



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

April 15, 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 for U-5851, Widen SR 1001 (Church Street) from US 220 to East Cone Boulevard, PA 18-02-0018, Guilford County, ER 19-0982

Thank you for your March 12, 2019, letter transmitting the above-referenced report. We have reviewed the report and offer the following comments.

We concur that the following properties are eligible for listing in the National Register of Historic Places:

- Ceasar Cone Elementary School (GF0485): eligible under criterion A and C
- Hall Towers (GF9105): eligible under A and C
- Rives U.S. Army Reserve Center (GF9107): eligible under A and C

And, that the following properties are listed in the National Register and remain eligible for listing:

- Buffalo Presbyterian Church and Cemetery (GF0022)
- White Oak New Town Historic District (GF1138)

We also concur that the J.H. Wilkinson Building (GF9106) is not eligible for the Register because of the alterations and a lack of historic significance.

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.

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

Received: 03/14/2019

State Historic Preservation Office



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

ER 19-0982

Renee Gledhill-Earley
Deputy State Historic Preservation Officer
North Carolina Department of Cultural Resources
4617 Mail Service Center
Raleigh, North Carolina 27699-4617

March 12, 2019

Due -- 4/5/19

Sara hooit
H- ~~letters~~
~~3/29/19~~
ER letters

Dear Ms. Gledhill-Earley:

RE: Historic Structure Survey Report, TIP# U-5851, PA# 18-02-0018, Widen SR 1001
(Church Street) from US 220 (Wendover Ave) to East Cone Blvd in Guilford
County

The North Carolina Department of Transportation (NCDOT) proposes to widen Church Street in Guilford County. Calyx prepared the attached Eligibility Report and recommends the two National Register-listed properties remain so, two newly evaluated properties are eligible for the National Register of Historic Places.

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,

Shelby Reap

Shelby Reap
Historic Architecture Section

Attachment

Mailing Address:
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PDEA-HUMAN ENVIRONMENT SECTION
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Website: www.ncdot.gov

Location:
1020 BIRCH RIDGE RD
RALEIGH NC 27610

HISTORIC STRUCTURES SURVEY REPORT

Widen SR 1001 (Church Street) from US 220 (Wendover Avenue) to East Cone Street in Greensboro, Guilford County

TIP# U-5851

WBS# 50240.1.1

PA# 18-02-0018

Prepared for:

Environmental Analysis Unit

North Carolina Department of Transportation

1598 Mail Service Center

Raleigh, North Carolina, 27699

Prepared by:



CALYX Engineers and Consultants

6750 Tryon Road

Cary, North Carolina, 27518

919-858-1808

MARCH 2019

HISTORIC STRUCTURES SURVEY REPORT

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6750 Tryon Road

Cary, North Carolina, 27518

919-858-1808

MARCH 2019

A handwritten signature in black ink, appearing to read "Matt McDaniel and Chris Mroczka".

March 11, 2019

Matt McDaniel and Chris Mroczka, Principal Investigators

Date

Mary Pope Furr, Supervisor

Historic Architecture Group

North Carolina Department of Transportation

Date

Management Summary

The North Carolina Department of Transportation (NCDOT) proposes to widen Secondary Road (SR) 1001 (Church Street) from US 220 (Wendover Avenue) to East Cone Street in the City of Greensboro, Guilford County. The project's Area of Potential Effects (APE), as defined by NCDOT, is a 200-foot-wide corridor illustrated in Figure 2. NCDOT architectural historians reviewed the properties within the APE and determined that four individual properties greater than 50 years of age warranted further evaluation for potential National Register of Historic Places (NRHP) eligibility. In addition, two properties located within the APE, Buffalo Presbyterian Church and Cemetery (GF 0022) and White Oak New Town Historic District (GF 1138) are listed in the NRHP. These resources and their boundaries were also proposed for review to determine if any changes to their eligibility status or boundaries were warranted.

This project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). An NCDOT Architectural Historian defined an APE and conducted preliminary documentary research and a site visit to identify and assess all resources of approximately fifty years of age or more within the APE. Four resources within the APE warrant intensive National Register eligibility evaluations, and they are the subject of this report. Two properties located within the APE, Buffalo Presbyterian Church and Cemetery (GF 0022) and White Oak New Town Historic District (GF 1138) are listed in the NRHP and were reviewed for appropriate boundaries and continued eligibility. NCDOT Architectural Historians determined that all other properties and districts are not worthy of further study and evaluation due to lack of historical significance and/or integrity.

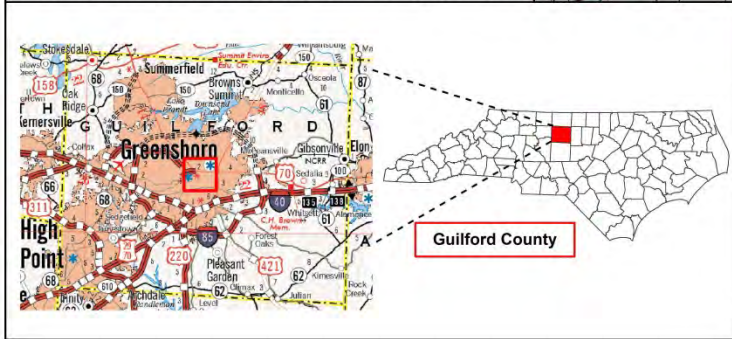
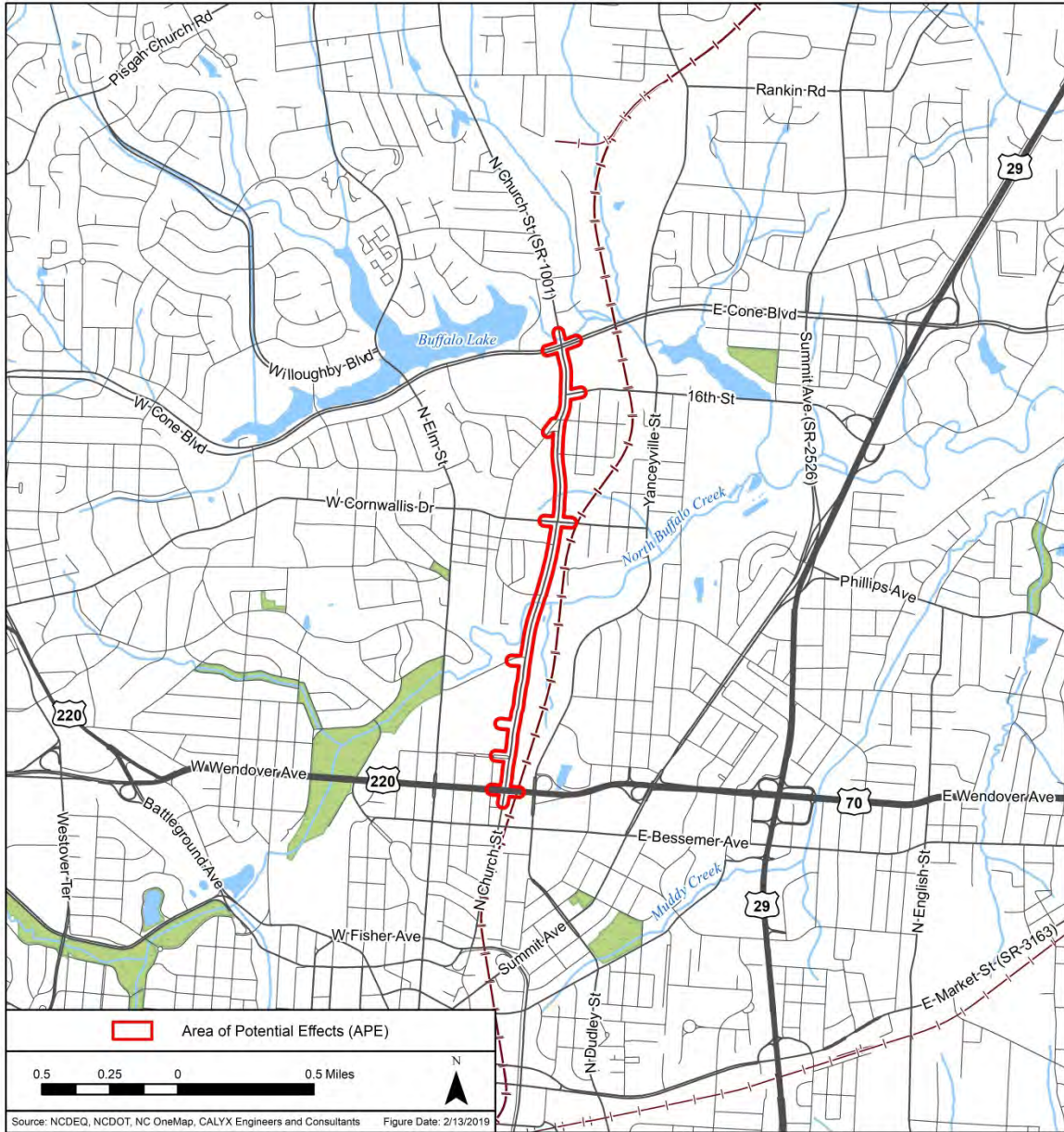
The City of Greensboro was comprehensively surveyed over multiple phases from 2007-2009, and neither Hall Towers, the J.H. Wilkinson Building, or the Rives U.S. Army Reserve Center were documented and surveyed at that time.


In January 2019, NCDOT requested that CALYX Engineers and Consultants (CALYX) complete research, an intensive-level historic resources field investigation, and NRHP evaluations for Ceasar Cone Elementary School, Hall Towers, the J.H. Wilkinson Building, and the Rives Army Reserve Center, as well as review current conditions for Buffalo Presbyterian Church and Cemetery and White Oak New Town Historic District. Based on this study, the recommendations for the NRHP are as follows:

Property Name	NCHPO Survey Site Number	Eligibility Determination	Criteria
Buffalo Presbyterian Church and Cemetery	GF 0022	Listed; no change	A, B
Ceasar Cone Elementary School	GF 0484	Eligible	A, C
White Oak New Town Historic District	GF 1138	Listed; no change	A, C
Hall Towers	GF 9105	Eligible	A, C
J.H. Wilkinson Building	GF 9106	Not Eligible	N/A
Rives U.S. Army Reserve Center	GF 9107	Eligible	A, C

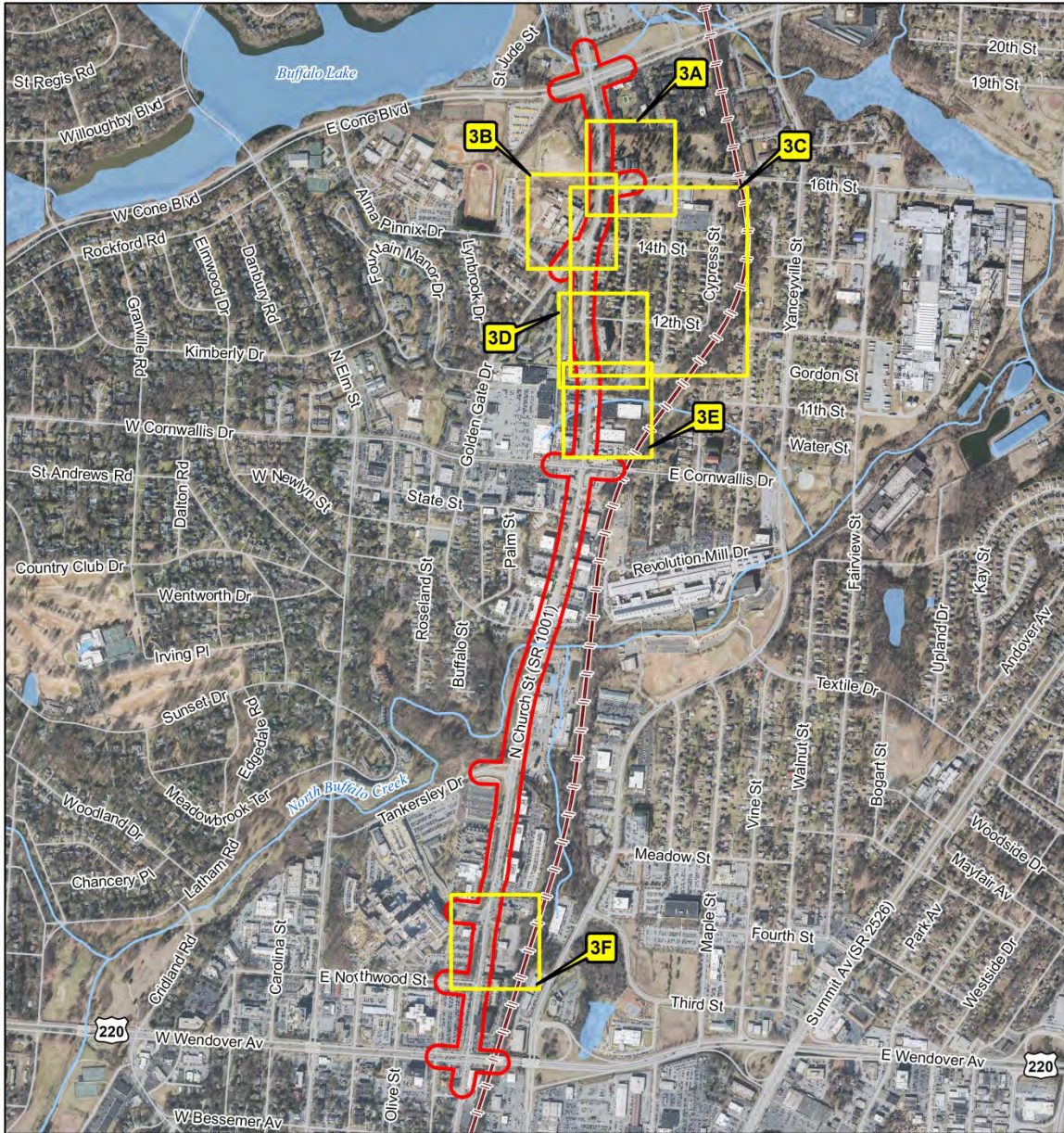
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	<p>Guilford County</p>
	<p><i>Widen SR 1001 (Church St) from US 220 (Wendover Ave) to E Cone St</i></p>
	<p>Figure 1 - Project Vicinity</p>

U-5851 - Widen SR 1001 (Church Street) - Guilford County












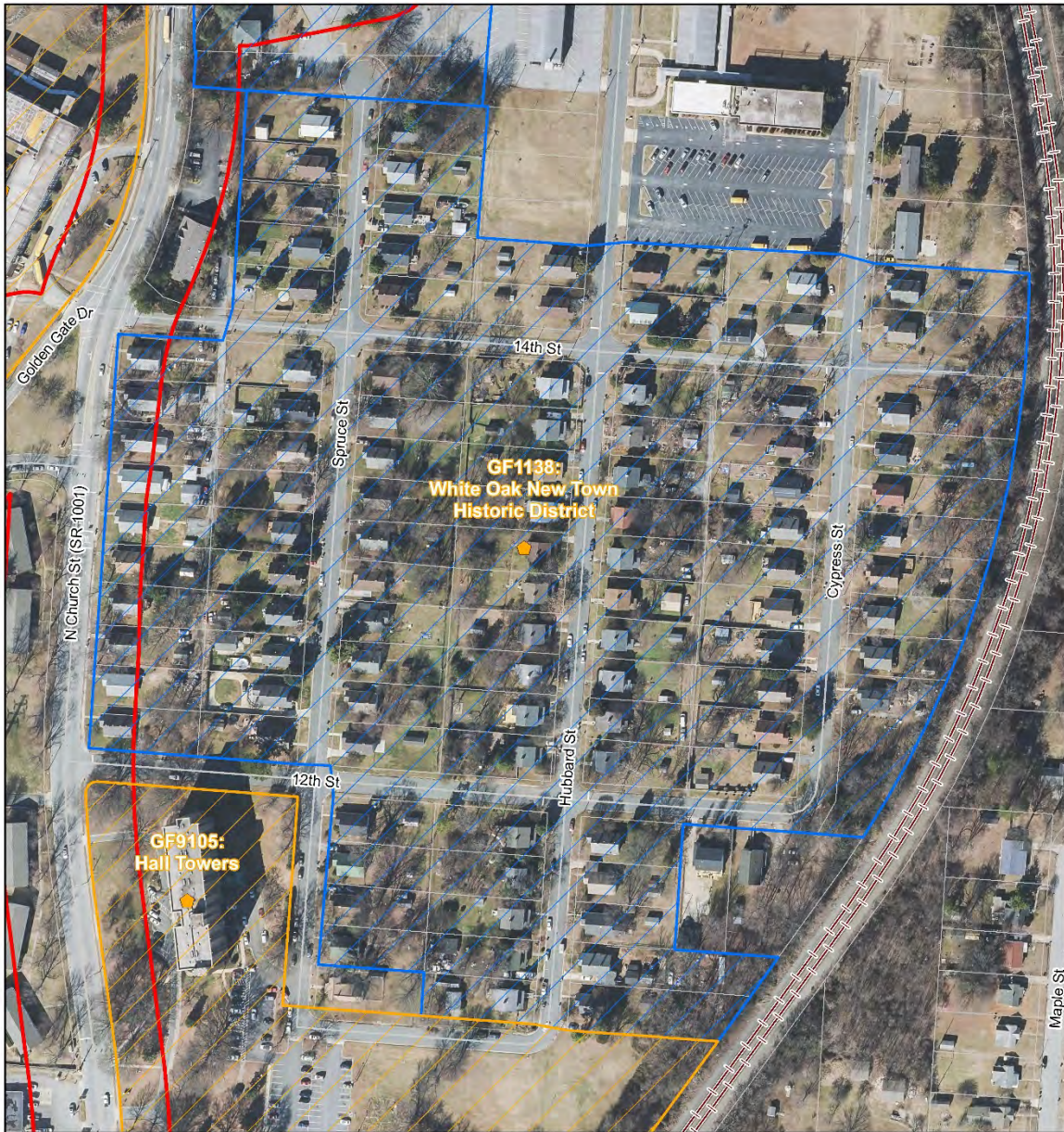
 Evaluated Property Inset  APE Boundary	 Road  Railroad  Stream  Waterbody
<p>1,200 600 0 1,200 Feet</p> <p>Source: NCDEQ, NCDOT, NC OneMap, CALYX Engineers and Consultants Figure Date: 2/13/2019</p>	
 <p>NORTH CAROLINA DEPARTMENT OF TRANSPORTATION</p> <p>TIP Project U-5851</p> <p>Guilford County</p> <p><i>Widen SR 1001 (Church St) from US 220 (Wendover Ave) to E Cone St</i></p> <p>Figure 2 - Area of Potential Effects (APE)</p>	





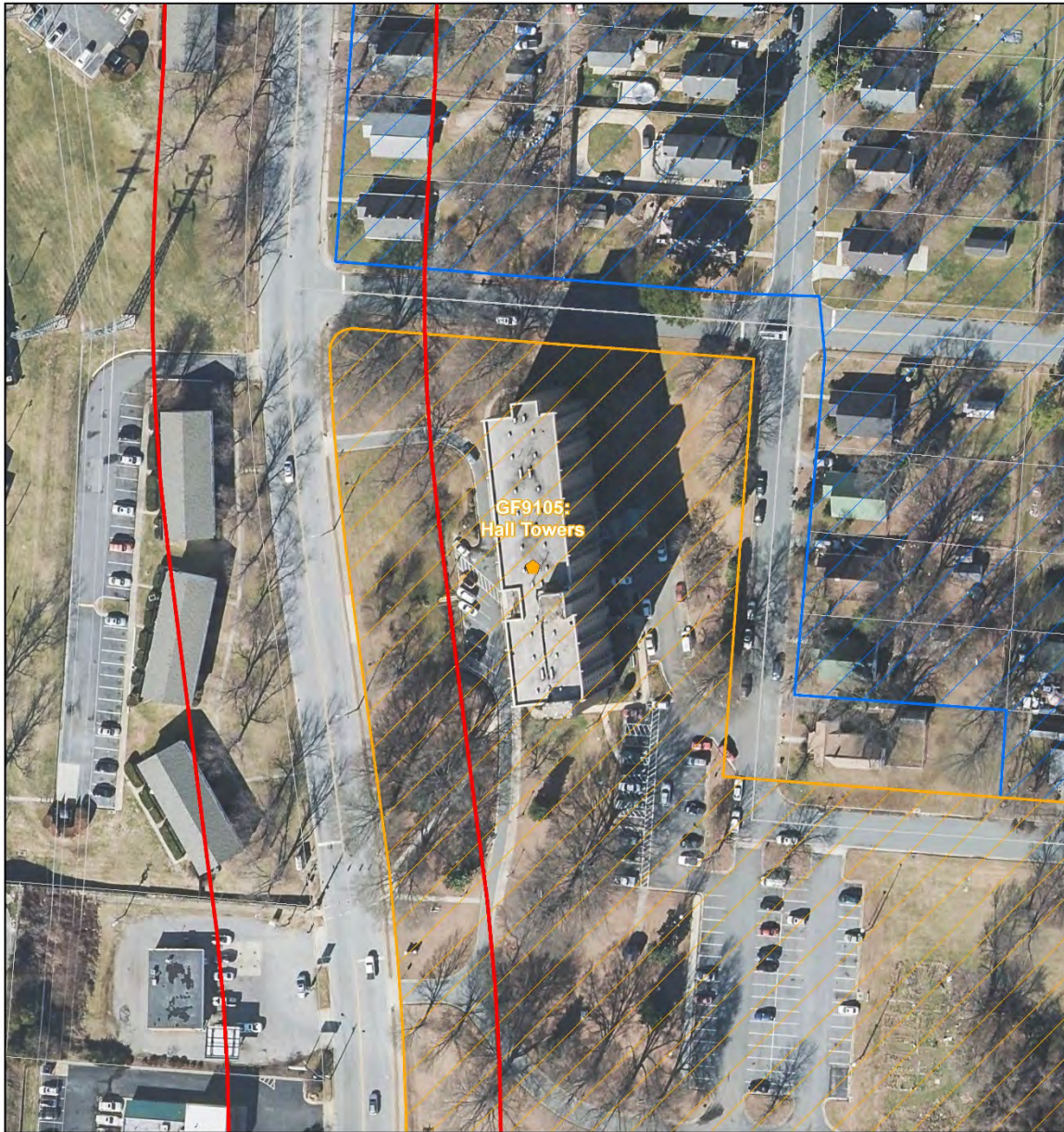
<ul style="list-style-type: none"> Evaluated Property NR Eligible Boundary NR Listed Boundary APE Boundary 	<ul style="list-style-type: none"> Road Railroad Parcel Boundary 	 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TIP Project U-5851 Guilford County <i>Widen SR 1001 (Church St) from US 220 (Wendover Ave) to E Cone St</i>
<p>100 50 0 100 Feet</p> <p>Source: NCDEQ, NCDOT, NC OneMap, CALYX Engineers and Consultants Figure Date: 3/11/2019</p> <p style="text-align: center;">N </p>		




<ul style="list-style-type: none">  Evaluated Property  NR Eligible Boundary  NR Listed Boundary  APE Boundary 	<ul style="list-style-type: none">  Road  Railroad  Parcel Boundary 	 <p>NORTH CAROLINA DEPARTMENT OF TRANSPORTATION</p> <p>TIP Project U-5851</p> <p>Guilford County</p> <p><i>Widen SR 1001 (Church St) from US 220 (Wendover Ave) to E Cone St</i></p>
<p>100 50 0 100 Feet</p> <p>Source: NCDEQ, NCDOT, NC OneMap, CALYX Engineers and Consultants Figure Date: 3/11/2019</p> <p style="text-align: center;">N </p>		





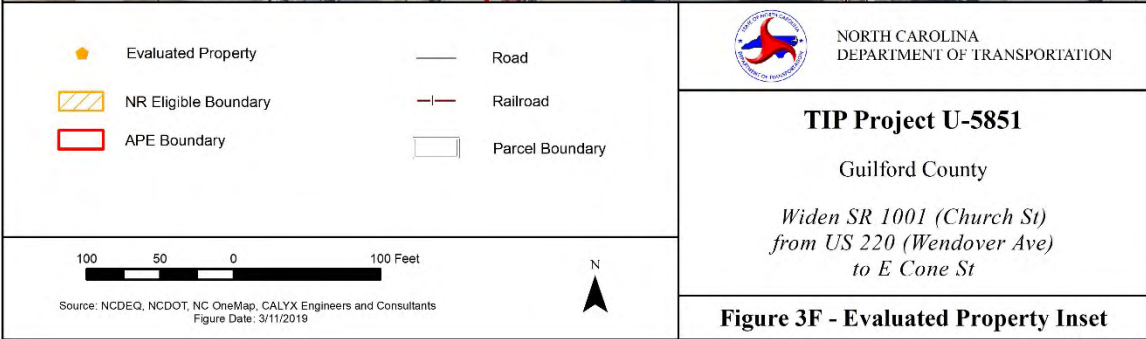
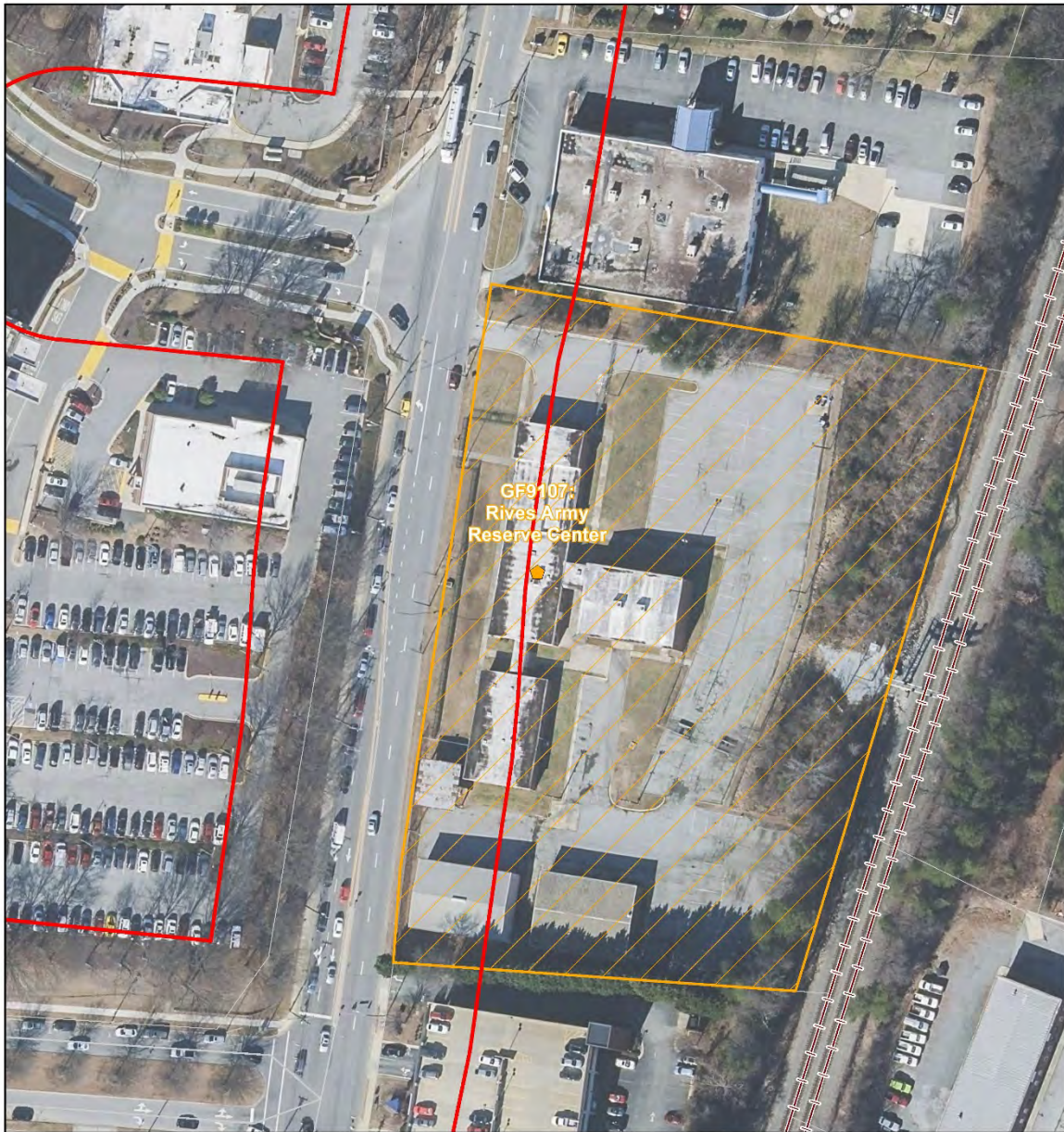
<ul style="list-style-type: none"> ● Evaluated Property NR Eligible Boundary NR Listed Boundary APE Boundary 	<ul style="list-style-type: none"> Road Railroad Parcel Boundary 	 <p>NORTH CAROLINA DEPARTMENT OF TRANSPORTATION</p> <p>TIP Project U-5851</p> <p>Guilford County</p> <p><i>Widen SR 1001 (Church St) from US 220 (Wendover Ave) to E Cone St</i></p>
<p>200 100 0 200 Feet</p> <p>Source: NCDOT, NCHPO, NC OneMap, CALYX Engineers and Consultants Figure Date: 3/11/2019</p>		
		<p>Figure 3C - Evaluated Property Inset</p>



<ul style="list-style-type: none"> ● Evaluated Property NR Eligible Boundary NR Listed Boundary APE Boundary 	<ul style="list-style-type: none"> Road + Railroad Parcel Boundary 	 <p>NORTH CAROLINA DEPARTMENT OF TRANSPORTATION</p>
<p>100 50 0 100 Feet</p> <p>Source: NCDEQ, NCDOT, NC OneMap, CALYX Engineers and Consultants Figure Date: 3/11/2019</p>		<p>TIP Project U-5851</p> <p>Guilford County</p> <p><i>Widen SR 1001 (Church St) from US 220 (Wendover Ave) to E Cone St</i></p>
		<p>Figure 3D - Evaluated Property Inset</p>



<ul style="list-style-type: none"> ★ Evaluated Property NR Eligible Boundary APE Boundary 	<ul style="list-style-type: none"> Road Railroad Parcel Boundary 	 <p>NORTH CAROLINA DEPARTMENT OF TRANSPORTATION</p>
<p style="text-align: center;">100 50 0 100 Feet</p> <p style="text-align: center;">Source: NCDEQ, NCDOT, NC OneMap, CALYX Engineers and Consultants Figure Date: 3/11/2019</p> <div style="text-align: center;">  <p>N</p> </div>		<p>TIP Project U-5851</p> <p>Guilford County</p> <p><i>Widen SR 1001 (Church St) from US 220 (Wendover Ave) to E Cone St</i></p> <p>Figure 3E - Evaluated Property Inset</p>



Methodology

NCDOT Project U-5851 in Guilford County is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA/USFS 2015). An NCDOT Architectural Historian defined an APE and conducted preliminary documentary research and a site visit to identify and assess all resources of approximately fifty years of age or more within the APE. Aside from two National Register-listed properties, only four additional resources within the APE warrant intensive National Register eligibility evaluations, and they are the subject of this report. NCDOT Architectural Historians determined that all other properties and districts are not worthy of further study and evaluation due to lack of historical significance and/or integrity.

On February 4 and 5, 2019, CALYX Architectural Historians Matt McDaniel and Chris Mroczka visited Greensboro, Guilford County, and completed photo documentation of all six resources. McDaniel and Mroczka undertook research at the North Carolina State Historic Preservation Office, the Guilford County Register of Deeds, the Greensboro Public Library, and the Greensboro Housing Authority. McDaniel and Mroczka also used online research tools and resources, including Guilford County GIS Mapping, the website historicaerials.com, and web-based subscription services newspapers.com and genealogybank.com. Published resources about the history and architecture of Guilford County and Greensboro were also consulted. McDaniel and Mroczka drove portions of southeastern, northeastern, southwestern, and northwestern Guilford County on February 5 in search of comparable building types.

CALYX conducted all fieldwork, research, and evaluations to meet the provisions of Section 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations, 36 CFR 800, as well as NCDOT's *Guidelines for the Survey Reports for Historic Architectural Resources*.

Evaluation: Buffalo Creek Presbyterian Church and Cemetery

Resource Name	Buffalo Creek Presbyterian Church and Cemetery
HPO Survey Site Number	GF 0022
Street Address	800 and 803 16th Street
PIN	7865997701
Construction Dates	1827-1920
NRHP Recommendation	Listed (2002)



Buffalo Creek Presbyterian Church and Cemetery, located at 800 and 803 Sixteenth Street in Greensboro, was listed in the National Register in 2002. This historic church complex consists of a Federal-style church sanctuary built in 1827 with flanking and attached Colonial Revival-style educational buildings added in 1920. The two-story, Colonial Revival-style manse completed in 1924 is located across Sixteenth Street. The cemetery, located just north and east of the church, contains interments dating to 1775.

The property was listed in the National Register under Criterion A for its association with the early development of Guilford County and under Criterion B for its association with the Reverend David Caldwell. Per the National Register nomination, as the congregation dates to 1755 and the site to 1768, Buffalo Creek Presbyterian Church “has been inseparably associated with the settlement of the area and the social history of the county and its county seat.” The Reverend David Caldwell was Buffalo Creek’s first minister in 1768 and served until 1820. During this time, Caldwell operated a school or “log college” here under frontier conditions but that trained numerous regional politicians, including governors of five states, members of Congress, and numerous local lawyers, judges, physicians, and ministers. He is regarded as the “most illustrious name in the educational history of North Carolina.”

The National Register-listed boundary comprises the two associated tracts in the northeast and southeast corners of the junction of Sixteenth Street with North Church Street, respectively totaling 5.03 and 1.66 acres, and which constitute the site and setting of Buffalo Presbyterian Church, the cemetery and manse, and the portion of the west end of Sixteenth Street that “carries between the two tracts and physically links them.” The total boundary is approximately eight acres; see attached graphic for precise boundaries.

The property was field surveyed to determine if any changes to its current National Register eligibility or its listed boundary are warranted. Access to the church building’s interior was not available, however the property is still clearly utilized as a church. The surveyors did not encounter any substantial changes to the resource that would alter its significance as indicated in its original National Register nomination or that have diminished its integrity to an extent that it no longer conveys that significance. The

property appears to remain intact, and no physical changes within the National Register boundary indicate a boundary change is warranted.



Figure 4. Facing northeast to Buffalo Presbyterian Church



Figure 5. Facing north to original 1827 church building



Figure 6. Facing north from church building to cemetery



Figure 7. Facing northeast from church building to cemetery



Figure 8. Facing south from 16th Street to manse



Figure 9. Facing north along North Church Street to Buffalo Creek Presbyterian Church historical marker; church building visible to east



Figure 10. Buffalo Presbyterian Church and Cemetery National Register Boundary

Evaluation: Ceasar Cone Elementary School

Resource Name	Ceasar Cone Elementary School
HPO Survey Site Number	GF 484
Street Address	2501 North Church Street
PIN	7865892542
Construction Dates	1935
NRHP Recommendation	Eligible



Description

Ceasar Cone Elementary School is located at 2501 North Church Street (SR 1001) in Greensboro, and on the west side of the road between 14th and 16th streets. The overall setting around the school includes historic-period residential development to the south, other school facilities to the west and a church property to the east. Recreational facilities including baseball fields, a football field with a track and stands, as well as tennis courts are located in the immediate setting behind or west of the school.



Figure 11: Ceasar Cone Elementary School site plan

Cesar Cone Elementary School is a Collegiate Gothic-influenced brick building. The school is two stories with a pair of uneven wings extending on a northwest axis from the main block's north and south. The shorter south wing comprises the main block's southwest side elevation, and the longer north wing the northeast elevation. An attached rectangular building on the north wing's rear or west houses the school's auditorium. Together, the main block and the two wings form an uneven U-shaped plan, the whole of which faces southeast towards North Church Street. A hyphen connects the south wing's rear elevation to a historic cafeteria building. Additionally, a historic media center building is located to the main block's rear and attached to the cafeteria building's northeast elevation. A non-historic hyphen extends off the northwest corner of the cafeteria building leading to a non-historic kindergarten center opened in 2002. Non-historic modular classrooms were added to the property throughout the 1990s and 2000s. The modular classrooms are clustered to the north and northwest of the school's main block.



Figure 12: Facing southwest to façade

The main block's façade faces southeast and features eight typically wide bays or vertical units divided by one-story brick buttresses with stone capstones. The façade has a stone belt course above the foundation. The original six-over-six fenestration has been replaced with non-historic, one-over one, vinyl-clad sashes. The façade's inner five bays feature paired windows on both stories. The outside bay on the main block's northeast corner has triple windows. The opposite outside bay on the southwest corner lacks windows. The two entrance bays, each the second bay from the façade's corners, feature single windows on each story. The two entrances are similar in detail with a pointed-arch hood molding accented with quatrefoils set inside a label modeling. Stone quoins flank the doorways beneath the label moldings. The north entrance bay slightly projects and features double six-light wood doors, with an eight-light transom and flanked by three-light sidelights. Only the first story of the south entrance bay projects, and it features double six-light wood doors with a six-light transom and no sidelights. The second story above each entrance has a window flanked by sidelights. As elsewhere, these windows are replacements and do not reflect their historic four-over-four light design. Above the north entrance is a stone plaque engraved with "Cesar Cone Public School." Above the south entrance is a stone plaque

engraved with the intertwined letters “ W, O, and S,” presumably standing for White Oak School. The façade has a brick parapet with a stone capstone. A molded string stone course and a stone belt course separates the parapet from the second story. The parapet features decorative stone quatrefoils, diamonds, and squares across the façade and has a triangular point above the north entrance bay. A cornerstone on the façade displays the school’s 1935 build date in Gothic-style script.



Figure 13: Facing northwest to façade and north entrance



Figure 14: Facing northwest from North Church Street to main block’s façade



Figure 15: Facing northwest to façade's southwest corner

The school's north wing consists of two sections, classrooms at the main block on the east and the auditorium on the west, as is evidenced by the complex's north side elevation. The main block's elevation lacks fenestration but features the continuation of the parapet, and a two-story side wing also projects off the main block. This side wing appears to be an internal staircase. Based on historic photographs and aerial photography, the side wing is not original but was built between the late 1940s and late 1960s. The side wing's east elevation has a similar but less architecturally detailed entrance than those on the main block. The portion of the side wing containing this entrance appears original to the building, whereas its north end appears to be later construction.



Figure 16: Facing southwest to northeast side elevation



Figure 17: Facing southwest to northwest side elevation

The auditorium is housed in a rectangular building attached to the main block's rear elevation and elongating the school's north wing. The auditorium has a flat roof and is two stories high but internally is one large open room from floor to ceiling. The auditorium's northeast side elevation consists of six bays. On this elevation, the northernmost bay lacks fenestration, but the other five bays have single non-historic window sashes symmetrically spaced from top to bottom within each bay. The auditorium's rear elevation features double metal doors and four large vents. The auditorium's southwest side elevation, within the complex's U-shaped plan, consists of five bays with the northernmost bay lacking fenestration and the other bays featuring a similar window pattern found on the northeast side elevation.



Figure 18: Facing southwest along north wing and auditorium's northeast side elevation



Figure 19: Facing southeast to auditorium's rear elevation



Figure 20: Facing northeast to the auditorium's southwest side elevation

The main block's rear elevation is two stories and lacks a parapet. Window openings contain paired non-historic windows and are generally evenly spaced across both stories. An external brick chimney is attached near the south end.



Figure 21: Facing southeast to main block's rear elevation

The complex's southwest side elevation is three bays wide and features the continuation of the parapet. The east bay is the main block, while the two bays to the west comprise the south wing. The window

fenestration across this elevation is symmetrical with three pairs of windows along each story and within each bay.



Figure 22: Facing north to façade and southwest side elevation



Figure 23: Facing northeast to southwest side elevation and cafeteria building

A brick hyphen connects the school’s south wing with the cafeteria building. The one-story hyphen building has a parapet with a molded stone capstone and two four-over-four wood windows. The hyphen can be accessed through double six-light doors.



Figure 24: Hyphen connecting south wing to cafeteria building

The cafeteria is a one-story rectangular building with a parapet. The parapet has a stone capstone and is separated from the ground level by a molded stone string course. The parapet has decorative stone quatrefoils and diamonds similar to those found on the main school building's parapet. The cafeteria building features brick buttresses with stone capstones and historic wood windows in four-over-four, six-over-six, and nine-over-nine configurations. Additionally, several window openings have been infilled with brick.



Figure 25: Facing northeast to cafeteria building



Figure 26: Facing northeast to cafeteria building

The media center building is located behind the school's main block and attached to the cafeteria building's northeast elevation. This one-story brick building has a wide concrete band along the roofline and lacks fenestration other than vents, two doorways, and a set of sidelights on the west entrance.



Figure 27: Facing southeast to media center building located behind school

A brick hyphen connects the cafeteria with the kindergarten wing. The kindergarten wing was built in 2002 and is a one-story brick building with vinyl-clad windows. Also, modular classrooms are grouped together to the north and west of the school's main block and are connected by sidewalks with a

covered walkway. The modular classrooms were intermittently added to the school property throughout the 1990s and 2000s.



Figure 28: Facing north to kindergarten wing



Figure 29: Facing southwest from behind main school building to kindergarten wing



Figure 30: Facing northwest to modular classroom buildings and covered walkway

The school's interior underwent a significant renovation in 1991. The hardwood floors were replaced with concrete. Ceilings were lowered, and improved lighting and plumbing were installed in addition to air conditioning. The school's historic dark oak paneling, doors, and brass doorknobs were preserved. The hardwood floor and stage in the historic auditorium were also retained, as well as the wood chairs and armrests.



Figure 31: Interior hallway



Figure 32: Auditorium

A semi-circular asphalt driveway fronts the school and intersects with North Church Street. The school parking lots are located to the south and west. A park area with benches surrounded by mature trees and shrubs is located to the school's south. Buffalo Presbyterian Church is located to the school's east, and the White Oak New Town neighborhood, also a National Register-listed historic district, is located across North Church Street to the southeast. The Walter Hines Page High School campus, built in 1955 and including a football field and track, is located to the west. Ceasar Cone Elementary School has a recreational field to the immediate west and a baseball field built in 2006 is located to the north.



Figure 33. West aerial view (Source: Guilford County Tax Assessor, 2015)

Historic Development and Architectural Context

In 1895, brothers Moses and Ceasar Cone established the first Cone manufacturing plant in Greensboro. The Cone brothers' company was known as Proximity Cotton Mills and later Proximity Manufacturing Company. The plant specialized in blue denim and the Cone brothers' denim operation would grow to be one of the largest and most popular producers of denim and corduroy in the world.¹ To further expand their Greensboro operation, the Cone brothers established the White Oak Cotton Mill between 1902 and 1905. In 1920, the Proximity Manufacturing Company built White Oak New Town to provide housing for their mill workers. By 1925, White Oak New Town housed 15,000 mill workers and their families. In addition to housing, the Proximity Manufacturing Company also subsidized the building of churches, shops, schools, and a YMCA for White Oak New Town. By the mid 1920s, White Oak New Town had three wood-framed buildings serving as classrooms for the children of mill workers.²



Figure 34: Portrait of Ceasar Cone in school hallway

“Mill owners across the state constructed schools in their company towns and villages in earnest following North Carolina’s “Compulsory Attendance Act” of 1913, which mandated that all children between the ages of eight and twelve attend school at least four months out of the year.³ One biographer noted that Ceasar Cone went beyond minimum standards and “took another advanced step in providing, at the expense of the company, the very best school facilities, including kindergarten work,

¹ *Greensboro: A Chosen Center*, (Woodland Hills: Windsor Publications, 1992), 170.

² Marvin Brown, “White Oak New Town Historic District,” National Register of Historic Places Registration Form, 9 September 1991, Section 8.

³ North Carolina State Board of Education, “History of the State Board of Education,” <https://stateboard.ncpublicschools.gov/about-sbe/history/chapter-two>, retrieved March 7, 2019; Jacquelyn Dowd Hall, et al, *Like A Family: The Making of a Southern Cotton Mill World* (Chapel Hill: The University of North Carolina Press, 1987), 128.

in modern and comfortable school buildings for all the children of school age.”⁴ Additionally, when his brother Bernard had questions regarding the “over-education” of mill worker families, Ceasar Cone responded:

The fear which you express in educating your people to aspire to higher walks in life than cotton mill work I think is erroneous. I believe our policy will mean more efficient labor, which will doubtless mean higher wages, but in the end as low, or lower costs of production...We can by the investment of a moderate amount of money and the liberal use of a fair amount of brains, keep our mills in the lead along the lines of welfare and betterment of work, certainly along the lifetime of the generation now controlling them, and I think the succeeding generation as well.⁵

Cone’s emphasis on education was part of a larger movement begun in North Carolina after the Civil War to transform the haphazard system of locally controlled one-room schoolhouses into modern graded schools with more standardized statewide curricula.⁶ Between 1910 and 1930, Guilford County mounted an ambitious and expensive program to eliminate their single-teacher one room schools houses, mostly of frame construction, and built twenty-three new graded schools.⁷ These model schools were large masonry structures with Classical and Moderne influenced architectural details. Colonial Revival and Gothic Revival, or Collegiate Gothic style, is also reflected on these large-scale masonry schools.⁸ This stylistic expression was also reflected in local colleges. Between 1919 and 1924, the nearby North Carolina College for Women, formerly known as the State Normal and Industrial College, built multiple three-story masonry structures in the Classical and Neo-Classical Revival style.⁹ During the 1910s and 1920s, North Carolina invested mass sums of money in public education and built large-scale schools with amenities such as auditoriums, gymnasiums, swimming pools, and libraries.¹⁰ Large schools often displayed stylistic diversity influenced by Jeffersonian, Collegiate Gothic, and Tudor architectural styles.¹¹

In 1923, the City of Greensboro annexed land including the Proximity Manufacturing Company mill village and related schools. Despite the annexation, the Cone family wanted to keep control of their schools rather than relinquishing them to the city due to the large number of children they influenced. During this time, the four mill villages of East White Oak, Proximity, Revolution, and White Oak New Town had over 1,600 school children taught by 40 teachers employed by the mill companies. The city formed a committee to analyze the potential merger with the mill schools managed by Proximity Manufacturing Company. The committee concluded that the Proximity Manufacturing Company wanted to maintain control of their schools because they took pride in their school system and believed the schools were “superior to the average county school.” The committee also stated the company feared

⁴ Ethel Stephens Arnett, *For Whom Our Public Schools Were Named, Greensboro, North Carolina* (Greensboro: Piedmont Press, 1973), 166.

⁵ *Greensboro: An Architectural Record* (Greensboro: Preservation Greensboro Inc, 1995), 75.

⁶ The modern education movement in North Carolina is described in James Leloudis, *Schooling the New South: Pedagogy, Self, and Society in North Carolina, 1880-1920* (Chapel Hill: The University of North Carolina Press, 1996).

⁷ Ibid, 74; “Caldwell’s Log College Started School System,” *Greensboro Daily News*, May 29, 1971.

⁸ *Greensboro: An Architectural Record*, 74 - 76.

⁹ Ibid, 74.

¹⁰ Catherine Bishir, *North Carolina Architecture* (Chapel Hill: The University of North Carolina Press, 2005), 464 - 465.

¹¹ Ibid, 464 - 465.

children merged into the city school system would be influenced to pursue jobs outside the mills and would look to further their education past the age of fourteen when they would typically enter the mill as employees. Thus, the mill would lose a younger generation of employees they relied on to eventually replace their parents.¹²



Figure 35: Caesar Cone Elementary School, documented in Guilford County Fire Insurance Survey, 1937 (Source: University of North Carolina Greensboro Digital Collection).



Figure 36: Caesar Cone Elementary School, n.d. (Source: For Whom Our Public Schools Were Named, 1973).

¹² Greensboro: An Architectural Record, 74 – 76; Jacquelyn Dowd Hall, et al, *Like A Family: The Making of a Southern Cotton Mill World* (Chapel Hill: The University of North Carolina Press, 1987), 127-129.



Figure 37: Cesar Cone Elementary School, 1946 (Source: University of North Carolina Greensboro Digital Collection).



Figure 38: Cesar Cone Elementary School Safety Patrol, 1946 (Source: University of North Carolina Greensboro Digital Collection).

The wood-framed schools built by the Proximity Manufacturing Company for the White Oak New Town neighborhood were demolished with the construction of Cesar Cone Elementary School in 1935.¹³ The

¹³ Brown, Section 8.

new school was located across North Church Street from the mill village and was funded by the Proximity Manufacturing Company and the Federal Public Works Administration (PWA). The school was designed by Harry Barton and constructed by the Southeastern Construction Company. Harry Barton was a prominent architect designing numerous institutional buildings throughout North Carolina, including courthouses, churches, and school buildings (grade school and college campuses). He designed several prominent North Carolina buildings, including the Allegheny County Courthouse, Surry County Courthouse, and War Memorial Stadium. Ten years after its construction, Ceasar Cone Elementary School was transferred to the Guilford County school system.



Figure 39: Plaque in school hallway detailing school construction

In 1991, Ceasar Cone Elementary School went through a major interior renovation including installation of air conditioning, concrete floors replacing historic hardwood floors, lowered ceilings, and improved lighting and plumbing. The school's dark oak paneling, doors, and brass door knobs were preserved along with the auditorium's historic interior.¹⁴ In 2001, the school's classrooms were wired with state of the art technology including networked computers. In 2002, the kindergarten wing was opened.¹⁵ Modular classrooms have been intermittently added to the school's grounds throughout the 1990s and 2000s. In 2006 a baseball field was built on the property to the north of the school. The property remains an active Guilford County public school.

Comparable Examples

Large scale masonry school buildings built during the 1920s were prevalent throughout Greensboro. The schools surveyed were typically designed with elements of the Colonia Revival or Gothic Revival style. Several schools maintained their overall massing but had significant alterations such as replacement windows, as found at Ceasar Cone Elementary School.

¹⁴ "School Profile: Ceasar Cone Elementary School," *Greensboro News and Record*, 28 June 1994.

¹⁵ Ceasar Cone Elementary School website, www.gcsnc.com/cone_elementary.

Proximity Public School (GF 2216; not previously evaluated for National Register), located at 1401 Summit Avenue, was built in 1928 for a mill village. The school’s design has Colonial Revival and Moderne elements including a Flemish bond brick pattern, glazed headers, stone coping along the roof line, and a horizontal stone belt course. Similar to Ceasar Cone Elementary School, Proximity School’s windows have been replaced. The Proximity Public School operates as the Charles D. McIver High School Ahead Academy.



Figure 40: Proximity Public School (GF 2216)

James B. Dudley High School (GF 1398), located at 1200 Lincoln Street, was built in 1929 and is listed on the National Register for significance in education, African-American ethnic heritage, and architecture. The school through multiple towers and crenellations reflect the Gothic Revival style. The school has replacement windows sympathetic to the historic fenestration pattern. The building continues to function as a school.



Figure 41: James B. Dudley High School (GF 1398)

Pomona High School (GF 1136), located at 2201 Spring Garden Street, was built in 1920 and is listed on the National Register for significance in education and architecture. The school, designed in the Colonial Revival style, is considered the first of the large-scale masonry school structures built by the county. Similar to James B. Dudley High School, the historic windows have been removed but replaced with a design compatible with the building's historic period appearance. The building functions as an apartment complex called The School at Spring Gardens.



Figure 42: Pomona High School (GF 1136)

The John Van Lindley Elementary School (GF 1451; not previously evaluated for the National Register), located at 2700 Camden Road, was built in 1928 with Gothic Revival stylistic elements. The school has a parapet and pointed arched entrances but lacks the stylistic detail associated with Ceasar Cone Elementary School. The windows on John Van Lindley Elementary School have also been replaced. The building continues to function as a school.



Figure 43: John Van Lindley Elementary School (GF 1451)

Grimsley High School (GF 0610), located at 801 Westover Terrace and historically known as Greensboro Senior High School, was built in 1929 and is listed on the National Register for significance in education and architecture. The school has similar Gothic Revival detailing to Ceasar Cone Elementary School, including a parapet, brick buttresses, and arched entrances. Grimsley High School also has crenellations and unsympathetic window replacements similar to that at Ceasar Cone Elementary School. The building continues to function as a school.



Figure 44: Grimsley High School (GF 0610)

National Register Evaluation

Integrity

Ceasar Cone Elementary School retains integrity of location and setting as it has not been relocated and remains in its historic setting. The intact historic setting includes Buffalo Presbyterian Church to the northeast, White Oak New Town Historic District to the southeast, and Walter Hines Page High School to the west. Additionally, the school's recreational field remains intact to the immediate west. Ceasar Cone Elementary School also retains integrity of design, materials, workmanship, feeling, and association. Although the building's historic windows have been replaced with contemporary vinyl-clad windows, the school retains its character defining large-scale masonry design and Gothic Revival elements thus reflecting its feeling and association as an early-twentieth-century school designed during the City of Greensboro's era of school consolidation.

Criteria Evaluations

Ceasar Cone Elementary School is eligible for the National Register of Historic Places under Criterion A for its locally significant association with education in Greensboro, within the broader context of modernization of public education in North Carolina between the Civil War and World War II. The mill town of White Oak New Town was built with several amenities to serve their residents and employees such as stores, sidewalks, a YMCA, and a school with teachers hired by the Proximity Manufacturing Company. Ceasar Cone Elementary School provided workers with a local and thus convenient free education. Ceasar Cone valued education and believed his mill production would ultimately benefit by increased efficiency through the education of the mill town children. In contrast, the City of Greensboro believed companies like Proximity Manufacturing built schools to maintain control of education programs and influence future generation of employees to follow their parents into the mill industry. As such, Ceasar Cone Elementary reflects a component of mill village community planning, as well as social patterns related to the education of mill workers.

Ceasar School Elementary School is not eligible for the National Register of Historic Places under Criterion B for an association with the lives of persons significant in our past. Although the school was named after Ceasar Cone, who emphasized education for his mill workers' children, the property is not directly associated with his productive life. Also, the school was built several years after he passed away and serves as a commemorative property.

Ceasar Cone Elementary School is eligible for the National Register of Historic Places under Criterion C in the area of architecture. Constructed as a large-scale masonry school building during the early twentieth century and possessing elements of the Collegiate Gothic architectural style, including brick buttresses, a stone parapet, pointed arch hood moldings, decorative quatrefoils, diamonds, and squares, and stone quoins, the property is a good and representative example of its type. Context 2, "Modern Suburbanization and Industrialization, 1900-1941," in "Historic and Architectural Resources of Greensboro, North Carolina, 1880-1941," (Multiple Property Documentation Form) provides the context for establishing Ceasar Cone Elementary School's eligibility. The school falls under Property Type 5i, "Educational Buildings" and meets Registration Requirements, page F-33. The period of significance for Ceasar Cone Elementary School is from its construction in 1935 to the end of the historic period in 1969. Thus, Ceasar Cone Elementary School is an intact example of an early-twentieth-century Collegiate Gothic school and conveys significance under Criterion C.

Ceasar Cone Elementary School is not eligible for the National Register of Historic Places under Criterion D because it has not yielded nor is it likely to yield information important to prehistory or history.

Boundary Description and Justification

The northern boundary for Ceasar Cone Elementary follows the right-of-way line along East Cone Boulevard, the eastern boundary follows the right-of-way line along North Church Street and Golden Gate Drive, and the southern boundary follows the right-of-way-line along Alma Pinnix Drive. The property's western boundary intersects Alma Pinnix Drive, just east of the track associated with Walter Hines Page High School and continues north intersecting with East Cone Boulevard. Based on historic aerial photography, the western boundary is the approximate divide between the Ceasar Cone Elementary School campus and the Walter Page High School property. The Ceasar Cone Elementary School boundary includes all school buildings and associated recreational fields and consists of approximately 25.3 acres.



Figure 45: Ceasar Cone Elementary School National Register Eligible Boundary

Evaluation: White Oak New Town Historic District

Resource Name	White Oak New Town Historic District
HPO Survey Site Number	GF 1138
Street Address	North Church, Spruce, Hubbard, and Cypress streets
PIN	Multiple
Construction Dates	Ca. 1920-1930
NRHP Recommendation	Listed (1992)



The White Oak New Town Historic District was listed in the National Register in 1992. This historic mill village is located along North Church, Spruce, Hubbard, and Cypress streets in northeast Greensboro. The historic mill village and the listed district encompass 164 contributing buildings built in the 1920s, including 100 hollow-tile-walled, one- and two-story, stuccoed Bungalow style houses.

Per the National Register nomination, the city's "most intact" mill village, White Oak New Town was listed in the National Register under Criterion A and C as it conveys "the power and importance of the textile industry in twentieth-century Greensboro and the physical impression it made upon the city's landscape." Forming a distinct community, the historic district's small houses, lots, and car sheds reflect "the day-to-day lives of the city's thousands of textile employees and their families in the 1920s and 1930s." The National Register-listed boundary comprises the original extent of the mill village and is generally bounded by North Church Street on the west, 14th Street on the north, Cypress Street on the east, and 11th Street on the south; see attached graphic for precise boundaries.

The property was field surveyed to determine if any changes to its current National Register eligibility or its listed historic district boundary are warranted. The surveyors did not encounter any substantial changes to the district along North Church Street, which is within the project's APE, that would alter its significance as indicated in its original National Register nomination or that have diminished its integrity to an extent that it no longer conveys that significance. The historic district appears to remain intact, and no physical changes within the National Register boundary along North Church Street indicate that a change is warranted.



Figure 46. Facing southeast along North Church Street from 14th Street



Figure 47. Facing south along North Church Street from Golden Gate Drive



Figure 48. Facing north along North Church Street from 12th Street



Figure 49. Representative example, 2414 North Church Street



Figure 50. Representative example, 2408 North Church Street



Figure 51. Representative example, 2402 North Church Street

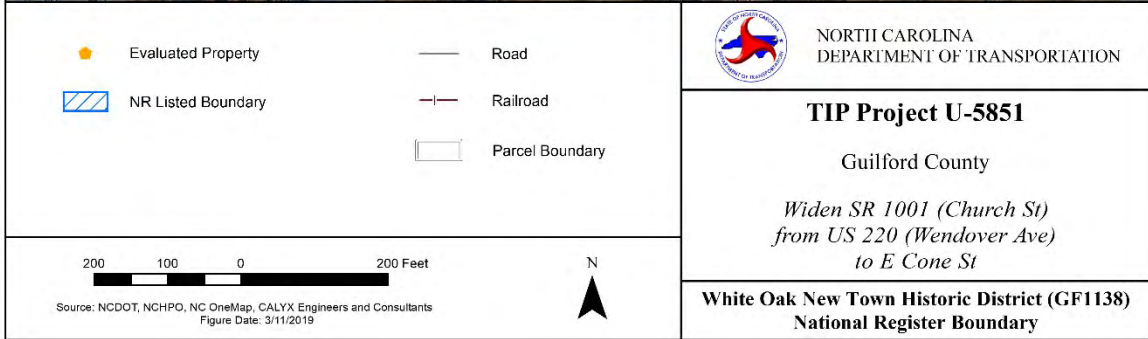
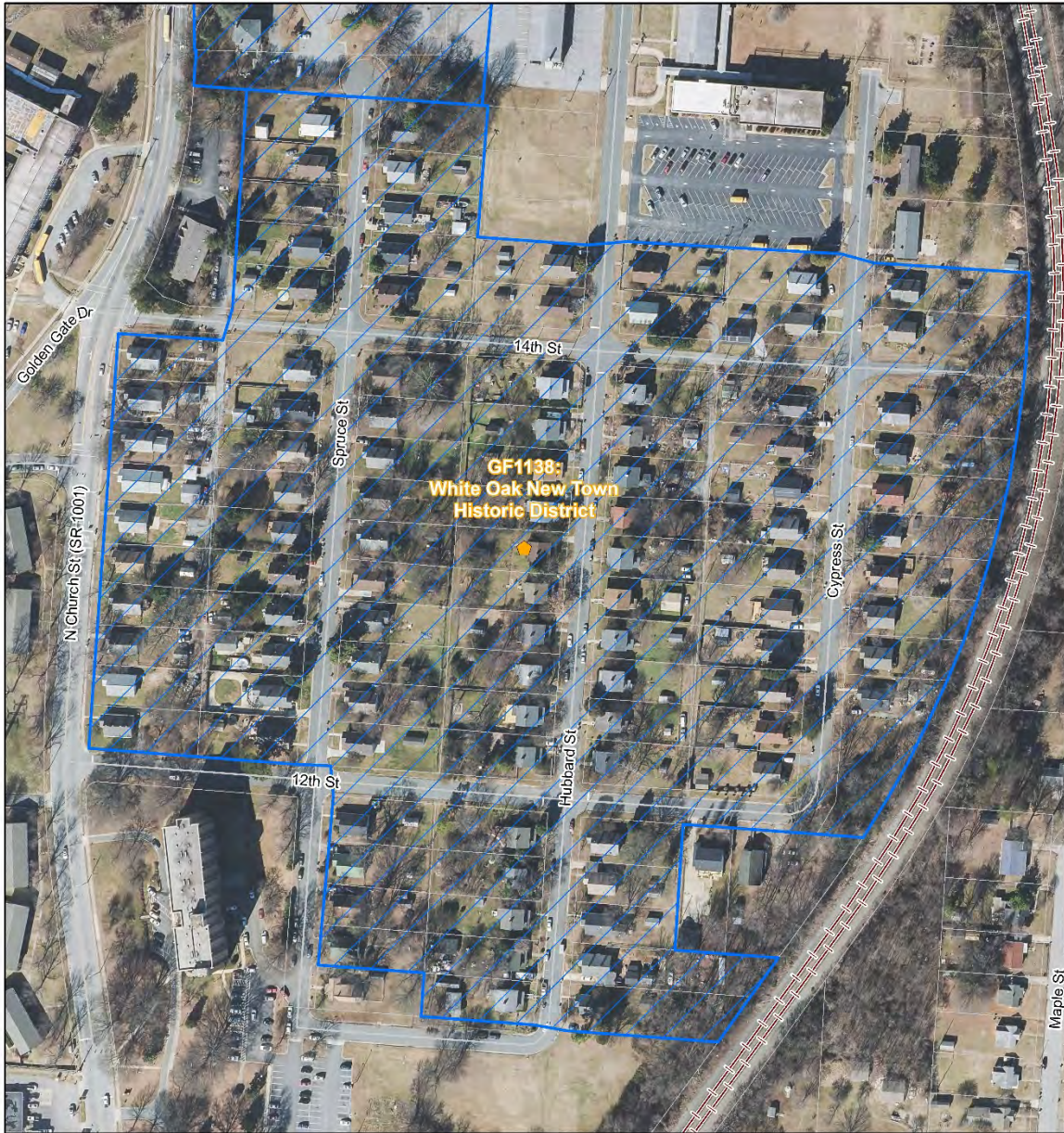


Figure 52. White Oak New Town Historic District National Register Boundary

Evaluation: Hall Towers

Resource Name	Hall Towers
HPO Survey Site Number	GF 9105
Street Address	2314 North Church Street
PIN	7865977745
Construction Dates	1968-1970
NRHP Recommendation	Eligible, A and C



Description

Hall Towers is a nine-story, load-bearing blonde brick residential building located on an L-shaped, 7.59-acre lot. The complex is located on North Church Street, with a variety of low-rise structures surrounding it. The National Register-listed White Oak New Town Historic District is located to the north and east. An apartment complex (constructed 1966; renovated 1979) comprised of two-story row houses is located across North Church Street and to the west; various mid- to late-twentieth-century commercial and light industrial buildings are located to the property's south.



Figure 53. Hall Towers site plan

On the west façade, the building is visually separated into two vertical masses by a full-height bay of porches with iron railings rising from the concrete entry porch on the ground level; this entry and porch bay are located off-center and to the south. The porch is cast concrete supported by a pair of concrete piers, with a cornice composed of a series of arches. It shelters a replacement, aluminum-framed, double-door entryway flanked by fixed windows. The porches located above the entrance shelter non-historic, aluminum-framed fenestration comprising a central door and flanking full-height windows.



Figure 54. Facing east to Hall Towers from North Church Street



Figure 55. Facing east to Hall Towers



Figure 56. Entrance and porch detail

The complex's composition is further divided into vertical units on both its west façade and its similar rear or east elevation by shallow wing walls. On each floor, each of these larger vertical units consists of a central brick-clad panel with a small central vent, and the brick panel is in turn flanked by paired aluminum-framed replacement windows (installed 2002) above corresponding black-painted steel panels. A slightly projecting vertical brick course further defines the window bays, all of which are topped by triangular concrete awnings attached to the wing walls. The building's northern mass consists of six vertical units, and the south mass contains three.



Figure 57. Façade detail



Figure 58. Window detail

The rear or east elevation is identical to the façade except the off-center porch bay, which consists of an elevator and stair tower, and an exposed concrete basement level with various service bays. The elevator and stair tower consists of paired, aluminum-framed windows over steel panels at each floor and flanked by smooth brick. Both side elevations are identical and comprise a projecting stair tower, set slightly to the west. These elevations are smooth brick with narrow, full-height bands of metal grills screening windows within the stair towers' north, south, and west elevations.



Figure 59. Facing northwest to rear or east elevation



Figure 60. Facing west to rear elevation



Figure 61. Rear entrance detail



Figure 62. Rear service bays detail



Figure 63. Facing north to south side elevation



Figure 64. South side elevation detail



Figure 65. South side elevation detail



Figure 66. Facing southwest to north side elevation

The building's interior plan is simply one bedroom-one bath apartments on the north and south accessed and connected by lobbies and elevators in the entrance and porch bay; halls emanate from the lobbies and access residential units located along the building's west and east sides.



Figure 67. Entrance lobby



Figure 68. First-floor hallway

The Hall Towers parcel consists of the tower on the north, a landscaped lawn to its west, asphalt-paved service and resident parking to the east and southeast, and an open, grassed lawn east of the larger parking lot. An asphalt-paved, curvilinear driveway approaches the façade, entering the parcel near its north and south corners; it accesses a small parking lot fronting the building's entrance. A concrete walkway follows the driveway on its east side and along the building as well. An additional concrete walkway emanates from the entrance area and extends to the southwest toward North Church Street. The property's rear parking and the building's basement level are accessed via Hubbard Street and 11th Street on the east.



Figure 69. East aerial view (Source: Guilford County Tax Assessors, 2015)



Figure 70. Facing southeast from 12th Street



Figure 71. Facing southwest from building along driveway to North Church Street



Figure 72. Facing south from building; parking to east



Figure 73. Facing north along driveway to building

Historic Development and Architectural Context

The Hall Towers residential complex was completed 1968-1970 to provide affordable housing to elderly residents of Greensboro. The project fit into the Federal government's and local municipalities' evolving nationwide efforts to provide improved housing options for the poor, redevelop deteriorating inner cities, and employ workers. New public housing would replace dilapidated units and even entire neighborhoods, offer improved sanitary conditions with amenities like running water, and increase

housing stock, which was inadequate in large part due to the Great Depression. The Federal housing program began with New Deal efforts resulting from the National Industrial Act of 1933, a means to provide habitation through both employment and construction. Today's modern Federal program was born with the United States Housing Act of 1937, which, among other things, introduced local housing authorities and Federal subsidies to them. The United States Housing Act of 1949 was tied to "urban renewal" programs and relocated families displaced by Federal projects, as well as programmed new urban public housing developments, often characterized by high-rise developments taking form in the 1950s and 1960s.¹⁶ Federal housing programs were generally consolidated into the newly created U.S. Department of Housing and Urban Development, or HUD, in 1965.

The City of Greensboro organized the Greensboro Housing Authority (GHA) in 1941 following a municipal survey of housing conditions and as "the first step towards the eventual elimination of some of the worst slum sections." However, World War II delayed initial efforts, and the authority's first projects were not completed until 1951: segregated communities for whites in southwest Greensboro at Henry Louis Smith Homes and for blacks in west Greensboro at Morningside Homes. Both projects included approximately 400 units each. Additional communities followed.¹⁷

The GHA's first specific effort to house the elderly and its first high-rise development was the complex considered here, the Alonzo C. Hall Towers, constructed between 1968 and 1970. Although accommodations for the elderly had been made in other communities, Hall Towers was the authority's first project designed to meet elderly tenants' needs, including numerous elevators and in-room amenities specific to elder care.¹⁸ Designed by Greensboro architects Loewenstein, Atkinson and Wilson, the nine-story tower was constructed by local contractors Kirkpatrick and Associates. Loewenstein, Atkinson and Wilson were a prolific local firm, completing over 1,600 projects, mostly in Greensboro and Guilford County. Edward Loewenstein himself was considered one of the city's most innovative mid-century architects, and his Modernist work can be found throughout Greensboro. Located along urban North Church Street, Hall Towers is located in northeast Greensboro and in proximity to various residential neighborhoods and potential tenants.¹⁹

The GHA built a second – and last – residential high-rise in downtown Greensboro, also for elderly residents. The fifteen-story Gateway Plaza building is located on Spring Garden Street and was completed in 1975. The authority completed its last large residential complex with Claremont Courts, a 250-unit complex, in 1969. The Leased Housing Section 23 program authorized the GHA to lease privately owned dwellings and then sublease them to low-income residents, which it did and continues

¹⁶ National Park Service, "Public Housing in the United States, MPS," National Register of Historic Places Multiple Property Submission Form, Washington, DC: U.S. Department of the Interior, National Park Service, 2004, E-3; and *Advocates' Guide 2015: A Primer on Federal Affordable Housing & Community Development Programs* (Washington, D.C.: National Low Income Housing Coalition, 2015), 1 - 7.

¹⁷ Greensboro Housing Authority, "Early History" and "Expansion of Low-Income Family Housing," available at <http://www.gha-nc.org/about-us/our-history/>.

¹⁸ Greensboro Housing Authority, "Expansion of Low-Income Family Housing."

¹⁹ Circa, Inc., *1940-ca. 1970: Historic Resources Survey Planning Phase Report* (Greensboro, NC: City of Greensboro Housing and Community Development Department, 2009), 29; NC Modernist Houses, "Edward (Ed) Loewenstein (1913-1970)," <http://www.ncmodernist.org/loewenstein.htm>; and North Carolina Architects & Builders, "Loewenstein and Atkinson," <https://ncarchitects.lib.ncsu.edu/people/P000341>.

to do. Since the 1980s, the GHA has maintained its existing complexes and constructed smaller scattered-site housing across Greensboro.²⁰

Nationally, high-rise public housing complexes quickly fell out of favor, and many have been demolished, particularly those that catered to a broader spectrum of potential tenants. Some massive complexes, such as Cabrini-Green in Chicago and Pruitt-Igoe in St. Louis, have largely been regarded as disasters and demolished and redeveloped. Many mid-century high-rise developments followed a “tower in the park” concept, with a high-rise building or buildings located within a larger greenscape. This Le Corbusier-inspired idea failed as such communities were isolated from their surroundings, and the high-rise buildings fostered little community interaction or sense of personal ownership. The poor remained poor and crime increased. The Housing Act of 1968 literally forbade new high-rise developments for families, and the Section 8 program launched in 1974 incentivized private development of affordable housing. The Hope VI program instituted in 1992 promotes low-rise, walkable, mixed-income and mixed-use neighborhoods along New Urbanist tenets where residents can attain a sense of ownership and thus watchfulness. Both the Section 8 and Hope VI programs remain in effect today.²¹

Although Hall Towers, as a complex developed specifically to house the elderly, has been less susceptible to the problems at larger and more diversely tenanted complexes, it is nonetheless an example of the tower in the park concept popular during its era of construction. The tower is located on a large, landscaped lot and fronted by a grove of trees; it is setback from its surroundings, at least more so than the surrounding development, all of which is at a much smaller scale.

Architecturally, the building is Modernist, relatively plain, and difficult to further categorize. The General Services Administration’s *Growth, Efficiency, and Modernism: GSA Buildings of the 1950s, 60s, and 70s*, which categorizes that agency’s institutional and typically monumental Modernist buildings according to generally accepted stylistic terms, offers perhaps the best framework for considering Hall Towers. As that study indicates, stylistic traits could be somewhat fluid, and institutional buildings of the period were often indistinct from private development on a similar scale.²²

Growth, Efficiency, and Modernism indicates that stylistic terminology for Modernism is evolving, but that the terms International, Formalist, Brutalist, and Expressionist are generally understood and accepted. Hall Towers expresses some traits of the Formalist and Expressionist styles. The building’s relative symmetry, smooth brick surfaces, and regimented, almost pilaster-like vertical divisions evoke the relative restraint of Formalist concepts. The arches on the entry porch are a small detail, but also evocative of Formalism. However, Hall Towers’ convex, triangular hoods over its window bays suggest Expressionism.

Hall Towers continues to serve its original purpose and is owned and operated by GHA. GHA staff indicated that the building’s original fenestration was replaced in 2002. They were not aware of any other substantial changes to the building, and none were evident during field survey.

²⁰ “Expansion of Low-Income Family Housing.”

²¹ Stefan Novakovic, “The Death of the Highrise: A Brief History of U.S. Public Housing Policy,” *Skyrise Cities*, October 7, 2015. <https://skyrisecities.com/news/2015/10/death-highrise-brief-history-us-public-housing-policy>

²² Judith Helm Robinson and Stephanie S. Foell, *Growth, efficiency and modernism: GSA buildings of the 1950s, 60s, and 70s* (Washington, D.C.: U.S. General Services Administration, Office of the Chief Architect, Center for Historic Buildings, 2005), 14 -15, 37.

Comparable Examples

Additional Modernist residential towers are located in Greensboro, High Point, and Winston-Salem. The fifteen-story Gateway Plaza (200 Spring Garden Street), as mentioned above, is the most comparable building, as it was also built by GHA and to house the elderly. Completed shortly after Hall Towers in 1975, it more clearly evokes Formalism, with similar but strictly symmetrical and regimented vertical divisions; it also mimics a basic columnar form—a Formalist tendency—with a base level, shaft, and cornice or capital.



Figure 74. Gateway Plaza

The former Greensboro Tower Apartments building (1101 North Elm Street; not previously documented), now The Hampshire condominiums, is another Greensboro residential high-rise of the period, although privately constructed and with no known institutional associations. This fourteen-story building was completed in 1963. It evokes Formalism through smooth brick surfaces, strict symmetry, and regular vertical divisions. Apparent patio towers, encased in glass and smooth, flush metal panels, frame the building's central bays and suggest the International style.



Figure 75. The Hampshire condominiums

Additional high-rise residential architecture from the 1960s and 1970s and built at public behest for the elderly include Elm Towers (1968) and Astor Dowdy Towers (1979) in High Point and Crystal Towers in Winston-Salem (1970). All three complexes include a tower on a large landscaped lot. Both Elm Towers and Astor Dowdy Towers continue to house the elderly; windows appear to have been replaced in both buildings. Crystal Towers appears to be in original condition. Although the building currently houses the elderly, the Housing Authority of Winston-Salem is currently disposing of the property.



Figure 76. Elm Towers, High Point



Figure 77. Astor Dowdy Towers, High Point



Figure 78. Crystal Towers in Winston-Salem

National Register Evaluation

Integrity

Hall Towers retains integrity of location and setting as it has not been relocated and remains in an urban setting; the White Oak New Town neighborhood to its north and the mid- to late twentieth century commercial development to its south have always been parts of its setting. The property retains integrity of design and workmanship, as its original design, plan, and extensive use of masonry are still

intact. The resource's integrity of materials has been diminished by the comprehensive replacement of doors and windows. Despite this alteration, because the building still conveys its general design and use as a mid-century Modernist residential tower, it also retains integrity of feeling and association.

Criteria Evaluations

Hall Towers is eligible for the National Register of Historic Places under Criterion A for its locally significant association with government efforts to provide public housing during the 1950s through the 1970s. The Hall Towers project was the GHA's first effort to house the elderly and reflected direct government action to alleviate housing shortages and inadequacies within the community. The complex is also reflective of a broader national pattern of utilizing public housing projects to redevelop older urban areas and provide local employment.

Hall Towers is not eligible for the National Register of Historic Places under Criterion B for an association with the lives of persons significant in our past. No such associations were identified during background research.

Hall Towers is eligible for the National Register of Historic Places under Criterion C as a good and intact local example of a Modernist residential tower and the "tower in the park" concept as applied to public housing. The high-rise building is clearly Modernist and conveys both Formalist and Expressionist stylistic traits. Formalist features include the building's relative symmetry, smooth brick surfaces, and vertical, pilaster-like divisions; the building's triangular window hoods are suggestive of Expressionism. As the building is also set within a large landscaped lot, it also conveys the overall "tower in the park" design popular for public housing from the 1950s through 1970s. Hall Towers was also designed by Loewenstein, Atkinson and Wilson, a prominent and prolific Greensboro architectural firm. Although the building's fenestration has been replaced, this alteration does not substantially alter the building's original appearance or ability to convey its significant design features.

Hall Towers is not eligible for the National Register of Historic Places under Criterion D because it has not yielded nor is it likely to yield information important to prehistory or history.

Boundary Description and Justification

The proposed National Register boundary for Hall Towers corresponds to the property's legal parcel boundary (PIN 786597745), which includes the tower and surrounding landscaped areas. The boundary comprises 7.59 acres.



Figure 79: Hall Towers National Register Eligible Boundary

Evaluation: J.H. Wilkinson Building

Resource Name	J.H. Wilkinson Company Building
HPO Survey Site Number	GF 9106
Street Address	2210 North Church Street
PIN	7865976560
Construction Dates	1967, 1970s additions
NRHP Recommendation	Not Eligible



Description

The J.H. Wilkinson Building is a light industrial, brick warehouse building, rectangular in plan and form. It is located on a flat and relatively narrow 2.89-acre lot between North Church Street on the west and the Norfolk Southern Railroad on the east. The building occupies most of the parcel and is set back approximately 45 feet from North Church Street. Similar and contemporarily built light industrial and commercial properties are located to the east and south, multi-family residential, including the nine-story Hall Towers complex is located to the north, and mid-twentieth century residential development is located to the west, beyond the railroad.



Figure 80. J.H. Wilkinson Building site plan

The building's west-facing façade comprises offices on the south and a recessed loading dock on the north. The two-story office block is wider than the dock and consists of a first-floor central entryway flanked by three narrow, evenly spaced window bays on each side. The entry itself is aluminum-framed and contains a single leaf door with wide sidelights and a transom. All the window units are aluminum-framed as well, and each comprises a larger fixed pane over an awning window. The office block's second floor is spanned by a concrete screen affixed to an otherwise blank wall; the screen does not shelter any fenestration. The loading dock, north of the office block and recessed behind it, consists of a concrete dock and three vehicular bays sheltered by a flat, aluminum-framed roof supported by steel posts. Concrete steps flank the dock.



Figure 81. Facing east from North Church Street to J.H. Wilkinson Company Building



Figure 82. Facing east to façade



Figure 83. Entrance and window detail



Figure 84. Second story concrete screen detail



Figure 85. Facing southeast to loading dock and office block's north elevation

The building's north side elevation consists of the office block and loading dock on the west, and two additional covered docks and a vehicle bay spaced along its long and otherwise un-fenestrated northern wall. The building's concrete foundation is exposed on this level. The office block on the west contains two aluminum-framed windows at each level, each with a fixed pane over an awning window. The two loading docks to the office block's east are both concrete with flat metal roofs. A vehicle bay between the two docks contains a metal roll-up door, with a steel pedestrian door to this bay's west. The building's south side elevation contains identical fenestration in the office block as on the north

elevation but is otherwise without fenestration. The rear or west elevation is concrete block; another concrete loading dock is located on its north and a recently constructed vehicle bay with a roll-up door is located to the south. Aside from the office block, the building internally comprises open warehouse space.



Figure 86. Facing southeast along north elevation



Figure 87. Facing southeast along north elevation



Figure 88. Facing northeast along south side elevation



Figure 89. Facing southwest to rear or east elevation



Figure 90. Representative interior view

An asphalt-paved driveway and parking access the building's loading docks at the building's northwest corner and north side elevation, while a small grassed lawn fronts the building's office block at the southwest corner. There is no connection to the railroad.



Figure 91. Aerial view to east (Source: Guilford County Tax Assessor, 2015)

Historic Development and Architectural Context

The J.H. Wilkinson Company Building was completed in 1967 and was originally approximately half the size of the existing building: the building's western half is original and its eastern half was constructed in phases through the early 1970s. The property was originally occupied by the J.H. Wilkinson Company, a wholesale sheet metal and equipment distributor until 1998. East Coast Metal Distributors also sold and wholesaled air conditioning parts and components from the property beginning in 1986 and through 1998, when its current owner and occupant, North State Sales Company, acquired the property and began wholesaling lawn and garden equipment from this location.²³



Figure 92. J.H. Wilkinson Building, 1968 aerial view (Source: HistoricAerials.com)

The building was constructed during a period of rapid population growth in Greensboro; service and suppliers grew to provide for the city's growing population.²⁴ The J.H. Wilkinson Company Building, and likely many of the other light industrial and commercial buildings in its vicinity along North Church Street, were developed to meet a growing Greensboro's increasing commercial and industrial needs.

As indicated, the J.H. Wilkinson Building was greatly expanded in the 1970s when it was extended to the east; otherwise, the building's original west half appears generally intact. Based on the field review, fenestration in the office block appears to be original, although the loading dock's vehicle bays contain non-historic roll-up doors. The original northwest loading dock's metal roof also appears to be a late twentieth century addition, although the current occupants could not confirm that. The building is still owned and operated by the North State Sales Company, although portions of the office block are currently leased to 7 Cinematics, a film company. North State Sales Company owns the building through RJ Building LLC.

²³ Hill's Greensboro City Directories (Richmond, VA: Hill Directory Company, Inc., 1967-2004).

²⁴ Circa, Inc., 1940-ca. 1970: *Historic Resources Survey Planning Phase Report* (Greensboro, NC: City of Greensboro Housing and Community Development Department, 2009), 4.

This brick, rectangular warehouse building with an office block or compartment is a common light industrial type found elsewhere in Greensboro, North Carolina, and, indeed, the nation. Its relatively large size and scale reflected the increased demand of growing mid-twentieth-century urban and suburban populations, and the ability of industrial production and truck transport to meet it. The office block's symmetry and second-floor concrete screen are vaguely evocative of Modernism's Formalist style—screen walls were first utilized in Edward Stone's American Embassy at New Delhi, India, generally considered the first Formalist building. However, aside from these features, the building is purely utilitarian.

Comparable Examples

Similar light industrial and commercial buildings are located in the area and along North Church Street. Most are brick, rectangular warehouses, and, like the J.H. Wilkinson Building, have been altered. The adjacent building to the south, 2204 North Church Street (1965), is similar, consisting of a warehouse, attached office block, and loading dock; it also has been altered by a rear addition.



Figure 93. 2204 North Church Street

The large, non-descript brick commercial building at 2200 North Church Street (1965), currently a MAACO auto service center, appears relatively intact, and also contains several vehicle bays.



Figure 94. 2200 North Church Street

A large brick warehouse at 2010 North Church Street (1969) has been altered by the non-historic addition of large pilasters.



Figure 95. 2010 North Church Street

A brick warehouse at 1916 North Church Street (1966) has a non-historic replacement façade and wing addition.



Figure 96. 1916 North Church Street

The building at 1915 North Church Street (1968) has been substantially altered, expanded, and comprises primarily office space.



Figure 97. 1915 North Church Street

A large, non-descript grey brick warehouse at 1909 North Church Street (1967) has a large, non-historic south addition.



Figure 98. 1909 North Church Street

National Register Evaluation

Integrity

The J.H. Wilkinson Company Building retains integrity of location and setting as it has not been relocated and remains in an urban setting primarily containing similar and contemporarily developed buildings. The property does not retain integrity of design, materials, and workmanship because the building was doubled in size by a large, non-historic east addition. However, as the original west half of the building is generally intact, the property retains feeling and association as its mid-century construction and light industrial use remain apparent.

Criteria Evaluations

The J.H. Wilkinson Company Building is not eligible for the National Register of Historic Places under Criterion A for a historically significant association with an event or broad pattern of history. The property is associated with Greensboro's rapid population growth during the mid-twentieth century and the local service industry's response to provide for it. Sheet metal products were historically sold from this property, likely feeding the demands of the city's building boom. However, this property is not known to have played an individually and historically significant role as a component of this historic, city-wide trend.

The J.H. Wilkinson Company Building is not eligible for the National Register of Historic Places under Criterion B for an association with the lives of persons significant in our past. No such associations were identified during background research.

The J.H. Wilkinson Company Building is not eligible for the National Register of Historic Places under Criterion C. The building is an altered example of a common light industrial building type. Although the office block conveys some limited Modernist features, the complex is not an important example of Modern or industrial design in Greensboro. Furthermore, the building's historic design has been altered by the large rear addition which doubles its original plan.

The J.H. Wilkinson Company Building is not eligible for the National Register of Historic Places under Criterion D because it has not yielded nor is it likely to yield information important to prehistory or history.

Evaluation: Rives U.S. Army Reserve Center

Resource Name	Rives U.S. Army Reserve Center
HPO Survey Site Number	GF 9107
Street Address	1120 North Church Street
PIN	7865825782
Construction Dates	1956
NRHP Recommendation	Eligible, A and C



The Rives U.S. Army Reserve Center consists of four one-story utilitarian brick buildings completed in 1956 and located on a 4.18-acre lot; the buildings are surrounded by asphalt-paved parking areas on the east. The main building fronts a narrow strip of grass separating it from North Church Street. The Moses Cone Memorial Hospital complex is located to the west, and light industrial and commercial properties are located to the north and south. The Norfolk Southern Railroad and late-twentieth-century industrial properties are located to the east.



Figure 99. Rives U.S. Army Reserve Center site plan

Description

The building complex is made up of three primary buildings, including the larger main building which is attached to a similar, smaller building on the south and an assembly hall on the east by brick hyphens.



Figure 100. Facing northeast from North Church Street to Rives U.S. Army Reserve Center

Rectangular in plan, the main one-story building, utilized for administrative and classroom space, is a concrete block structure covered in common bond brick. It rests on a poured concrete foundation and has a flat roof; a brick chimney rises from near the center of its plan. Windows are replacement metal-framed units, including two-over-two and one-over-one double-hung sash windows and one-by-one sliding windows. The north end is elevated above the remainder of the building. The west elevation, facing North Church Street, consists of the taller north end, which contains no fenestration; a recessed entry porch to its south; and, to the porch's south, ten bays of one-by-one sliding windows. The recessed entry porch shelters a steel double-door entry on the north and three one-over-one windows on the south. The north elevation contains two bays of four-unit, one-over-one ribbon windows. Differentiation in the brickwork suggests infill of two vehicle bays on this elevation. The east elevation is divided by the hyphen connecting the main building to the east building. Ten bays containing one-over-one windows are located north of the hyphen. South of the hyphen, a steel double-door entry is flanked by two one-over-one windows on the north and two one-by-one sliding windows on the south. The main building's south elevation comprises the hyphen connecting to the south building. This brick-clad hyphen contains steel double-door entries flanked by metal panels on both its east and west elevations.



Figure 101. Facing northeast from North Church Street to main building; assembly hall visible to rear



Figure 102. Facing southeast to main building's west and north elevations



Figure 103. Facing east to main building's west entrance



Figure 104. Facing east to main building's west window bays



*Figure 105. Facing southwest to main building's east elevation; assembly hall attaches via brick hyphen
(Source: ALPHA Facilities Solutions)*



*Figure 106. Facing northwest to main building's east elevation (off-center to south),
assembly hall's south elevation (to north), and south building (Source: ALPHA Facilities Solutions)*



Figure 107. Main building hallway (Source: ALPHA Facilities Solutions)



Figure 108. Main building representative classroom (Source: ALPHA Facilities Solutions)

The similar south building's west elevation consists of a stoop entry in its north bay and five bays of one-over-one windows to the south. The entrance comprises a steel door with three lights. The south elevation contains five one-over-one windows, and the east elevation contains four one-over-one windows on the south and three one-by-one sliding windows on the north. The north elevation comprises the hyphen connecting to the main building.



Figure 109. Facing southeast to south building's west elevation



Figure 110. Facing west to south building's east elevation (Source: ALPHA Facilities Solutions)

Located on the main building's east, the flat-roofed assembly hall is double-height and attached to the main building by a brick-clad hyphen which contains a single steel door flanked by one-over-one windows on its north elevation and no fenestration on its south elevation. The assembly hall's west and east elevations are devoid of fenestration. Its south elevation contains a vehicle bay offset to the west; this bay has been infilled with wood paneling. A four-unit clerestory window of two-over-two units is located west of the vehicle bay, and two identical clerestory window units are located to the east. A

steel pedestrian door is located at the elevation's east end. The north elevation contains four clerestory windows identical to those on the south elevation.



Figure 111. Facing south to assembly hall's north elevation (Source: ALPHA Facilities Solutions)



Figure 112. Assembly hall interior (Source: ALPHA Facilities Solutions)

A brick-clad, shed-roofed Operational Maintenance Shop, or OMS, is detached from the main complex and located to its southeast. This building contains three vehicle bays with metal roll-up doors on its north elevation. Its west elevation contains a single steel pedestrian door at the south end, and the east elevation contains two pedestrian doors at its south end. The south elevation is devoid of fenestration.

A second metal-framed garage building and a metal-framed canopy, both constructed in 1980, are located to the OMS's west.



Figure 113. Facing southwest to OMS (Source: ALPHA Facilities Solutions)

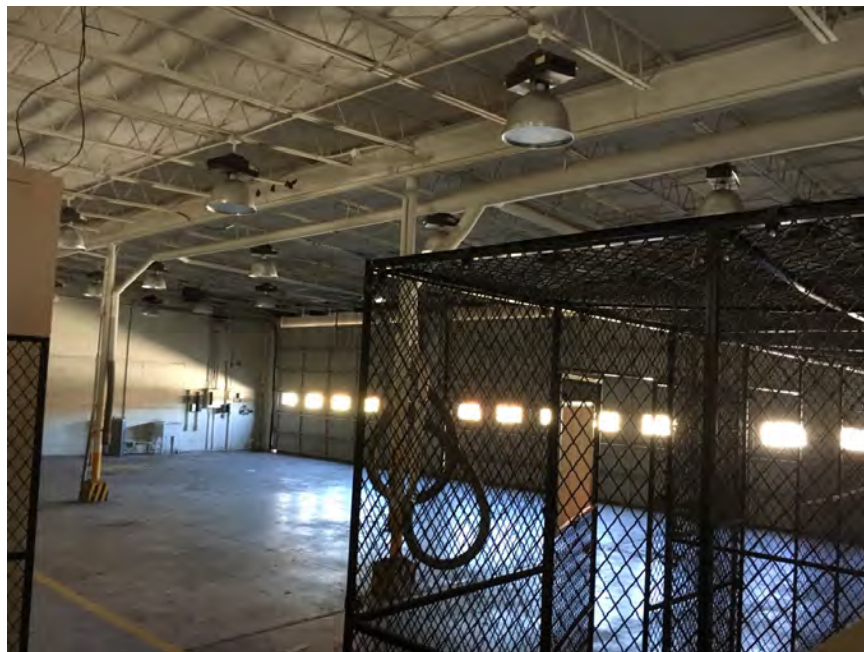


Figure 114. OMS interior (Source: ALPHA Facilities Solutions)

The main and south buildings front a narrow lawn separating them from North Church Street, and a treeline along the parcel's east boundary separates the property from the railroad. An asphalt-paved driveway enters the property from North Church Street at the parcel's northwest corner; asphalt-paved

parking comprises most of the parcel's eastern half. The property is surrounded by rigid security fencing installed in 1991.



Figure 115. East aerial view (Source: Guilford County Tax Assessor, 2015)

Historic Development and Architectural Context

The Rives U.S. Army Reserve Center was completed in 1956 for the 81st Infantry Division, a reserve division reactivated in 1947 and headquartered in Atlanta, Georgia.²⁵ The facility provided reservists in the Piedmont Triad area or otherwise associated with the division a center for administrative operations, training facilities, and equipment storage and maintenance. The facility has housed a variety of units, including a transportation unit and most recently a medical unit.²⁶ The complex was constructed as part of the Army's broader post-World War II and Korean War-era effort to rapidly expand the Army Reserve.

The Army's aggressive building program was facilitated by the National Defense Facilities Act of 1950 and led to the planning and construction of hundreds of Army Reserve Centers nationwide before the act's expiration in 1959. The location and scale of reserve centers was negotiated and developed between the Department of Defense, the federal Bureau of the Budget, and state and municipal governments.²⁷

²⁵ Patricia Stallings and Edward G. Salo, *Intensive Architectural Survey of 33 Army Reserve Centers, 81st Regional Support Command, Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, and South Carolina* (Atlanta, GA: Brockington and Associates, Inc., 2005), 57.

²⁶ Interview with Jason Mathews (ALPHA Facilities Solutions, Supporting the 81st Readiness Division, Directorate of Public Works, Fort Jackson, SC), March 6, 2019.

²⁷ David W. Moore, Jr., Justin B. Edgington, and Emily T. Payne, *Blueprints for the Citizen Soldier: A Nationwide Historic Context Study of United States Army Reserve Centers, Project Number 06-295* (Austin, TX: HHM, Inc., 2008), 56.

The Army Reserve Center building program departed from earlier reserve corps armory construction by addressing the Army's increasingly broader programmatic needs. For example, new complexes provided classrooms and laboratories in addition to the drill and social spaces provided by earlier armory facilities. The Army developed new standard plans that could be utilized according to a proposed facility's anticipated use and needs. New York-firm Reisner and Urbahn were hired to develop seven standard plans based on "units" which scaled to the number of approximate personnel a facility might host. The firm's experience designing hotels and schools and their reputation for simple, modern buildings that minimized costs through modern construction techniques suited the Army's needs. The Army hired Reisner and Urbahn again in 1952, 1953, and 1956 to produce revised versions of the original standard plans. Across all plans, strict economy of materials resulted in simplified, rectilinear, Modern-influenced buildings. Army planners noted that the simple contemporary designs reflected the Army's technical superiority.²⁸

Reisner and Urbahn's standard plans utilized concrete-block construction with brick veneer, pre-cast concrete sills and lintels, and a concrete foundation. Classrooms and assembly spaces were separated. Classroom buildings or wings were flat-roofed and either one- or two-story, depending on the capacity of building. The assembly hall was double height and constructed using a prefabricated steel truss, creating a low-pitched roofline; clerestory windows provided natural light. Reisner and Urbahn also developed plans for an Operational Maintenance Shop, or OMS, which was a separate garage building typically utilized for vehicle storage and repair.²⁹

The Rives U.S. Army Reserve Center is an example of the "200-man or 1-unit Armory" standard type with a rear assembly hall and a secondary administrative/classroom building. The complex also includes an OMS. The complex appears to be in near original condition, with replacement windows (circa 1990) in the main building and south building, and two metal-framed vehicle storage buildings on the south, both dating to 1980.

The Army has declared the property surplus and is currently disposing of it. The property is scheduled to be transferred to a private entity in March 2019. Access to the interior of the fenced area or buildings within was not available; however, Army facilities contractors provided photographs from the interior area and representative building interior views.

²⁸ Ibid., 59-91.

²⁹ Ibid., 64.

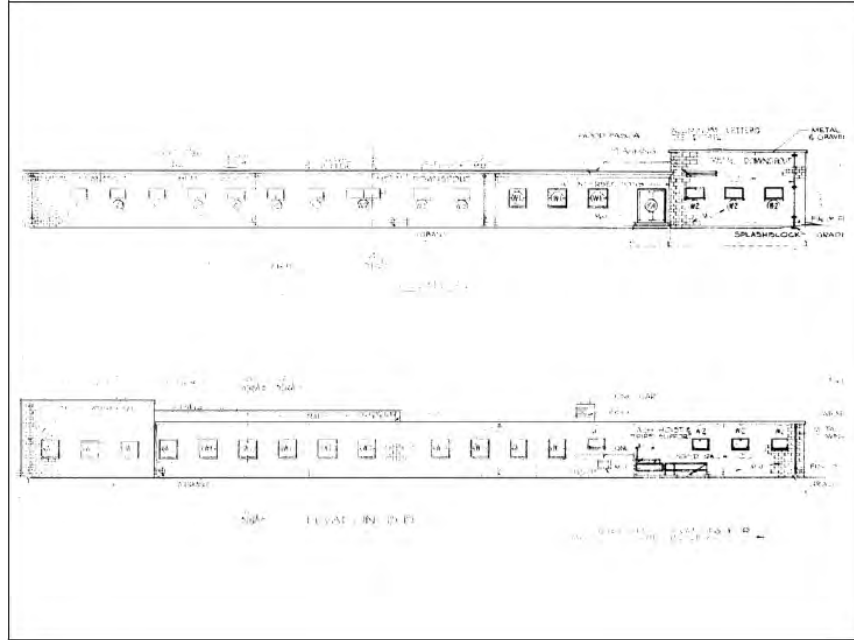


Figure 116. Example elevation for “200-man or 1-unit Armory” (Source: Blueprints for the Citizen Soldier)

Comparable Examples

In addition to the Rives U.S. Army Reserve Center, mid-twentieth-century reserve centers associated with the National Defense Facilities Act of 1950 included facilities at Albemarle, Asheville, Charlotte, Durham, Hickory, High Point, Lumberton, Raleigh, Rocky Mount, Salisbury, Wilmington, and Winston-Salem. Extant examples at Winston-Salem (1951; FY 3196), Durham (1957; DH 3542), and High Point (1962; GF 8821) are indicative of the variation in standard plans. All of these buildings appear to be generally intact with the exception of window replacements. The Winston-Salem facility was determined eligible for the National Register by the HPO in 2015.



Figure 117. Winston-Salem U.S. Army Reserve Center (FY 3196)



Figure 118. Durham U.S. Army Reserve Center (DH 3542)



Figure 119. Facing High Point U.S. Army Reserve Center (GF 8821)

Similar to the Army Reserve, the National Guard was also greatly expanded during the same period, and construction generally followed similar trends of brick-clad concrete block construction, classroom and assembly hall areas, and OMS facilities.³⁰ The brick-clad North Carolina National Guard armories in Greensboro (1962; GF 7007) and Winston-Salem (1963; FY 3915) indicate these general similarities between Army Reserve centers and National Guard armories. These buildings appear to be generally intact except for window replacements. The Greensboro armory was determined eligible for the National Register in 2010. Although initially determined eligible by the HPO in 2010, the Winston-Salem

³⁰ Camilla Deiber, Eric Griffiths, and Philip E. Pendleton, *Historic Building Survey of North Carolina Army National Guard Armories, Motor Vehicle Storage Buildings, and Organizational Maintenance Shops* (Richmond, VA: The Louis Berger Group, Inc., 2004), 9.

armory was determined ineligible by the Keeper of the National Register in 2011. A later facility, the armory at High Point (1971) shows the National Guard’s continued use of brick-clad construction and relatively long, low forms.



Figure 120. Greensboro National Guard Armory (GF 7007)



Figure 121. Winston-Salem National Guard Armory (FY 3915)



Figure 122. High Point National Guard Armory

National Register Evaluation

Integrity

The Rives U.S. Army Reserve Center retains integrity of location as it has not been relocated. The property's setting remains urban but has been altered by recent construction at Moses Cone Memorial Hospital to the west and 1990s commercial construction to the south. The property retains integrity of design and workmanship as its original design and plan are still intact. The resource's integrity of materials has been diminished by replacement windows. Despite this alteration, because the building still conveys its general design and use as a mid-century military facility, it also retains integrity of feeling and association.

Criteria Evaluations

The Rives U.S. Army Reserve Center is eligible for the National Register of Historic Places under Criterion A for its locally significant association with the U.S. Army's mid-twentieth-century efforts to rapidly expand the Army Reserve. Following World War II and during the Korean War, the U.S. Army planned to improve the country's military preparedness; these plans included substantial increases in reserve manpower and the resultant need for facilities across the country. The Rives U.S. Army Reserve Center is directly associated with this broader program and represents the successful execution of reserve expansion in Greensboro.

The Rives U.S. Army Reserve Center is not eligible for the National Register of Historic Places under Criterion B for an association with the lives of persons significant in our past. No such associations were identified during background research.

The Rives U.S. Army Reserve Center is eligible for the National Register of Historic Places under Criterion C as a good and intact local example of a mid-twentieth-century Army Reserve Center corresponding to a standard plan. The facility is an example of a "200-man or 1-unit Armory" facility, including the main

administrative/classroom building and assembly hall, as well as a second classroom building and OMS. The buildings appear to be in original condition except for window replacements in the main and south classroom buildings, which do not substantially alter the complex's design or appearance. The buildings' brick-clad, concrete block construction, simple rectilinear design, and inclusion of an administrative/classroom building, double-height assembly hall, and OMS are typical design features of reserve centers during this period.

The Rives U.S. Army Reserve Center is not eligible for the National Register of Historic Places under Criterion D because it has not yielded nor is it likely to yield information important to prehistory or history.

Boundary Description and Justification

The proposed National Register boundary for the Rives U.S. Army Reserve Center corresponds to the property's legal parcel boundary (PIN 7865825782), which includes the main building, south building, assembly hall, and OMS. The boundary comprises 4.18 acres.



Figure 123: Rives U.S. Army Reserve Center National Register Eligible Boundary

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