



**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

June 18, 2019

Elizabeth Scott  
STV  
1600 Perimeter Park Drive, Suite 225  
Morrisville, NC 27560-8414

[Elizabeth.Scott@stvinc.com](mailto:Elizabeth.Scott@stvinc.com)

Re: Historic Structures Survey Report, Replace Bridge 296 on West First Street over Norfolk Southern Railway, B-5007, Winston-Salem, Forsyth County, ER 13-2529

Dear Ms. Scott:

Thank you for your submittals of April 26 and May 7, 2019, of the above-referenced report and supporting documentation. We regret the confusion in our office concerning these materials and are pleased to provide you with this letter concurring with the determination of National Register eligibility for the West Highlands Historic District (FY4156) under Criteria A, B, and C of the National Register for Historic Places. We also concur that the appropriate boundaries are shown in Figure 11 on page 41 of the report.

We look forward to reviewing the plans for the proposed replacement of Bridge 296 by the City of Winston-Salem. Should you have any questions concerning this matter, please contact me at 919-814-6579 or at [renee.gledhill-earley@ncdcr.gov](mailto:renee.gledhill-earley@ncdcr.gov).

The above comments are made in accordance with Section 106 of the National Historic Preservation Act and the regulations of the Advisory Council on Historic Preservation at 36 CFR 800.

Sincerely,

A handwritten signature in blue ink that reads "Renee Gledhill-Earley".

Renee Gledhill-Earley  
Environmental Review Coordinator

cc: Michelle McCollough, Winston-Salem HPC, [michellem@cityofws.org](mailto:michellem@cityofws.org)  
Frances Alexander, [falexander3@carolina.rr.com](mailto:falexander3@carolina.rr.com)

Received: 05/02/2019

State Historic Preservation Office



LETTER OF TRANSMITTAL

ER 13-2529

DATE: 4/26/19

COPIES: 1

TO: SHPO

FROM: Elizabeth Scott

Due -- 5/24/19

TITLE: Planner

ATTENTION: Renee Gledhill-Earley

JOB NO. (STV): 2516187

H-ER letters  
6/10/19  
pyg

JOB NO. (CLIENT) B-5007

FILE NO.: ER 132529

REFERENCE: Draft Eligibility Report

HOW IT IS BEING SENT:

- ATTACHED
- VIA SEPARATE COVER
- PRIORITY OVERNIGHT (next morning)
- STANDARD OVERNIGHT (next afternoon)
- 2<sup>ND</sup> DAY
- REGULAR MAIL
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- COST ESTIMATES
- ELECTRONIC MEDIA

ACTION CODES:

- (A) INDICATED ON ITEM
- (B) SEE REMARKS
- (C) FOR YOUR USE
- (D) AS REQUESTED
- (E) FOR INFORMATION ONLY
- (F) FOR REVIEW & COMMENT
- (G) FOR APPROVAL

ITEM	REV. NO.	QUANTITY	DESCRIPTION	ACTION CODE
1) Report	1	1	B-5007 Draft Eligibility Report	F
2) CD	1	1	B-5007 NC Site Forms	D
3)				
4)				

REMARKS:

SIGNED

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**EVALUATION OF ELIGIBILITY REPORT  
WEST HIGHLANDS HISTORIC DISTRICT**

**REPLACEMENT OF BRIDGE NO. 296, WEST FIRST STREET OVER  
NORFOLK SOUTHERN RAILWAY  
WINSTON-SALEM, FORSYTH COUNTY**

**PROJECT NO. B-5007**

**Prepared by:**

**Mattson, Alexander and Associates, Inc.  
2228 Winter Street  
Charlotte, North Carolina 28205**

**Prepared for:**

**STV, Inc.  
900 West Trade Street  
Suite 715  
Charlotte, North Carolina 28202**

**and**

**City of Winston-Salem  
City Engineering Department  
100 East First Street  
Winston-Salem, North Carolina 27102**

**26 March 2018**

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**26 March 2018**

**MATTSON, ALEXANDER AND ASSOCIATES, INC.**

*Frances P. Alexander*

26 March 2018

\_\_\_\_\_  
**Frances P. Alexander, M.A.**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Richard L. Mattson, Ph.D.**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**North Carolina Department of Transportation**

\_\_\_\_\_  
**Date**

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## INTRODUCTION

This eligibility report was prepared in conjunction with the City of Winston-Salem project entitled, *Replacement of Bridge No. 296, West First Street over Norfolk Southern Railway*. The Project Number is B-5007. North Carolina Department of Transportation (NCDOT), Bridge Management Unit records indicate that the condition of Bridge No. 296 is poor. Constructed in 1939, the bridge carries West First Street over the Norfolk Southern Railway approximately 0.05 mile west of West Northwest Boulevard. The existing concrete bridge is approximately 81.5 feet long and roughly 54 feet wide with a vertical clearance of 18.5 feet over the Norfolk Southern railroad tracks. The structure has two 12-foot lanes, curb and gutter, and 8-foot-wide sidewalks on both sides. The sidewalks are protected by concrete balustrades in a church-window design. The replacement bridge will be approximately 85 feet long and 60 feet wide with a vertical clearance of 23 feet. The new structure will have two 11-foot traffic lanes, an 11-foot, painted median, 7-foot bicycle lanes on both sides, and 5.5-foot sidewalks also on both sides. The balustrades will have indented church-window designs. The proposed project will extend from just east of Springdale Avenue through the intersection at West Northwest Boulevard. The horizontal alignment of the bridge will shift approximately 10 feet south of its existing alignment. The proposed project is expected to be within the existing right-of-way on the north side of the road except where easements may be required at driveways. The project location is shown on both **Figures 1** and **2**.

The area of potential effects (APE) terminates beyond where each of the new bridge approaches converges with the existing West First Street alignment. Southeast of West Northwest Boulevard, the APE extends roughly 150 feet in each direction (north and south) off the center line of West First Street to include the tax parcels bordering the road. Between the bridge and the western terminus, the APE is larger, extending north to Runnymede Road and approximately 250 feet south of West First Street to accommodate any area that might be affected directly or indirectly by the proposed project. The APE is depicted in **Figure 2**. The initial field survey of the APE, conducted in January 2015, identified a total of nine (9) properties that were built prior to 1967, and these survey findings were presented to the North Carolina State Historic Preservation Office (NCHPO) on 19 July 2016. Only two of the nine resources required further investigation, the West Highlands Historic District (FY4156) (Study List 2009) and Bridge No. 296. The bridge is being evaluated as a resource within the historic district (**Table 1**). The inventory list, photographs, and a field survey map for the remaining seven resources are found in **Appendix A**.

This investigation was conducted to evaluate the West Highlands Historic District for National Register eligibility. The current evaluation of eligibility is part of the environmental studies undertaken by the City of Winston-Salem and is on file at City of Winston-Salem, Engineering Department, Winston-Salem, North Carolina. This documentation complies with the National Environmental Policy Act (NEPA) of 1969, the National Historic Preservation Act of 1966, as amended (36 CFR 800), the National Register criteria set forth in 36 CFR 61, and NCDOT's current *Guidelines for Survey Reports for Historic Architectural Resources*. Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effect of federally funded, licensed, or permitted projects on properties listed in, or eligible for listing in, the National Register of Historic Places and to afford the Advisory Council on Historic Preservation and the North Carolina Historic Preservation Office (HPO) a reasonable opportunity to comment.

This eligibility evaluation consisted of research into the history and architecture of the West Highlands neighborhood, which extends into the APE, and a field survey of this Study List historic district. For the research phase, both primary and secondary sources were examined, including

deeds, plat maps, and the North Carolina Historic Preservation Office (HPO) survey files for Forsyth County.

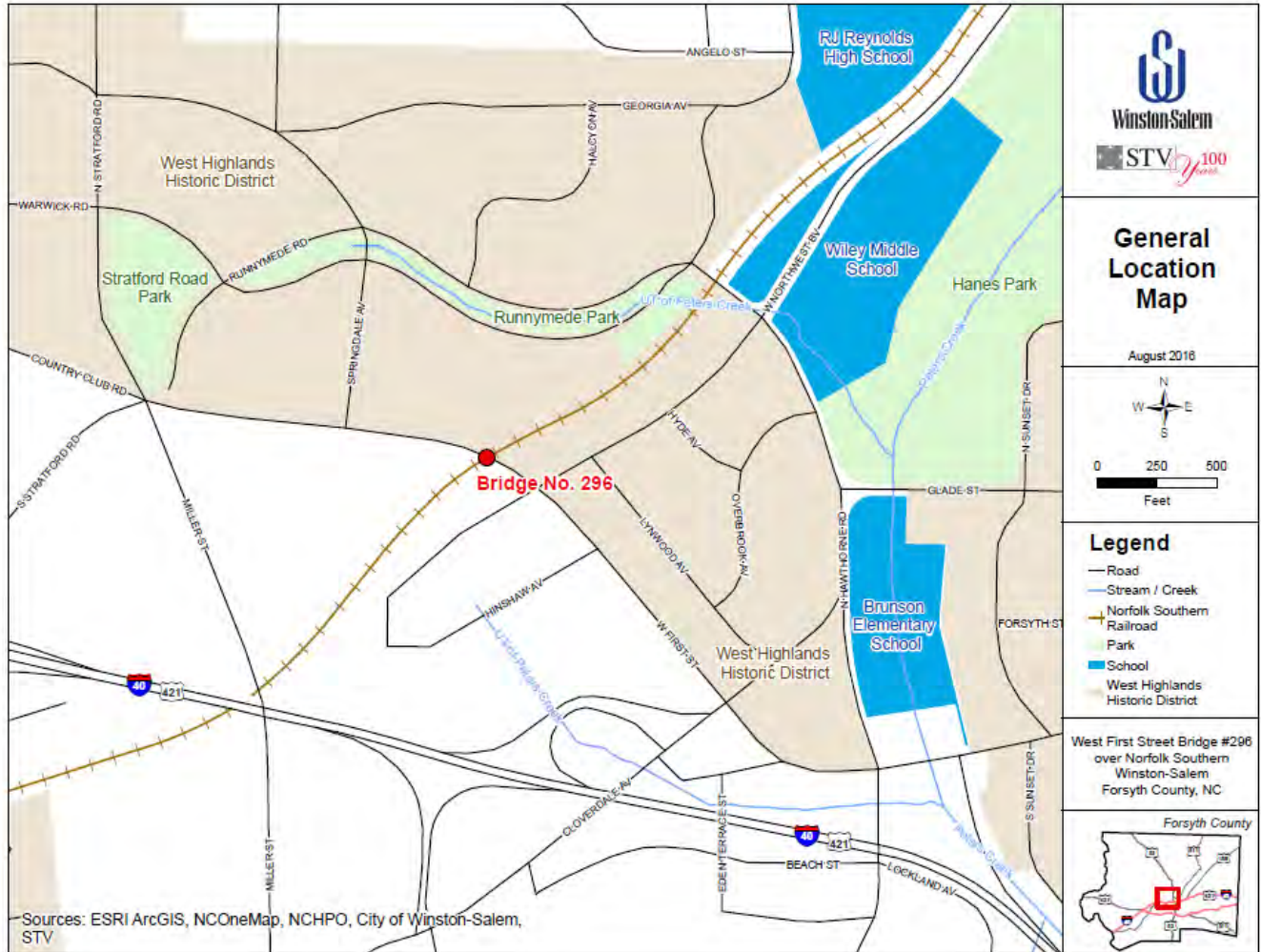
In 2009, architectural historian Heather Fearnbach completed an update of the 1978-1980 comprehensive architectural survey of Forsyth County. As part of this update, Fearnbach also conducted an intensive-level survey of selected Winston-Salem residential subdivisions from the twentieth-century. West Highlands was among these neighborhoods and was subsequently placed on the Study List. Fearnbach's final report, *Forsyth County Phase II Survey Report* (2009), and her publication, *Winston-Salem's Architectural Heritage* (2015), contain overviews of early-twentieth-century suburban development around Winston-Salem, and both were particularly helpful. Also, the 2008 report, *Spanning the Past, A Survey of Selected Historic Bridges in Winston-Salem, North Carolina*, provided an historical context for Bridge No. 296. Finally, the principal investigators also met with Michelle M. McCullough, Project Planner and Historic Resource Coordinator, Winston-Salem/Forsyth County, to discuss the significance of the historic resources within the APE.

Field work took place on 29 August 2016. The West Highlands Historic District and Bridge No. 296 were examined and documented with photographs to assess the level of current integrity and to confirm the proposed National Register boundaries. The properties within the historic district that also lie within the APE were each surveyed to determine which were contributing or noncontributing resources. The proposed National Register boundary for the West Highlands Historic District is shown on **Figure 11**.

**Table 1**

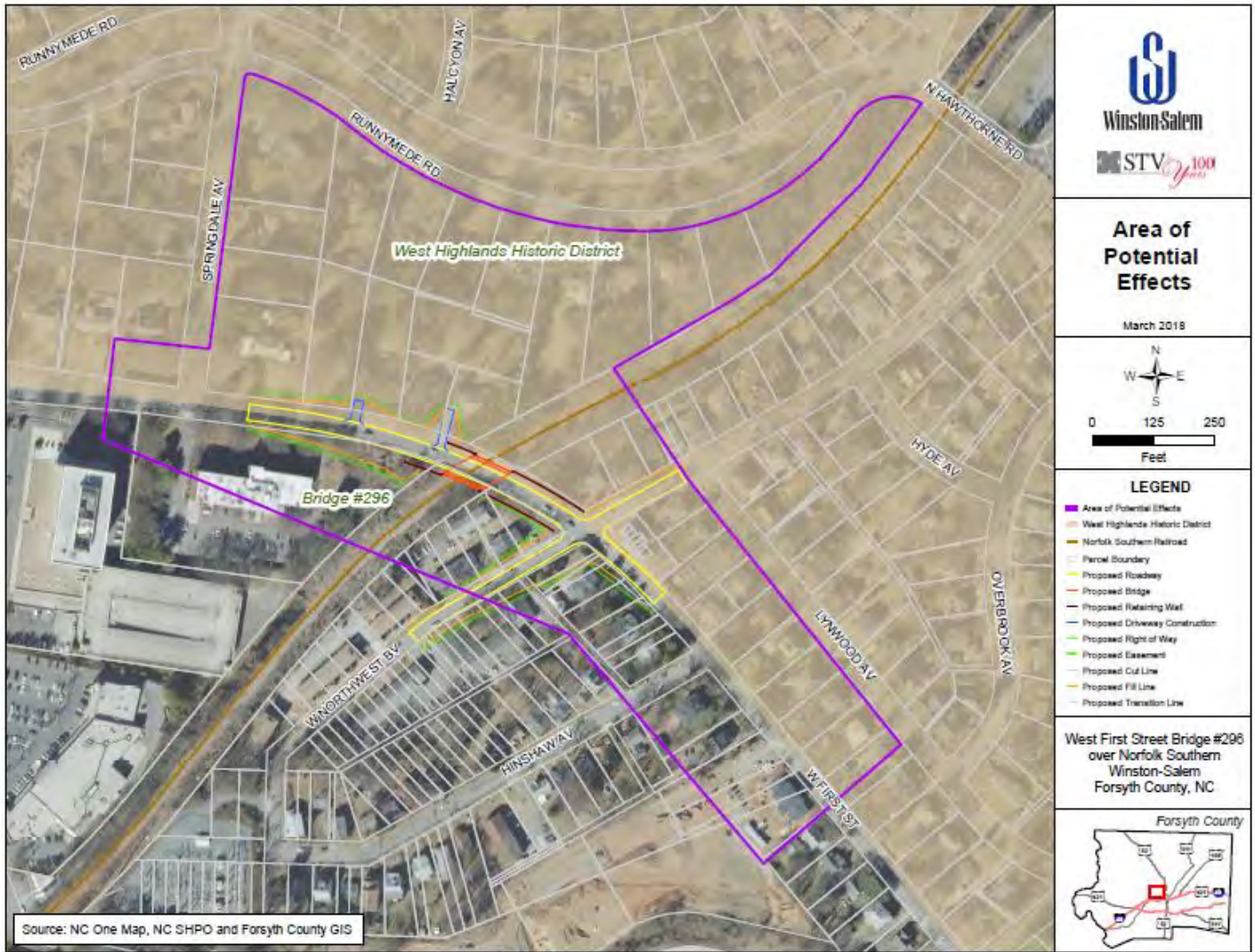
<b>Property Name</b>	<b>Survey Site Number</b>	<b>Eligibility Recommendation</b>
West Highlands Historic District	FY4156	Eligible

**Figure 1**  
**Project Location Map**





**Figure 2**  
**Area of Potential Effects (APE) Map**



Source: STV, Inc.



## PROPERTY EVALUATION OF ELIGIBILITY

### **West Highlands Historic District (FY04156) (Study List 2009)**

Bounded by West First Street, Hawthorne Road, Georgia Avenue, Forest Drive, Knollwood Street, Greenwich Road  
Winston-Salem, Forsyth County



Eligibility Recommendation: Eligible  
Period of Construction: 1912-Circa 1965

### Physical Description (Figures 3-11)

Located west of downtown Winston-Salem, the West Highlands Historic District is an expansive, well-preserved residential neighborhood comprising all or parts of approximately fifty blocks and eight different plats. Developed in continuous stages through the early and middle twentieth centuries, West Highlands contains a variety of residences executed in nationally popular architectural styles and constructed for the city's elites and middle class. The neighborhood consists of tree-shaded, curvilinear streets running through rolling topography with numerous granite, sandstone, and later concrete retaining walls supporting elevated front lawns and separating house lots from sidewalks and streets. Deciduous and evergreen trees embower the houses which are often surrounded by mature ornamental plantings.

Section One, platted into 140 lots in 1912, is located on the southeastern side of the neighborhood, east of the former Southern Railway (now the Norfolk Southern Railway). Bordered by Shallowford Avenue (later aligned with West First Street), Ardmore Avenue/Glade Street, and the rail line, Section One contains the earliest and most modest dwellings within the neighborhood. The lots range in size from three-tenths of an acre to approximately one acre. This section is characterized by bungalows and revival-style dwellings built in the 1910s and 1920s. Section Two was laid out west of Section One on the west side of the rail corridor and was bordered by Shallowford Avenue, Lovers Lane (no longer extant but east of present-day Stratford Road), and Georgia Avenue. Platted in 1923, this section was developed between the mid-1920s and 1950s and contains many of the grander Colonial Revival, Georgian Revival, and Tudor Revival residences in the historic district as well as postwar ranch houses and Minimal Traditional dwellings. This plat also included a park with a winding creek spanned by bridges with arched, stone railings. Section Two house lots are typically larger with deeper setbacks than those found in Section One. Runnymede Road and Georgia Avenue hold imposing examples of these styles on large parcels that reach up to eight acres. The APE encompasses portions of both Section One and Section Two.

Section Three of West Highlands, situated west of the first two sections and outside the APE, was platted in 1928. In common with Section Two, this area contains sizable, revival-style dwellings on broad lots with sweeping front lawns. The Great Depression halted development soon after this section was laid out, and most of the houses date from the late 1930s and 1940s with the return of economic prosperity. West Highlands Section Four was platted in 1926, south of Section One on the south side of West First Street and outside the APE. Consisting of twenty-seven lots, Section Four is

now filled with modern medical buildings and parking lots associated with Baptist Hospital/Wake Forest University Health Services.

Sections Five, Six, Seven, and Eight were platted between 1955 and 1960. Well outside the APE to the west, these sections are located on the south side of Country Club Road, extending from Greenwich Road on the east and south to Knollwood Street on the west. The houses are mainly ranch-style, split-level, and Minimal Traditional in design. A few express Modernist tendencies in their use of bold geometry, low-pitched roof lines, and linear elements of design.

As noted, the APE for this project contains portions of Section One and Section Two. The southern border for each of these two plats follows the West First Street right-of-way which also defines the southern boundary of the historic district, as described in the Study List application. The principal investigators propose that the historic district boundary be extended south to include Bridge No. 296 which was constructed in 1939 to carry West First Street (known then as Shallowford Avenue) over the railroad and to link Sections One and Two of West Highlands. Otherwise, the principal investigators concur with the National Register boundary as defined in the Study List application (Forsyth County Plat Books 2: 46-A; 4:51; 7:134).

Twenty-eight resources lie within the APE for this project, and with the exception of one modern house (1880 Runnymede), all date to within the period of significance for the historic district. Of the twenty-seven historic properties, only one (1862 Runnymede) no longer retains sufficient integrity to be a contributing resource. The properties within the West Highlands Historic District that lie within the APE are briefly described below.

#### Bridge No. 296 (West First Street Bridge)

West First Street at Norfolk Southern Railway)

Constructed in 1939, Bridge No. 296 is a reinforced concrete, deck girder structure set on tall, open piers that carries West First Street over the former Southern Railway line. The bridge is three spans long with well-preserved Art Deco-inspired balustrades. The structure was erected with federal funding during the city's grade separation campaign of the 1920s and 1930s and was a key link between West Highlands, and other suburban neighborhoods, and the center city. The bridge is considered a contributing resource within the West Highlands Historic District.

### **Section One**

#### Hillcrest Apartments (FY3336)

1717 West First Street

This three-story, brick-veneered, Colonial Revival apartment building was erected in 1929 and renovated in 1995. The building has front-gable dormers and a symmetrical façade with a slightly projecting center bay and inset porches at the corners. The center entrance has a six-panel door flanked by sidelights and a flat-roofed porch with a stylized entablature and classical columns. Despite its single and grouped replacement windows, the building remains substantially intact and contributes to the historic district.

### Apartment Building

1701 West First Street

Built in 1953, this two-story, side-gable, brick-veneered building houses several apartments. A center staircase on the exterior leads to the second-floor entrances which are sheltered by a shed-roofed canopy. The building retains its six-panel doors and eight-over-eight sash windows. The property is a contributing resource.

### House

1587 West Northwest Boulevard

Built circa 1940, this one and one-half story, brick-veneered, Colonial Revival dwelling has a three-bay façade, a gabled entry porch, and a pair of gabled dormers. A one-story, frame wing extends from the side (south) elevation. Although the house has replacement windows and some vinyl siding, the house has enough integrity to be considered a contributing resource within the West Highlands Historic District.

### House

1581 West Northwest Boulevard

Built circa 1925, this two-story, frame, side-gable house has a front-gable entry porch that is supported by battered piers and ornamented with Craftsman-style brackets. A screened porch extends off the side (north) elevation, and a one-story side wing sits off the opposite elevation. A contributing resource within the historic district, the dwelling retains its weatherboard siding and original three-over-one sash windows.

### Apartment Buildings

1569, 1573, and 1577 West Northwest Boulevard

These three Colonial Revival apartment buildings were constructed circa 1925. They have similar two-story forms, brick veneers, two-tiered porches, and Colonial Revival detailing. The buildings have their original six-over-one sash windows, six-panel and French doors, and the porches are supported by paired and grouped columns. The two end buildings have front-gable dormers while the porch on the center building has a broad pedimented roof. All three contribute to the historic district.

### House

1722 Lynwood Avenue

Dating to ca. 1925, this frame, American Foursquare house has a pyramidal roof, weatherboard siding, and paired, six-over-six sash windows. The hip-roofed porch is supported by battered box piers, and the center entrance is framed by sidelights and a transom. The house contributes to the historic district.

### House

1718 Lynnwood Avenue

The two-story, single-pile, frame dwelling (ca. 1920) has a hip roof with deep eaves and a hip-roofed entrance porch supported by Tuscan columns. The house has a two-story rear ell that opens

on to a shed-roofed, screened porch. A contributing resource, the house retains its weatherboard siding and six-over-six sash windows.

#### Apartment Building

1714 Lynwood Avenue

Built ca. 1920, this two-story, brick-veneered apartment building has Colonial Revival detailing that includes a flat parapet above a modillioned cornice and flat-roofed porches with stylized entablatures, Tuscan columns, and balustrades. The building has decorative brickwork that defines the bays, and the central entrance is framed by sidelights and a transom. The single and paired, six-over-one sash windows are original. The apartment building is a contributing resource within the West Highlands Historic District.

#### House

1704 Lynwood Avenue

Built in 1953, this two-story, side-gable, brick-veneered building matches the apartment building at 1701 West First Street, situated directly behind this property. The original lot was evidently subdivided in the early 1950s for the two buildings. An exterior staircase leads to the second-floor entrances which are sheltered by a shed-roofed canopy. This contributing building retains its fanlighted doors and eight-over-eight sash windows.

#### House

1700 Lynwood Avenue

This two-story, shingled, Dutch Colonial dwelling was built in the mid-1920s. The gambrel-roofed house has a side-hall plan with a six-panel door framed by sidelights and a fanlight and sheltered by a gabled entry porch. The porch has an arched pediment and is supported by slender Tuscan columns. The house has a one-story side wing and original six-over-six sash windows. The property is a contributing resource.

#### House

1624 Lynwood Avenue

This imposing, Colonial Revival house has a boxy, five-bay, double-pile form capped by a hip roof covered in pantiles. The deep box eaves have modillions and dentils. There is a one-story, sunroom off the east elevation and an open porch off the opposite elevation. The porch is supported by paired Tuscan columns. The house retains its six-panel door framed by an arched hood with scrolled brackets and fluted pilasters. The six-over-one sash windows are original, and the first-story windows are capped by decorative brick arches with concrete keystones and voussoirs. The property includes a hip-roofed, brick garage that is original. This well-preserved property contributes to the historic district.

## Section Two

### House

1823 West First Street

This 1950s, frame, side-gable ranch house has vinyl siding and steel-sash casement windows. Despite the vinyl siding, the house retains sufficient integrity to contribute to the historic district.

### House

1831 West First Street

Built in the 1950s, this split-level dwelling has a brick-veneered and frame façade and original steel-sash casement windows. The house is a contributing resource.

### House

1839 West First Street

Built in the 1950s, this L-plan, Minimal Traditional dwelling has a red-brick veneer and steel-sash casement windows. The house contributes to the historic district.

### House

1861 West First Street

This grand, two-story, red-brick, Georgian Revival house was built in 1925. The well-preserved dwelling epitomizes the style in its broad, hip-roofed main block, flanking, one-story wings, and symmetrical, seven-bay façade. The house has segmental-arched dormers, a denticulated cornice, and single and grouped, six-over-six sash windows. The ground-level windows have round-arched, blind transoms capped by keystones. The flat-arched, upper-story windows also have keystones. The classical central entrance is sheltered by a segmental-arched porch with a denticulated cornice, entablature, and box piers. The two side wings are capped by intricate balustrades. The east wing is an arcaded porch with heavy, brick piers. A sunroom with round-arched casement windows is found on the west side. This well-preserved property contributes to the historic district.

### House

131 Springdale Avenue

This postwar, fieldstone ranch house (ca. 1950) has a side-gable roof, shed-roofed dormers, and a front-gable wing with a fieldstone chimney on the gable end. On either side of the front wing are recessed entrances with vertical-board siding. There are a variety of windows including six-over-one sash and later, one-over-one sash. The house contributes to the historic district.

### House

1890 Runnymede Road

The two-story, side-gable, Colonial Revival dwelling was built ca. 1950. Covered in clapboard siding, the house has a symmetrical, three-bay façade with a center entrance sheltered by a front-gable entry porch that is flanked by bay windows. The porch is supported by paired columns resting on slender pedestals. The six-panel door has an elliptical-arched, blind fanlight and sidelights. The eight-over-eight sash windows appear original. Off the east elevation is a one-story,



side-gable sunroom with French doors capped by fanlights. On the opposite elevation is a similar one-story wing with a large, three-part picture window. The house contributes to the historic district.

House

1880 Runnymede Road

A modern house, built in 1985, occupies this site and is a noncontributing resource.

House

1868 Runnymede Road

Built in 1949, this large, brick-veneered ranch house has a U-shaped form and a cross-gable roof. The entrance is sheltered by an inset porch in the eastern gable end and opens onto a terrace that spans the interior of the U-shaped plan. The narrow, interior chimney extends past the façade, and the resulting intersecting planes reflect the influence of midcentury Modernism. The eight-over-eight, metal-sash windows are original. The house contributes to the historic district.

House

1862 Runnymede Road

Built in 1948, this side-gable cottage is now in some disrepair. The house has a shingled exterior and a four-bay façade with a single-leaf door framed by a Colonial Revival surround and eight-over-eight sash windows. In recent years, a front-gable garage that was once connected to the house by a hyphen has been demolished. With the loss of the garage, the house no longer contributes to the historic district.

House

1856 Runnymede Road

This one and one-half story, frame, Colonial Revival dwelling was built in the late 1940s. The house has a gambrel roof punctuated by front-gable dormers and a side-gable wing off the east elevation. The symmetrical, five-bay has a center, single-leaf door, and six-over-six sash windows. The dormers have later one-over-one sash windows. The house contributes to the historic district.

House

1854 Runnymede Road

This ca. 1950, frame and permastone house combines Colonial Revival and Modernist elements of style. The house has a side-gable roof, irregular massing with both one and one-half and two-story sections, a side-gable wing, and front-gable dormers. The Colonial Revival entrance has pilasters and an entablature. The house has a variety of windows, including a three-part picture window, eight-over-eight sash, and small, casement windows above the entrance. The house contributes to the historic district.

House

1850 Runnymede Road

This brick-veneered, Colonial Revival dwelling was built in the early 1950s with a weatherboarded, shed-roofed dormer extending across the facade. The house has a side-gable roof and a side-gable wing off the west elevation that has a she-roofed porch supported by columns. The four-bay façade has a Colonial Revival entrance porch that shelters a six-panel door framed by sidelights. The six-over-six and eight-over-eight sash windows are replacements. Despite the replacement windows, the house contributes to the historic district.

House

1848 Runnymede Road

This imposing example of Spanish Colonial Revival residential architecture was built in the mid-1920s and has irregular massing, hipped roofs, stuccoed exterior, bay window, and a broad porch that shelters the entrance. The French door is flanked by oval windows. The roofs are covered in pantiles, and the porch has battered, stuccoed piers, aprons, and a Spanish-style arched parapet. The wood-sash casement windows, many with transoms, are original. The house contributes to the historic district.

House

1836 Runnymede Road

Occupying a hilltop setting, the house was built in 1930. The two story, brick-veneered house has a hip roof and an asymmetrical façade that features a front-exterior, fieldstone chimney, an off-center entry porch supported by Tuscan columns. The paired, six-over-one sash windows appear original. The main block is flanked by one-story wings, both of which have been altered. The west wing houses a sunroom that now has an upper story. The opposite wing was an open porch with fieldstone piers that has been enclosed. The fieldstone piers are intact. Despite these alterations, the house retains sufficient integrity to be a contributing resource.

Figure 3  
West Highlands  
Section 1 Plat Map, 1912



Source: Sanborn Map Company, 1921



Source: Forsyth County Register of Deeds

Figure 4  
West Highlands  
Section 2 Plat Map, 1923

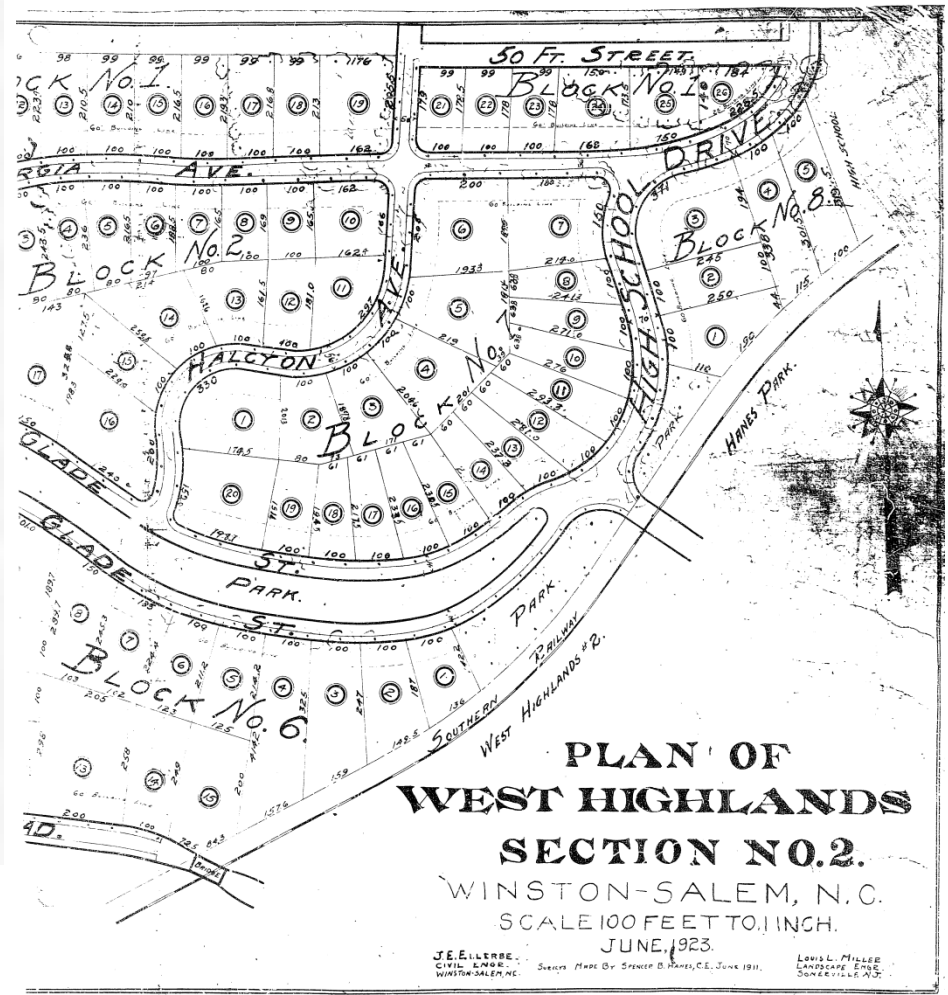
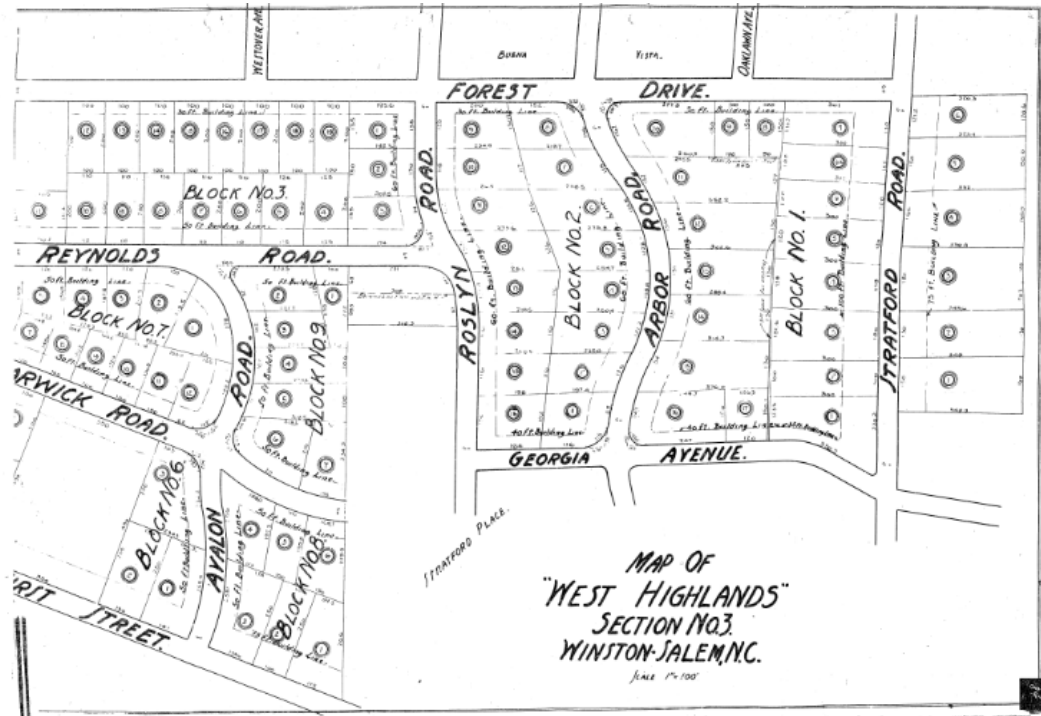
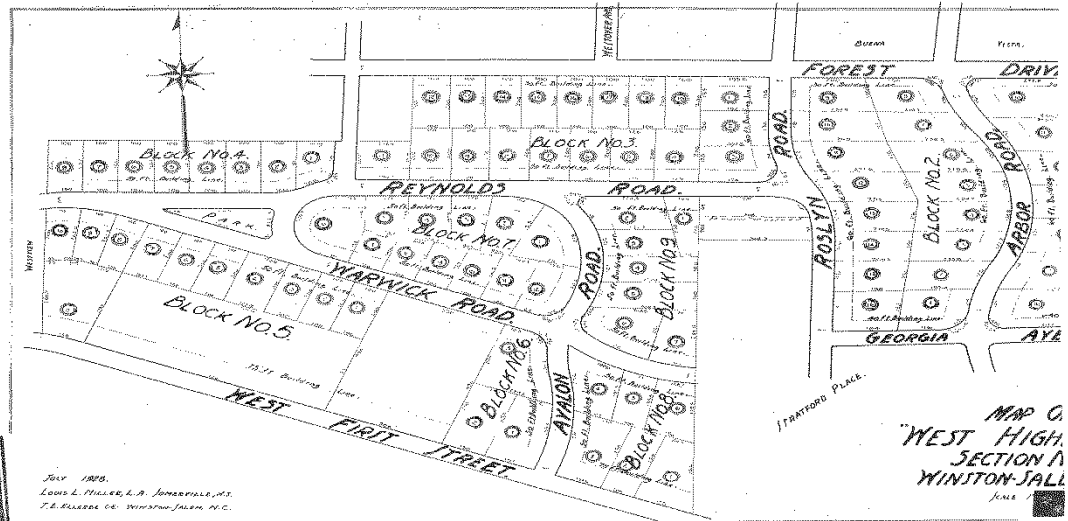


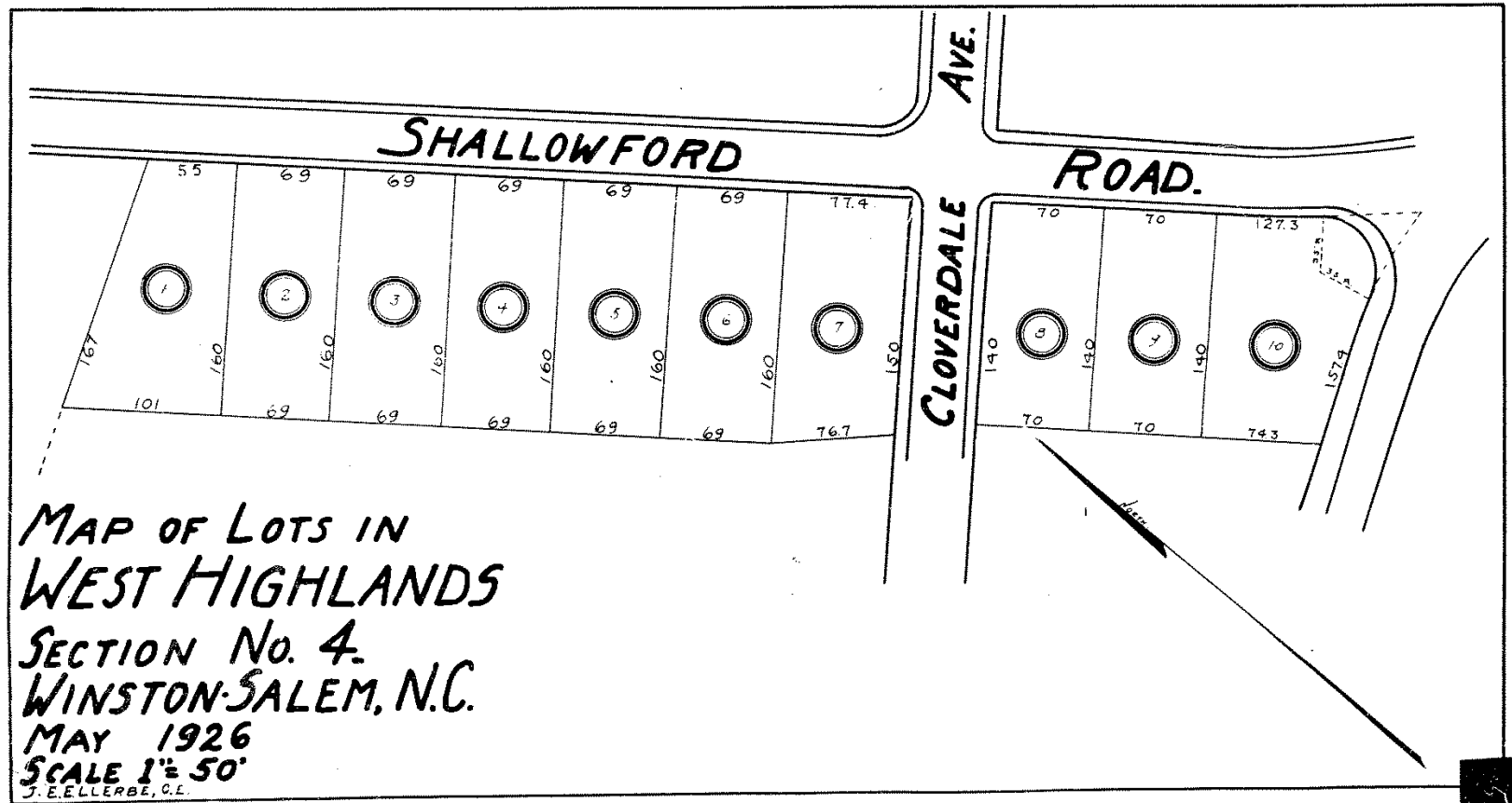
Figure 5  
West Highlands  
Section 3 Plat Map, 1928



Source: Forsyth County Register of Deeds

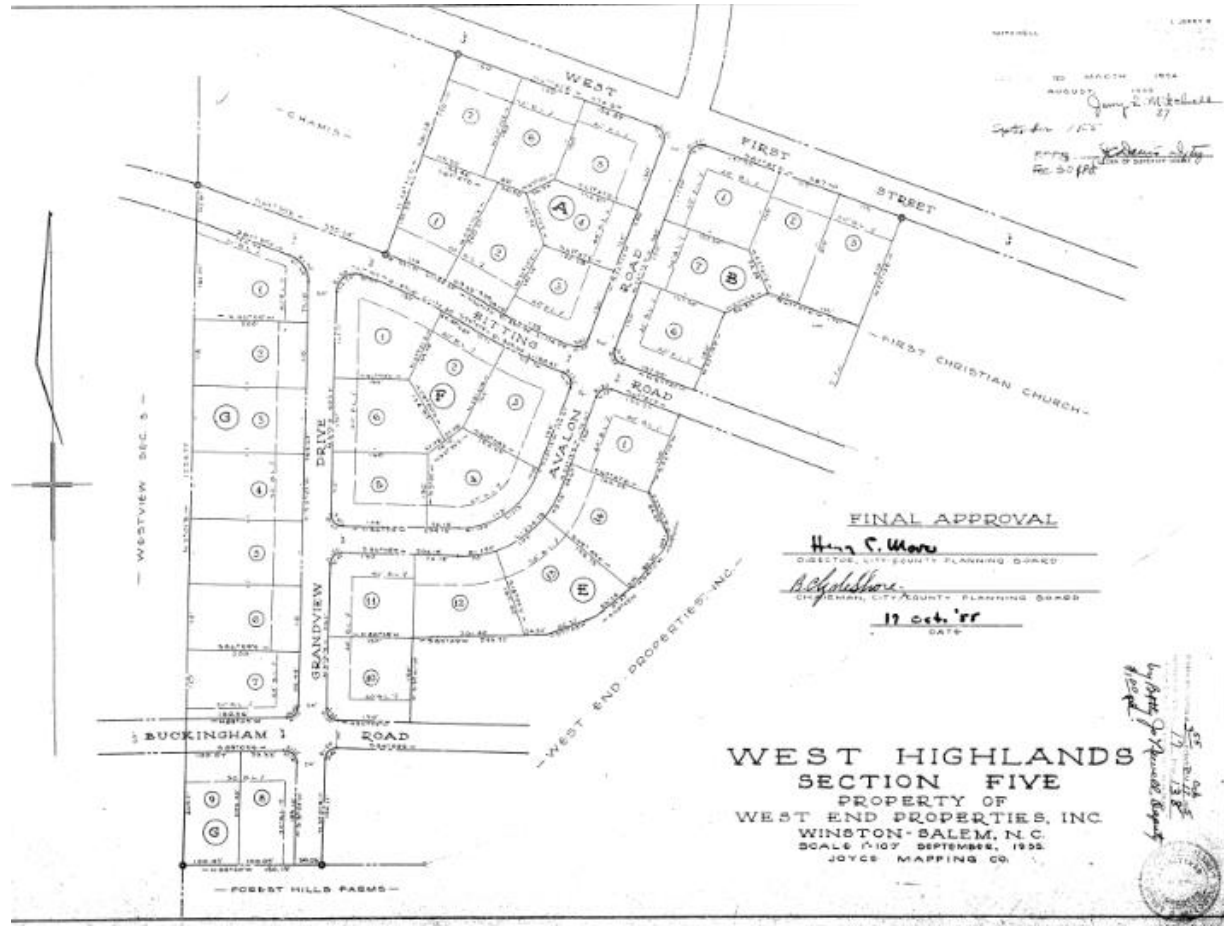


Figure 6  
West Highlands  
Section 4 Plat Map, 1926



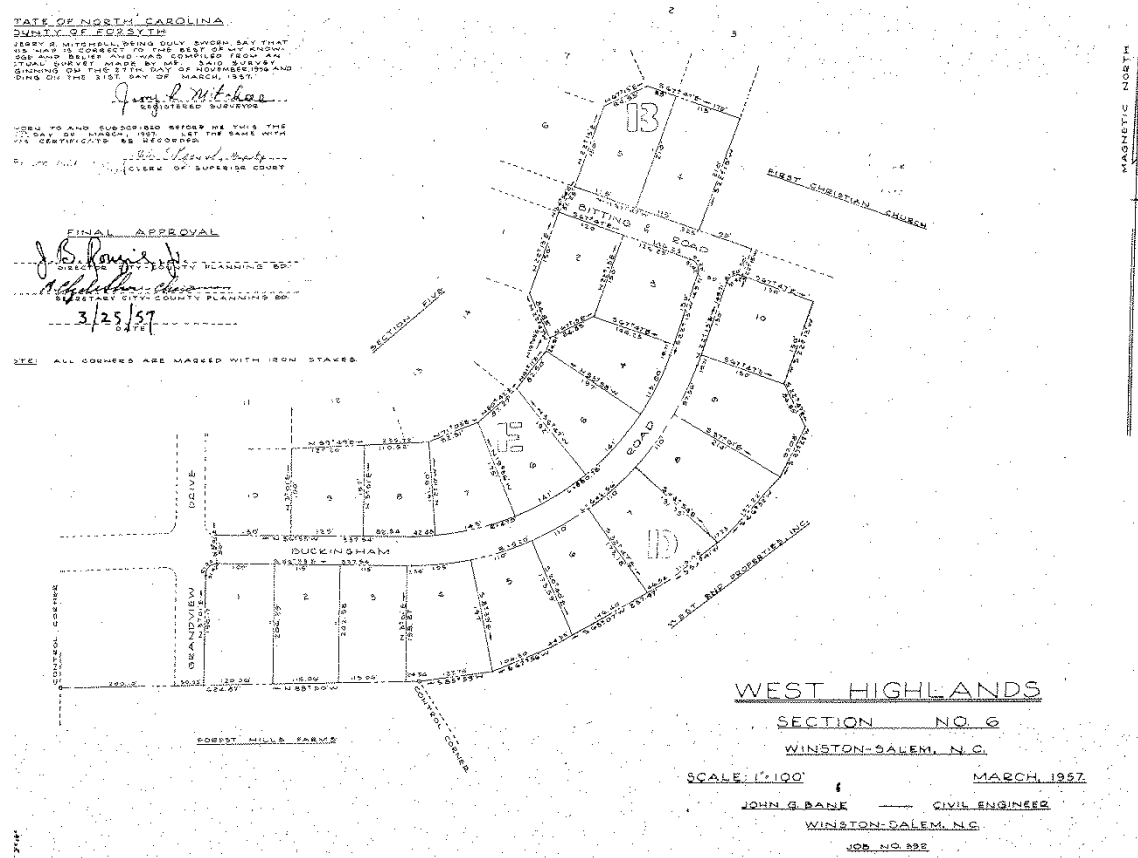
Source: Forsyth County Register of Deeds

Figure 7  
West Highlands  
Section 5 Plat Map, 1955



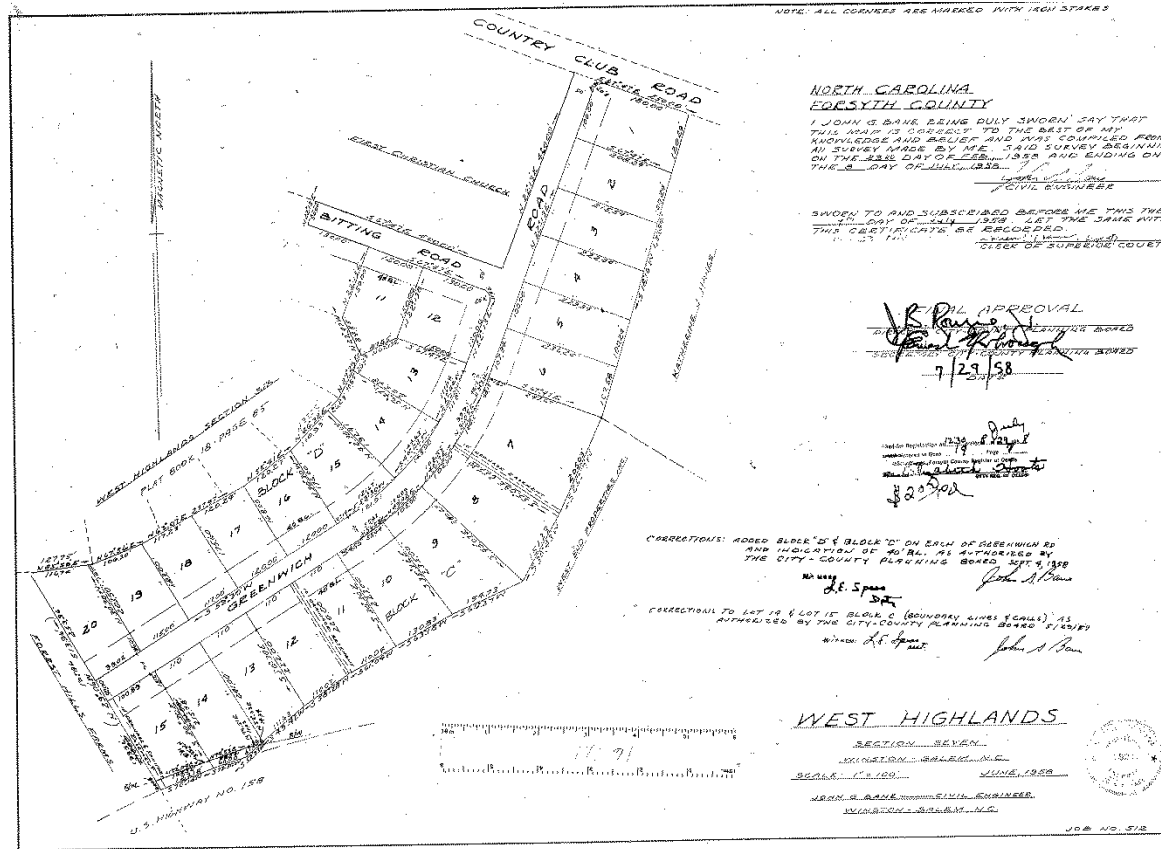
Source: Forsyth County Register of Deeds

Figure 8  
West Highlands  
Section 6 Plat Map, 1957



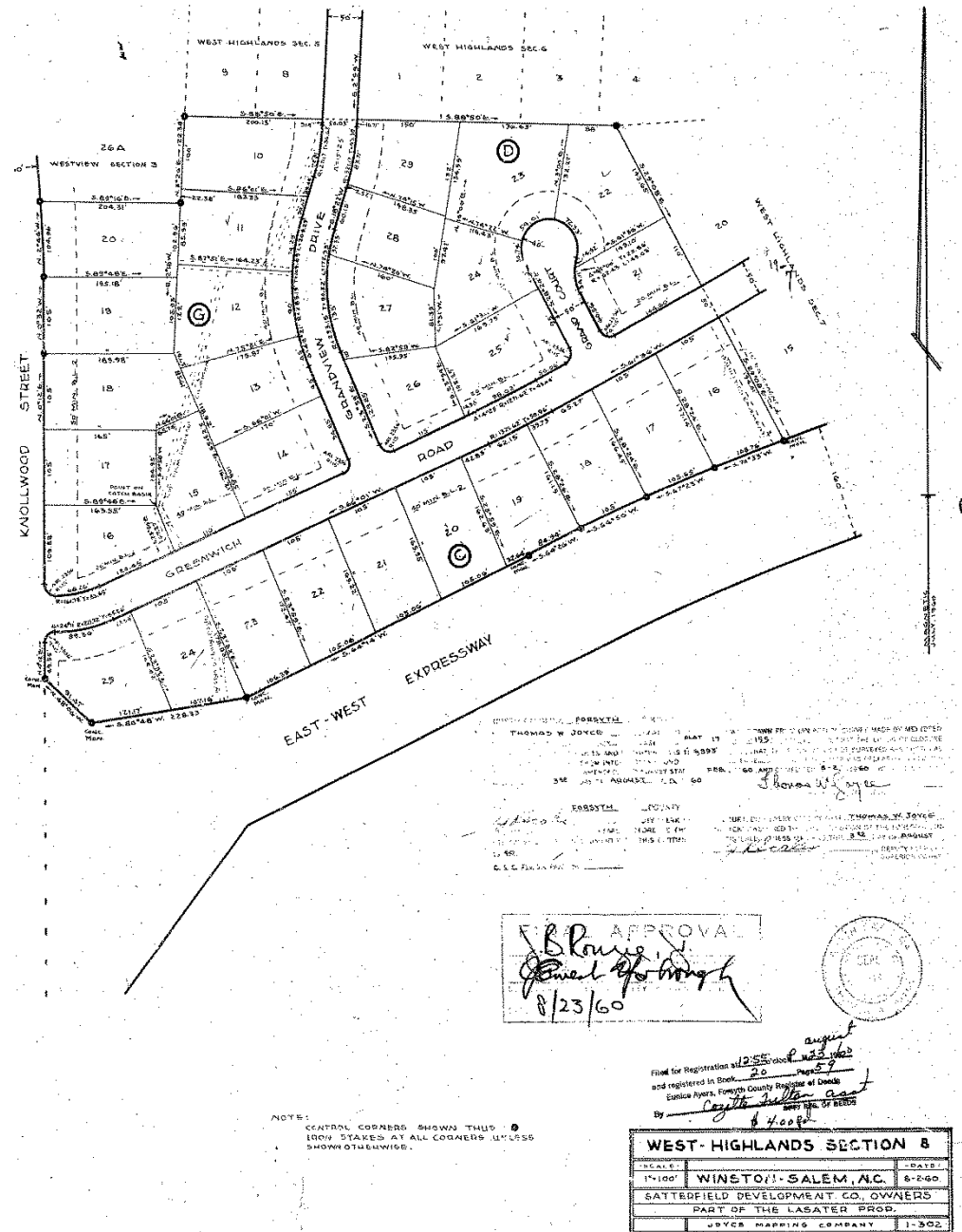
Source: Forsyth County Register of Deeds

Figure 9  
 West Highlands  
 Section 7 Plat Map, 1958



Source: Forsyth County Register of Deeds

**Figure 10**  
**West Highlands**  
**Section 8 Plat Map, 1960**



Source: Forsyth County Register of Deeds





Bridge No. 296, Looking East.



Bridge No. 296, Looking East.





Bridge No. 296, Art Deco Bridge Wall, Looking North.



Bridge No. 296, Looking South.





West Highlands Historic District, Hillcrest Apartments, 1717 West First Street, Looking East.



West Highlands Historic District, Apartment Building, 1701 West First Street, Looking East.





West Highlands Historic District, House, 1587 Northwest Boulevard, Looking West.



West Highlands Historic District, 1581 Northwest Boulevard, Looking North.





West Highlands Historic District, Apartment Buildings, 1569-1577 Northwest Boulevard, Looking Northwest.



West Highlands Historic District, House, 1722 Lynwood Avenue, Looking Southwest.





West Highlands Historic District, House, 1718 Lynwood Avenue, Looking West.



West Highlands Historic District, Apartment Building, 1714 Lynwood Avenue, Looking West.





West Highlands Historic District, Apartment Building, 1704 Lynwood Avenue, Looking West.



West Highlands Historic District, House, 1700 Lynwood Avenue, Looking West,





West Highlands Historic District, House, 1624 Lynwood Avenue, Looking West.



West Highlands Historic District, House, 1823 West First Street, Looking North.





West Highlands Historic District, House, 1831 West First Street, Looking Northwest.



West Highlands Historic District, House, 1839 West First Street, Looking North.





West Highlands Historic District, House, 1861 West First Street, Looking North.



West Highlands Historic District, House, 131 Springdale Avenue, Looking East.





West Highlands Historic District, House, 1890 Runnymede Road, Looking South.



West Highlands Historic District, Modern House, 1880 Runnymede Road, Looking South.





West Highlands Historic District, House, 1868 Runnymede Road, Looking South.



West Highlands Historic District, House, 1862 Runnymede Road, Looking South.





West Highlands Historic District, House, 1856 Runnymede Road, Looking South.



West Highlands Historic District, House, 1854 Runnymede Road, Looking South.





West Highlands Historic District, House, 1850 Runnymede Road, Looking South.



West Highlands Historic District, House, 1848 Runnymede Road, Looking South.





West Highlands Historic District, House, 1836 Runnymede Road, Looking South.

## Historical Background

In 1912, textile magnate, Pleasant Henderson Hanes, launched the development of the West Highlands neighborhood, situated on the west side of Winston-Salem, with the platting of Section One. Designed by the New York landscape architecture firm of Buckenham and Miller, the ambitious residential development took shape amidst the tremendous expansion of Winston-Salem as tobacco and textile manufacturing soared. By the mid-1910s, the city was the world's largest producer of both knit goods and plug tobacco. In 1920, when its population surpassed 48,000, Winston-Salem becoming the largest city in North Carolina—a rank it held until 1930. The industrial growth and rise of supporting businesses created great wealth, and a number of its leading citizens to build new, fashionable residences in the burgeoning, tree-shaded suburbs around the bustling center city. In June 1912, the West End Development Company began advertising house lots in West Highlands. Reflecting national trends in subdivision design, the new neighborhood featured a picturesque plan of curvilinear streets in a verdant, park-like setting. A streetcar line ran from West Highlands to downtown. By 1921, the C. E. Johnson Realty Company was marketing parcels in “unusually desirable” West Highlands with lots starting at \$2,000 (Forsyth County Plat Book 2: 46-A; NCHPO File 2009; Fearnbach 2015: 229; Fearnbach 2009: 70-72; Smith 1985: 21; Taylor 1982: 55; Weaver 1918: 3).

In June 1923, West Highlands Section Two was platted by Somerville, New Jersey, landscape architect, Louis L. Miller, and local civil engineer, J. E. Ellerbe. “West Highlands No. 2 is a marvel,” declared an article in the *Twin-City Sentinel*. The area was propitiously located adjacent to the newly opened Richard J. Reynolds High School and Hanes Park. Prominent families commissioned notable architects to design imposing Georgian and Tudor Revival houses. Prominent architects including Charles Barton Keen, William Roy Wallace, Willard Northup, Leet O'Brien C. Gilbert

Humphries, and Luther Lashmit designed residences in the neighborhood. Pleasant Henderson Hanes built his estate (now gone) in this section. Hanes's daughter, Ruth, and her husband, Dr. S. Northrup Craig, erected a Georgian Revival residence (SL 2009) in 1927 following their marriage. Designed by the local architecture firm of Northup and O'Brien, the house remains extant at 1935 West First Street in Section Two. In 1931, Ruth Hanes's brother, P. Huber Hanes, Sr., also built a Georgian Revival house. Located at 2000 Georgia Avenue in West Highlands, the large residence occupies a 7.72-acre tract with a landscape plan created by Thomas Sears (Forsyth County Plat Books 4:51; 7:134; NCHPO Files 2009; Fearnbach 2015: 229).

As with Section Two, West Highland Section Three (1928) was designed by Louis L. Miller and attracted wealthy homeowners who favored grand houses in the Colonial, Georgian, and Tudor Revival styles. By the Great Depression, West Highlands consisted of four platted sections. With the Great Depression, construction sharply declined but by the end of the 1930s and especially during the building boom after World War II, new houses filled area streets. In 1939, lawyer Thomas O. Moore and his wife, Rosalie Hanes (granddaughter of Pleasant Henderson Hanes), commissioned Luther Lashmit with the firm of Northup and O'Brien to design their Georgian Revival house at 349 Arbor Road (NCHPO File 2009; Fearnbach 2015: 230-231).

Also in 1939, the West First Street Bridge was constructed over the Southern Railway line along the southern periphery of the Section One and Section Two plats. The reinforced-concrete bridge replaced an existing iron span over the railroad tracks. West First Street was a key east-west traffic artery into downtown Winston-Salem, and the steady development of West Highlands, fostered by the rise of automobile ownership, necessitated a modern bridge at this location. In this area, West First Street had been originally part of Shallowford Road which had connected the town of Salem to an important ford on the Yadkin River. However, by 1930, following a decade of roadway improvements through Winston-Salem, Shallowford Road was renamed West First Street to signify its new, direct link to First Street within the established grid of streets in downtown Winston-Salem (Forsyth County Plat Books 2: 46-A; 4: 51; Sanborn Map Company, 1921, 1950, 1958).

West Highlands sections Five, Six, Seven, and Eight were platted between 1955 and 1960 on property owned by West End Properties, Inc. and the Satterfield Development Company. In contrast to the other parts of the neighborhood, which were marked by revival-style houses (and some 1920s bungalows in Section One), these postwar plats were soon filled with ranch-style, split-level, and Minimal Traditional houses as well as a few Modernist dwellings (Fearnbach 2015: 232).

Residential construction in West Highlands was largely completed by the mid-1960s. There has been some demolition, remodeling, and modern infill, but the historic district has remained substantially intact. The major changes have occurred in Section 4, around Everett Street, Hawthorne Road, Beach Street, and Surry Street (now gone). Baptist Hospital/Wake Forest University Health Services has expanded into this area in recent decades, building parking lots and medical facilities (NCHPO File 2009).

### **National Register Criteria Evaluation**

For purposes of compliance with Section 106 of NHPA, the West Highlands Historic District is recommended **eligible** for the National Register under Criterion A for community planning and development, Criterion B for its association with individuals instrumental in the economic development of Winston-Salem, and Criterion C for architecture.



## Integrity

West Highlands possesses the seven aspects of integrity needed for National Register eligibility. The historic district retains its original picturesque plan, the distinctiveness of its eight separate plats, and mature landscape and thus has integrity of location, setting, feeling, association, and design. With its well-preserved architecture reflecting nationally popular residential styles from the 1910s through the early 1960s, the neighborhood historic district also retains integrity of design, materials and workmanship.

### Criterion A

The West Highlands Historic District is **eligible** for the National Register under Criterion A (Event). 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 prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. 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 (National Park Service, *National Register Bulletin 15*: 12).

West Highlands is associated with the patterns of suburban expansion that occurred in cities across North Carolina and the country in the early twentieth century. The rise of streetcars fostered mobility and encouraged wealthier homeowners to move away from the center city and into newly planned residential subdivisions. West Highland's picturesque plan, characterized by curvilinear residential streets with parks interspersed, reflected national trends in suburban design. West Highlands also clearly represents the growing prosperity of Winston-Salem in these decades when the city boomed as a tobacco and textile manufacturing center. By the mid-1910s, Winston-Salem was the world's largest producer of both knit goods and plug tobacco. By 1920, the city's population surpassed 48,000, and Winston-Salem became the largest city in North Carolina—a rank it held until 1930. The city also stood second only to Baltimore in a 1920 federal index of industrial cities in the South (NCHPO File 2009; Smith 1985: 21; Taylor 1982: 55; Weaver 1918: 3; Phillips and Taylor 1986: 8:6-8; Fearnbach 2015: 229-230).

As the headquarters for tobacco and textile firms, as well as supporting businesses, the city drew leaders in business, industry and civic affairs who erected handsome residences in the new, verdant suburbs. Subdivisions for the growing upper-middle and upper classes, such as West Highlands, Buena Vista, Westview, West End (National Register 1986), and Ardmore (National Register 2004), were platted or expanded dramatically during this period of economic growth (Phillips and Taylor 1986; Wyatt 2004).

### Criterion B

The West Highlands Historic District is **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 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 (National Park Service, *National Register Bulletin 15: 14*).

The West Highlands Historic District includes well-preserved residences that represent the lives of individuals who were leaders in the economic and community development of Winston-Salem and the region. For example, the 1926 Robert M. Hanes House (National Register 2012) in the historic district was listed in the National Register under Criterion B for its association with Robert M. Hanes. President of Wachovia Bank and Trust in Winston-Salem, Hanes was economic advisor to President Harry S. Truman and a founder of Research Triangle Park. The Hanes House is also listed in the National Register under Criterion C in the area of landscape architecture (Phillips 2012).

### Criterion C

The West Highlands 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 may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

Developed in eight phases over a period of more than fifty years, the West Highlands Historic District contains a notable collection of domestic architecture that clearly illustrates national trends in architectural design. Excellent, intact examples of bungalows and revival-style residences—notably Colonial, Georgian, and Tudor Revival styles—are located within the historic district. Many were designed by prominent architects with local as well as national reputations. West Highlands also includes well-preserved ranch-style, Minimal Traditional, and Modernist dwellings that were constructed during the final phases of development after World War II.

The West Highlands Historic District also retains its original overall picturesque plan as well as notable, naturalistic designs for individual estates that illustrate national trends in landscape architecture and the works of important landscape architects. For example, the gardens for the Robert M. Hanes House as well as for the Thomas O. Moore House in the historic district were designed by noted New York landscape architect, Ellen Biddle Shipman. Between 1914 and 1946, Shipman designed over 650 gardens nationwide. Among her clients were leading industrialists and patrons of the arts, including Fords, Astors, DuPonts, Goulds, Huttons, Haneses, and Dukes (Phillips 2012: 8:23; Smith 1985).

### Criterion D

The West Highlands 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 contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15: 21*).

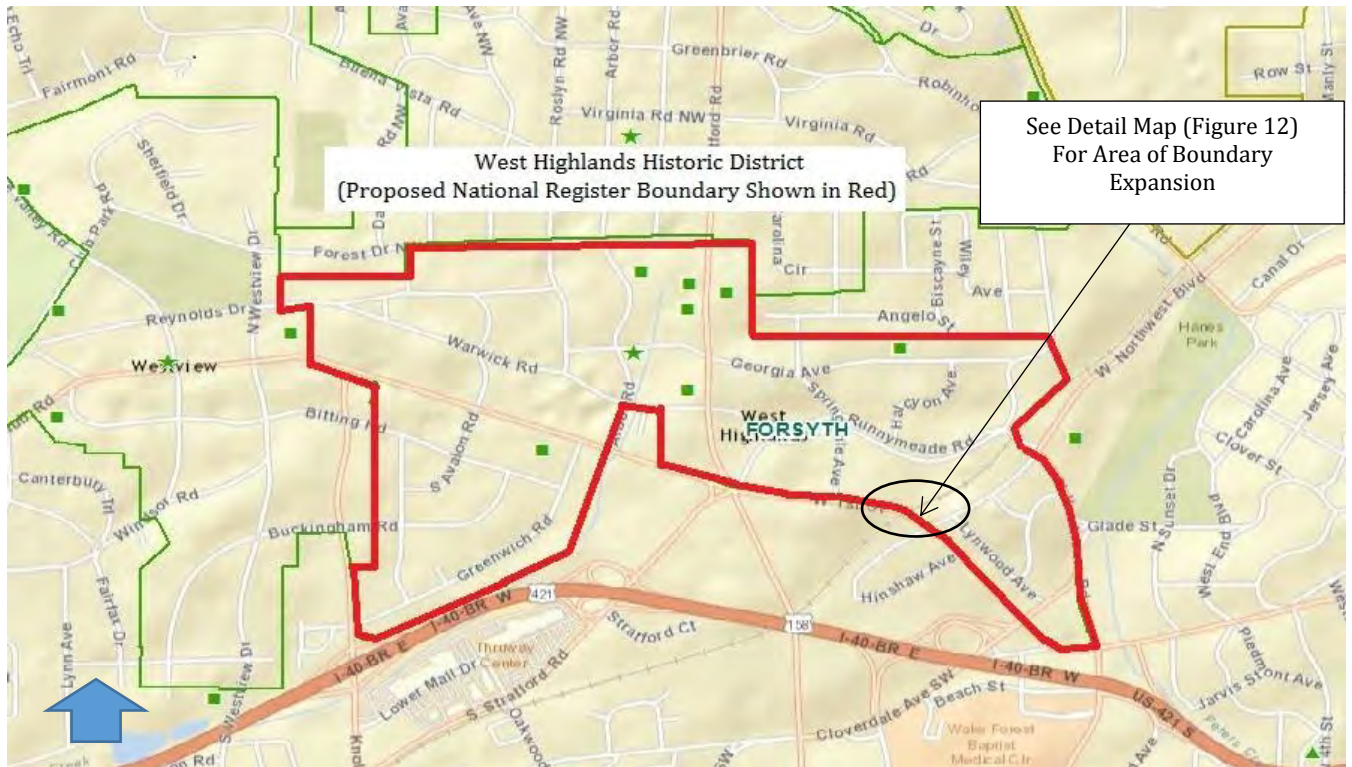
The property is not eligible under Criterion D because it is not likely to yield any new information pertaining to the history of building design or technology.

## **National Register Boundary Description and Justification**

Depicted in **Figures 11-12**, the proposed National Register boundary for the West Highlands Historic District has been drawn according to the guidelines of National Register Bulletin 21, *Defining Boundaries for National Register Properties*.

The proposed boundary encompasses most of the West Highlands neighborhood as developed in eight sections during the early and middle decades of the twentieth century. However, the boundary excludes an area in the southeast corner of the original neighborhood that is now characterized by modern institutional development around Everett Street, Hawthorne Road, Beach Street. While the proposed historic district boundary largely conforms to the one defined for the 2009 Study List application, the current boundary has been expanded to include Bridge No. 296. Following the right-of-way along West First Street, the 2009 boundary actually went through the bridge, but the 1939 span was not included in the Study List district boundary. This area of proposed expansion would include the footprint of the bridge, encompassing its abutments and substructure.

**Figure 11**  
**West Highlands Historic District**  
**Proposed National Register Historic District Boundary**



Source: North Carolina Historic Preservation Office

**Figure 12**  
**West Highlands Historic District**  
**Area of Proposed Boundary Expansion**



Source: Forsyth County Tax Maps



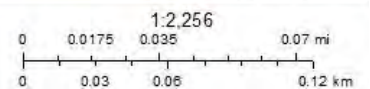
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**APPENDIX A**

Field Survey Map  
Inventory List of Ineligible Resources  
Photographs of Ineligible Resources

### Field Survey Map January 2015



Source: Forsyth County Tax Map



## INVENTORY LIST OF INELIGIBLE PROPERTIES

### **No. 3 Northwest Apartments (FY8774) (PINS 6825-46-5123; 6825-45-2806)**

1601-1607 and 1621-1629 West Northwest Boulevard  
Winston-Salem, Forsyth County

Constructed in 1962 and expanded in the 1970s, this apartment complex consists of a grouping of multiple-family, two-story, brick-veneered units with simple, side-gable forms. The buildings have replacement windows and gabled entries with replacement turned porch posts. The complex also contains rows of attached duplexes. The later 1970s units are located to the rear of the complex. Northwest Apartments has only marginal integrity and lacks the architectural and historical significance to merit intensive-level investigation. The apartment complex was surveyed recently in 2015.

### **No. 4 Apartment Building (FY8776) (PIN 6825-45-5942)**

1606 West Northwest Boulevard  
Winston-Salem, Forsyth County

Built in the mid-1960s, this apartment building is a sizable, two-story, brick-veneered building with a U-shaped plan. The building has a simple, two-tiered, U-shaped porch across the front. There are replacement windows. This apartment building lacks the architectural and historical significance needed for intensive-level investigation. The building was surveyed recently in 2015.

### **No. 5 House (FY8777) (PIN 6825-46-7014)**

1716 West First Street  
Winston-Salem, Forsyth County

Heavily remodeled, this frame, one story-and-a-half bungalow now has vinyl siding, some replacement windows, and a modern half-wall of stucco that serves as the porch balustrade. The façade's six-over-one light, double-hung, wood-sash windows and the entrance sidelights and transom suggest that this was originally a nineteenth-century dwelling that was remodeled and enlarged into a bungalow in the 1920s. Surveyed in 2015, the house is too altered to merit intensive-level investigation.

### **No. 6 L. A. Vaughn House (FY1029) (PIN 6825-45-8914)**

1708 West First Street  
Winston-Salem, Forsyth County

L. A. Vaughn, a wholesale grocer, built this house circa 1915 on the Atwood Inn Place plat, southwest of the West Highlands Historic District. The two-story, frame, Colonial Revival dwelling has a low-hip roof, irregular massing, a wraparound porch, and some Craftsman-style elements. The porch has Doric columns, balustrades, and a denticulated cornice while the dwelling's deep eaves have exposed purlins. The entrance, with its glazed door, molded surrounds, sidelights, and transom, is original as are the nine-over-one light, double-hung, wood-sash windows. Although this handsome, Colonial Revival house is well preserved, Winston-Salem contains numerous examples of the style and period of construction, many of which are located within intact, early-twentieth-century neighborhoods, such as the West Highlands Historic District. The circa 1915 L. A. Vaughn House is located south of the West Highlands Historic District within a separate plat. Previously

surveyed, the house is not located within a potential historic district and is also not recommended for intensive-level investigation as an individually significant resource.

**No. 7 House (FY8778) (PIN 6825-45-8869)**

1700 West First Street  
Winston-Salem, Forsyth County

Erected circa 1925, this two-story, frame, Craftsman-style residence occupies an elevated lot surrounded by trees that limit visibility of the front elevation. The dwelling has the boxy massing of the American Foursquare capped by a hip roof. The roof has deep, bracketed eaves. The house is vinyl sided on the first story although the upper story displays original wood shingles. The hip-roofed front porch has paired battered piers on brick pedestals and heavy brackets. The windows are four-over-one light, double-hung, wood-sash. Like the Vaughn House next door, this house is located southwest of the West Highlands Historic District within a separate plat. Surveyed in 2015, the house is not located within a potential historic district and is also not recommended for intensive-level investigation as an individually significant resource.

**No. 8 House (FY1030) (PIN 6825-45-9746)**

1632 West First Street  
Winston-Salem, Forsyth County

Constructed in 1915 as single-family residence, this two-story, hip-roofed dwelling has American Foursquare massing, a hip-roofed porch, and both Colonial Revival and Craftsman-style architectural elements. The house has a hip-roofed dormer above a recessed, second-story bay, deep eaves with exposed purlins, a stuccoed exterior, and nine-over-one light, double-hung, wood-sash windows. The projecting entrance bay of the porch is capped by a low-slung gable and supported by paired, classical columns resting on fieldstone pedestals. A simple architrave rests on the column capitals. The house was converted to a duplex in the 1950s with a stuccoed wall now dividing the entrance bay. French doors to each unit were added during the conversion. The balustrade is a modern replacement. Like the Vaughn House and House No. 7, this property is located southwest of the West Highlands Historic District within a separate plat. Previously surveyed, the house is not located within a potential historic district and is also not recommended for intensive-level investigation as an individually significant resource.

**No. 9 House (PIN 6825-45-9689)**

1622 West First Street  
Winston-Salem, Forsyth County

Constructed circa 1928, this one and one-half-story, frame, side-gable dwelling occupies an elevated lot with fieldstone retaining walls overlooking West First Street. The house has a sloping engaged porch and a shed-roofed dormer and balcony. The house has both Colonial Revival and Craftsman-style architectural elements. The exterior is stuccoed with wood shingles sheathing the dormer and deep eaves. The porch is support by heavy classical columns, and the windows are six-over-one light, double-hung, wood-sash. Tripartite windows frame the central entrance. A shed-roofed bay window is found on the side (south) elevation. Like the Vaughn House and House Nos. 7 and 8, this property is located southwest of the West Highlands Historic District within a separate plat. The house is not located within a potential historic district and is also not recommended for intensive-level investigation as an individually significant resource.



No. 3 Northwest Apartments (FY8774) (PINS 6825-46-5123, 6825-45-2806), 1601-1607/1621-1629 West Northwest Boulevard, Winston-Salem, Forsyth County



No. 4 Apartment Building (FY8776) (PIN 6825-45-5942), 1606 West Northwest Boulevard, Winston-Salem, Forsyth County



No. 5 House (FY8777) (PIN 6825-46-7014), 1716 West First Street, Winston-Salem, Forsyth County



No. 6 L. A. Vaughn House (FY1029) (PIN 6825-45-8914), 1708 West First Street, Winston-Salem, Forsyth County



No. 7 House (FY8778) (PIN 6825-45-8869), 1700 West First Street, Winston-Salem, Forsyth County



No. 8 House (FY1030) (PIN 6825-45-9746), 1632 West First Street, Winston-Salem, Forsyth County



No. 9 House (PIN 6825-45-9689), 1622 West First Street, Winston-Salem, Forsyth County