around the edges. A Federal-style mantel in one of the ca. 1850 has a copy in a second-floor room, with the same central panel framed by boards but rendered in a smaller scale to better fit the room.



Figure 42. Leigh Farmhouse, view northwest

Dairy, ca. 1835

Southeast of the Leigh House, stands a small, stilted dairy with a side-gabled shingled roof and beaded board siding. The board-and-batten door is sheltered beneath a deep eave. The original stilts were sunk directly into the earth, but they deteriorated over time. They are now reinforced with 4" by 4" posts.

Wellhouse, ca. 1890

The well is located next to the dairy, but the wellhouse is lying on its side by the well. The building appears to retain horizontal boards that form the base of the house, squared posts, and metal roof. It has been cordoned off from visitors' access and presumably is slated for repair and rehabilitation.



Figure 42. Well house (left) and dairy (right) at Leigh Farm, view northwest.

Smokehouse, ca. 1850, stabilized in 1996

The smokehouse is a front-gabled log building southeast of the Leigh House, nestled above the crook of the Y formed by the fork in the farm roads. Half-dovetail notching join the hewn logs to form the walls, and wide weatherboards cover the gable end. Standing-seam metal sheathes the roof. The 1996 stabilization work included regarding and installation of a foundation drain, as well a replacement of logs where needed. Restorers replaced floor joists and boards with treated wood and repaired the existing door.



Figure 44. Smokehouse at Leigh Farm, view northeast.

**Enslaved People's Dwelling #1, ca. 1850, chimney rebuilt ca. 1930,
stabilization and rehabilitation in the late 1990s and ongoing since
2006**

This one-story side-gabled log cabin stands east of the house, past the well and dairy along the farm service road. The two-bay building has board-and-batten doors (one is a reconstruction), four-over-four-sash, hewn logs, diamond joints, and—most notably—a reconstructed log-and-splint chimney sheltered by the deep eave on the west elevation. An infested rear shed room that lacked a floor and had been braced to prevent collapse was removed and replaced by an open porch after 2006 and a metal roof installed in 2004 has been replaced with wood shakes.



Figure 44. Enslaved People's Dwelling #1, Leigh Farm, view northwest.

Enslaved People's Dwelling #2, ca. 1850, ca. 1930

A second dwelling for enslaved workers on the farm stands at the end of a road that branches off the farm road at the smokehouse. The building was erected in the middle of the nineteenth century as a single-pen cabin of hewn logs. A ca. 1930 Rustic Revival addition adds rooms to the south and east. The building has a standing-seam metal roof, a brick interior chimney, and a shed porch at the original section supported by skinned log posts. The foundation is stone and concrete block. Board-and-batten sheathes the gable ends. Windows are six-over-six and all date to the 1930s, as does a board-and-batten door with wrought-iron strap hinges.



Figure 45. Enslaved People's Dwelling #2, view east

Carriage House, ca. 1890

Immediately southwest of the pump house is a large, frame carriage house with gabled roof, weatherboarded walls, and a large shed room extending from the east side. A second, narrower shed room spans the width of the south elevation. A single-leaf door opens into the shed room, while wide swinging doors enclose the garage openings, all on the north elevation. Metal covers the roof and German siding sheathes the gable ends.



Figure 46. Carriage House, Leigh Farm, southeast

Corn Crib, ca. 1850, stabilized in 1998

A front-gabled log corn crib stands on stone piers southwest of the carriage house on the same side of the road. Hewn logs joined with V-notching form the walls, wide weatherboards cover the gable ends, and metal sheathes the roof. A shutter on the north elevation is sheltered by the deep overhang of the gabled roof. A too-short board-and-batten door is at an opening on the west elevation. The corn crib was moved about ten feet from its original location to better site it away from a tree. Restorers also replaced log sills on the east and west sides.



Figure 47. Corn Crib, Leigh Farm, view southeast.

Tobacco Barn, 1909

A gabled, log tobacco barn—mentioned in the NRHP nomination but not shown on the site plan—stands southwest of the Leigh House in the woods. Weatherboards cover the gable ends and metal sheathes the roof. A boarded door opening pierces the south side, sheltered by a deep overhang of the roof. Log walls are braced on all sides while the building awaits rehabilitation. The 1996 report notes that the initials “E.S.T.” and the date 1909 are inscribed into a log on the west elevation.



Figure 48. Tobacco Barn, Leigh Farm, view west.

The following three structures are associated with Leigh Farm in the nineteenth and/or early twentieth centuries and stand near at least one of the above buildings. They were not, however, mentioned in the nomination.

Pump House, 1934

A single-story, front-gabled pump house was erected next to the carriage house, south of the Leigh House and across the road, in 1934. The building has brick walls topped by a later frame section with weatherboarded walls. Metal sheathes the roof and a paneled wood door provides access on the south side.



Figure 49. Pump House, Leigh Farm, view west.

Grape Arbor, 1996 reconstruction

A scuppernong grape arbor in this location had collapsed and was reconstructed with round skinned log posts in 1996. It stands roughly across the road from the corn crib.



Figure 50. Grape Arbor, Leigh Farm, view southwest.

Pack House, 1911

Southeast of the tobacco barn stands a large, two-story side-gabled tobacco pack house. The building is covered with weatherboards and has a metal roof. Door openings on the east side are stacked one over the other on each story, but the openings have been boarded up. A shed addition is at the back.



Figure 51. Pack House, Leigh Farm, view east.

In addition to the above, a few other buildings and structures appear to stand in the NRHP boundary for Leigh Farm but outside the confines of the farmstead. Some are on parcels other than the main seven-acre parcel owned by the state. The buildings and structures are listed below.

Speakeasy, ca. 1930, moved to site ca. 1950

A Rustic Revival log cabin with concrete-block rear addition stands east of Leigh Farm Road south of the farmstead and opposite the new parking lot for the park.



Figure 52. Speakeasy, Leigh Farm, view southeast.

Leigh Farm Park Visitors Center, ca. 2009

North of the parking lot and just south of the grape arbor stands the Leigh Farm Park Visitors Center, a trailer moved to the site during development of the farmstead into a city park. Stairs and ramps of pressure-treated wood allow access to the building, with faces south.



Figure 53. Leigh Farm Park Visitor's Center, view southeast.

Ranch house, 1964

North of the road that passes the smokehouse and terminates at the second cabin for enslaved people stands a side-gabled Ranch house with fiber hardboard siding, two-over-two horizontal sash siding, and an asphalt shingle roof. A small gabled portico on squared posts shelters the front door, which faces the road at the south elevation.



Figure 54. Ranch house, Leah Farm Park, view north.

Trailer, ca. 2010

A trailer stands between the Ranch house and the farm road between the smokehouse and the second nineteenth-century cabin for enslaved workers at the farm.



Figure 55. Trailer (in the trees on the left), Leigh Farm Park, view east.

Bird sanctuaries, ca. 2010

A number of small frame bird sanctuaries stand in the side and rear yard of the Ranch house, which is enclosed by chain-link and treated wood-and-wire fencing. A few more stand in the woods south of the road, southwest of the second cabin for enslaved workers at the farm.



Figure 56. Bird sanctuaries, Leigh Farm Park, view west

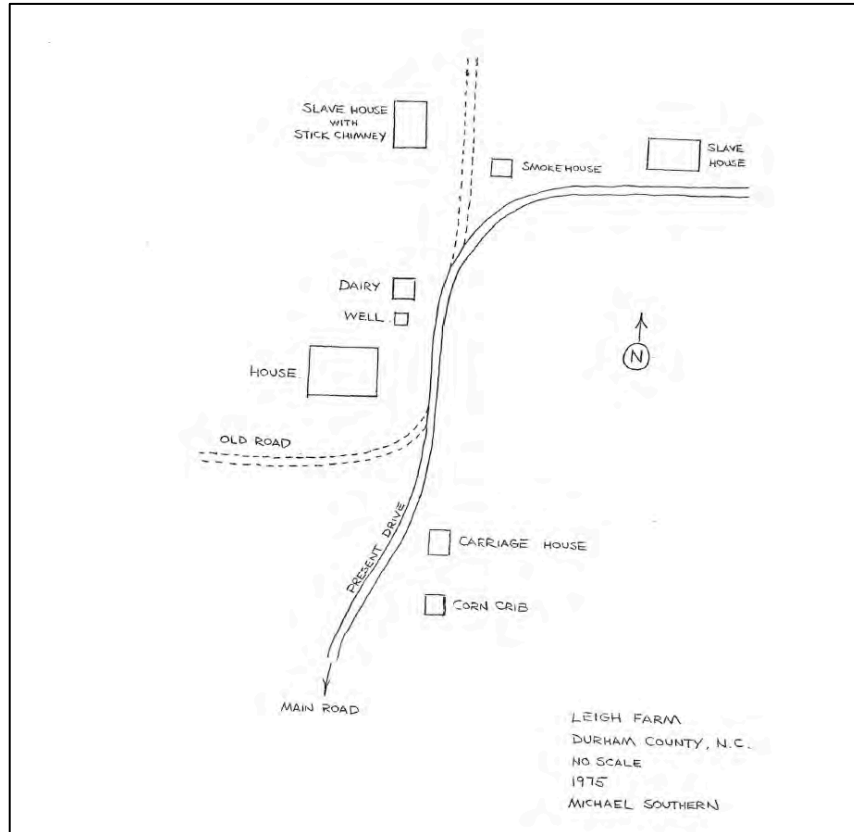


Figure 58. Leigh Farm site plan from 1975 NRHP Nomination form

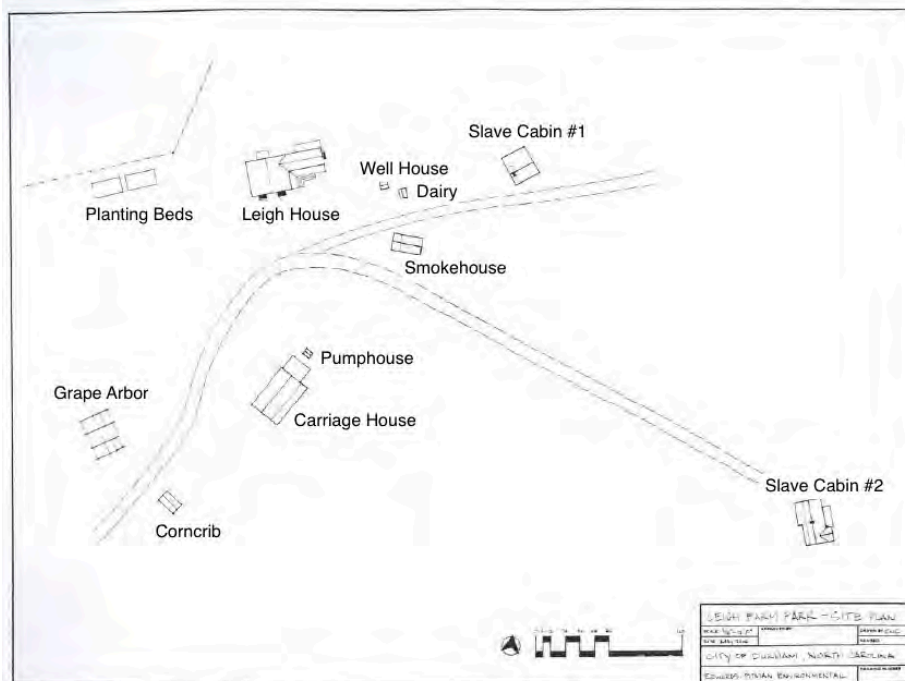


Figure 59. Leigh Farm site plan adapted from 2006 evaluation by Edwards-Pitman (typed labels added over handwritten labels to improve legibility in this report)

History

The first generation of the Leigh family to settle in this area was John Leigh (1742-1821). John Leigh's son Sullivan Leigh (1777-1854) purchased five hundred acres on the New Hope River in 1834 and, deeded half the tract to his son Richard Stanford Leigh (1809-1898), known by his middle name, in 1838 and the other half in 1846. The Leigh House dates to this period. Stanford may have built it in its early two-room form around 1835, the year of his first marriage. Stanford Leigh married Nancy Ann Carlton. Both were third-generation members of prosperous local families.¹⁷

The Stanford Leighs began farming, thanks to the labor of six enslaved workers. By 1850, 200 improved acres were under cultivation; Leigh owned another 480 unimproved acres. His farm produced wheat, Indian corn, sweet potatoes, butter, and wool, some of which he sold to neighbors. The farm's estimated value that year was \$1,700. The size of the farm and its production was average for the township, according to the analysis done by Fearnbach in 2006.¹⁸

Three of Leigh's sons joined the Confederate Army and fought in the Civil War, but only two survived and returned home at its conclusion. Union soldiers looted the farm in the last days of the Civil War, just before the surrender and troop transfer took place at Bennett Place, the farm owned by Stanford Leigh's first cousin Nancy Leigh Bennett. After the war, Leigh tried to adjust by establishing a mill and store to provide more cash income. The store operated for decades, doing "a steady business during the 1880s and 1890s."¹⁹

Upon Stanford Leigh's death in 1898, his third wife Leathy inherited the family house and one hundred acres. His eight living children, plus children of his deceased children, would all receive land; some children were already living on the land in their own households. Upon Leathy's death in 1900, Stanford's daughter Ida inherited a parcel with the house and farmstead. She traded with her sister Katie. Katie and her husband Quint Hudson lived at the farmstead from 1903, moving from Durham. They began growing tobacco and built tobacco barns and other structures for the crop.²⁰

Fearnbach reasons, based on a study of family papers and tradition, that Quint Hudson remodeled an earlier log dwelling into a larger house in 1930 for his son Stanford Leigh Hudson. This is the log house remodeled with a Rustic Revival addition in 1930 referred to in this report as Enslaved People's Cabin #2. It stands

¹⁷ Fearnbach, 15-17.

¹⁸ Fearnbach, 17.

¹⁹ Fearnbach, 18-24.

²⁰ Fearnbach, 25-28.

on a parcel separate from the farmstead, logical given that it was part of a separate household by the early twentieth century.²¹

The farmstead was inherited by Katie and Quint's son Oliver Wendell Hudson at Katie's death in 1946. Wendell and his wife Cleora moved into the house in 1950. They remodeled the house and eventually began selling parcels of the land. The seven-acre farmstead tract was still owned by Cleora Hudson in 1975 when the property was listed in the NRHP. Privately owned by Cleora Hudson when listed in the NRHP in 1975. Cleora moved away but retained ownership in 1976, and the house was rented as apartments until the early 1990s. The seven-acre parcel was eventually acquired by the State of North Carolina, which retains ownership today. Both the state and the City of Durham have completed stabilization and rehabilitation on all the surviving buildings related to Leigh Farm in order to preserve the historic property.²²

Evaluation

Durham County is fortunate to retain farmsteads with good collections of outbuildings. A later nineteenth-century example is the Carrington Farm (DH2217) near Rougemont has been determined eligible for the NRHP. The heart of the farmstead is a two-story I-house in the Greek Revival style, dating to ca. 1855. Outbuildings include twentieth-century tobacco-related structures but also mid-nineteenth century log structures—a loom house and a dwelling for enslaved workers.²³

Others date to the post-bellum period, such as the excellent Hampton-Ellis Farm near Bahama, listed in the NRHP in 2011 under Criterion C in the area of Architecture. The property is a twentieth century tobacco farm with a Triple-A house and a large collection of early twentieth-century tobacco-related outbuildings.²⁴

More of Durham county's farmstead date to the late-nineteenth and early twentieth century than to the earlier decades of the 1800s, like the house at Leigh Farm. Further, no other farm has a log-and-stick chimney. While the version at Leigh Farm is a reconstruction, examples of the method are so rare and so fragile that the reconstruction remains significant.

²¹ Fearnbach, 30.

²² Fearnbach, 32-33.

²³ DOE information from HPO WEB; "Carrington House," Open Durham Website, <http://www.opendurham.org/buildings/carrington-house>, September 15, 2017.

²⁴ Heather Wagner, "Hampton-Ellis Farm," NRHP Nomination form, 2011, <http://www.hpo.ncdcr.gov/nr/DH3310.pdf>.

National Register Eligibility

The NRHP nomination states that the Leigh Farm “is a complete and representative example of the moderate-sized farm that made up much of nineteenth century North Carolina.” The nomination dates to 1975, before such documents explicitly discussed NR Criteria, but it does indicate that the farmstead and its buildings are representative in terms of expressing patterns of history, which relates to Criterion A, and notable in terms of architectural elements, which relates to Criterion C. The buildings are all vernacular, but some of the outbuildings are notable for their materials, such as beaded weatherboards on the dairy and the log-and-stick chimney on one of the log dwellings. The nomination also notes that the chimney is “a rare survival in the state.” It could only be more rare with the passage of more than four decades.

For over two decades, the property has been in the care of the North Carolina Department of Cultural Resources and is now the heart of a city-operated “heritage park.” Both entities are ensuring the continued stewardship of this cultural resource. The new park facilities—parking lots, visitor center, and facilities for park tenant Piedmont Wildlife Center—are not visible from the farmstead and therefore do not impinge on the historic appearance of the farmstead or the view from the Leigh Farm buildings.

The farmstead remains intact and eligible for the NRHP under Criteria A and C. The farmstead as a whole remains in its original location and retains *integrity of location*. The buildings have seen some material replacement in order to stabilize the structures, but overall retains *integrity of material* with the retention of most of the logs, lumber, and stone used to construction the buildings. The buildings also retain *integrity of workmanship* as they display historic construction methods. The composition of elements that constitute the form, plan, space, and style of the farmstead remain and have not been compromised by the addition of modern park facilities and therefore retains *integrity of design*. The thoughtful siting of those park facilities has also preserved the farmstead’s *integrity of setting*. The appearance of the farmstead evokes its rural, agricultural history and therefore retains its *integrity of feeling* and *integrity of association*.

Properties can be eligible for the NRHP if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The Leigh Farm is eligible under Criterion A as representative mid-nineteenth century farm.

No individual associated with the farm is significant in any contexts at the local, state, or national level, so the farm is not eligible for the NRHP under Criterion B.

The farm buildings are vernacular structures and illustrate nineteenth- and twentieth-century building techniques and structures for specific agricultural

purposes. As such, the farmstead is eligible for the NRHP under Criterion C in the area of Architecture.

Extensive family papers related to the farmstead remain, and it is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. The property is therefore not recommended eligible for the National Register under Criterion D.

National Register of Historic Places Boundary Evaluation

The established NRHP boundary for Leigh Farm is defined by four UTM points in the nomination. The points appear to have been plotted to HPO WEB to create the boundary depicted in the map in Figure 60. This boundary, however, does not include the tobacco barn, which is listed in the NRHP nomination. It also does not include the packhouse, which was historically associated with the farm. A more appropriate boundary would be the entire three parcels identified by the following PINS: 0709-04-50-0873, 0709-01-40-6317, and 0709-04-50-4757. These three parcels include all the buildings historically associated with the Leigh family's use of the land. The recommended boundary is shown in Figure 61. Neither the current or recommended boundaries intersect with the APE, but the overall park boundary does at its far southwest tip.

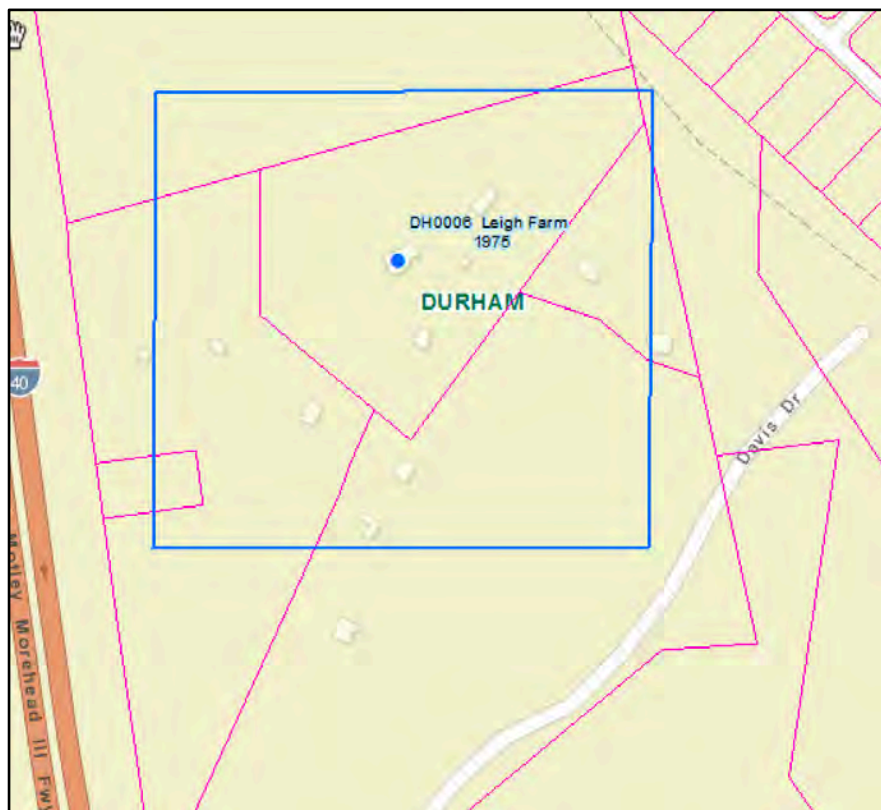


Figure 60. Current Leigh Farm NRHP Boundary.

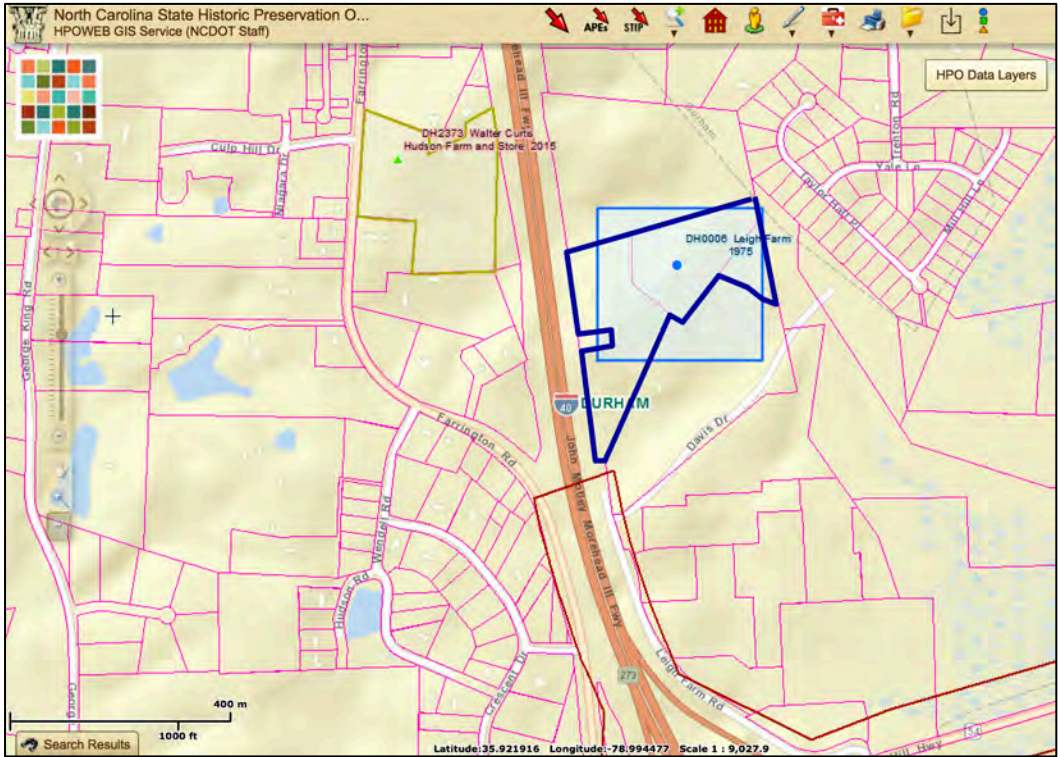


Figure 61. Recommended Leigh Farm NRHP Boundary in dark blue overlaid on current boundary in light blue which shading.

VIII. Bibliography

Published Sources

Anderson, Jean Bradley. *Durham County: A History of Durham County, North Carolina*. Second Edition. Durham: Duke University Press, 2011.

Little, M. Ruth. *The Town and Gown Architecture of Chapel Hill, North Carolina, 1975-1975*. Chapel Hill: The Preservation Society of Chapel Hill, 2006.

Unpublished Reports and National Register Nominations

Fearnbach, Heather, and others, Edwards-Pitman Environmental. "Leigh Farm Park Assessment." Prepared for the City of Durham Department of Parks & Recreation, 2006. Copy obtained from the author.

Flowers, John Baxton, and Catherine Cockshutt. "Leigh Farm National Register of Historic Places Nomination." 1975.
<http://www.hpo.ncdcr.gov/nr/DH0006.pdf>.

Graybeal, Kaye, "West Chapel Hill Historic District National Register of Historic Places Nomination Form," 1998, <http://www.hpo.ncdcr.gov/nr/OR1439.pdf>.

Resolution 1981-53 and Senate Joint Resolution 648, A Joint Resolution Honoring the Life and Work of Paul Green, North Carolina's Former Dramatist Laureate, Enacted Legislation on www.ncleg.net, viewed September 13, 2017.

Urban Design Associates, "Glen Lennox Area Neighborhood Conservation District Plan," Draft, March 27, 2012, 10-13, viewed online at <http://www.townofchapelhill.org/Home/ShowDocument?id=12985> September 5, 2017

Wagner, Heather. "Hampton-Ellis Farm." NRHP Nomination form, 2011.
<http://www.hpo.ncdcr.gov/nr/DH3310.pdf>.

Appendix A: Professional Qualifications