



**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

August 22, 2019

MEMORANDUM

TO: Shelby Reap
Office of Human Environment
NCDOT Division of Highways

FROM: Renee Gledhill-Earley *Renee Gledhill-Earley*
Environmental Review Coordinator

SUBJECT: Historic Structures Survey Report Boundary Proposal, U-5852, Widen SR 2085 from West Wendover Avenue to North Holden Street, Greensboro, PA 18-04-0001, Guilford County, ER 18-4253

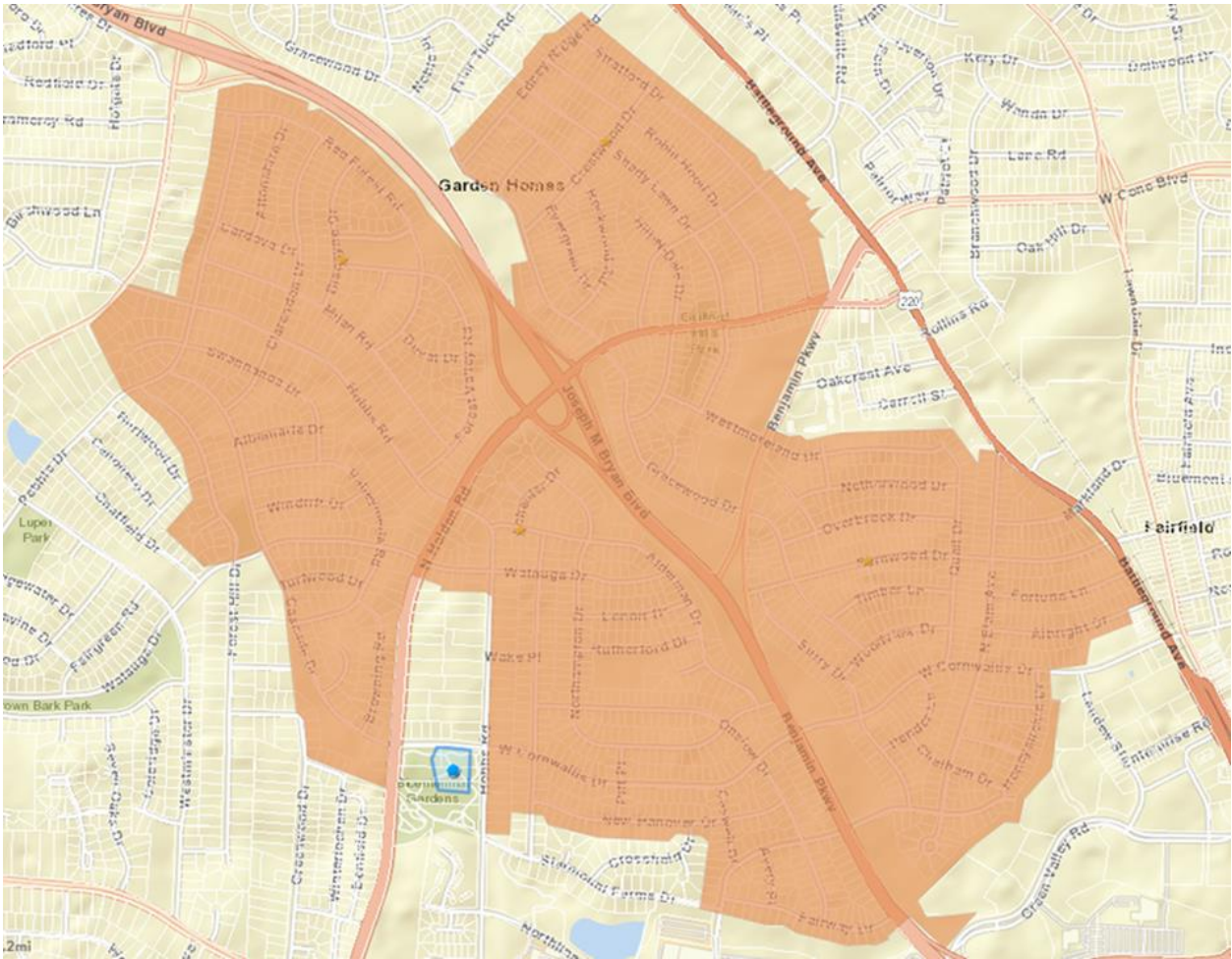
Thank you for your August 1, 2019, letter providing additional information about a proposed boundary for the Starmount Mid-Century Historic District. We have reviewed the additional information and your proposed boundary as shown on the attached map and concur with your finding that the boundary as shown incorporates the Starmount Mid-Century Historic District, which is eligible for listing in the National Register of Historic Places under Criterion A for Community Planning and Development.

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

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Attachment - map

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



Agreed upon boundary for Starmount Mid-Century Historic District, Greensboro, NC



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

August 1, 2019

ER 18-4253

Ms. Renee Gledhill-Earley
Environmental Review Coordinator, State Historic Preservation Office
North Carolina Department of Natural & Cultural Resources
4617 Mail Service Center
Raleigh, North Carolina 27699-4617

Due -- 8/28/19

Dear Renee:

H-

RE: Historic Structures Survey Report Boundary Proposal, Widen SR 2085 (Benjamin Parkway/Bryan Boulevard) from Wendover Ave to Holden Road in Guilford County PA# 18-04-0001, WBS# 50241.1.1, TIP# U-5852 ER# 18-4253

The North Carolina Department of Transportation (NCDOT) proposes the following boundary to encompass all four historic districts in one new district with under the name Starmount Mid-century Historic District:

The NRHP boundary includes the communities of Guilford Hills, Garden Homes, Forest Valley, and Green Valley and is roughly bounded by the back of the parcel line along the following streets (described clockwise beginning at the northern end): Edney Ridge Road, Pebble Drive, Forest Hills Drive, Cascade Drive, New Hanover Drive, Pembroke Drive, Honeysuckle Drive, and Stratford Drive. The eastern boundary meets Battleground Avenue at the right-of-way. This boundary includes the major thoroughfares of Holden Road (east/west) and Bryan Boulevard. Both roads were extant when the communities were built but are not contributing elements due to the major improvements to each, including significant widening.

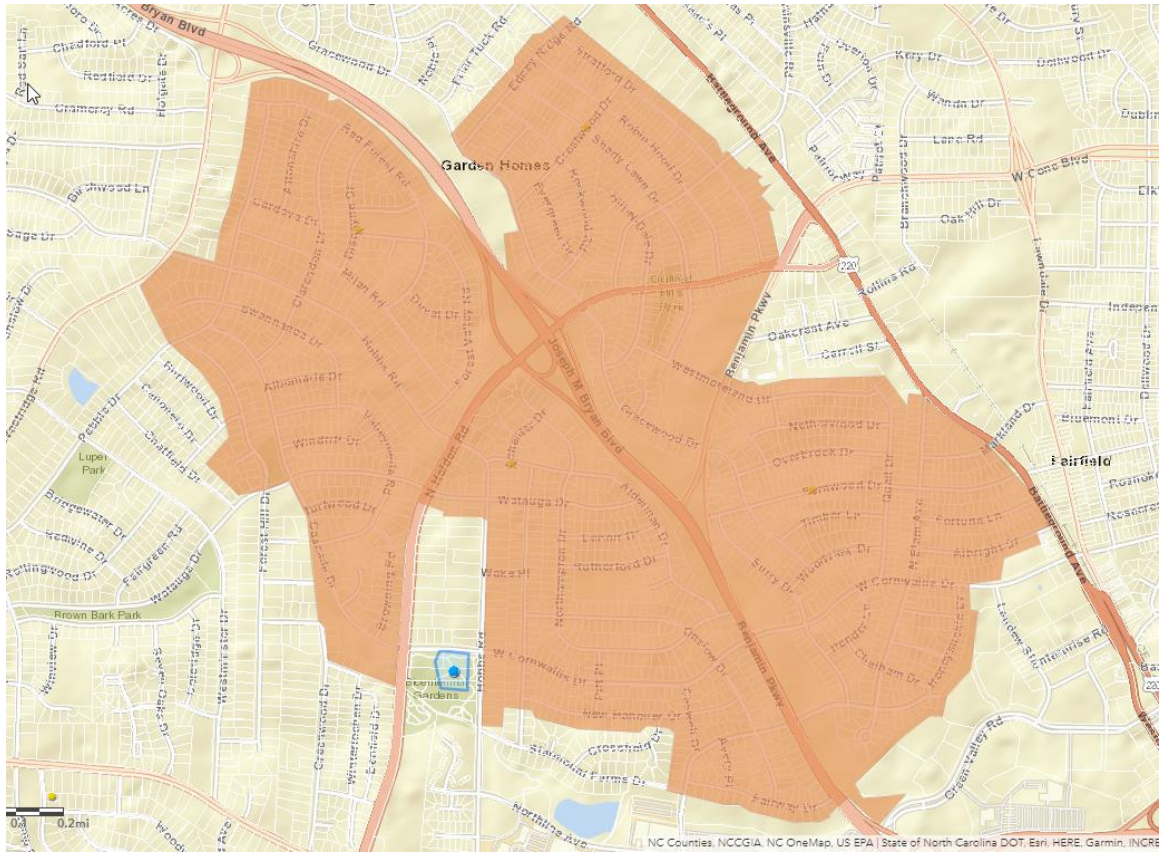
The report and survey materials are enclosed for your review and comment per 36CFR.800. Please let me know if you have any additional questions regarding this project. I can be reached at (919) 707-6088 or by email at sleap@ncdot.gov.

Sincerely,

A handwritten signature in cursive script that reads "Shelby Reap".

Shelby Reap
Historic Architecture Team

Attachments





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

June 14, 2019

ER 18-4253

Ms. Renee Gledhill-Earley
Environmental Review Coordinator, State Historic Preservation Office
North Carolina Department of Natural & Cultural Resources
4617 Mail Service Center
Raleigh, North Carolina 27699-4617

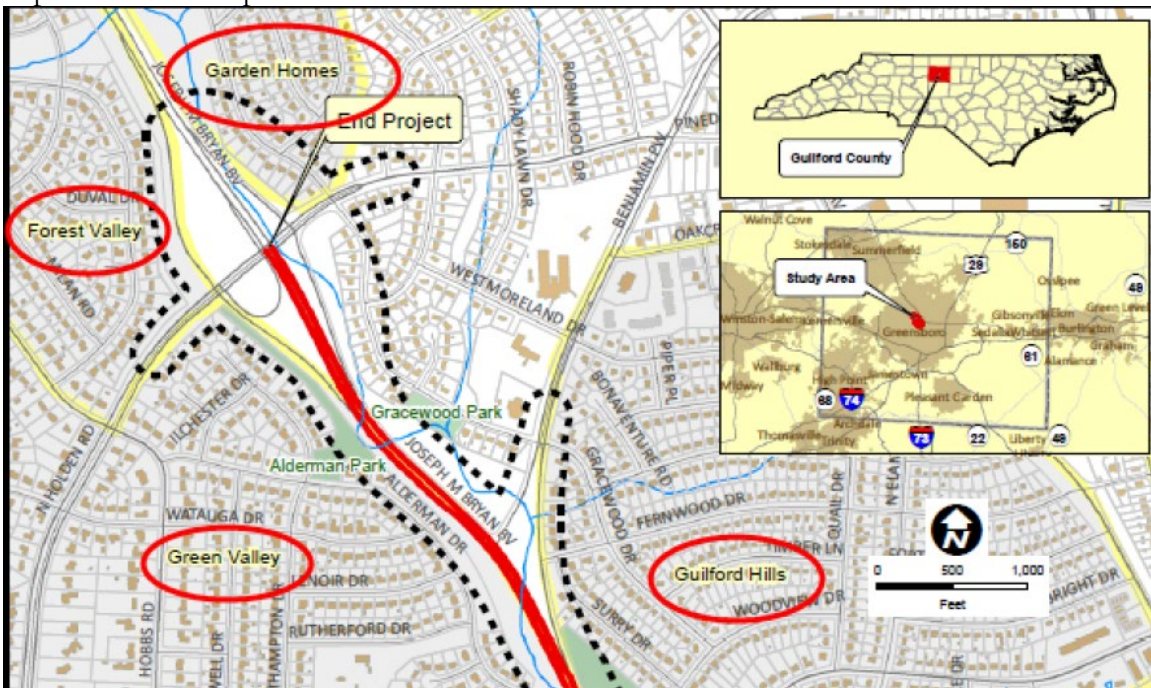
Due -- 7/10/19

H-

Dear Renee:

RE: U-5852 Historic Structures Survey Report, Widen SR 2085 (West Wendover Avenue to North Holden Street in Guilford County, PA# 18-04-0001, WBS# 47163.1.1, ER 18-4253

Thank you for your letter dated February 19, 2019 proposing a joint site visit with your office to evaluate the four historic districts presented in this report. On April 15, 2019, NCDOT architectural historian Mary Pope Furr and I travelled to Greensboro with HPO staff Jennifer Brosz and Kristi Brantley to investigate the four Starmount neighborhoods depicted on the map below.



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RALEIGH NC, 27699-1598

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1020 BIRCH RIDGE RD
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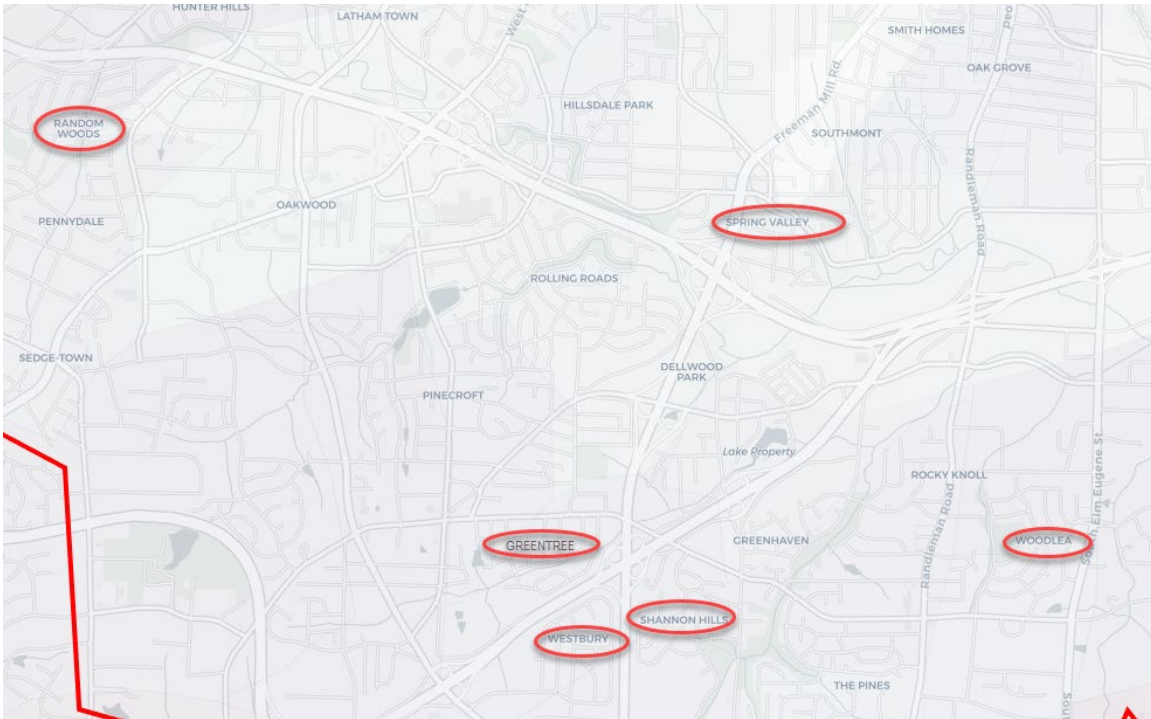
Website: www.ncdot.gov

We spent the morning driving through the subject neighborhoods and the consensus was that Garden Homes (1950-1955) and Guilford Hills (1949-1963) did not possess the level of architectural integrity that Forest Valley (1965-1971) and Green Valley (1955-1971) presented. While Garden Homes and Guilford Hills retain their curvilinear street patterns, set-backs, and general form of the houses, the alterations to the structures are abundant and typically consist of replacement exterior siding, replacement windows, and enclosed car ports. Forest Valley and Green Valley feature larger houses on bigger lots and the houses have fewer alterations. We also drove through some seemingly comparable neighborhoods; Starmount Forest, Wedgwood, and Hamilton Forest.



However, these neighborhoods appear to date from slightly later than the Starmount neighborhoods. In addition, there were several modern in-fill/teardowns houses which intrude on the historic feeling of the neighborhoods. The conclusion of our day together was that the HPO reviewers would need more of a context of the development of the suburbs in Greensboro.

Since the site visit, I have identified a 2009 survey conducted by Circa, Inc. of the post World War II resources in Greensboro. Entitled, *1940-ca.1970 Historic Resources Survey Planning Phase Report*, the report lacks the analysis and evaluation of the city's neighborhoods. However, it does provide a list of planned developments that were platted and constructed between 1955 and 1970. From this list I believe that the appropriate comparables for the four Starmount neighborhoods are: Greentree, Random Woods, Shannon Hills, Spring Valley, Westbury, and Woodlea due to the higher concentrations of extant building inventory from the same timeframe.



I conducted another site visit with NCDOT architectural historian Kate Husband on May 17, 2019 and we compared the four Starmount neighborhoods to the six neighborhoods depicted above. We concluded that none of the six neighborhoods conveyed the same sense of cohesion of building types that are present in the four Starmount neighborhoods. While the Starmount neighborhoods were Caucasian blue- and white-collar communities, the comparables are of a different socio-economic and ethnic heritage. The houses retained historic building materials, with few alterations, likely due to the residents having less financial opportunity to invest in upgrades to their homes. We noted that some of these neighborhoods (Random Woods, Westbury, and Shannon Hills) which historically served the African American community, have evolved to house other minorities, most notably the Latinx community.

Finally, I used the online source HistoricAerials.com to compare the development of Greensboro between the 1955 and 1968 using aerial photography. Suburban Greensboro developed in northwest, northeast, and southwest portions of the city, a pattern that holds true even today. I was able to determine that in addition to the four Starmount neighborhoods, the following neighborhoods were built between these dates.

Hamilton Hills
 Hamilton Lakes
 Madison Woods
 Garden Lakes
 Quaker Acres
 Guilford West
 High Acres
 Woodland Hills

British Woods
 Country Park Acres
 Pineburr
 Spicewood
 O'Henry Oaks
 White Oak
 Friendswood
 Sedgefield Lakes

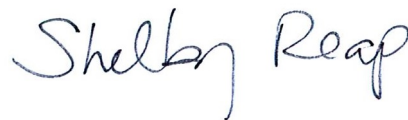
Random Woods
 Pennydale
 Westbury
 Shannon Hills
 Woodlea Acres
 Woodmere Park
 Kings Forest

Greensboro experienced a boom of suburban development between 1955 and 1970. In particular, the northwest portion of the city was identified by city planners in 1948 in their comprehensive Land Use Plan. They identified the largest open space in the northwest as land owned by Starmount Company and in their 1958 Land Use Plan, they identified the establishment of Guilford Hills and Garden Homes, construction of the Benjamin Parkway, and the beginnings of Green Valley's development. Both the 1948 and 1958 plans emphasized the importance of planning subdivisions with or near schools and parks and in their 1958 plan, Guilford County specified the number of acres of playgrounds and of parks within the Starmount area by 1965.

The four Starmount neighborhoods present a significant story of a single developer constructing four neighborhoods in close proximity, each for a unique socio-economic class. Guilford Hills and Garden Homes were the first subdivisions platted and developed by Starmount Company after World War II. The houses of Guilford Hills were marketed to white-collar families and veterans and Garden Homes was intended for blue-collar workers. Later, Green Valley was marketed to white-collar workers of the growing middle class with larger homes and lots. By the time Forest Valley was developed, economic growth induced an increase in house size for the average American. Therefore, this community included square footage minimums and attracted a predominantly upper middle class buyer. Despite the minimal changes to individual buildings within each of these neighborhoods, the story of each community's planning, development, and settlement is visible today with the retention of the curvilinear street patterns, setbacks, and general form of the houses. I believe that each of the four neighborhoods is eligible for the National Register for significance under Criterion A (Community Planning and Development) and possess the essential physical features to convey their significance. While these neighborhoods are not the sole examples of post-World War II housing in Greensboro, they do retain the defined characteristics to strongly represent the context and should thus be considered eligible.

Please review this additional information as well as the report submitted to your office in December 2018 and provide your input as to the eligibility of each of the four Starmount neighborhoods: Garden Homes, Guilford Hills, Forest Valley, and Green Valley. If you have any additional questions regarding this information. I can be reached at (919) 707-6088 or by email at sleap@ncdot.gov.

Sincerely,

A handwritten signature in cursive script that reads "Shelby Reap". The signature is written in black ink and is positioned above the typed name and title.

Shelby Reap
Historic Architecture Team