



North Carolina Department of Cultural Resources  
State Historic Preservation Office

Peter B. Sandbeck, Administrator

Michael F. Easley, Governor  
Lisbeth C. Evans, Secretary  
Jeffrey J. Crow, Deputy Secretary

Office of Archives and History  
Division of Historical Resources  
David Brook, Director

June 15, 2007

MEMORANDUM

TO: Greg Thorpe, Ph.D., Director  
Project Development and Environmental Analysis Branch  
NCDOT Division of Highways

FROM: Peter Sandbeck *PBS for Peter Sandbeck*

SUBJECT: Phase II, Historic Architecture Report, Improvements to US 52, Martin Luther King Jr. Drive,  
U-2826B, Forsyth County, ER 05-0934

Thank you for your letter of May 14, 2007, transmitting the survey report by Sarah Woodard David, concerning the above project.

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following properties are listed in, and remain eligible for the National Register of Historic Places:

- ◆ (FY 828) Lloyd Presbyterian Church, 748 N. Chestnut Street, Winston-Salem
- ◆ (FY 2217) Mars Hill Baptist Church and Parsonage, 1331 E. 4<sup>th</sup> Street, Winston-Salem
- ◆ (FY 1271) (former) Union Station, 300 Martin Luther King Dr., Winston-Salem

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following property is eligible for the National Register of Historic Places:

- ◆ **East Winston Historic District**, roughly bounded by Martin Luther King Jr. Drive, Dunleith Street, First Street, and Fifth Street. The district is eligible for the National Register under Criteria A and C in the areas of African-American heritage and architecture. The district illustrates Winston-Salem's African-American settlement patterns as the city's most intact example of the rapid shift from a white to an African-American neighborhood. The district retains a good selection of early twentieth-century housing stock and a variety of commercial and community buildings.

The East Winston Historic District retains integrity of location, design of street plan, design of streetscapes, overall design of most of the houses, setting, association, and feeling. Most of the houses have been altered, which has a negative impact on the district's integrity of materials and workmanship, but the houses as a group, retain integrity of association and feeling and as a whole, present a cohesive district.

	Location	Mailing Address	Telephone/Fax
ADMINISTRATION	507 N. Blount Street, Raleigh NC	4617 Mail Service Center, Raleigh NC 27699-4617	(919)733-4763/733-8653
RESTORATION	515 N. Blount Street, Raleigh NC	4617 Mail Service Center, Raleigh NC 27699-4617	(919)733-6547/715-4801
SURVEY & PLANNING	515 N. Blount Street, Raleigh, NC	4617 Mail Service Center, Raleigh NC 27699-4617	(919)733-6545/715-4801

We concur with the proposed National Register boundary as described, justified, and mapped in the survey report.

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that properties 2 – 7 and 13 – 14, and 27 listed in the survey report are not eligible for the National Register of Historic Places.

cc: Mary Pope Furr, NCDOT  
Sara Woodard David, NCDOT

bc: Sarah McBride  
County

# Historic Architectural Resources Survey Report

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Improvements to U.S. Highway 52  
Forsyth County, North Carolina

TIP No. U-2826B  
WBS No. 34871



Sarah Woodard David  
Architectural Historian  
North Carolina Department of Transportation

May 2007

# Historic Architectural Resources Survey Report

Improvements to U.S. Highway 52  
Forsyth County, North Carolina

TIP No. U-2826B  
WBS No. 34871

Sarah Woodard David  
Architectural Historian  
North Carolina Department of Transportation

May 2007

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Principal Investigator date  
Historic Architecture Section  
North Carolina Department of Transportation

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Supervisor date  
Historic Architecture Section  
North Carolina Department of Transportation

## Management Summary

### **Project Description**

The North Carolina Department of Transportation (NCDOT) proposes improving U.S. Highway 52. These improvements will increase traffic by about 18% on Martin Luther King Jr. Drive. That increase necessitates improvements to Martin Luther King Jr. Drive. This report considers the Area of Potential Effects (APE) for the Martin Luther King Jr. Drive portion of U-2826B. One alternative is under consideration. The proposed project will improve, and in some places, widen Martin Luther King Jr. Drive between Patterson Avenue in the north and Business I-40 in the south. The project will add a median and sidewalks to the street. It will also create right-turn-only intersections at some locations. The project includes facilitating better movement from the westbound Business I-40 exit ramp to East First Street by cutting off East First Street at Dunleith Avenue and cutting off Wheeler Street at East First Street. This project has state funding (WBS Project No. 34871) and federal funding (Federal Aid No. NHF-52(4)).

### Project History

On August 22, 2005, the State Historic Preservation Office (HPO) requested that NCDOT conduct an architectural survey of the U-2826B APE. On February 21, 2006, the HPO stated that it concurred with the resulting report's findings that three properties within the APE were listed in the National Register or eligible for listing. In early 2007, the project was altered to include a widening project along Martin Luther King Jr. Drive. Thus, NCDOT undertook additional architectural survey.

### **Purpose of Survey and Report**

The purpose and need of U-2826B is to improve safety on US Highway 52. Those improvements include closing several exit ramps on that thoroughfare, which will funnel more traffic onto Martin Luther King Jr. Drive. As a result, the proposed improvements to Martin Luther King Jr. Drive will offset the impact of additional traffic onto Martin Luther King Jr. Drive.

On March 21, 2007, a NCDOT historian surveyed the entire APE by vehicle and on foot. The historian photographed every resource greater than fifty years of age within the APE. On April 3, 2007, historians submitted the survey results to NC HPO. At that meeting, NC HPO representative Sarah McBride requested a survey report to study and evaluate the group of properties within the APE that may constitute a National Register-eligible historic district. Additionally, this report will reevaluate three properties within the APE that are already listed in the National Register.

This project's original APE followed US Highway 52. An architectural survey of this project's original APE was conducted in 2005, and on April 3, 2007, the State Historic Preservation Office, the Federal Highway Administration, and NCDOT agreed that the undertaking would have no effect on any of the National Register-listed or National

Register-eligible properties within that APE. Since that time, the project has been expanded to include improvements along Martin Luther King Jr. Drive. This report evaluates the historic resources within the APE created for the Martin Luther King Jr. Drive section of the project.

This report recommends the following:

- ❑ Lloyd Presbyterian Church, listed in the National Register in 1998, remains eligible for the Register.
- ❑ Mars Hill Baptist Church, listed in the National Register in 1998, remains eligible for the Register.
- ❑ Union Station, listed in the National Register in 1998, remains eligible for the Register.
- ❑ The East Winston Historic District is eligible for listing in the National Register of Historic Places.

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## **Project Description**

The North Carolina Department of Transportation (NCDOT) proposes improving U.S. Highway 52. Exit closures that are part of those improvements will increase traffic on Martin Luther King Jr. Drive by about 18%. That projected increase necessitates improvements to Martin Luther King Jr. Drive. This report considers the Area of Potential Effects (APE) for the Martin Luther King Jr. Drive portion of U-2826B. One alternative is under consideration. The proposed project will improve, and in some places, widen Martin Luther King Jr. Drive between Patterson Avenue in the north and Business I-40 in the south. The project will add a median and sidewalks to the street. It will also create right-turn-only intersections at some locations. The project also includes facilitating better movement from the westbound Business I-40 exit ramp to East First Street by cutting off East First Street at Dunleith Avenue and cutting off Wheeler Street at East First Street. This project has state funding (WBS Project No. 34871) and federal funding (Federal Aid No. NHF-52(4)).

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## **Purpose of Survey and Report**

The purpose and need of U-2826B is to improve safety on US Highway 52. Those improvements include closing several exit ramps on US 52. Those closures will funnel more traffic onto Martin Luther King Jr. Drive. The proposed improvements to Martin Luther King Jr. Drive will offset the impact of additional traffic on Martin Luther King Jr. Drive.

NCDOT conducted a survey and compiled this report in order to identify historic architectural resources located within the project's APE as part of the environmental studies performed by NCDOT and documented by an Categorical Exclusion (CE). This report is prepared as a technical appendix to the CE and as part of the documentation of compliance with the National Environmental Policy Act (NEPA) of 1969 and the National Historic Preservation Act of 1966, as amended. Section 106 of the NHPA requires that if a federally funded, licensed, or permitted project has an effect on a property listed in or eligible for the National Register of Historic Places, the Advisory Council on Historic Preservation be given an opportunity to comment. This report is on file at NCDOT and is available for review by the public.

## **Methodology**

NCDOT conducted the survey and prepared this report in accordance with the provisions of FHWA Technical Advisory T 6640.8A (Guidance for Preparing and Processing Environmental and Section 4(f) Documents); the Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 800; 36 CFR Part 60; and Survey Procedures and Report Guidelines for Historic Architectural Resources by NCDOT. This survey and report meet NCDOT and National Park Service guidelines.

NCDOT conducted a Final Identification and Evaluation survey with the following goals: 1) to determine the APE, defined as the geographic area or areas within which a project may cause changes in the character or use of historic properties, if any such properties exist; 2) to identify all significant resources within the APE; and 3) to evaluate these resources according to the National Register of Historic Places criteria. The APE boundary is shown in Figure 1.

On March 21, 2007, a NCDOT historian surveyed the entire APE by vehicle and on foot. The historian photographed every resource greater than fifty years of age within the APE. On April 3, 2007, historians submitted the survey results to NC HPO. At that meeting, NC HPO representative Sarah McBride requested a survey report to study and evaluate the group of properties within the APE that may constitute a National Register-eligible historic district. Additionally, this report will reevaluate three properties within the APE that are already listed in the National Register.

This project's original APE followed US Highway 52. An architectural survey of this project's original APE was conducted in 2005, and on April 3, 2007, the State Historic Preservation Office, the Federal Highway Administration, and NCDOT agreed that the undertaking would have no effect on any of the National Register-listed or National Register-eligible properties within that APE. Since that time, the project has been expanded to include improvements along Martin Luther King Jr. Drive. This report evaluates the historic resources within the APE created for the Martin Luther King Jr. Drive section of the project.

Background research was conducted at the following repositories: the State Library of North Carolina and the North Carolina Office of Archives and History, Raleigh, North Carolina. The primary source of information for this report was Langdon Edmunds Opperman's invaluable 1998 Multiple Property Documentation Form entitled "Historic and Architectural Resources of African American neighborhoods in Northeastern Winston-Salem."

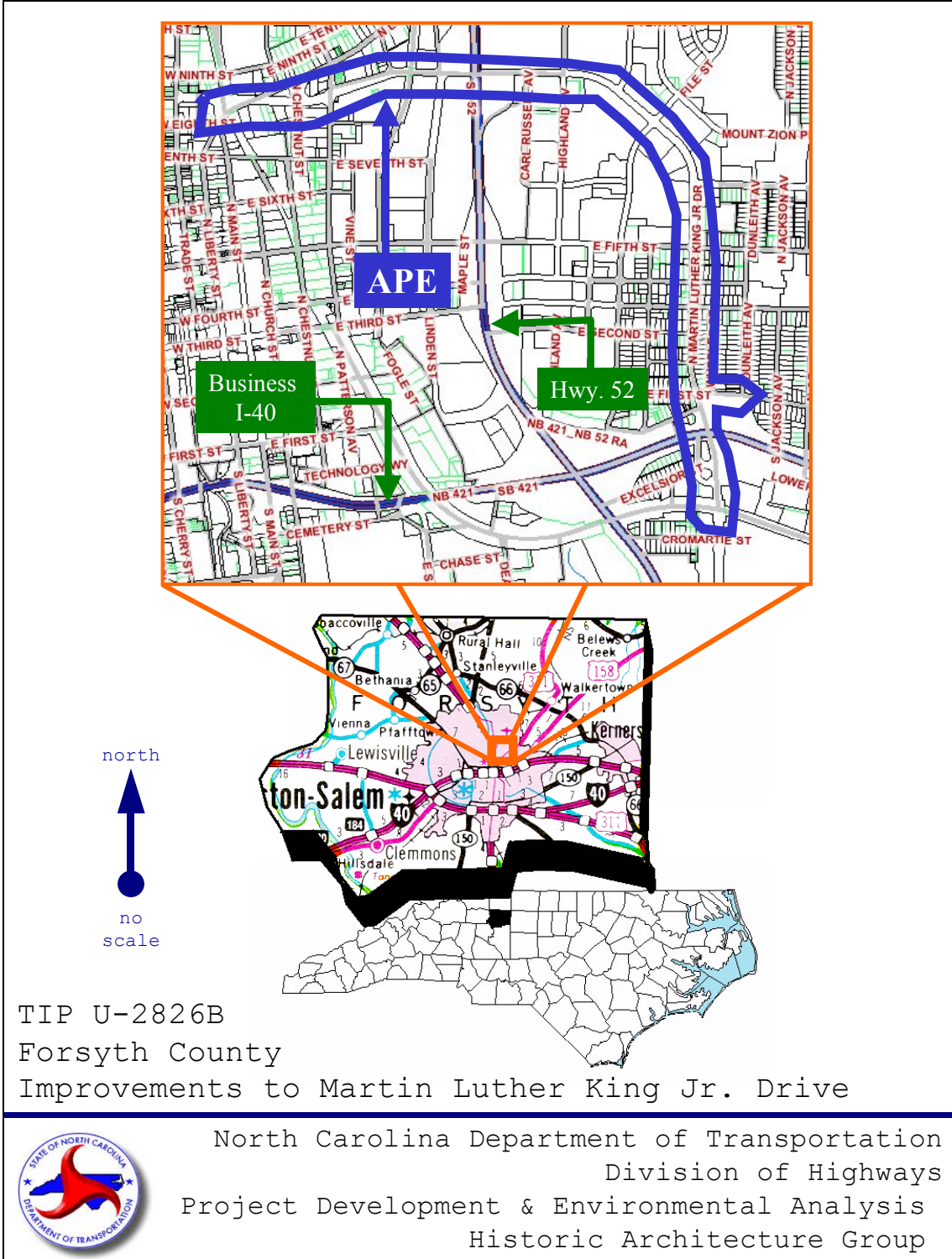
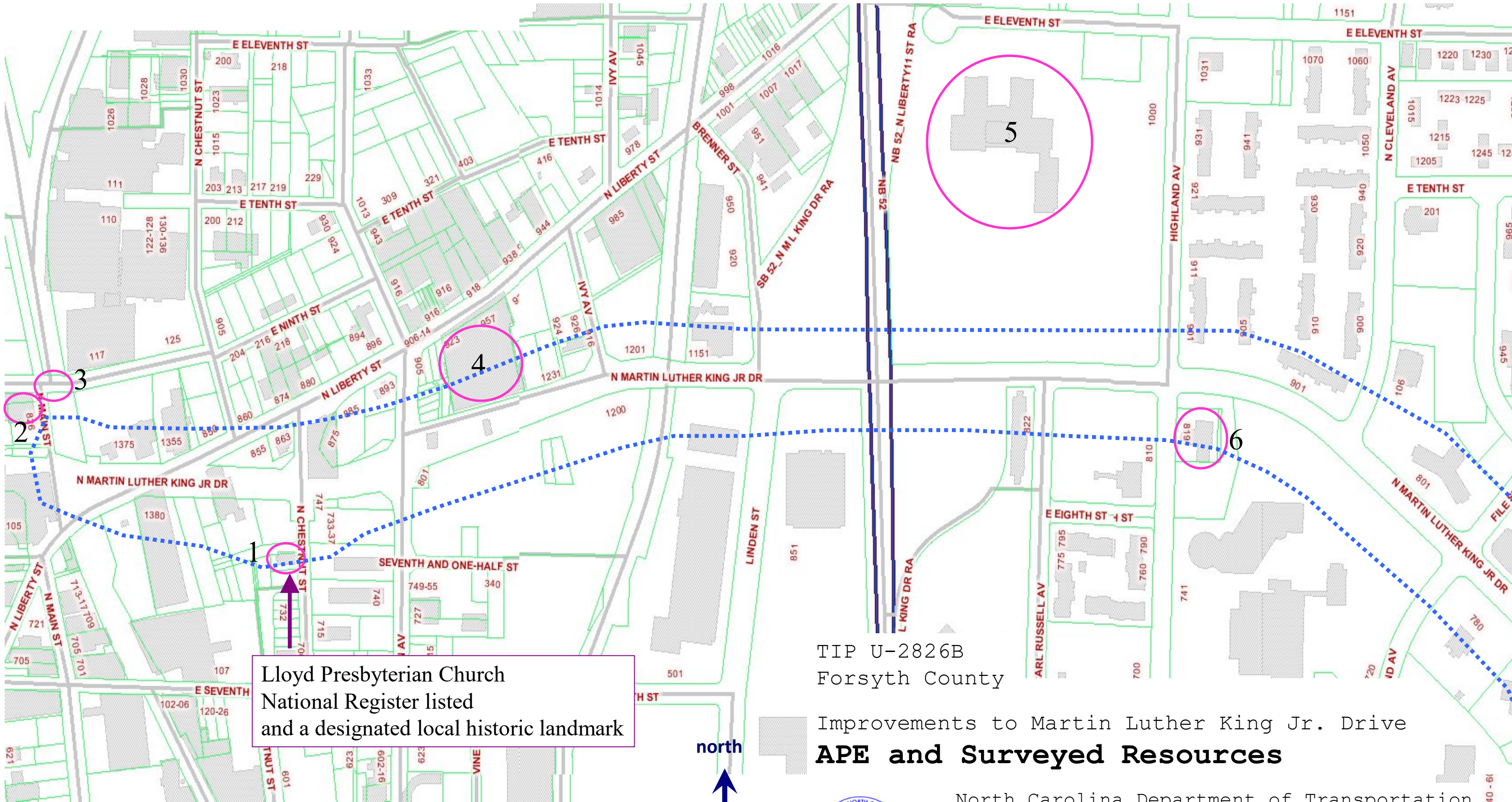


Figure 1: Project Vicinity Map and Area of Potential Effects

Figure 2A



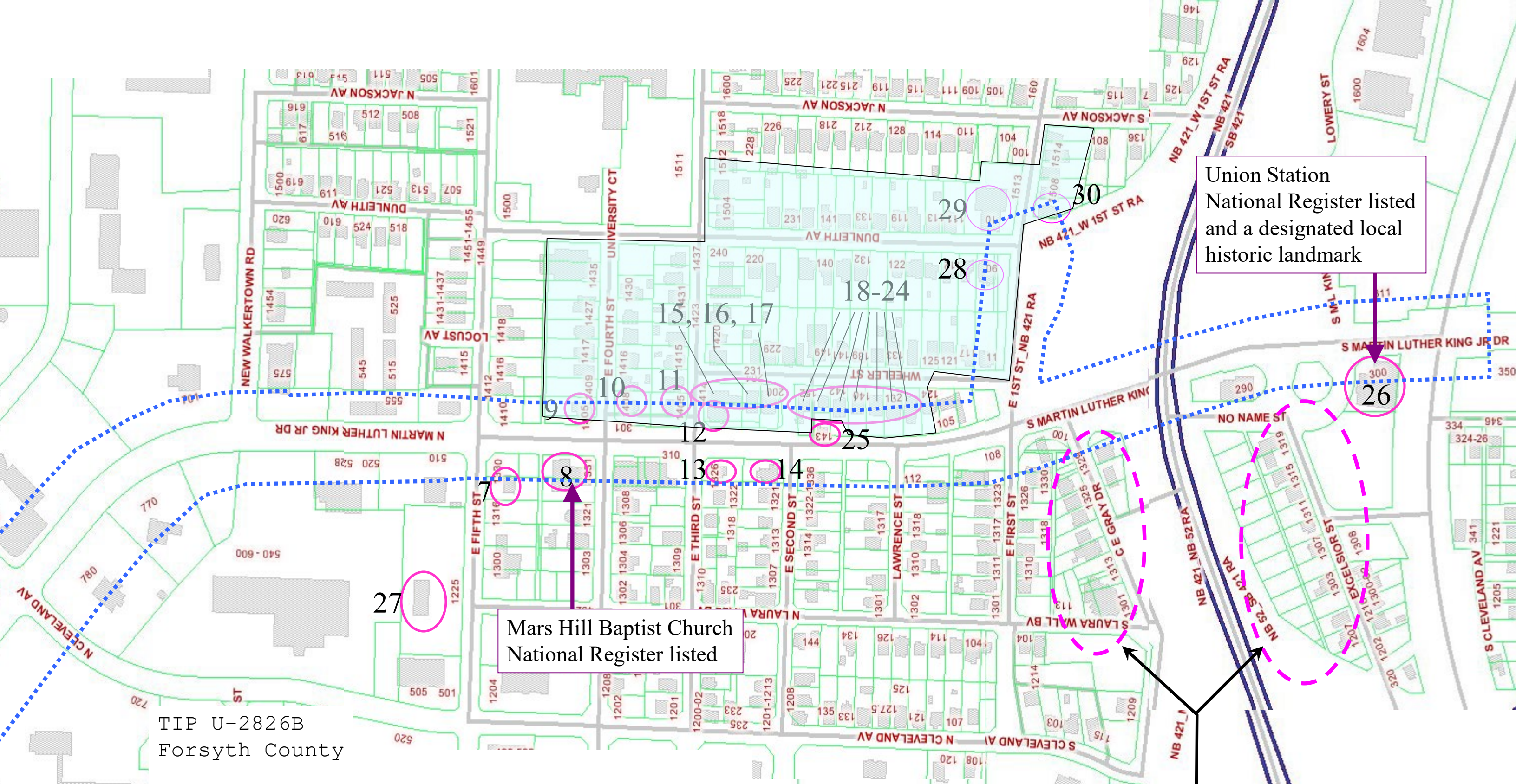
Lloyd Presbyterian Church  
National Register listed  
and a designated local historic landmark

TIP U-2826B  
Forsyth County

Improvements to Martin Luther King Jr. Drive  
**APE and Surveyed Resources**

North Carolina Department of Transportation  
Division of Highways  
Project Development & Environmental Analysis  
Historic Architecture Group





Union Station  
National Register listed  
and a designated local  
historic landmark

Mars Hill Baptist Church  
National Register listed

Groups of houses surveyed in 2005 as part of this project and  
determined not eligible for the NR and not worthy of further evaluation

TIP U-2826B  
Forsyth County

Improvements to Martin Luther King Jr. Drive  
**APE and Surveyed Resources**



North Carolina Department of Transportation  
Division of Highways  
Project Development & Environmental Analysis  
Historic Architecture Group



Figure 2B

## Summary of Survey Findings

### *Properties Previously Determined Eligible for the National Register of Historic Places (DOE)*

None

### *Properties Listed in the National Register of Historic Places*

Lloyd Presbyterian Church, no. 1 on Figure 2

Mars Hill Baptist Church, no. 8 on Figure 2

Union Station, no. 26 on Figure 2

### *Properties Listed on the North Carolina State Study List*

None

### *Locally Designated Properties*

Lloyd Presbyterian Church, no. 1 on Figure 2

Union Station, no. 26 on Figure 2

### *Properties Evaluated and Recommended Eligible for the National Register of Historic Places*

East Winston Historic District, includes nos. 9-12, 15-24, and 28-30 on Figure 2

### *Properties Evaluated and Recommended Not Eligible for the National Register of Historic Places*

None

## **Location and Description**

Forsyth County is situated in the northwest section of North Carolina's Piedmont region. Winston-Salem occupies the center of the county. The area's topography is generally rolling and is crossed by numerous creeks. The Yadkin River forms the county's western boarder. Forsyth County is bounded by Stokes County to the north, Yadkin County to the west, Davie County to the southwest, Davidson County to the south, and Guilford County to the east.

Although the county was historically rural, and therefore characterized by farmland with Winston and Salem constituting the only significant urban areas in the county, suburban development from Winston-Salem, Kernersville, and Clemmons is changing the county's landscape dramatically.

At the center of Winston-Salem, a grid pattern of streets overlays terrain that undulates from east to west so that east-west-running streets experience both gentle and steep changes in grade. Simultaneously, the overall grade of central Winston-Salem slopes gently down hill from north to south.

## **Historic Context: A Brief History of Winston-Salem's Neighborhoods From the Late Nineteenth Century Through 1945**

U-2826B's APE covers part of an African American neighborhood of Winston-Salem; thus most of the resources this report evaluates reflect the city's African American history, but those resources are also part of the city's white history because whites occupied much of the APE during the early twentieth century. Therefore, the following history documents neighborhoods in both white and African American areas of Winston-Salem. Additionally, the history of both races in Winston-Salem fit into a broader historic context of residential development that began in the mid-1700s as European settlers followed the Great Wagon Road into North Carolina's backcountry.

Among those eighteenth century European pioneers were a group of German Protestants called Moravians who purchased a tract of land they called Wachovia after their patron's family seat in Austria. In 1766, the Moravians founded Salem, which became a regional trade and education center. In 1849, the General Assembly divided Forsyth County from the southern half of Stokes County. The new county needed a seat, and Salem seemed like the natural location, but the Moravians cited rowdy court days and worldly influences as they turned down the offer. Salem, however, did not want to be too far from the new seat's commerce so the Moravian church sold fifty-one acres directly north of Salem to Forsyth County. Leaders named the seat Winston in honor of Revolutionary War hero Joseph Winston.<sup>1</sup>

Until 1873, growth in Winston and Salem was modest, but in that year, the Northwestern North Carolina Railroad connected Winston with Greensboro, and in 1891, workers

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<sup>1</sup> Manly Wade Wellman, *The Founders*, Winston-Salem in History Series (Winston-Salem: John F. Blair, 1966) 1, 5, and Gwynne Stephens Taylor, *From Frontier to Factory: An Architectural History of Forsyth County* (Raleigh: North Carolina Department of Cultural Resources, Division of Archives and History, 1981), 3.

completed the Roanoke and Southern Railroad to Winston. Local Moravian families started textile, tobacco, banking, and wagon manufacturing businesses while newcomers moved to Winston. Among them were Richard J. Reynolds, two brothers named Hanes, and a father and son named Gray. Soon, over thirty small tobacco factories and tobacco warehouses kept Winston bustling. When R.J. Reynolds bought the Hanes brothers' tobacco company, the Haneses turned their attentions to textiles, which further stoked the town's industrial fires. The Gray family's Wachovia Bank financed much of the development. Meanwhile, although Salem's solid economic base surely strengthened Winston's development, Winston dwarfed Salem in every possible way by the late 1800s.<sup>2</sup>

Between 1870 and 1880, Winston's population skyrocketed from 400 to 4,000. By 1910, the population reached nearly twenty-three thousand. Winston and Salem merged in 1913, and in 1920, the city's forty-eight thousand residents made Winston-Salem the state's largest city. Seventy-two thousand people called the "Twin Cities" home by 1926. Workers, streaming in for factory jobs, fueled much of this growth, and unlike many North Carolina towns with textile plants that only hired white operatives, African Americans constituted a notable percentage of city's industrial workforce because tobacco companies hired both white and African American workers.<sup>3</sup>

Although R.J. Reynolds Tobacco Company was not the only tobacco factory in Winston in the late nineteenth century, it quickly emerged as the most prosperous. Beginning with a workforce of twelve seasonal employees operating in one building in 1873, Reynolds expanded to one hundred buildings and ten thousand workers by 1920. To feed his factory's demand in the late nineteenth century Reynolds sent trains to South Carolina and eastern North Carolina to pick up African American workers. Employees lived in temporary quarters near the plants during the week and Reynolds returned them home on the weekends. Eventually, African American workers began settling in eastern and northern sections of Winston. Many of these workers would eventually end up living in areas that are now part of the U-2826B APE.<sup>4</sup>

Despite Winston-Salem's full participation in racial segregation, the city gained a reputation as a place of "unusual possibility for African Americans."<sup>5</sup> By the late 1880s, African Americans made up forty percent of Winston's population, and they began creating businesses and institutions. Along Depot Street, which is now Patterson Avenue, entrepreneurs built stores, lawyers and doctors opened offices, and the community organized churches. Among several churches in the Depot Street area, African Americans organized Lloyd Presbyterian Church (in this project's APE) in the 1870s and built a sanctuary in the first decade of the 1900s. Successful upper and middle class African

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<sup>2</sup> Catherine W. Bishir and Michael T. Southern, *A Guide to the Historic Architecture of Piedmont North Carolina* (Chapel Hill: The University of North Carolina Press, 2003), 366-367; Taylor, 35-36.

<sup>3</sup> Langdon Edmunds Opperman, "Historic and Architectural Resources of African American Neighborhoods in Northeastern Winston-Salem, NC, (ca. 1900-1948)" National Register Multiple Property Documentation Form, 1998, section E, page 8-9, cited here after as MPDF; Bishir and Southern, 366-367; and Taylor, 36-37.

<sup>4</sup> Opperman, MPDF, section E, page 8.

<sup>5</sup> *Ibid.*, 13.



Americans constructed a collection of grand and modest houses amongst their businesses and near the city's tobacco factories.<sup>6</sup>

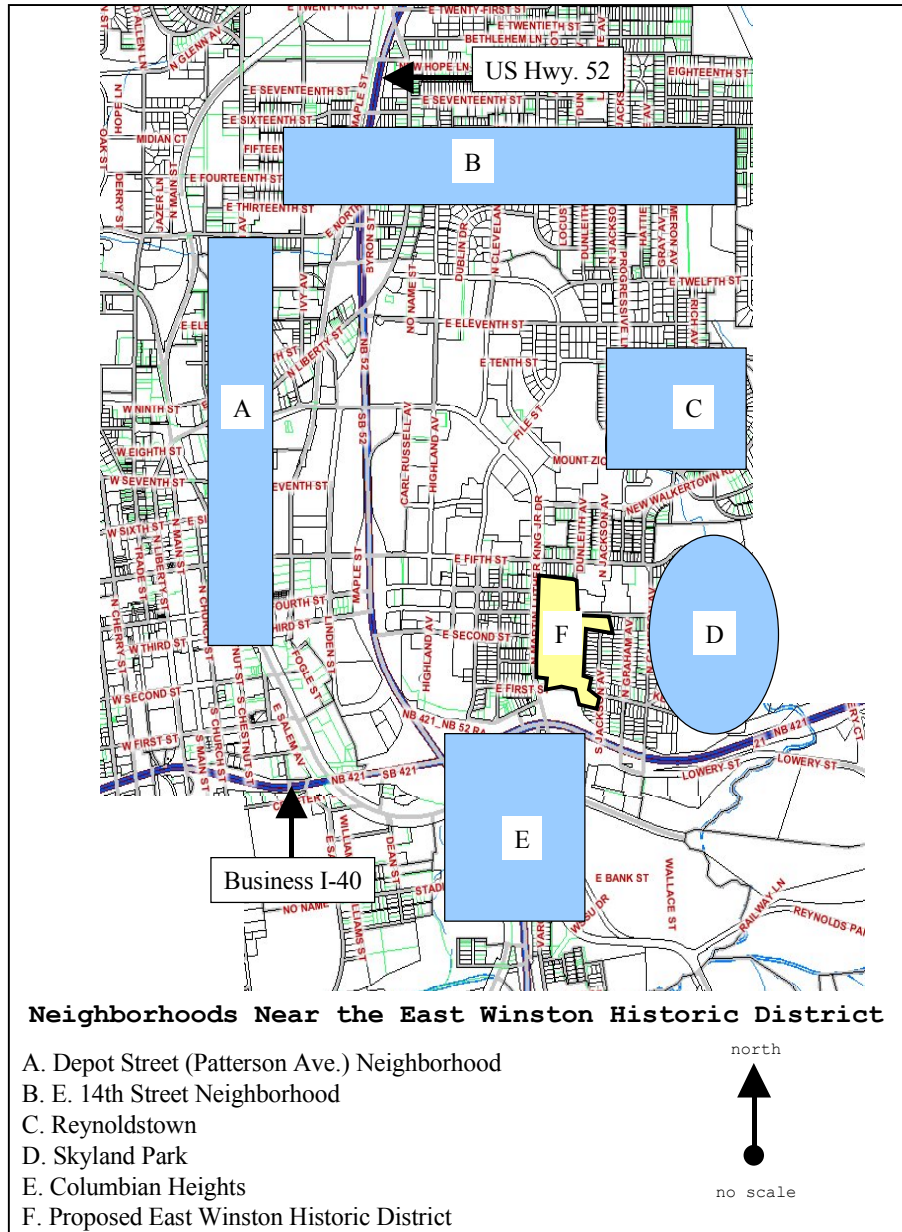


Figure 3

Among the new arrivals was Simon Green Atkins, a Livingstone College teacher who arrived in Winston to become the principal of the Depot Street School, which was the state's most prestigious African American public school. In 1891, he successfully lobbied the city to assist him in establishing a college and suburb for black professionals. Prominent white businessmen formed the Inside Land and Improvement Company that developed Columbian Heights, which city engineer Jacob Lott Ludlow platted in 1892. Atkins was one of the first builders in Columbian Heights and he opened Slater Academy

<sup>6</sup> Ibid., 11-12, and Bishir and Southern, 385.

on land deeded for that purpose by the Inside Company. The state legislature renamed the school Slater Normal and Industrial School in 1895, and took full control of the institution in 1905. The school eventually became Winston-Salem State University. Atkins led the school as president until 1934. Columbian Heights (south of the U-2826B APE) meanwhile, quickly became *the* neighborhood for the city's black leaders, professionals, and scholars.<sup>7</sup>

Winston's population and commercial boom naturally sparked growth in suburban residential development, the most ambitious and exclusive of which was directed towards white homebuyers. In 1892, the West End Hotel and Land Company completed the Zinzendorf Hotel on a ridge just west of downtown Winston, but the hotel did not stand long. Shortly after construction finished, a spectacular fire burned the rambling structure to the ground. Despite the hotel's shocking fate, the curving streets around the resort quickly became the home of Winston's white elite. Columbian Heights opened around the same time as West End, and to the northwest of town, white developers began marketing Boston Cottages to African Americans. Unlike Columbian Heights, Boston Cottages appears to have been largely rental property aimed at residents of lesser means. Soon after the West End, Columbian Heights, and Boston Cottages developments started, Sunnyside Land Company opened a tract of farmland for development by whites to the south of Salem. In 1895, the Winston-Salem Land and Investment Company platted Washington Park to the south of Salem. By 1896, seven land development companies operated in Winston and Salem.<sup>8</sup>

After re-drying machinery enabled year-round tobacco work in 1909, even more workers gravitated to Winston. Ardmore, the city's first automobile-based suburb opened to white homebuyers in 1914, and construction workers started an average of one new house in the neighborhood every week for twenty-two years. White neighborhoods continued growing and African American communities pushed north and east. To the northwest of Winston, Forsyth County's African American and white farmers began developing their lands along Mickey Mill Road, which became an extension of East Fourteenth Street. Queen Anne and Colonial Revival homes of businessmen, doctors, and educators eventually lined East Fourteenth Street, to the east of Liberty Street, but most of these have been demolished.<sup>9</sup>

As the white population expanded, whites settled along East Third, Fourth, and Fifth streets, in today's U-2826B APE, towards open farm land that included R.J. Reynolds' farm near today's intersection of East First Street and Cameron Avenue, to the east of U-2826B's APE. The land north of East Fifth Street was wooded. These white residents built traditional one- and two-story dwellings, and churches including Grace Methodist Church, Fries Memorial Moravian Church, and East Fourth Street Baptist Church. In 1914, as Reynolda House, R.J. and Katharine Reynolds' country estate, neared

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<sup>7</sup> Opperman, MPDF, section E, page 14, and Bishir and Southern, 387.

<sup>8</sup> Opperman, MPDF, section E, page 18, and Taylor, 38-39, and

<sup>9</sup> Bishir and Southern, 389, Opperman, MPDF, section E, pages 18, 25-26.

completion the Reynolds family removed their farming operations from the East Winston area and donated a parcel for construction of City Hospital.<sup>10</sup>

Also in the 1910s, the R.J. Reynolds Tobacco Company developed Reynoldstown to house white workers on nearly ninety acres farther to the northeast of the hospital site. Another white development in eastern section of Winston was Skyland Park, which included the Junior League Hospital for Incurables. Dreamland Park started in the 1920s as an African American community with a variety of businesses to the northeast of East Fourteenth Street.<sup>11</sup>

While West End and Ardmore remained predominantly white, the white neighborhoods to the east of downtown Winston changed to African American occupancy by the 1940s. After the construction of Atkins High School for African Americans in the 1920s, nearby Reynoldstown began shifting to an African American population. By the early 1930s, the change was complete. In 1938, R.J. Reynolds Tobacco Company sold the houses; most buyers were the African American occupants who began subdividing their large lots. As a result, houses alternate between large bungalows from the 1910s and 1920s and brick minimal traditional residences of the 1940s. Like Reynoldstown, Skyland Park and East Winston both became African American neighborhoods in rapid shifts during the 1940s.<sup>12</sup>

Following World War II, as car ownership increased, residential development moved farther from city centers. The same played out in Winston-Salem, and in African American neighborhoods, industrial development and urban renewal compounded the negative effects of such changes. The African American houses built close to the Reynolds factory and Slater Academy fell victim to those economic engines. Reynolds demolished entire neighborhoods for expansion, while Slater, today's Winston-Salem State University (Slater's descendant) demolished much of Columbian Heights to make way for new buildings.

African American neighborhoods, including areas within U-2826B's APE, suffered the most destruction, however, from urban redevelopment projects. In the early 1950s, Business I-40, then known as the East-West Expressway, sliced through the center of Winston-Salem, dividing African American neighborhoods in eastern Winston-Salem. Later in that same decade, planing began for U.S. Highway 52, which cut a four-lane corridor between downtown Winston-Salem and East Winston, taking blocks and blocks of African American neighborhoods and businesses with it. A 1962 newspaper article cheered the destruction of shacks, dilapidated houses and stores, unpaved roads, and even nine churches to make way for industry, shopping centers, new homes, apartments, and a recreation center. By 1966, one project in East Winston had demolished twenty-five hundred homes and included plans to raze an additional thousand acres. More projects in the early 1970s removed parts of Columbian Heights and imposed wide curving streets on the original narrower grid plan. Along Patterson Avenue, formerly Depot Street, the heart of African American commercial activity was obliterated. Goler Memorial Church

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<sup>10</sup> Opperman, MPDF, section E, page 28.

<sup>11</sup> Bishir and Southern, 387, and Opperman, section E, page 28.

<sup>12</sup> Opperman, MPDF, section E, page 29, 30-31.

and Lloyd Presbyterian Church remained, but their congregants as well as the community's businesses and other institutions gave way to bulldozers.<sup>13</sup>

### **Architectural Context: Residential Architecture in Winston-Salem From the Late Nineteenth Century to the 1940s**

Although the properties within the U-2826B APE are associated with the African American community, both whites and African Americans contributed to the architecture found in the APE. Therefore, the APE's architecture can only be understood through a brief examination of the late-nineteenth and early-twentieth century residential architecture used by both races.

In Winston-Salem at the turn of the twentieth century, both African Americans and whites, followed national building patterns. Local contractors built high-style Queen Anne, Stick, and Shingle style houses in West End, Washington Park, and along some of downtown Winston's most fashionable streets during the late 1800s. Among the most elaborate was Hylehurst where New York architect Henry Hudson Holly incorporated Queen Anne and Stick elements in a residence completed in 1884 for John W. Fries. In East Winston, examples of modest interpretations of Queen Anne range from one-story cottages to two-story, gable-front row houses; most examples from this period stand along East Fourth Street. In African American neighborhoods, builders erected more modest dwellings, like Dr. Atkins' simple side-gable house that featured a peak in the center of the front roof slope. Two lumber companies, Fogle Brothers and Miller Brothers, supplied most of the materials for building during this period.<sup>14</sup>

During the early twentieth century, homeowners began employing Colonial Revival and Neoclassical designs. In the city's neighborhoods, architects and contractors built imposing porticos on mansions and smaller Colonial Revival dwellings that sometimes incorporated "bonnets," which were arched projects that sheltered entrance stoops on eighteenth and early-nineteenth century Moravian buildings. Many builders constructed one-story, hip-roof cottages and larger two-story homes that combined the Queen Anne style's asymmetry with the columns and classical motifs of the Colonial Revival. Such houses line the streets of the Holly Avenue neighborhood between downtown Winston and West End, and examples can be found in East Winston. Along East Fourteenth Street, prominent African Americans such as real estate investor Charlie Jones and George W. Hill who ran a successful insurance and home-loan company built similar dwellings.<sup>15</sup>

In Ardmore, builders erected Craftsman bungalows, English cottages, and some Colonial Revival houses for middle-class professionals, and in 1923, the North Carolina Baptist Hospital moved into the subdivision. Following the 1915 completion of Reynolda, the country estate of R.J. and Katharine Reynolds, the city's upper classes began moving to developments such as Buena Vista and Reynolda Park where they built substantial, fashionable Tudor Revival, Colonial Revival, and a wide variety of Period Revival

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<sup>13</sup> Opperman, MPDF, section E, page 37.

<sup>14</sup> Taylor, 40, and Bishir and Southern, 380.

<sup>15</sup> Opperman, MPDF, section E, page 27.

dwellings on large lots. During the 1910s and 1920s, white residents of East Winston constructed one-story bungalows, many incorporating high-style Craftsman designs.<sup>16</sup>

In 1927, African American developers platted Alta Vista, one of the first suburbs developed by and for African Americans in the South. By 1930, about twenty-five substantial Tudor Revival, Craftsman, and Dutch Colonial Revival houses with one- and two-car garages lined the subdivision's streets. Elsewhere, along East Fourteenth Street and in other sections of east and northeast Winston-Salem, African Americans constructed similar, although often somewhat smaller or less elaborate bungalows than those built in white neighborhoods, Colonial Revival, and Period Revival dwellings during the 1910s and 1920s.<sup>17</sup>

During the 1930s, Winston-Salem's factories continued operating, despite the onset of severe economic depression, and as a result, residents continued building. Aside from Graylyn, a lavish Norman Revival mansion completed in 1932 for Reynolds president, Bowman Gray and his wife Natalie, most houses of the 1930s were simpler interpretations of Colonial Revival and Craftsman designs of the 1910s and 1930s. Similar patterns continued after World War II when the nationwide housing shortage, local continued prosperity of R.J. Reynolds Tobacco Company, and post-war shortages of materials meant that builders quickly erected cottages with simplified or minimized Colonial Revival references. For their minimal decoration, these houses are often identified as minimal traditional style. A handful of minimal traditional houses stand in East Winston, but generally, by the 1940s, East Winston's lots were full.<sup>18</sup>

Similarly, Winston and Salem's religious and public architecture followed national trends. Churches, which were often built within residential neighborhoods, displayed an array of styles. In 1914, when Tudor Revival and Craftsman styles were applied to houses, the former Waughtown Presbyterian Church was built with a stuccoed Tudor Revival edifice. During the 1920s, many Colonial Revival, Classical Revival, and the locally popular Moravian Revival churches went up throughout Winston-Salem. Other churches employed the Gothic Revival, whose elements could be found in some nineteenth century Queen Anne homes but were usually reserved for church and academic buildings.

Public buildings also followed national trends, although architects usually applied grander, more imposing styles, such as Classical Revival and Beaux Arts, to them instead of styles more commonly associated with residential architecture. As Winston-Salem hit its economic stride during the 1910s and 1920s, leaders and property owners demanded stylish and commanding designs that included Winston-Salem City Hall, a classically inspired composition, the Beaux Arts Union Station, Art Deco commercial and office buildings, and the Classical Revival R.J. Reynolds High School and Auditorium.

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<sup>16</sup> Bishir and Southern, 389 and 391.

<sup>17</sup> Bishir and Southern, 393, and Opperman, MPDF, section E, page 26.

<sup>18</sup> Taylor, 69, and Sanborn Fire Insurance Maps, Winston-Salem, 1917-1958

*Properties Listed in the National Register of Historic Places and Locally Designated Properties*

**Property Evaluation: Lloyd Presbyterian Church**

*Lloyd Presbyterian Church is property #1 on the APE and Surveyed Resources Map, Figure 2.*

*Lloyd Presbyterian Church was listed in the National Register in 1998. Lloyd Presbyterian Church was designated as a local historic landmark in 1981. The following description and history is summarized from that nomination written by Langdon Edmunds Opperman.*

**Location**

748 Chestnut Street, Winston-Salem

**Property Description**

Lloyd Presbyterian Church is a one-story, gable-front building executed in the Carpenter Gothic style. A square steeple with a pyramidal roof caps the front of the pressed-metal-shingle roof. The symmetrical fenestration features a projecting, gable-front, center bay housing a double-leaf front door and Gothic-arch fanlight. Gothic-arch windows occupy the side elevations of this projection. Pairs of double-hung lancet windows with decorative wooden drip molds flank the center bay. Paneled wooden buttresses enrich the front corners. Wooden steps with a lattice balustrade descend to the sidewalk.

Double-hung, Gothic-arch windows with decorative drip molds pierce the side elevations. On the rear, an apse featuring two lancet windows projects beneath a hip roof. A small Gothic-arch attic vent is centered in both the front and rear gable ends. Weatherboards cover the entire building and the church stands on a full brick foundation.

**Historic Background**

African Americans living in the Depot Street area organized Lloyd Presbyterian Church in the 1870s as part of a national effort by the Presbyterian Church to establish African American congregations in the South. After years of meeting in public halls and members' homes and businesses, the congregation built their first church probably around 1891. Within in a decade, the congregation started work on a new sanctuary, and by 1907, they completed the present building. The building's designer remains unknown, but many members and friends of the church, including women, worked on its construction.

Other buildings on the block included shotgun houses, duplexes, and several two-story frame dwellings. The two-story houses featured polygonal bays and wraparound porches; Lloyd's minister, Dr. Junius C. Alston occupied one such dwelling.

During Lloyd's early years, several prominent black businessmen joined Lloyd including J.S. Hill who founded Forsyth Savings and Trust Company, the city's first African American bank. Attorney James S. Lanier joined in the late 1800s, as did Dr. John W. Jones, a local physician and neighborhood booster.

Lloyd Presbyterian also ran, or its members were very active with the operation of a school for African American children. Lloyd members also supported various benevolent societies several halls operated near Lloyd. Over the years, Lloyd also hosted fledgling churches, like St. Mark Lutheran, until those churches constructed their own buildings. After 1950, Lloyd became a center for the civil rights movement in Winston-Salem, and in 1965, the Congress for Racial Equality (CORE) established a Winston-Salem chapter that met at Lloyd.

As urban renewal projects chewed away at the residential community surrounding Lloyd, the congregation dwindled. Local leaders, however, continued to use the church as a base from which community activists could work. Today, none of Lloyd's members are local and the membership stands at just twenty-five, but the church maintains a role in local activism through regular participation in events to promote peace and the city's Adopt-a-Street program.

#### **National Register Evaluation**

Lloyd Presbyterian Church remains eligible for the National Register. The resource retains outstanding integrity of design, materials, workmanship, association, and feeling. It also retains integrity of location. Lloyd's setting has changed as the surrounding houses have been demolished over time.

Lloyd Presbyterian Church is **eligible** for the National Register under Criterion A (event) in the area of social history and African American heritage. *To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American History or a pattern of events or historic trend that made a significant contribution to the development of a community. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well.* Lloyd Presbyterian Church is reflective of the growth of the African American population in the Depot Street Neighborhood, and it is one of only a very few architectural remnants of that community. The church represents the character of religious, social, and political life in the Depot Street Neighborhood.

Lloyd Presbyterian Church is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group.* No significant person is associated with the Lloyd Presbyterian Church.

Lloyd Presbyterian Church is **eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* Lloyd Presbyterian Church is a little-changed and rare representative of the Carpenter Gothic style. It retains outstanding integrity of design, materials, and workmanship.

Lloyd Presbyterian Church is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contributing to our understanding of human history or prehistory, and 2) the information must be considered important.* Lloyd Presbyterian Church is not likely to yield any important information about human history or prehistory.

#### **Boundary Description and Justification**

The National Register boundary for Lloyd Presbyterian Church has not changed since the nomination was written in 1998. The following description and justification are adapted directly from the nomination.

The boundary follows the east, south, and west edge of a parcel with the PIN number 6835-28-9968, the east, south, west, and part of the north edge of a parcel without a PIN number but with a block lot number 0202123, and a portion of a lot with the PIN number 6835-29-8028. The boundary also includes a public alley. Figure 4 illustrates the boundary.

Because Lloyd Presbyterian Church was associated with the Knights of Labor Hall and a small school building, the boundary encompasses the three lots that the Lloyd congregation purchased for the existing church, the demolished Knights of Labor Hall, and the demolished school, plus the public alleys connecting the buildings. These boundaries comprise the property historically associated with Lloyd Church and the property still associated with the church's site and setting today.



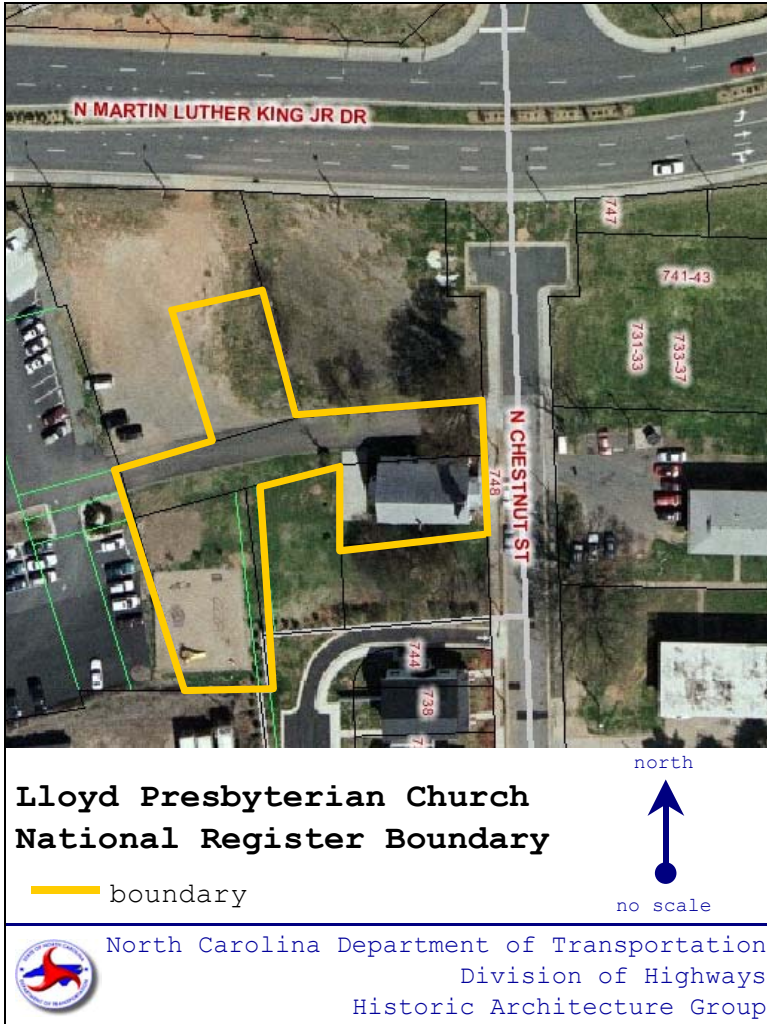


Figure 4: Lloyd Presbyterian Church boundary

Figure 5: Lloyd Presbyterian Church, northeast corner



*Properties Listed in the National Register of Historic Places*

**Property Evaluation: Mars Hill Baptist Church**

*Mars Hill Baptist Church is property #8 on the APE and Surveyed Resources Map, Figure 2.*

*Mars Hill Baptist Church was listed in the National Register in 1998. The following description and history is summarized from that nomination written by Langdon Edmunds Opperman.*

**Location**

1331 East Fourth Street, Winston-Salem

**Property Description**

Mars Hill Baptist Church is a substantial brick, T-shaped building with a gable-front orientation and corner tower. A small 1924 addition and a larger brick addition built before 1944 are attached to the church's rear elevation. The façade features a Gothic-arch stained glass window with wooden tracery. At the base of the three-stage tower, a Gothic-arch doorway opens into a vestibule. Above this front door, two staggered lancet windows light the stairway within the tower. At the top of the tower, Gothic-arch openings reveal a large church bell. The tower's east (Martin Luther King Jr. Drive) fenestration is identical. Brick buttresses with cast stone caps trim the corners of the façade and the corner tower. Gothic-arch stained glass windows with wooden tracery line the side elevations and are separated by brick buttresses with cast stone caps. The side-gable wing that extends across the rear of the sanctuary is two-stories in height and features smaller Gothic-arch windows. Shaped, exposed raftertails and Gothic-arch "bonnets" over the side entrances enrich the building. Asphalt shingles have replaced the original slate roof. The church stands on a full, cut-stone basement.

Inside, Mars Hill Baptist retains white plaster walls above a darkly stained v-board wainscoting and a molded chair rail. Original molding surrounds all the windows and doors. The stair in the tower features a Craftsman-style, square, paneled newel post with square balusters and a molded handrail.

Next door, immediately to the west, the 1915 pebbledash parsonage still stands, and is included in the nominated boundary. The transitional Queen Anne-Colonial Revival cottage features a hip roof with a gable-front wing and a full-width porch with fluted columns.

**Historic Background**

In 1915, a white Moravian congregation built Mars Hill Baptist Church as Fries Memorial Moravian Church. Whites lived and worshiped in East Winston throughout the 1910s, 1920s, and 1930s as the African American population in the surrounding neighborhoods grew. A few blocks north of Fries Memorial, a group of African Americans who were former members of Calvary Baptist Church organized Mars Hill Baptist in 1937. The group took the name of their church from a hill in Athens where Paul addressed the Athenians about Jesus and the resurrection. After meeting in homes

for several months, they purchased a house at East Seventh Street and Locust Avenue and converted it for worship. In 1940, they bought a more spacious frame church on Greenwood Avenue between East Second and East Third Streets, but quickly found that space cramped.

By 1944, the five-hundred-member congregation of tobacco workers and domestic employees had outgrown their Greenwood Avenue church building. That year, Mars Hill's minister, E.W. Samuels, circulated a flyer among the members citing "practical inter-racial cooperation" as he described the recent changes in the area's population. "The colored people," he wrote, "have been moving into this section so rapidly that many whites have moved elsewhere, with the result that some churches have been sold to colored congregations at much less than their cost or actual value." Samuels went on to inform members that their white friends at Fries Memorial were willing to sell their sanctuary, valued at over forty-six thousand dollars, to Mars Hill for thirty thousand dollars.

While most whites in East Winston were leaving peacefully and Fries Memorial's members willingly sold the property to Mars Hill, some white residents declared that no African Americans would worship in the building. The mayor publicly stated that if the Mars Hill congregation or its new building suffered injury, all whites in East Winston would be blamed. In September 1944, a group of Mars Hill members protected the church overnight in advance of a Sunday procession from the Greenwood Avenue building to their new sanctuary.

Since that time, Mars Hill Baptist Church has remained an active and important institution in East Winston. A split in 1980 took about three hundred of Mars Hill's members to Zion Hill Baptist Church, and in 1989, Hurricane Hugo seriously damaged the church building's large stained glass window. The church, however, painstakingly restored the window, and the church's membership remains steady at about two hundred.

#### **National Register Evaluation**

Mars Hill Baptist Church retains integrity of location, design, setting, workmanship, association, and feeling. Despite the introduction of new doors at the church's corner entrances, the church retains integrity of materials.

Mars Hill Baptist Church is **eligible** for the National Register under Criterion A (event) in the areas of social history and African American heritage. *To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American History or a pattern of events or historic trend that made a significant contribution to the development of a community. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well.* Mars Hill Baptist Church is a representative of twentieth-century community development in the African American neighborhoods of northeastern Winston-Salem.

Mars Hill Baptist Church is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group.* No significant person is associated with Mars Hill Baptist Church.

Mars Hill Baptist Church is **eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* Mars Hill Baptist Church is a little-changed representative of the Gothic Revival style of church architecture.

Mars Hill Baptist Church is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contributing to our understanding of human history or prehistory, and 2) the information must be considered important.* Mars Hill Baptist Church is unlikely to yield unknown and important information about human history or prehistory.

#### **Boundary Description and Justification**

The property follows the tax parcel lines of a group of four parcels with the following PIN numbers: 6835-67-8485, 6835-67-8425, 6835-67-9557, and 6835-67-8631. These lots contain a total of 0.9 acres plus a small amount of acreage from a public alley that runs behind the church. Figure 6 illustrates the boundary.

The boundary for the Mars Hill Baptist Church has not changed since its nomination in 1998. The boundary comprises the acreage acquired from Fries Memorial Moravian Church in 1944 and land that the church acquired in 1976, which had previously been associated with the church. It contains the church and parsonage.

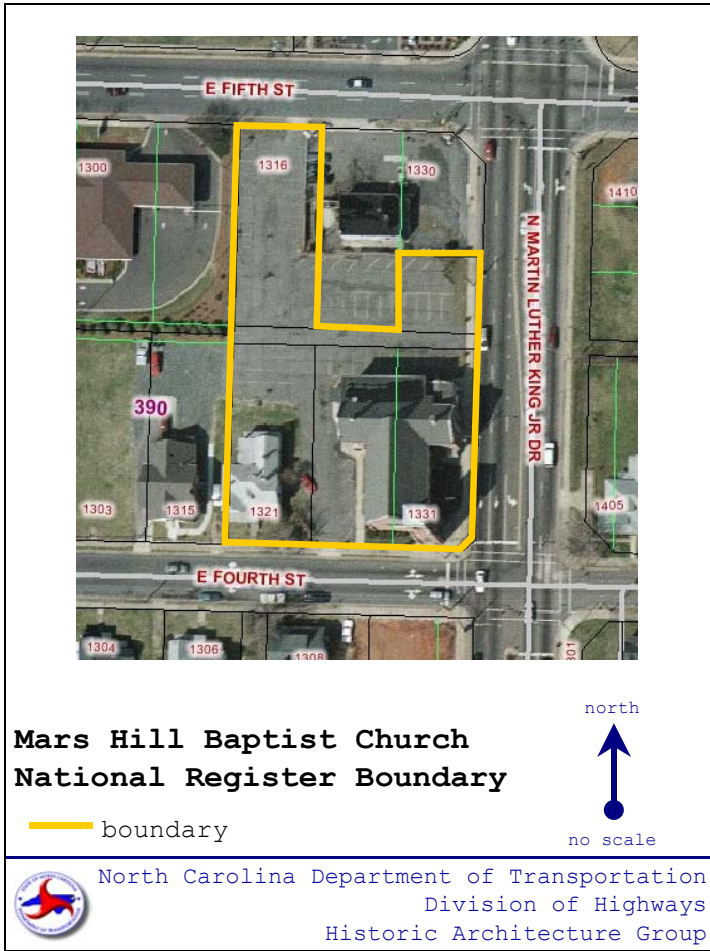


Figure 6: Mars Hill Baptist Church boundary

Figure 7: Mars Hill Baptist Church, southeast corner



*Properties Listed in the National Register of Historic Places and Locally Designated Properties*

**Property Evaluation: Union Station**

*Union Station is property #26 on the APE and Surveyed Resources Map, Figure 2.*

*Union Station was listed in the National Register in 1998. Laura Phillips wrote the nomination. Union Station was designated as a local historic landmark in 1997. The following description and history are reproduced from a 2005 NCDOT Historic Architectural Resources Survey Report concerning another component of this project. Heather Fearnbach of Edwards-Pitman Environmental, Inc., wrote that report based on the nomination by Laura Phillips.*

**Location**

300 Martin Luther King Jr. Drive

**Property Description**

Union Station stands along the tracks of the Southern, Norfolk and Western, and Winston-Salem Southbound railroads. The station is built into the grade of the site, resulting in one-story elevations on the east and north sides and three exposed stories on the west and south (trackside) elevations. The steel, reinforced-concrete, and masonry building is veneered with red brick laid in Flemish bond with limestone accents on the main level. The lower two levels are exposed concrete. A monumental portico with paired Corinthian Columns, a frieze with alternating foliate medallions and fluting and a cornice with a leaf-and-dart band dominates the north elevation. The portico extends several feet above the façade of the building's central north-south corridor. A carved stone eagle ornaments the segmentally arched door surround.

The main floor of Union Station functioned as the visitor services concourse, complete with entrance lobbies, waiting rooms, ticket counters, concession stands, and restrooms. Terrazzo and ceramic tile floors, high marble wainscots and plaster walls and ceilings characterize the lobbies and waiting rooms. Offices and a kitchen were on the level below the main floor. The utilitarian nature of these spaces is expressed in the simple finished: plaster walls and wood trim. The basement contained large, open baggage storage and freight receiving areas.

Modifications to Union Station during the past thirty years of use as an automobile repair business have been minimal. The current owners replaced the original doors on the east and north elevations with roll-up garage doors and removed the original light fixtures and oak benches from the interior.

**Historic Background**

Three railroads served Winston-Salem during the first quarter of the twentieth century: the Southern, the Norfolk and Western, and the Winston-Salem Southbound. The only passenger station at that time was a 1908 Mission-style building located on Chestnut Street between Third and Fourth Streets. Growth in passenger traffic prompted the creation of a committee to determine the location of a new station. After careful study,

the Winston-Salem Terminal Company, a corporation formed by the three railroads, purchased several parcels of land on Wheeler Street (now Martin Luther King Jr. Drive) in 1924 and 1925 for the Union Station site.

Fellheimer and Wagner, a New York architectural firm, designed Winston-Salem's Beaux Arts Union Station in 1924. The Northeastern Construction Company began building the station in the fall of that year, and it was completed about sixteen months later at a cost of \$800,000. Union Station opened April 15, 1926 to much fanfare. The *Twin City Sentinel* described the building as "the fulfillment of a dream of a decade" and heralded Union Station as "one of the most complete and attractive stations in the South." The commodious edifice contained public lobbies and travel service spaces for both white and African American patrons.

Passenger train service declined nationwide after World War II, and by 1963 there were only four scheduled train stops at Union Station on a daily basis. June 15, 1970 marked the end of passenger service at the station. The Winston-Salem Terminal Company liquidated its assets on April 30, 1973. Harvey Lee and Bonnie Naomi Davis purchased Union Station in 1975 and have operated Davis Garage out of the building for over thirty years.

#### **National Register Evaluation**

Union Station retains integrity of location, design, workmanship, association, and feeling. Although some of the materials, including the front doors and some interior fixtures have been removed, the station does retain integrity of materials. Its setting has been somewhat compromised by the widening of Martin Luther King Jr. Drive, construction of Business I-40, expansions at Winston-Salem State University, and other redevelopment projects that have decimated the surrounding stock of houses. Its association with the rail corridor, however, remains clear.

Union Station is **eligible** for the National Register under Criterion A (event) in the area of transportation. *To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American History or a pattern of events or historic trend that made a significant contribution to the development of a community. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well.* Union Station served as the only passenger train station in Winston-Salem from 1926 to 1970.

Union Station is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or*

*used by a person who is or was a member of an identifiable profession, class or social or ethnic group.* No significant person is associated with Union Station.

Union Station is **eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* Union Station is an intact example of a Beaux Arts-style public building. Union Station manifests characteristic design features of passenger stations constructed throughout the eastern United States in the period between the two world wars.

Union Station is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contributing to our understanding of human history or prehistory, and 2) the information must be considered important.* Union Station is unlikely to yield any unknown or important information about human history or prehistory.

#### **Boundary Description and Justification**

The National Register boundary includes the acreage associated with Union Station, which is 1.83 acres on Forsyth County tax parcel PIN no. 6835-75-1241. The boundary follows the existing right-of-way along Martin Luther King Jr. Drive, Excelsior Street, Rosemond Street and the rail corridor. Figure 8 illustrates the boundary.





Figure 8: Union Station boundary

9: Union Station north elevation



*Properties Evaluated and Recommended Eligible for the National Register of Historic Places*

**Property Evaluation: East Winston Historic District**

*The East Winston Historic District includes properties nos. 9-12, 15-24, and 28-30 on the APE and Surveyed Resources Map, Figure 2. Property no. 25 on Figure 2 (illustrated in Figure 38), was evaluated as part of the district. It was not included in the district's bounds because the National Register Coordinator at the NC HPO generally does not allow districts to include buildings that face outward from the district and that, therefore, can only be reached via public right-of-way from inside the district by leaving the district to come around to the front of the out-facing resource.*

**Location**

The East Winston Historic District is roughly bounded by Martin Luther King Jr. Drive on the west, Dunleith Street and the former City Memorial Hospital on the east, First Street on the south, and Fifth Street on the north.

**Property Description**

The East Winston Historic District covers a grid that is an extension of Winston's downtown grid laid out in 1851. The terrain slopes very slightly from East Fifth Street down towards East First Street. To the east, beyond Jackson Avenue (outside the district bounds), the grade drops more noticeably.

The district is a residential neighborhood populated with one-story, frame dwellings, a small number of two-story frame dwellings, one two-story store, one brick church, and a two-story brick fire station. Almost every building has undergone one or more alterations. The most common alterations are replacement windows, modern siding, and altered porch materials.

The neighborhood is dense, but each house has a small front yard, narrow side yards, and larger back yards. Sidewalks line each street and in some locations, retaining walls, usually of stuccoed concrete block, separate yards from the sidewalks. Many properties had small outbuildings in the back corners of their yards in the 1910s but by the 1950s, garages were the most common outbuildings.

About seventy-nine primary buildings stand in the East Winston Historic District. Of those, about twenty-two are noncontributing. With the exception of one unoccupied church building built in the 1960s or 1970s, all the noncontributing resources are designated as such because of alterations rather than age. One building, Goler Metropolitan A.M.E Zion Church, is already listed in the National Register. This report does not evaluate Goler Metropolitan individually because it is not within the APE; only the west edge of the proposed historic district is within the APE.

## Historic Background

Over time the term “East Winston” has referred to a larger and larger section of the area east of downtown Winston-Salem, to the east of US Highway 52. The East Winston Historic District, composed of Dunleith Avenue, Wheeler Street, East First, East Third, and East Fourth Streets, covers only a small fraction of greater East Winston.

Most of East Winston developed as a white neighborhood as the town’s growing population spread over farmland to the east of downtown during the early 1900s. Among those landowners selling their East Winston property was R.J. Reynolds whose farm was centered near the present-day intersection of East First and Cameron Streets (east of the East Winston Historic District). As Reynolda neared completion in the early 1910s, Reynolds moved his livestock to the new estate and donated the site of his horse exercise track for the construction of City Hospital, which was completed during 1913 and 1914. In 1922, the hospital added a two-story “Negro Ward.” Skyland School, complete with a swimming pool and park opened for white children in 1924 on East End Boulevard a few blocks east of the hospital and close to the Reynoldstown neighborhood. To the south, workers finished Union Station in 1925, and in 1928, the Junior League built a Hospital for Incurables on Kentucky Avenue.<sup>19</sup>

During the 1910s and 1920s, residents built substantial churches. In 1915, Moravians constructed Fries Memorial Moravian Church (now known as Mars Hill Baptist Church) on East Fourth Street at Claremont Avenue (now Martin Luther King Jr. Drive). The Baptists built Greenwood Avenue Baptist Church at Greenwood and East Fifth Street, and Grace Methodist Church faced Woodland Avenue at its intersection with East Fourth Street. In 1924, the white East Fourth Street congregation built a monumental Classical Revival sanctuary Baptist (now known as Goler Metropolitan A.M.E. Zion Church) at East Fourth and Dunleith Avenue.<sup>20</sup>

Although two hospitals stood in the area, most people living on the blocks included in today’s East Winston Historic District worked in blue collar jobs. R.J. Reynolds Tobacco Company employed the vast majority of the district’s residents in 1918. A few men worked for the railroad companies, while other occupations included mail carrier, electrician, grocer, clerk, and carpenter.<sup>21</sup>

During the 1920s and into the 1930s, more and more addresses were added to the East Winston Historic District streets as white occupants continued to move into the community. Isom B. Swaim built a grocery store on East First Street in the 1920s, and the Sale-Adams Furniture Company opened a block away on the same street. In 1926, Winston-Salem built Fire Station Number 4 at 214 Dunleith Avenue. Later in the 1920s, Potter’s Star Market was introduced to East Fourth Street. A Gulf Service Station was

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<sup>19</sup> Opperman, MPDF, section E, page 28, 30.

<sup>20</sup> Opperman, MPDF, section E, page 29-30, and Langdon Edmunds Opperman, “Mars Hill Baptist Church,” National Register Nomination,” 1998, section 8, page 8.

<sup>21</sup> Winston-Salem City Directory, 1918.

built at the intersection of Wheeler, First, and Claremont. Residents' occupations remained blue collar with most people working for Reynolds.<sup>22</sup>

Although whites occupied this section of Winston-Salem through the 1930s, African Americans had been living nearby for decades. Blacks had long occupied the areas south of Belews Street and East First Street, towards the school that became Winston-Salem State University. The 1917 Sanborn Map illustrates a school for African American children on East First Street, then called Belews Street, near where East First intersects the modern-day exit ramp from westbound Business I-40.<sup>23</sup>

Beginning in the early 1900s, a small number of African Americans tried moving into the white sections of East Winston. In 1908, an African American woman moved into a house at the corner of East Eighth Street and Woodland Avenue, just west of the East Winston Historic District, but she was quickly burned out of her house. In the late 1910s, white residents, backed by a Ku Klux Klan parade, threatened the few African Americans considering moving to the area.<sup>24</sup>

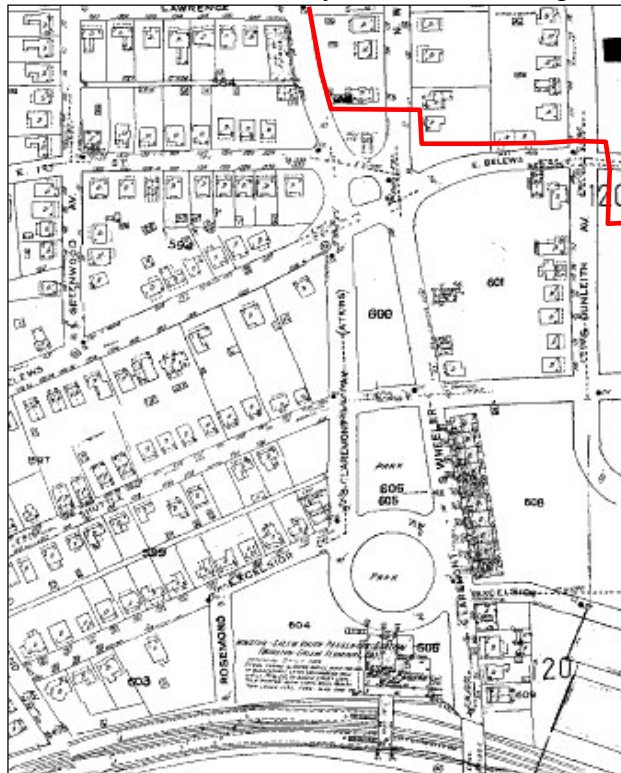


Figure 10: 1928 Sanborn Map showing axis towards Union Station, at the bottom of the image; southwest section of East Winston Historic District bounded in red.

As the 1920s progressed, a few white families sold their homes to African Americans. Immediately adjacent to the East Winston Historic District, the 1922 City Directory notes one African American family living on Jackson Avenue. Also during the 1920s, Claremont Avenue was extended south in a gentle arc from its terminus at East Second Street to the intersection of Belews Street, East First Street and Wheeler Street. A circular median or round-about occupied this intersection and created the northern end of an axis flanked by Claremont Avenue and Wheeler Street leading towards Union Station to the south.<sup>25</sup>

The area of the East Winston Historic District, however, remained almost exclusively white until around 1942. The previous year, African American

<sup>22</sup> Winston-Salem City Directories, various dates in the 1920s and 1930s, and "Fire Station No. 4," North Carolina State Historic Preservation Office Survey Site Form, Survey Site Number FY 1276.

<sup>23</sup> Winston-Salem Sanborn Fire Insurance Map, 1917, and Winston-Salem City Directories.

<sup>24</sup> Opperman, MPDF, section E, page 29.

<sup>25</sup> Opperman, MPDF, section E, page 29, Winston-Salem City Directory, 1922, and Winston-Salem Sanborn Fire Insurance Maps, 1917 and 1928.

Jasper Carpenter bought a house close to City Hospital sparking a year-long mass exodus during which nearly every white resident and white church congregation left East Winston. According to historian Langdon Opperman, this migration and its extreme speed is unique to Winston-Salem. African American and white neighborhoods in other North Carolina towns and cities generally remained stable during the twentieth century, or when racial shifts occurred, they did so at a much slower rate.<sup>26</sup>

In 1942, just a year after the neighborhood had been nearly exclusively white, the City Directory indicated that African Americans occupied every address within the East Winston Historic District, and Goler Metropolitan African Methodist Episcopal Zion Church had moved in to East Fourth Street Baptist Church. Like their white predecessors, residents worked in blue-collar jobs, primarily for R.J. Reynolds Tobacco Company. Other occupations included hospital orderly, railroad worker, bus company employee, and cook. Isom B. Swaim, a white merchant, no longer lived in East Winston but he still owned his East First Street grocery store.<sup>27</sup>

Since the 1940s, East Winston has remained exclusively African American. Thus, as the city made improvements in other neighborhoods, East Winston's infrastructure was neglected. In the 1960s, unpaved streets and the area's modest frame houses made it a target of urban renewal. Claremont Avenue, which became Martin Luther King Jr. Drive, was widened in the second half of the twentieth century, creating a wide corridor separating the East Winston Historic District from the western part of East Winston. To the north, New Walkertown Road was widened and realigned to create a similar gulf, and to the south, Business I-40 and Winston-Salem State University demolished large swaths of East Winston. While historic residential sections of East Winston remain to the north of New Walkertown Road and to the west of Martin Luther King Jr. Drive, these areas have suffered neglect, unsympathetic infill, demolition, and copious alterations to the housing stock. To the east of the district, City Hospital has undergone significant alterations that have had a severe and negative impact on its historic and architectural integrity, and the housing stock east of Dunleith Avenue is somewhat newer and more altered than that in the East Winston Historic District.

Thus, today, the East Winston Historic District is the most intact remnant of the area of East Winston developed in the early 1900s for whites and later occupied by African Americans. The district's history imparts the history of Winston-Salem's working class and the dramatic racial shift that occurred in 1941-1942. According to Langdon Opperman, of all the traditionally African American sections of Winston-Salem, East Winston "is best able to tell the story of the advancement and affluence of African Americans in Winston-Salem."<sup>28</sup>

Areas such as East Fourteenth Street and Depot Street (Patterson Avenue) have been decimated by urban renewal while Business I-40, U.S. Highway 52, and Winston-Salem State University have demolished Columbian Heights. The city's most affluent African

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<sup>26</sup> Opperman, MPDF, section E, page 29.

<sup>27</sup> Winston-Salem City Directory, 1942.

<sup>28</sup> Opperman, MPDF, section E, page 27.

Americans lived in and built these neighborhoods, but East Winston, although originally built by whites, is the only African American neighborhood remaining that retains historic character to tell the story of the city's prospering middle class African Americans.

### **Architectural Context**

East Winston's architecture fits within the evolution of the city's residential architecture discussed in this report's "Architectural Context: Residential Architecture in Winston-Salem From the Late Nineteenth Century to the 1940s." Streets are lined with a variety of twentieth century designs. The earliest dwellings stand along Fourth Street and include one-story cottages, a few I-houses, and some two-story, gable-front row houses executed with transitional Queen Anne-Colonial Revival details. The house at 1405 East Fourth Street is an excellent example of a transitional cottage with an asymmetrical façade, pedimented gables, and Ionic columns. While one or two of these dwellings may date from the very end of the 1800s, most were built in the early 1900s.

The other streets, most notably Wheeler Street and Dunleith Avenue retain Craftsman houses. The house at 140 Wheeler Street is covered with pebbledash and features Craftsman-style windows and battered porch posts. A frame example at 128 Wheeler Street displays shingled siding that alternates between rows of shingles with very narrow reveals and rows with standard-width reveals.

Mixed in with these earlier twentieth-century houses are mid-century minimal traditional dwellings and some gable-front bungalows likely built in the 1940s or 1950s. Also within the district are some public buildings. The earliest is Goler Metropolitan African Methodist Episcopal Zion Church, built for a white congregation in 1924. The church stands at the district's northeast corner and is a monumental, gable-front sanctuary with a prominent pedimented portico with replacement Doric columns and Ionic pilasters. Square, brick towers topped with open-arched octagonal cupolas stand on each front corner. Stained glass segmental-arch and round-arch windows light the interior. Two years later, in 1926 Winston-Salem constructed Fire State Number 4 on Dunleith Avenue. This station became home to the city's first African American fire company. It has been unsympathetically altered but the brick building retains cast stone cornices and its overall fenestration. Isom B. Swaim's grocery on East First Street is a two-story, weatherboarded, hip-roof building with an engaged porch on the upper level above a traditional storefront. Zion Memorial Baptist Church, built in 1944, is a gable-front edifice with asymmetrical corner towers standing at 101 Dunleith Avenue. Arched stained glass windows enrich the front (west), north and south elevations, and the building stands on a lot surrounded by a stone retaining wall.

Other African American neighborhoods such as Skyland Park, which was originally white, and East Fourteenth Street and the Depot Street (Patterson Avenue) communities, which were established by African Americans, do not retain their architectural integrity. Reynoldstown retains architectural integrity, but because Reynoldstown was factory housing laid out on curving suburban streets, it does not tell the story of organic development that East Winston tells.

## **National Register Evaluation**

The East Winston Historic District retains integrity of location, design of street plan, design of streetscapes, overall design of most of the houses, setting, association, and feeling. Many homes within the district have been altered, which has had a negative impact on the district's integrity of materials and workmanship, but the houses as a group retain integrity of association and feeling and as a whole, present a cohesive historic district.

The East Winston Historic District is **eligible** for the National Register under Criterion A (event) in the area of African American heritage. *To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American History or a pattern of events or historic trend that made a significant contribution to the development of a community. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well.* While the 1998 Multiple Property Document Form (MPDF) "Historic and Architectural Resources of African-American Neighborhoods in Northeastern Winston-Salem, NC (ca. 1900-1948)" does not provide registration requirements for historic districts, the document does indicate that East Winston illustrates the shift from a white neighborhood to African American with a rapidity unique to Winston-Salem. Other African American neighborhoods have either been demolished, were historically always African American and therefore cannot illustrate this event in Winston-Salem's history, or they have been altered to a degree that has degraded their historic characters. Additionally, the National Register nominations for Goler Metropolitan A.M.E. Zion Church and Mars Hill Baptist Church effectively argued that those buildings, like the East Winston area they serve, are eligible for their association with the shift from white ownership to African American ownership.

The East Winston Historic District is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group.* No significant person is associated with the East Winston Historic District.

The East Winston Historic District is **eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual*

*distinction.* Although East Winston's architecture has undergone some alterations, the district's streetscapes, many of its individual houses, the Swain Store, Zion Memorial Baptist Church, and Goler Metropolitan AME Zion Church certainly represent a significant and distinguishable entity whose components lack individual distinction. The district includes a good selection of early-twentieth century middle class housing stock, some of which remains little-altered. It also illustrates the mix of building types and uses (homes, stores, and churches) found in early twentieth century, working-class, neighborhoods.

The East Winston Historic District is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contributing to our understanding of human history or prehistory, and 2) the information must be considered important.* The East Winston Historic District is not likely to yield previously unknown or important information from human history or prehistory.

#### **Boundary Description and Justification**

The East Winston Historic District boundary is illustrated in Figure 11. The district is roughly bounded by East Fifth Street on the north, Martin Luther King Jr. Drive on the west, East First Street on the south, and Dunleith Avenue on the east.

The East Winston Historic District boundary encompasses the best and highest concentration of historic resources associated with the development of East Winston. Highly altered buildings to the north, east, and west, including City Hospital, are excluded, as are the areas to the south that have been compromised by later twentieth century construction projects.

The boundary excludes property 25 on Figure 2 (illustrated by Figure 38), because that property stands on the outer edge of the proposed district and faces away from the district. In order to reach the front of this resource via a public street or sidewalk from inside the historic district, one must leave the district and come around to the outside of the district. In recent years, North Carolina's National Register Coordinator has discouraged the use of such boundaries.





**East Winston Historic District  
National Register Eligible Boundary**

— boundary

north

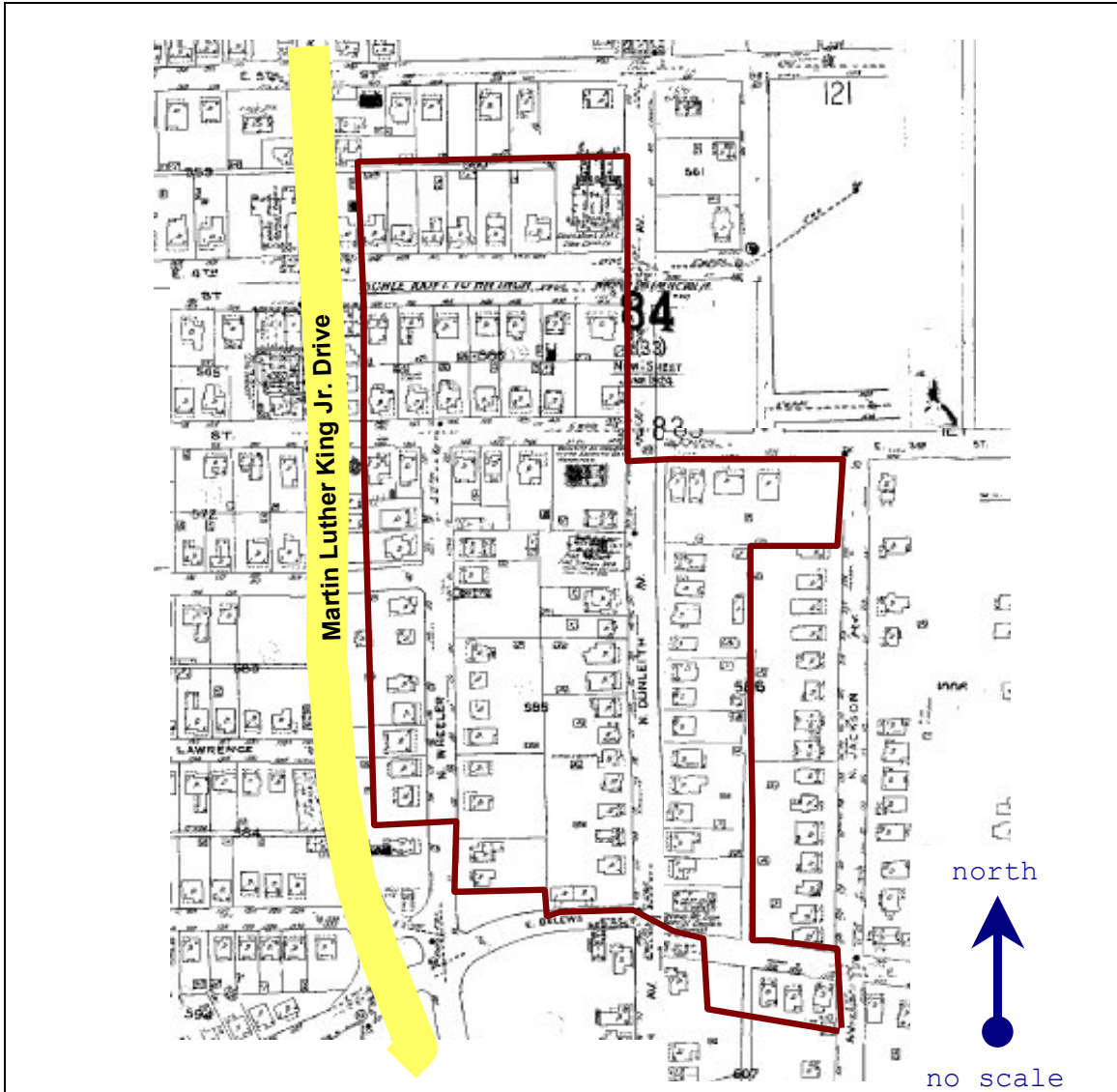


no scale



North Carolina Department of Transportation  
Division of Highways  
Historic Architecture Group

Figure 11



**East Winston Historic District  
and Martin Luther King Jr. Drive on a composite  
of 1917-1950 Sanborn Fire Insurance Maps**

— approximate proposed district boundary



North Carolina Department of Transportation  
Division of Highways  
Historic Architecture Group

Figure 12



Figure 13: House at 1405 E. Fourth Street

Figure 14: House at 1408 E. Fourth Street





Figure 15: Goler Metropolitan A.M.E.Zion Church, E. Fourth Street at Dunleith

Figure 16: House at 1405 E. Third Street





Figure 17: House at 1504 E. Fourth Street



Figure 18: House on E. Third Street



Figure 19: House at 1415 E. Fourth Street

Figure 20: House at 1417 E. Fourth Street





Figure 21: House at 1418 E. Fourth Street

Figure 22: House at 140 Wheeler Street





Figure 23: House at 142 Wheeler Street

Figure 24: House at 136 Wheeler Street







Figure 25: House at 132 Wheeler Street

Figure 26: House at 128 Wheeler Street





Figure 27: House at 200 Wheeler Street

Figure 28: Duplex at 1502-1504 East First Street





Figure 29: Isom Swain Grocery Store, 1598 E. First Street

Figure 30: Isom Swain Grocery Store, 1598 E. First Street





Figure 31: Zion Memorial Baptist Church, 101 Dunleith Avenue

Figure 32: House at 106 Dunleith Avenue





Figure 33: House at 1512 East First Street

Figure 34: former Winston-Salem Fire Station No. 4, 214 Duleith Avenue





Figure 35: Dunleith Avenue Streetscape

Figure 36: Duplex at 216 Duleith Avenue





Figure 37: House at 129 Dunleith Avenue

Figure 38: House (Property 25 on Figure 2) on Martin Luther King Jr. Drive, excluded from East Winston Historic District



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**Appendix A**  
**Concurrence Form for Properties Not Eligible for the**  
**National Register of Historic Places**  
**April 3, 2007**

Federal Aid # NHF-52(4)

TIP# U-2826B

County: Forsyth

**CONCURRENCE FORM FOR PROPERTIES NOT ELIGIBLE FOR  
THE NATIONAL REGISTER OF HISTORIC PLACES**

Project Description: **US 52 Improvements**

On **April 3, 2007** representatives of the

- North Carolina Department of Transportation (NCDOT)
- Federal Highway Administration (FHWA)
- North Carolina State Historic Preservation Office (HPO)
- Other

Reviewed the subject project at

- Scoping meeting
- Historic architectural resources photograph review session/consultation
- Other

All parties present agreed

- There are no properties over fifty years old within the project's area of potential effects.
- There are no properties less than fifty years old which are considered to meet Criteria Consideration G within the project's area of potential effects.
- There are properties over fifty years old within the project's Area of Potential Effects (APE), but based on the historical information available and the photographs of each property, the properties identified as 2-7, 13-14, are considered not eligible for the National Register and no further evaluation of them is necessary. (2-7-outside APE)
- There are no National Register-listed or Study Listed properties within the project's area of potential effects.
- All properties greater than 50 years of age located in the APE have been considered at this consultation, and based upon the above concurrence, all compliance for historic architecture with Section 106 of the National Historic Preservation Act and GS 121-12(a) has been completed for this project.
- There are no historic properties affected by this project. *(Attach any notes or documents as needed)*

Signed:

Sarah Woodard David April 3, 2007  
 Representative, NCDOT Date

\_\_\_\_\_  
 FHWA, for the Division Administrator, or other Federal Agency Date

Sarah D. Woodard 4-3-07  
 Representative, HPO Date

Renee Bludkill-Easley 4.3.07  
 State Historic Preservation Officer Date

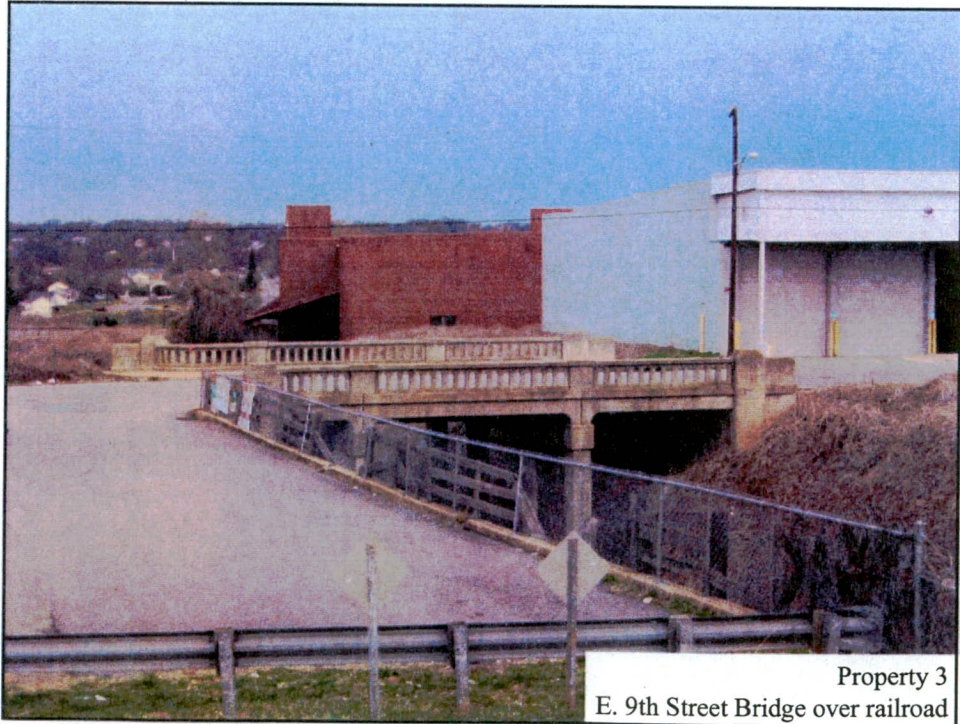
If a survey report is prepared, a final copy of this form and the attached list will be included.

*Report on properties 9-12, 15-25, 28-30  
 properties 1, 8, & 26 listed on NR*

**Appendix B**  
**Photographs of Properties Considered Not Eligible for the**  
**National Register and Not Worthy of Additional**  
**Investigation**



Property 2  
Angelo Brothers Building  
826 N. Main St.



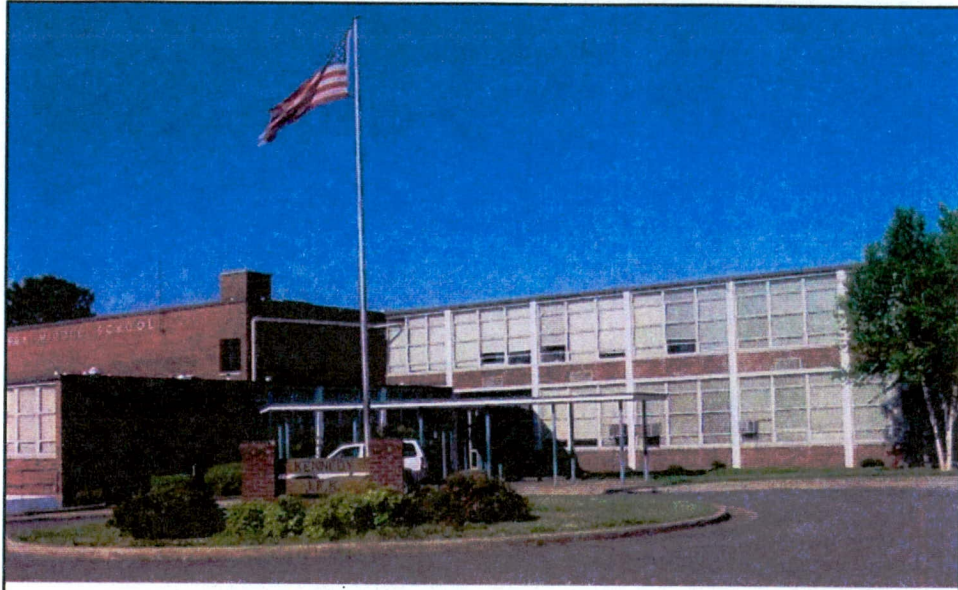
Property 3  
E. 9th Street Bridge over railroad



Property 4  
Carpet Warehouse  
923 N. Liberty Street



Property 4  
Carpet Warehouse  
923 N. Liberty Street



Property 5  
Kennedy Middle School  
1000 Highland Avenue  
Photo from school's website



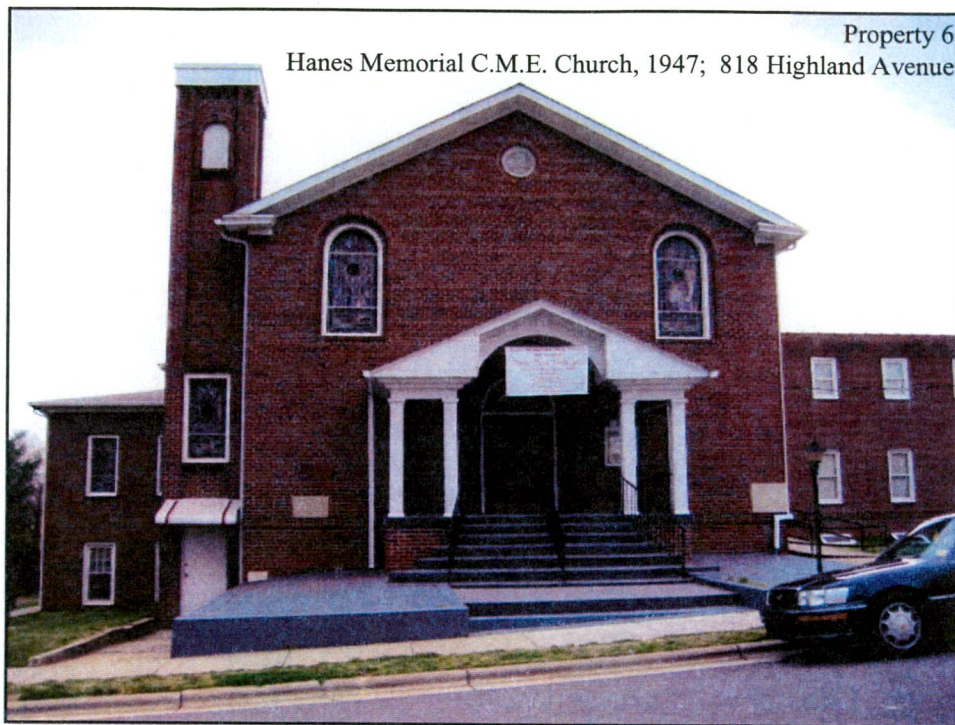
Property 5  
Kennedy Middle School  
1000 Highland Avenue



Property 5  
Kennedy Middle School  
1000 Highland Avenue



Property 5  
Kennedy Middle School  
1000 Highland Avenue



Property 6  
Hanes Memorial C.M.E. Church, 1947; 818 Highland Avenue



Property 7  
Auto Service Center  
1330 E. 5th St.





Property 27  
Winston Mutual Building, ca. 1969  
1225 E. 5th St.

