

**Timeline for Proposed Demolition of historic Swann School (formerly known as Charles Aycock)
811 Cypress Street, Greensboro, NC**

September 4, 2025 – The State Historic Preservation Office (HPO) received notice from NC Department of Public Instruction (DPI) that Guilford County Schools propose demolition of the circa 1922 Swann School, located at 811 Cypress Street in Greensboro.

The school is a contributing historic building to the National Register-listed Summit Avenue Historic District as well as within the locally designated Dunleath Historic District in Greensboro.

With few exceptions, the Summit Avenue Historic District's resources were built as single-family residences. However, on Park Avenue a few duplexes, such as the Coiner-Myers House at 736-738 Park [#196] and the Paris-Hull House at 747 Park [#180], were erected in the teens and twenties. These look little different than their single-family, foursquare neighbors. In 1922 the district's single non-residential landmark was erected, the Colonial Revival style Charles B. Aycock School at 811 Cypress Street [#76]. A long, two-story, brick building, it was designed by the New York architectural firm of Starrett and Van Vleck. Its refined classical features include a limestone portico, swags, urns, and cartouches. When opened it was noted for its modern, fire-proof construction and amenities, as well as its design [7]. The district's other non-residential resources are almost all garages and sheds subservient to its residences.

(from Section 7, page 5 of the National Register nomination available at <https://files.nc.gov/historic-preservation/nr/GF1267.pdf>; note that the school and the National Register district were originally known as the Charles B. Aycock School and District, respectively.)

The nomination further states that multiple additions were made to the school, all considered in 1992 at the time of National Register listing to be “non-contributing”:

76	C	811 Cypress St	Colonial Rev (brick)	School	1922	2
76a	C	" "	Colonial Rev (brick)	Cafeteria	1930-40	1
76b	NC-age	" "	Modern (brick vnr)	Classrooms	c1952	2
76c	NC-age	" "	Modern (brick vnr)	Classrooms	1970-90	2
76d	NC-age	" "	Modern (brick vnr)	Gymnasium	c1957	2

[Charles B. Aycock School: the largest of four schools designed for the Greensboro public school system in 1922 by the New York architectural firm of Starrett and Van Vleck; a long brick structure, the original block's classical finish is accented with limestone, which forms its central Doric portico and the urns, swags, and cartouches of its projecting pavilions; additional buildings, connected by open walkways to the main building, have been added to the campus over the years]

(from Section 7, page 14 of the National Register nomination.)

HPO notes that the proposed demolition constitutes under NC GS 121-12(a) an adverse effect to a National Register-listed property, triggering review of the proposed action by the North Carolina Historical Commission (NCHC) pursuant to NC GS 121-12(a), and comments by the NCHC to the appropriate state agency.

The proposed action also requires a Certificate of Appropriateness (COA) from the Greensboro Historic Preservation Commission (HPC).

October 14, 2025 - HPO provides adverse effect finding to DPI and the Greensboro HPC with notice of December 11, 2025, meeting of NCHC. See attachment.

November 19, 2025 - Teams call with Greensboro HPC, project architect, and Environmental Review Coordinator.

Plans were provided, showing that some parts of the school would be demolished, specifically:

- Annex 1 (1957 gymnasium, non-contributing);
- Annex 2 (1975 music building, non-contributing);
- Annex 3 (1961 library, non-contributing), and
- **Annex 5 (1928 cafeteria, National Register contributing).**

However, the original 1922 core school building (National Register contributing) and Annex 4 (a non-contributing 1981 cafeteria) would be left intact and not demolished (shown in blue in schematic below):

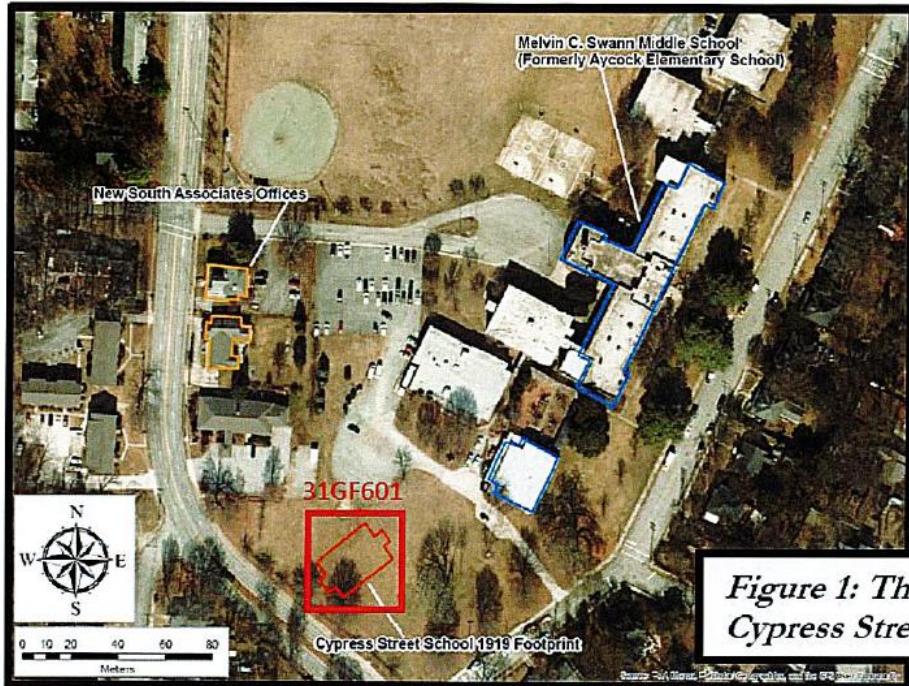


Figure 1: The Location of the Cypress Street Public School

Also onsite is the unrelated archaeological site 31GF0601, consisting of the remains of the earlier 1919 Cypress School located on its original school site is proposed to be protected with fencing and tree planting.

November 20, 2025 - Photographic recordation and original plans for the school provided to HPO along with a copy of Greensboro HPC's Certificate of Appropriateness allowing the demolition of the Swann School. Materials are submitted too late to present to the NCHC for its December 11th meeting.

January 14, 2026 - Called special meeting of NCHC scheduled to address the adverse effect of the demolitions at the Swann School.

January 22, 2026 – Virtual meeting of NCHC to review project and offer comments.

HPO staff notes that while there will be an adverse effect upon the National Register-listed Summit Avenue Historic District from the demolition of parts of the Swann School which contribute to the historic school and the district, **two measures are being proposed by Guilford County Schools to help mitigate the loss of the contributing portion of the school:**

- ***the submittal to the State Historic Preservation Office by Guilford County Schools of the archival and photographic recordation of the school*** will serve as a ***means to help mitigate the loss*** of four of Swann School's five annexes, including the 1928 cafeteria, and
- ***rehabilitation/renovation of the original 1922 school block.***

HPO awaits the NCHC comments to share with Guilford County Schools under NC GS 121-12(a), and following this meeting will provide same to the school system through our State Historic Preservation Officer Dr. Darin Waters, as secretary to the NCHC.

Ramona M. Bartos, Deputy SHPO
Renee Gledhill-Earley, Environmental Review Coordinator
North Carolina State Historic Preservation Office
January 16, 2026



North Carolina Department of Natural and Cultural Resources

State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Josh Stein
Secretary Pamela B. Cashwell

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

October 14, 2025

MEMORANDUM

TO: John D. Long jon.long@dpi.nc.gov
School Planning
NC Department of Public Instruction

FROM: Ramona M. Bartos, Deputy *RMB for Ramona M. Bartos*
State Historic Preservation Officer

SUBJECT: Demolish and reconstruct Swann Middle School (formerly Charles B Aycock School), 811 Cypress Street, Greensboro, Guilford County, GS 25-2684

Thank you for your September 4, 2025, letter providing the feasibility and cost analysis for the above-referenced school which is a contributing element within the Summit Avenue Historic District (GF1267), which was listed in the National Register of Historic Place in 1993. The school is also within the City of Greensboro's 1984 locally designated Dunleath Historic District (GF2094).

Historically the district was a middle- and upper-class residential neighborhood with large, frame, Queen Anne and transitional Queen Anne/Colonial Revival style dwellings built between 1895 and 1910 and numerous Craftsman style foursquares and bungalows erected in the following two decades. A few modest Tudor Revival style residences were built in the 1930s. Only one historically non-residential structure stands within the district, the Colonial Revival style Charles B. Aycock School (renamed the Swann Middle School), which was erected in 1922 as part of a one-million-dollar bond by the City of Greensboro to build four new schools: Aycock, McIver, Caldwell, and Price.

Charles B. Aycock School, the largest of the four schools designed by the New York architectural firm of Starrett and Van Vleck, is a long brick classical structure that features a limestone portico, swags, urns, and cartouches. When opened it was noted for its modern, fire-proof construction and amenities, as well as its design. Over the years several buildings, some connected by walkways to the main building, have been added: Annex 1 – 1957, Annex 2 – 1975, Annex 3 – 1961, Annex 4 – 1981, and Annex 5- 1928. The feasibility and cost analysis for all the buildings provided to us recommends their demolition and reuse of the site to construct new school buildings in lieu of renovating the existing buildings.

Having reviewed the materials submitted, we have determined that should the Guilford County Schools decide to demolish the Swann Middle School, historically the Charles B. Aycock School, the demolition will adversely affect a property listed in the National Register of Historic Places and require consultation with the North Carolina Historical Commission and consideration of its recommendations pursuant to NC

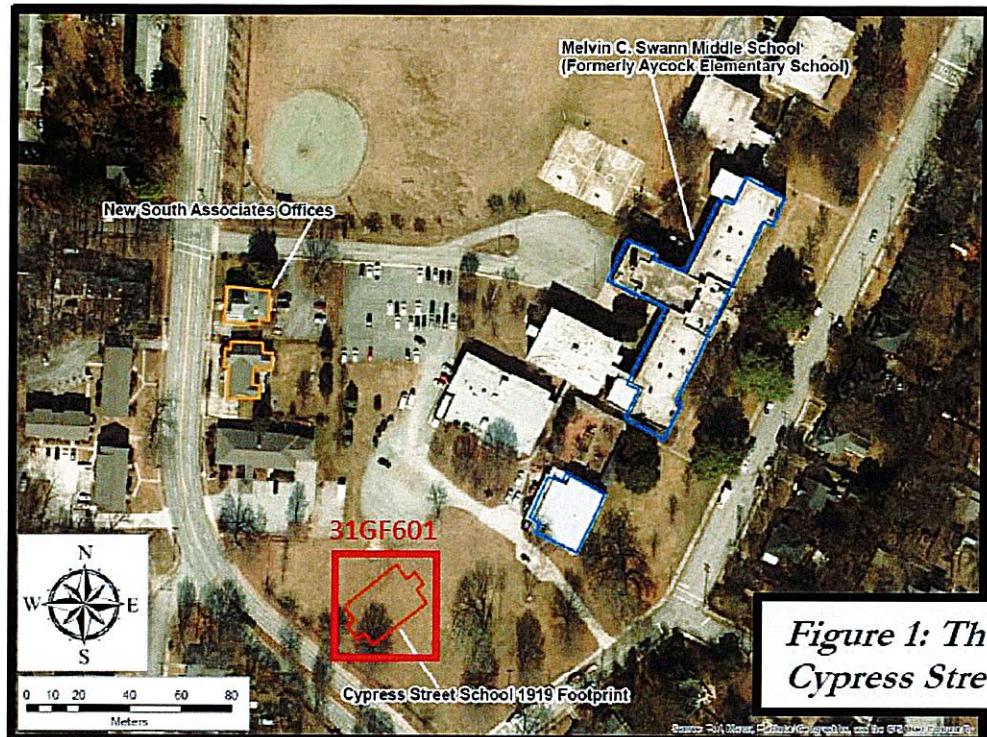


Figure 1: The Location of the Cypress Street Public School

United States Department of the Interior
National Park Service

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Summit Avenue Historic District

other names/site number Charles B. Aycock Historic District

2. Location

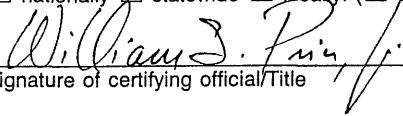
All or part of the blocks bounded roughly by Chestnut, East Bessemer, Cypress, Dewey, street & number Park, and Percy streets (see accompanying base map) N/A not for publication

city or town Greensboro N/A vicinity

state North Carolina code NC county Guilford code 081 zip code 27405

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)


Signature of certifying official/Title

30 June 93
Date

State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

entered in the National Register.

See continuation sheet.

determined eligible for the
National Register

See continuation sheet.

determined not eligible for the
National Register.

removed from the National
Register.

other, (explain): _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

private
 public-local
 public-State
 public-Federal

Category of Property
(Check only one box)

building(s)
 district
 site
 structure
 object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
227	42	buildings
0	0	sites
0	0	structures
0	0	objects
227	42	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)
Historic and Architectural resources of
Greensboro, North Carolina, 1880-1941

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/single dwelling

Domestic/secondary structure

Education/school

Current Functions

(Enter categories from instructions)

Domestic/single dwelling

Domestic/secondary structure

Education/school

7. Description

Architectural Classification

(Enter categories from instructions)

Bungalow/Craftsman

Other: Foursquare

Other: Queen Anne/Colonial Revival

Queen Anne

Colonial Revival

Neoclassical Revival

Materials

(Enter categories from instructions)

foundation brick

walls weatherboard

brick

roof asphalt

other concrete block

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning and Development

Period of Significance

1895-1942

Significant Dates

1895

1898

1902

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Barton, Harry

Starrett and Van Vleck

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data**Acreage of Property** 95**UTM References**

(Place additional UTM references on a continuation sheet.)

1	1	7	6	0	9	4	4	0	3	9	9	3	9	2	0
Zone			Easting			Northing									
2	1	7	6	0	9	9	2	0	3	9	9	3	8	8	0

3	1	7	6	1	0	1	4	0	3	9	9	3	4	4	0
Zone			Easting			Northing									
4	1	7	6	0	9	6	6	0	3	9	9	3	0	2	0

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

5	1	7	6	0	9	2	2	0	3	9	9	3	2	6	0
Zone			Easting			Northing									

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Marvin A. Brown

organization Greensboro Preservation Society date December 31, 1992

street & number 447 West Washington Street telephone 919-272-5003

city or town Greensboro state NC zip code 27401

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Summit Avenue Historic District
Greensboro, Guilford Co., NC

NARRATIVE DESCRIPTION

Appearance and Character

The Summit Avenue Historic District is located less than a mile northeast of downtown Greensboro. Historically it was a middle- and upper-class residential neighborhood. Almost all of the large, frame, Queen Anne and transitional Queen Anne/Colonial Revival style dwellings built for its comfortable residents between about 1895 and 1910 survive. They are joined by numerous Craftsman style foursquares and bungalows erected in the following two decades and a few modest Tudor Revival style residences built in the 1930s. Interspersed among these styles and forms are a small number of prominent Neoclassical Revival, Chateauesque/Richardsonian Romanesque, Shingle, and Italian Renaissance Revival style dwellings. Only one historically non-residential structure stands within the district's bounds, the Colonial Revival style Charles B. Aycock School [#76]. No structures predate the late 1890s, prior to which time the neighborhood consisted of farmland and old field pines [1].

The district remains a neighborhood of intact houses built from the close of the nineteenth century through the Depression, with few non-contributing resources. 227 of its 269 resources contribute to its integrity. Its 42 non-contributing resources are primarily modestly scaled, one- and two-story apartment houses and office buildings constructed along Chestnut Street and the busy thoroughfare of Summit Avenue, respectively, since the 1950s.

Summit Avenue and the tracks of the Norfolk-Southern railroad form the district's two principal axes. Most of its streets run parallel to or perpendicular with Summit Avenue. The neighborhood's first street, Summit was opened in 1898 to promote development in the area and to connect downtown to the southwest with the newly or soon-to-be erected Cone and Sternberger textile mills and mill villages to the district's north and east [2]. The neighborhood was established concurrently with the avenue, the prominence of which was bolstered in 1902 by the addition of a streetcar line [3]. The below-grade, Norfolk-Southern railroad line at the district's western border, in place before the neighborhood was developed, established a second, north-south axis [4]. Chestnut and Percy streets were laid out in the late 1890s parallel to it.

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The neighborhood's roughly triangular boundaries were largely in place by the time it was established. The railroad cut forms a man-made boundary to the west. Muddy Creek and the historically African-American Dudley Street neighborhood are a natural and sociological boundary at the southeast. At the north the neighborhood initially ended just beyond Bessemer Avenue, where the mills and mill villages, and the homes of the Cone family, took over the landscape. The boundaries of the Summit Avenue Historic District largely follow this triangle, constricted to the north and southeast, however, by modern commercial and residential development.

The district's age is reflected in its mature trees, which shade the shallow front lawns and deeper rear yards of its relatively narrow, urban lots. Its granite-curbed streets are mostly quiet, traffic limited by the lack of through east-west streets; only Yanceyville Street crosses Muddy Creek and East Bessemer Avenue the railroad tracks. These two streets and Summit Avenue, which continues to be a major link between downtown and the former mill communities of the northeast, are heavily trafficked.

Architecture

Many of Greensboro's finest Queen Anne and transitional Queen Anne/Colonial Revival style dwellings grace the streets of the Summit Avenue Historic District. The elevated economic status of most of its initial inhabitants, who partook of the commercial wealth of downtown and the industrial wealth of the textile mills--between which areas the district was sandwiched--almost guaranteed fine early architecture. The residences erected in the district between 1895 and 1910 are generally two or two-and-a-half stories tall with multi-planed front and side elevations and cross-gable-and-hip roofs. Some display such Queen Anne hallmarks as cutaway bays underpinned with gingerbread, porches of turned posts and sawn brackets, and towers and turrets. The house of John C. Clapp at 601 Fifth Avenue (ca. 1900-05) [#99], for example, features complicated rooflines and massing; a wraparound porch with turned posts, sawn brackets, and squared balusters; and a polygonal corner bay topped by a tent-roofed turret and a finial. Also erected in the first few years of the century, the S. D. Doub House at 758 Chestnut Street [#41] is a rare neighborhood example of a modestly sized Queen Anne residence. The Queen Anne style features of the one-story, pyramidal-roofed cottage include side bays, corbeled chimney stacks, and turned porch posts [5].

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Most of the neighborhood's Queen Anne style residences supplant towers and turned posts with columns and pediments, their Queen Anne forms robed in the Colonial Revival. Examples of the transitional Queen Anne/Colonial Revival style include the George W. Denny House at 660 Chestnut Street (ca. 1895-99) [#19] and the A. C. Holt House at 107 Cypress Street (1913) [#72]. Columns, pediments, and a Palladian window mark the stepped-back walls and gabled and hipped roof of grocer Denny's two-story, frame dwelling. The substantial house of Holt, a bookkeeper with the Proximity Manufacturing Company, is one of the most handsome, typical representatives of the transitional style in Greensboro. Prominently located on a large corner lot, its Queen Anne body displays a wraparound porch of Ionic columns and an entry enframed by sidelights and a tracery-filled transom. A more unusual example of the confluence of the styles is the dwelling at 517 Fifth Avenue (ca. 1906) [#98]. Closer to the Colonial Revival than Queen Anne in its rectilinear form and classical ornament, but still finished with wall and roof planes that refuse to be squeezed completely into a single rectangle, square, or hip, its unique appearance may have been the work of its first occupant, architect and contractor William P. Rose.

Period Revival styles were never popular in the Summit Avenue Historic District, which largely leapt directly from the Queen Anne and Queen Anne/Colonial Revival styles to the Craftsman style-influenced foursquare and bungalow forms in the 1910s and 1920s. A small number of unusual, prominent, revival style dwellings, however, were erected in the district early in the century. Between 1900 and 1905 Southern Railway freight agent Robert L. Potts raised a Shingle style dwelling at 612 Fifth Street [#124]. Dominated by a massive, central, polygonal tower flanked by two porches of wooden columns on brick piers, it is clad entirely in shingles. Even more unusual materials and styles mark the house of Cone Export and Commission Company clerk William B. Vaught at 519 Summit Avenue (ca. 1906) [#132]. Constructed of rock-faced concrete blocks, the dwelling combines the round arches, conical-roofed tower, and rusticated "stone" walls of the Richardsonian Romanesque style with the steeply pitched hipped roofs of the Chateauesque style. The ca. 1908 house of Bessie, Lily, Mildred, and Myrtle Matthews at 515 Fifth Avenue [#97] was the first of the district's three, large, Neoclassical Revival style dwellings. A two-story Tuscan portico dwarfs its other classical features, which include a one-story, columned, wraparound porch and a trabeated, leaded glass entry. In 1926 Sigmund Sternberger, treasurer of the Revolution Cotton Mill, engaged

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prominent local architect Harry Barton to design an Italian Renaissance Revival style villa for him at 712 Summit Avenue [#155]. The long, brick-veneered villa is accented with a limestone entry arcade, limestone Palladian arches at its wings, and a green ceramic tile roof [6].

Foursquares and bungalows define the district's architecture of the 1910s and 1920s. Both forms are generally outfitted with Craftsman style adornment, including exposed rafter ends, triangular knee-braces, tapered porch posts on brick piers, and windows with multi-paned upper sash. The boxy, hip-roofed, two-story foursquare built for secretary S. T. Wyrick at 701 Percy Street [#56] in the early 1920s is shaded by Craftsman style front and side porches and windows, banded at the second-story front facade, with multi-paned upper sash. Manager Edgar B. Jennette's foursquare at 500 Percy Street (ca. 1925-30) [#65] is outfitted with similar windows grouped at the first story, exposed rafter ends, and a porch with rectangular knee-braces and tapered wooden posts on brick piers. A few foursquares turned more towards the Colonial Revival than Craftsman style for their adornment. Round columns at the front and side porches, leaded glass sidelights and transoms at the trabeated entry and adjacent first-story bay, and a centered, oval, second-story window accent the foursquare of Proximity general store manager E. D. Grubb at 721 Fifth Avenue (ca. 1910-15) [#115].

The district's many bungalows, smaller than its Queen Anne and Queen Anne/Colonial Revival style dwellings, as well as its foursquares, indicate its shift from a primarily upper- to a primarily middle-class neighborhood in the teens and twenties. One- and one-and-a-half-story dwellings with expansive porches and multiple gables, they have Craftsman style finishes similar to the contemporary foursquares. The house of grocer J. T. Wyrick at 112 Cypress Street (ca. 1915-20) [#81] well represents the form, from its triangular knee-braces and notched upturned rakeboards, to its porch of tapered wooden posts on brick piers and large front dormer spanned by windows. The bungalow of service station manager D. H. Blair at 743 Park Avenue (ca. 1915-20) [#178]--its gable marked by a triangular grill, notched rakeboards, triangular knee-braces, and shingles--is also typical of the form. Atypical district bungalows include the early 1920s home of architect H. L. Lazenby at 767 Chestnut Street (ca. 1920-25) [#17], the squat battered columns of its side porch and the remainder of its frame clad in stucco; and the brick-veneered bungalow of insurance adjustor J. Clayton King at 102 Cypress Street (ca. 1925-30) [#77],

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Greensboro, Guilford Co., NC

which features Tudor Revival style half-timbering and stucco at its front gable.

The Colonial and Tudor Revival styles, popular from the teens through the thirties, are found in smaller numbers in the district than they are in other contemporary Greensboro neighborhoods. The Colonial Revival style dwellings, erected primarily in the teens and twenties, are generally marked by symmetrical facades, columned porches or porticoes, and gambrel rather than gable-end roofs. The houses of Greensboro National Bank bookkeeper Charles W. Smith at 613 Park Avenue (ca. 1911) [#171] and traveling salesman F. L. Atkinson at 114 Cypress Street (ca. 1920-25) [#82], for example, feature gambrel roofs, columns, and other classical motifs. The Tudor Revival style appears only at a small number of late brick-veneered cottages, such as those of store owner Abdou Showfety at 680 Chestnut Street (ca. 1930-35) [#25] and insurance agent Clifton R. Berrier at 706 Chestnut Street (ca. 1935-40) [#34].

With few exceptions, the Summit Avenue Historic District's resources were built as single-family residences. However, on Park Avenue a few duplexes, such as the Coiner-Myers House at 736-738 Park [#196] and the Paris-Hull House at 747 Park [#180], were erected in the teens and twenties. These look little different than their single-family, foursquare neighbors. In 1922 the district's single non-residential landmark was erected, the Colonial Revival style Charles B. Aycock School at 811 Cypress Street [#76]. A long, two-story, brick building, it was designed by the New York architectural firm of Starrett and Van Vleck. Its refined classical features include a limestone portico, swags, urns, and cartouches. When opened it was noted for its modern, fire-proof construction and amenities, as well as its design [7]. The district's other non-residential resources are almost all garages and sheds subservient to its residences.

The district's 42 non-contributing resources consist primarily of modern offices buildings on Summit Avenue and modern apartment houses on Chestnut Street. One- and two-story, brick-veneered buildings, they are in scale but otherwise out of character with the district's contributing resources. Comprising only slightly more than 15 percent of the district's resources, and largely limited to two streets, they do not adversely affect the overall integrity of the district, the historic character of which is still clearly apparent.

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Summit Avenue Historic District
Greensboro, Guilford Co., NC

- [1] "Stratford, W. O. vs. City of Greensboro and Ceasar Cone, Transcript of Record from Guilford."
- [2] Kipp, "Urban Growth and Social Change in the South, 1970-1920: Greensboro, North Carolina, as a Case Study." p. 375.
- [3] Albright, Greensboro, 1808-1904, Facts, Figures, Traditions and Reminiscences, p. 100.
- [4] Arnett, Greensboro, North Carolina, the County Seat of Guilford, p.149. Originally part of the Piedmont Railroad, the line was established in 1864.
- [5] The dates, names, and occupations included within this narrative description and the following architectural inventory were taken from city directories, Sanborn maps, and deeds.
- [6] Greensboro Daily News, January 30, 1972; "Plans of Residence of Mr. Sig. Sternberger," circa 1926. Sigmund Sternberger moved the ca. 1900 Queen Anne/Colonial Revival style house of his father, Herman Sternberger, to 732 Park Avenue to open up the site.
- [7] Greensboro Daily New, February 11, 1923.

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Summit Avenue Historic District
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INVENTORY LIST OF HISTORIC DISTRICT PROPERTIES

Methodology

ID#: The major resource on a lot is assigned a number. Additional resources associated with that resource, such as garages or retaining walls, are assigned the same number and a letter. So a house would be #1, its garage #1a. Outbuildings insubstantial in size or scale, such as small utility sheds, are not included in the inventory list. The district map accompanying this nomination is labelled with these ID numbers.

STATUS: The letter "C" standing alone denotes a contributing building. "NC" denotes a non-contributing building. The reason a resource was deemed non-contributing is given in this category. "NC-age" indicates that the resource was built within fifty years of the preparation of this nomination. "NC-alt" indicates that the resource, although more than fifty years old, has been altered to the extent that it has lost its integrity.

ADDRESS: The address listed is the present address of the resource.

STYLE/FORM: The primary style and/or form of a resource is listed in this category. Style terminology is basically that employed by Virginia and Lee McAlester in A Field Guide to American Houses. Form terminology is basically that employed by Alan Gowans in The Comfortable House. Unless otherwise noted in parenthesis after the style or form, all resources are of frame. The style/form for primary resources built in the district within the last fifty years is generally given as "Modern." The style/form for outbuildings is generally given as "Functional."

PRESENT USE: The information in this category denotes the present, rather than the historic, use of the resource. Any different, earlier use is noted along with the additional information that follows some entries.

DATE: Date ranges are given for the construction of most resources. City directories were consulted to determine these ranges. For resources constructed after 1900, the street indexes of city directories were consulted, in five year intervals, from 1900 to 1940. The first date listed indicates that the resource was not listed in the directory of that year; the second date indicates that the

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resource was listed in that year. So a resource assigned a date "1920-25" did not appear in the street index of the 1920 city directory, but did appear in the 1925 directory. More precise dates came from additional sources, such as date stones, Sanborn maps, or individual building histories. Resources constructed prior to 1900 are given a date range of 1895-1899, for no resources stand in the district which predate its 1895 development.

HGHT: The height of a resource is its present height. "1.5" denotes a one-and-a-half-story tall resource; "2.5" denotes a two-and-a-half-story tall resource.

ORIG/EARLY OCCUPANT: The names of the original or earliest known occupants were taken from the first city directory in which the resource was located. So for a resource dated "1920-25," the occupant is the individual (or individuals) listed in the 1925 directory at that address. For resources built within the last fifty years, no occupants are listed.

OCCUPATION: The occupation listed is the occupation of the original or earliest known occupant, taken from the first city directory in which the resource was located. For resources built within the last fifty years, no occupations are listed.

[]: Additional notable information about a resource is given briefly in brackets underneath the inventory list entry for the resource.

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ID#	STATUS	ADDRESS	STYLE/FORM	PRESENT USE	DATE	HGT	ORIG/EARLY OCCUPANT	OCCUPATION
CHESTNUT STREET								
1	C	667 Chestnut St	L-plan	Residence	1900-05	2	Jesse C Lindley	Insurance agent
2	C	669 Chestnut St	Craftsman foursquare	Residence	1920-25	2	W S Vaughn	None listed
[W. S. Vaughn House: Craftsman style features of this intact foursquare include paired windows with multi-paned upper sash, tapered porch posts on brick piers, and exposed rafter ends]								
3	NC-age	699 Chestnut St	Modern (brk vnr)	Apartments	c1969	2		
4	C	701 Chestnut St	Queen Anne/Col Rev	Residence	1905-10	2	C H Field	Collector
4a	C	" "	Functional	Garage				
[C. H. Field House: Queen Anne massing and roofline couple with restrained Colonial Revival finish at this transitional dwelling]								
5	NC-age	705 Chestnut St	Modern (brk vnr)	Residence	c1958	1		
6	C	709 Chestnut St	Foursquare	Residence	1905-10	2	A H King	Grammar school principal
[A. H. King House: early example of foursquare form; features windows with multi-paned upper sash & porch with tapered wooden columns on brick piers]								
7	C	711 Chestnut St	Foursquare	Residence	1905-10	2	W L Wharton	Post office carrier
7a	C	" "	Functional	Garage				
8	C	713 Chestnut St	Bungalow	Residence	c1911	1.5	Luther H Cherry	Clerk, Cone Export & Commission Co
[Luther H. Cherry House: features weatherboarded first story and shingled gables, multi-paned upper sash, triangular knee-braces, and tapered porch posts on brick piers]								
9	C	715 Chestnut St	Bungalow	Residence	1915-20	1.5	Charles C Collins	Secretary, Elks Club
10	NC-age	717 Chestnut St	Modern (brk vnr)	Residence	c1960	1		
11	C	751 Chestnut St	Queen Anne	Residence	1905-10	2	P J Waynick	Carpenter
12	NC-age	753 Chestnut St	Modern (brk vnr)	Residence	c1968	2		
13	NC-age	757 Chestnut St	Modern (brk vnr)	Residence	c1968	2		
14	NC-age	761 Chestnut St	Modern (brk vnr)	Residence	c1968	2		

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ID#	STATUS	ADDRESS	STYLE/FORM	PRESENT USE	DATE	HTHT	ORIG/EARLY OCCUPANT	OCCUPATION
15	C	763 Chestnut St	Queen Anne/Col Rev	Residence	1905-10	2	T G Lowe	Clerk
16	C	765 Chestnut St	Bungalow	Residence	1920-25	1.5	R L Young	Publishing representative
17	C	767 Chestnut St	Bungalow (stucco)	Residence	c1922	1	H L Lazenby	Architect
17a	C	" "	Functional	Garage				
[H. L. Lazenby House: unusual stuccoed bungalow with heavy, squat, battered columns supporting side porch; Lazenby, its first occupant and owner of the property for many years, may have been its architect]								
18	C	769 Chestnut St	Queen Anne	Residence	c1906	2	Daniel B Field	Clerk, Cone Export & Commission Co
[Daniel B. Field House: this L-plan dwelling retains a wraparound porch marked by turned columns and sawn brackets]								
19	C	660 Chestnut St	Queen Anne/Col Rev	Residence	1895-99	2	George W Denny	Grocer
[George W. Denny House: excellent example of transitional style featuring Queen Anne massing and roofline and Colonial Revival style details, including columned porch, wide denticulated friezeboards, and Palladian front-gable window]								
20	C	664 Chestnut St	L-plan	Residence	c1905	2	A B Creach	Traveling salesman
21	C	668 Chestnut St	Bungalow (brk vnr)	Residence	1925-30	1	Thomas J Showfety	Salesman
21a	C	" "	Functional (brk vnr)	Garage				
22	C	670 Chestnut St	Bungalow (brk vnr)	Residence	1925-30	1	W Earl Pickett	Pickett Storage Battery Co
23	C	672 Chestnut St	Bungalow	Residence	1925-30	1	Ed D Webster	Co-owner, Berry-Webster used autos
24	C	674 Chestnut St	Bungalow	Residence	1925-30	1	Baxter D Poole	Plumber, Crutchfield Plumbing Co
24a	C	" "	Functional	Garage				
25	C	680 Chestnut St	Tudor Rev (brk vnr)	Residence	1930-35	1	Abdou Showfety	Owner, Showfety's Store
25a	C	" "	Functional	Garage				
26	C	682 Chestnut St	Bungalow	Residence	1925-30	1.5	Nicholas C Kontoulas	Owner, Calif Fruit & Wine Stand
26a	C	" "	Functional	Garage				
27	NC-age	688 Chestnut St	Modern (brk vnr)	Residence	c1965	2		
28	C	692 Chestnut St	Queen Anne/Col Rev	Residence	1905-10	2	N D Andrews	Carpets, furniture, and draperies
28a	C	" "	Functional	Garage				

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ID#	STATUS	ADDRESS	STYLE/FORM	PRESENT USE	DATE	HTHT	ORIG/EARLY OCCUPANT	OCCUPATION
29	C	694 Chestnut St	Queen Anne/Col Rev	Residence	c1911	2	Eugene E Cox	Special agent, Dixie Fire Ins Co
30	C	698 Chestnut St	Bungalow	Residence	1920-30	1.5	Henry Simpson	Salesman
31	C	700 Chestnut St	Bungalow	Residence	1920-25	1.5	A C Isley	WFI and Company
31a	C	" " "	Functional	Garage				
32	NC-age	702 Chestnut St	Ranch	Residence	c1947	1		
33	C	704 Chestnut St	Craftsman gable-front	Residence	1920-25	2	W M Todd	Clerk, <u>Greensboro Daily News</u>
34	C	706 Chestnut St	Tud Rev (brk vnr)	Residence	1935-40	1	Clifton R Barrier	Agent, <u>Metropolitan Life Ins Co</u>
34a	C	" " "	Functional	Garage				
35	C	708 Chestnut St	Bungalow (brk vnr)	Residence	1935-40	1	F George Garrand	Fire department captain
35a	C	" " "	Functional	Garage				
36	NC-alt	740 Chestnut St	L-plan	Offices	1900-05	2	John L Hendrix	None listed

[Children's Home Society has dramatically altered this former dwelling, adding brick veneer and extensive modern additions]

37	C	748 Chestnut St	Bungalow	Residence	1920-30	1.5	Grady W Stine	Shipping clerk
38	NC-age	750 Chestnut St	Gable-end	Residence	c1951	1		
39	C	752 Chestnut St	Queen Anne L-plan	Residence	1900-05	1	William C Ogburn	Ogburn & Hobbs livery & sales

[William C. Ogburn House: front leg of L is bayed; turned posts and sawn brackets at porch]

40	C	754 Chestnut St	Bungalow	Residence	1920-30	1.5	R Aubrey Gibbs, Jr	Manager, Gibbs Machine Co
41	C	758 Chestnut St	Queen Anne cottage	Residence	1900-03	1	Mrs S D Doub	None listed
41a	C	" " "	Functional	Garage				

[S. D. Doub House: one of few early, small houses in neighborhood; Queen Anne features include side bays, corbeled chimney stacks, turned porch posts, and pyramidal roof with front facade gable]

42	NC-age	762 Chestnut St	Modern (brk vnr)	Residence	c1972	2		
43	NC-alt	764 Chestnut St	Hip-roofed cottage	Residence	1915-20	1	W A Hornaday	Physician

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ID#	STATUS	ADDRESS	STYLE/FORM	PRESENT USE	DATE	HTHT	ORIG/EARLY OCCUPANT	OCCUPATION
44	C	766 Chestnut St	Craftsman cottage	Residence	1915-20	1	E L Dinwiddie	Traveling salesman

[E. L. Dinwiddie House: tapered fluted columns on brick piers support engaged, full-facade, Craftsman style front porch of this high hip-roofed cottage]

PERCY STREET

45	C	613 Percy St	Craftsman foursquare	Residence	1920-25	2	Mrs M A Coe	None listed
46	C	615 Percy St	Queen Anne/Col Rev	Residence	c1906	2	Rudolph G Lea	Insurance agent
46a	C	" "	Functional	Garage				

[Rudolph G. Lea House: a wraparound colonned porch and second-story corner balcony follow this transitional dwelling's stepped-back front facade and rusticated concrete blocks form its retaining wall and the base of its porch]

47	C	667 Percy St	Queen Anne	Residence	1900-05	2	Charles M Rothrock	Asst supt, Life Ins Co of Va
48	C	669 Percy St	Queen Anne	Residence	1900-05	2	Robert T Thomas	Bookkeeper, J W Jones whsl grocers
49	C	673 Percy St	Queen Anne/Col Rev	Residence	1907-10	2	James R A Wilson	Traveling salesman
50	C	675-77 Percy St	Foursquare (brk vnr)	Residence	1920-25	2	G C McKaughan	Mngr shoe dept, Vanstory Clothing

51	C	681 Percy St	Foursquare (brk vnr)	Residence	c1920	2	Mrs A C Kirkman	None listed
51a	C	" "	Functional	Garage				
52	NC-age	683 Percy St	Gable-end (brk vnr)	Residence	c1950	1		
53	C	687 Percy St	Bungalow	Residence	1910-15	1.5	T D Sharpe	Asst secy, Southern Real Estate Co
53a	C	" "	Functional	Garage				
54	C	691 Percy St	Foursquare	Residence	1910-15	2	W S Shaffer	Lawyer
55	C	695 Percy St	Bungalow	Residence	1920-25	1.5	T B Gaskins	Painter

[T. B. Gaskins House: triple bands of windows mark the front facade, tapered stone piers the porch, and triangular knee-braces the eaves of this gable-end bungalow]

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ID#	STATUS	ADDRESS	STYLE/FORM	PRESENT USE	DATE	HTHT	ORIG/EARLY OCCUPANT	OCCUPATION
56	C	701 Percy St	Craftsman foursquare	Residence	1920-25	2	S T Myrick	Secy at Jos J Stone Printing Co
56a	C	" " "	Functional	Garage				

[S. T. Myrick House: tapered posts on stone piers provide a Craftsman style flair to the front and side porches of this foursquare, as do the multi-paned upper sash windows, banded at the second-story front facade]

57	C	703 Percy St	Craftsman foursquare	Residence	1920-25	2	J R Brannock	Rural postal carrier
57a	C	" " "	Functional	Garage				
58	C	705 Percy St	Bungalow	Residence	1920-25	1.5	B L Cantrell	Traveling salesman
58a	C	" " "	Functional	Garage				

[B. L. Cantrell House: features sweeping gable-end roof, shaped rafter ends, triangular knee-braces, and engaged full-facade porch; first story is weatherboarded, gabled ends are shingled]

59	C	709 Percy St	Craftsman foursquare	Residence	c1923	2	C L Carroll	Manager
59a	C	" " "	Functional	Garage				

[C. L. Carroll House: intact Craftsman style foursquare adorned by wooden shingles, tapered porch posts, and stone porch piers, foundation, and chimney]

60	C	711 Percy St	Foursquare	Residence	1920-25	2	C W Walden	Salesman
60a	C	" " "	Functional	Garage				
61	C	715 Percy St	Bungalow	Residence	1920-25	1	W E Grovernor	District manager
61a	C	" " "	Functional	Garage				
62	C	717 Percy St	Bungalow	Residence	1920-25	1	Olive Goodwin	Trained nurse
63	C	755 Percy St	Hip-roofed cottage	Residence	c1908	1	William J Puryear	Painter
64	C	757 Percy St	Bungalow	Residence	1910-15	1	Samuel S Tuttle	Woodworker
64a	C	" " "	Functional	Garage				
65	C	500 Percy St	Craftsman foursquare	Residence	1925-30	2	Edgar B Jennette	Dept mngr, Patterson Bros Inc
66	C	520 Percy St	Bungalow	Residence	1920-25	1	R T Bridges	Manager, Revolution Store Co

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ID#	STATUS	ADDRESS	STYLE/FORM	PRESENT USE	DATE	HTHT	ORIG/EARLY OCCUPANT	OCCUPATION
67	C	686 Percy St	Queen Anne/Col Rev	Residence	c1906	2	William M King	Real estate
[William M. King House: retains Queen Anne massing, corbeled chimneys, and scrolled brackets at two-story, cutaway bay; Ionic columns support bowed, wraparound porch]								
68	C	718 Percy St	Colonial Revival	Residence	1920-25	2	F S Mott	Local mngr, Natl Cash Register Co
69	C	720 Percy St	Craftsman gable-front	Residence	1920-25	2	Harry A Walker	Auditor
[Harry A. Walker House: weatherboarded at first story, shingled above; tapered porch posts on brick piers; exposed rafter ends; grouped windows]								
70	C	722 Percy St	Bungalow	Residence	1920-25	1	E W Graves	Traveling salesman
71	C	724 Percy St	Bungalow	Residence	c1920	1	J G Whiteheart	Conductor

CYPRESS STREET

72	C	107 Cypress St	Queen Anne/Col Rev	Residence	1913	2	A C Holt	Proximity Mfg Co bookkeeper
[A. C. Holt House: one of best representatives of transitional style in city; couples Queen Anne massing with a classical entry and Ionic-columned wraparound porch]								
73	C	111 Cypress St	Colonial Revival	Residence	1910-15	2	E Frank Lee	Reverend
74	C	115 Cypress St	Colonial Rev cottage	Residence	1910-15	1	Harry Poezolt	Tailor
75	C	117 Cypress St	Colonial Rev cottage	Residence	1920-25	1	B F Pickard	Mngr, Southern Gas & Power Co
75a	C	" " "	Functional	Garage				
76	C	811 Cypress St	Colonial Rev (brick)	School	1922	2		
76a	C	" " "	Colonial Rev (brick)	Cafeteria	1930-40	1		
76b	NC-age	" " "	Modern (brick vnr)	Classrooms	c1952	2		
76c	NC-age	" " "	Modern (brick vnr)	Classrooms	1970-90	2		
76d	NC-age	" " "	Modern (brick vnr)	Gymnasium	c1957	2		

[Charles B. Aycock School: the largest of four schools designed for the Greensboro public school system in 1922 by the New York architectural firm of Starrett and Van Vleck; a long brick structure, the original block's classical finish is accented with limestone, which forms its central Doric portico and the urns, swags, and cartouches of its projecting pavilions; additional buildings, connected by open walkways to the main building, have been added to the campus over the years]

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ID#	STATUS	ADDRESS	STYLE/FORM	PRESENT USE	DATE	HT	ORIG/EARLY OCCUPANT	OCCUPATION
77	C	102 Cypress St	Bungalow (brk vnr)	Residence	1925-30	1	J Clayton King	Insurance adjustor
[J. Clayton King House: unusual mixture of Craftsman style exposed rafter ends and triangular knee-braces with Tudor Revival style stuccoed and half-timbered gables]								
78	C	104 Cypress St	Bungalow	Residence	c1914	1.5	J S Correll	Freight agent, Southern Railway
79	C	108 Cypress St	Craftsman foursquare	Residence	c1914	2	J M Crutchfield	Plumber
79a	C	" "	Functional	Garage				
[J. M. Crutchfield House: essentially a foursquare with a one-and two-story pavilion appended to its front; Craftsman style features include sweeping, overhanging, hipped roofs and paired, tapered porch posts on brick piers]								
80	C	110 Cypress St	Bungalow	Residence	c1920	1.5	Ralph B Stuart	Salesman
81	C	112 Cypress St	Bungalow	Residence	1915-20	1.5	J E Wyrick	Grocer
81a	C	" "	Functional	Shed				
[J. E. Wyrick House: typical, intact Craftsman bungalow featuring tapered porch posts on brick piers, a large front dormer spanned by windows, triangular knee-braces, and notched upturned rakeboards]								
82	C	114 Cypress St	Colonial Revival	Residence	1920-25	2	F L Atkinson	Traveling salesman
82a	C	" "	Functional	Garage				
[F. L. Atkinson House: gambrel-roofed Colonial Revival dwelling featuring an entry portico supported by paired paneled columns]								
83	C	116 Cypress St	Queen Anne	Residence	1900-05	2	Mrs Martha P Stewart	None listed
84	C	702 Cypress St	Bungalow	Residence	c1914	1	D R Hunt	Boiler inspector
85	C	704 Cypress St	Bungalow	Residence	1915-20	1.5	E W Stewart	Cotton broker
86	C	706 Cypress St	Bungalow	Residence	1915-20	1.5	J L Latham	Trsr, Latham-Bradshaw Cotton Co
[J. L. Latham House: gable-end bungalow with a large front dormer and a Craftsman style porch]								
87	C	708 Cypress St	Bungalow	Residence	1915-20	1.5	W R Shoffner	Electrical contractor

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ID#	STATUS	ADDRESS	STYLE/FORM	PRESENT USE	DATE	HTHT	ORIG/EARLY OCCUPANT	OCCUPATION
88	C	712 Cypress St	Craftsman foursquare	Residence	1915-20	2	J E Holt	Clerk, Cane Export & Commission Co
88a	C	" " "	Functional	Garage				

[J. E. Holt House: a wraparound Craftsman style porch shades this hip-roofed foursquare]

89	C	800 Cypress St	Bungalow	Residence	1920-25	1.5	Frederick Archer	Superintendent of city schools
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[Frederick Archer House: gable-end form, front dormer, and airy Craftsman style porch are typical of Cypress Street's many bungalows; compound front windows topped by long transoms are out of the ordinary]

90	C	802 Cypress St	Foursquare (brk vnr)	Residence	1925-30	2	Guy B Phillips	Superintendent of city schools
90a	C	" " "	Functional (brk vnr)	Garage				

91	C	804 Cypress St	Tudor Rev (brk vnr)	Residence	1925-30	1	Clarence L Black	Chemist, Vick Chemical Co
91a	C	" " "	Functional	Garage				

92	C	806 Cypress St	Craftsman foursquare	Residence	1920-25	2	W H Hatfield	Landscape architect
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93	C	808 Cypress St	Foursquare	Residence	1920-25	2	J B Crawford	Draftsman for archt Harry Barton
93a	C	" " "	Functional	Garage				

[J. B Crawford House: at first story, wraparound porch is supported by round columns; at shingled second story, two bays project from front facade]

94	C	810 Cypress St	Craftsman foursquare	Residence	1920-25	2	F J Blackwood	Asst secy, Revolution Cotton Mill
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95	C	812 Cypress St	Colonial Revival	Residence	1920-25	2	A C Goodwin	Asst purchasing agent, Proximity
95a	C	" " "	Functional	Garage				

96	NC-alt	814 Cypress St	Foursquare	Residence	1920-25	2	F F Noah	Clerk, Proximity Manufacturing Co
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FIFTH AVENUE

97	C	515 Fifth Ave	Neoclassical Revival	Residence	c1908	2	Bessie, Lily, Mildred, and Myrtle Matthews
97a	C	" " "	Functional	Garage			
97b	NC-age	" " "	Functional (conc blk)	Garage			

[Matthews House: one of the neighborhood's largest and most striking dwellings, the Matthews House is dominated by a two-story Tuscan portico and one-story wraparound porch; leaded glass fills the transom and sidelights of its trabeated entry; windows to either side of entry have a similar treatment]

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ID#	STATUS	ADDRESS	STYLE/FORM	PRESENT USE	DATE	HT	ORIG/EARLY OCCUPANT	OCCUPATION
98	C	517 Fifth Ave	Queen Anne/Col Rev	Residence	c1906	2	William P Rose	Architect and contractor

[William P. Rose House: combination of classical elements with a Queen Anne flair makes it difficult to place house within any one style; its central bay, which projects forward at the second story, is capped by a Palladian dormer; to either side are wide fanlit bays crowned by hipped roofs; connecting three-part facade at the first story is a full-facade columned porch and deck; Rose was its first occupant and perhaps its architect]

99	C	601 Fifth Ave	Queen Anne	Residence	1900-05	2	John C Clapp	Dentist
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[John C. Clapp House: most notable features are a three-story corner bay topped by a tent-roofed turret and finial, and a bowed wraparound porch with a pedimented entry, turned posts, sawn brackets, and squared balusters]

100	C	603 Fifth Ave	Queen Anne	Residence	c1904	2	James M Simpson	Shoe salesman
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101	C	605 Fifth Ave	Queen Anne	Residence	1900-05	2	Mary E Boaz William G Jennings	None listed Woodworker
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101a	C	" "	Functional	Garage				
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102	C	607 Fifth Ave	Foursquare	Residence	c1904	2	J A Turner	Insurance agent
102a	C	" "	Functional	Shed				

103	C	609 Fifth Ave	Bungalow	Residence	1920-25	1	Thomas C Crutchfield	Crutchfield Plumbing
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[Thomas C. Crutchfield House: intact bungalow sided with weatherboards and shingles; prominent Craftsman style porch and triangular knee-braces]

104	C	611 Fifth Ave	Bungalow	Residence	1920-25	1	F O Mangum	Agent, Life Ins Co of Va
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105	C	613 Fifth Ave	Queen Anne/Col Rev	Residence	1900-05	2	Horace M Robinson	Asst engineer, Southern Railway
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[Horace M. Robinson House: Queen Anne stepped-back form and gable-and-hip roof edged beneath eaves by a wide plain friezeboard; its round porch columns stand upon narrow brick piers]

106	NC-alt	615 Fifth Ave	Queen Anne	Residence	1908-12	2	George O Mennen	Lutheran minister
106a	C	" "	Functional	Garage				

107	C	617 Fifth Ave	Queen Anne	Residence	c1904	2	F W Carpenter	Manager
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108	NC-alt	619 Fifth Ave	Queen Anne	Residence	c1904	2	Q L Barnhardt	Superintendent
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[619 and 617 Fifth were likely originally identical; the addition of modern siding and enclosure of the porch of 617 have altered them]

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ID#	STATUS	ADDRESS	STYLE/FORM	PRESENT USE	DATE	HT	ORIG/EARLY OCCUPANT	OCCUPATION
109	C	703 Fifth Ave	Eclectic cottage	Residence	1920-25	1.5	R M Denny	Clerk, Arctic Ice and Coal Co

[R. M. Denny House: this eclectic cottage draws from a number of late nineteenth and early twentieth century styles; its round-arched porch recalls the Richardsonian Romanesque and its continuous shingled walls the Shingle style, while its diamond-paned windows and exposed rafter ends harken to the more contemporary Tudor Revival and Craftsman styles]

110	NC-age	705 Fifth Ave	Modern (brk vnr)	Residence	c1960	1		
111	C	707 Fifth Ave	Bungalow	Residence	1925-30	1	W H Cooke	Supt, Southern Webbing Mills
111a	C	" "	Functional	Garage				
112	C	709 Fifth Ave	Bungalow	Residence	1925-30	1	J N Dickens	Traveling salesman
112a	C	" "	Functional	Garage				
113	C	711 Fifth Ave	Queen Anne/Col Rev	Residence	1900-05	2	Ernest H Flagge Philip W Flagge	Farmer Physician

[Flagge House: weatherboards sheathe the first story of this dwelling, it is clad in shingles above; dentils adorn its wide friezeboard]

114	C	719 Fifth Ave	Craftsman Col Rev	Residence	1915-20	2	Mrs Lena Dick	
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[Lena Dick House: a shingled front-gambrel roof with a columned second-story balcony and a wraparound Craftsman style porch dominate the front facade of this Colonial Revival and Craftsman style house]

115	C	721 Fifth Ave	Col Rev foursquare	Residence	1910-15	2	E D Grubb	Genl mngr, Proximity Mercantile Co
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[E. D. Grubb House: leaded glass windows mark the trabeated entry and the principal first story bay; oval windows light the second-story facade; columns support its front and side porches]

116	C	516 Fifth Ave	Queen Anne/Col Rev	Residence	1910-15	2	J B Clandenin S W Pearce	Linotype operator, Daily Record Bricklayer
117	C	518 Fifth Ave	Queen Anne/Col Rev	Residence	1905-10	2	R E Pearce	Police sergeant
118	C	600 Fifth Ave	Queen Anne	Residence	1905-10	2	J W Goodman	Reverend
119	C	602 Fifth Ave	Queen Anne	Residence	1905-10	2	Mrs M E Satterfield	None listed
120	C	604 Fifth Ave	Queen Anne/Col Rev	Residence	1905-10	2	J H Blue J K Counts	Embalmer Agent, Metropolitan Life Ins Co

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ID#	STATUS	ADDRESS	STYLE/FORM	PRESENT USE	DATE	HEIGHT	ORIG/EARLY OCCUPANT	OCCUPATION
121	C	606 Fifth Ave	Queen Anne	Residence	1900-03	2	Herbert L Paylor	Clerk, Cone Export & Commission Co
122	C	608 Fifth Ave	Queen Anne/Col Rev	Residence	c1904	2	Silas F Campbell	McClurech Mantel Co bookkeeper

[Silas F Campbell House: stepped-back wall planes and varied roofline of this early Colonial Revival style house suggest a lingering fascination with the Queen Anne at the opening of the century; its oversized windows and entry are topped by transoms at the first story, which is shaded by a wraparound porch of shortened Ionic columns on tall brick piers]

123	C	610 Fifth Ave	Hip-roofed Craftsman cottage	Residence	c1920	1	W Preston Herndon	Dist inspector, Western Union
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[Robert L Potts House: a massive polygonal tower dominates this residence, one of the neighborhood's first; porches edged by clusters of columns raised on brick piers flank the tower; true to its style, it is fully clad in shingles]

125	C	614 Fifth Ave	Bungalow	Residence	1920-25	1	Ray Warren	Assistant highway engineer
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126	C	616 Fifth Ave	Bungalow	Residence	1920-25	1	P C Clapp	Traveling salesman
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127	C	702 Fifth Ave	Bungalow	Residence	1920-25	1	E Malcolm Murray	Traveling salesman
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128	C	706 Fifth Ave	Col Rev I-house	Residence	c1904	2	William C Beasley	Plumber
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[William C. Beasley House: vernacular single-pile, two-story form at the heart of this dwelling is freely adorned with a classical porch, a pedimented central pavilion, fancifully enframed lunette windows, and two interior corbeled chimney stacks]

129	C	708 Fifth Ave	Foursquare	Residence	1920-25	2	R M Vernon	Pres, Vernon Bros Army-Navy stores
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130	C	710 Fifth Ave	Bungalow	Residence	1920-25	1	R T Perry	Manager, McClelland Stores Co
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[R. T. Perry House: gable-front bungalow with engaged Craftsman style porch; triangular knee-braces; and weatherboard and shingle cladding]

SUMMIT AVENUE

131	C	515 Summit Ave	Col Rev (brk vnr)	Apartments	1925-30	2		
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[Occupants in 1930 were Faire Crews, concrete contractor; Ely W. Saunders, salesman; W. T. McGinnis, photographer; and Vera Mendenhall, nurse]

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ID#	STATUS	ADDRESS	STYLE/FORM	PRESENT USE	DATE	HGT	ORIG/EARLY OCCUPANT	OCCUPATION
132	C	519 Summit Ave	Richardsonian Rom & Chateauesque (conc blk)	Residence	c1906	2	William B Vaught	Clerk, Cone Export & Commission Co

[William B. Vaught House: combination of styles and use of concrete block unique in city; formed entirely of rusticated block, from massive corner tower to broad pilasters and wide Romanesque arches of porch]

133	NC-age	601-03 Summit Ave	Modern (brk vnr)	Offices	c1967	1		
134	NC-alt	607 Summit Ave	Queen Anne/Col Rev	Offices	1900-05	2	Jacob W Lindau	Agnt, Coulter-Lowry cotton finshrs
135	NC-age	611 Summit Ave	Modern (brk vnr)	Residence	c1975	2		
136	NC-age	615 Summit Ave	Modern (brk vnr)	Offices	c1966	1		
137	C	623 Summit Ave	Eclectic foursquare	Residence	1910-15	2	Jesse E Keith	Traveling salesman

[Jesse E. Keith House: a central band of shingles, broken by an elevated side bay, adds an unusual Prairie style accent to this weatherboarded, late-teens, Craftsman and Colonial Revival style foursquare; brick piers support its classical porch columns and its hip roof has wide overhanging eaves]

138	NC-age	627 Summit Ave	Modern (brk vnr)	Offices	c1965	1		
139	NC-age	703 Summit Ave	Modern (brk vnr)	Apartments	c1953	1		
140	NC-age	705 Summit Ave	Modern (brk vnr)	Apartments	c1955	1		
141	C	707 Summit Ave	Queen Anne/Col Rev	Residence	1900-05	2	W G Wharton	Bookkeeper, Cone Export & Cone Co

[W. G. Wharton House: from its stepped-back form and gable-and-hip roof to its wide friezeboards and bulging porch columns, this large frame dwelling is a close mirror of the circa 1900 McGoldrick House at 606 Summit Avenue]

142	C	711 Summit Ave	Bungalow	Residence	1915-20	2	Joseph E Maddox	Manager, Armour Fertilizer Works
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[Joseph E. Maddox House: this large frame bungalow displays Craftsman style features at its brick-piered porch, shaped eave brackets, grouped windows with multi-paned upper sash, and front balcony]

143	C	713 Summit Ave	Col Rev foursquare	Residence	1907-10	2	Robert E Buck	Traveling salesman
143a	C	" "	Functional	Garage				

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ID#	STATUS	ADDRESS	STYLE/FORM	PRESENT USE	DATE	HTHT	ORIG/EARLY OCCUPANT	OCCUPATION
144	C	518 Summit Ave	Neocl Rev (brk vnr)	Residence	c1924	2	J R Holt	Manager
[J. R. Holt House: this late Neoclassical Revival style house looks above Summit Avenue, its two-story portico formed of Doric columns, as is the porch that shades its first story and extends out as a porte cochere; it is one of the last built of the avenue's grand houses]								
145	NC-age	520 Summit Ave	Modern (brk vnr)	Offices	c1958	1		
[William L. Callum House: a full-height portico of paired Ionic columns, its triangular pediment lit by a traceried lunette window, projects forward from the Summit Avenue elevation of this large frame dwelling; its bowed corner bay is mirrored by a one-story, wraparound, colonned porch]								
146	C	600 Summit Ave	Neoclassical Rev	Residence	1913-15	2	William L Callum	Traveling salesman
[William L. Callum House: a full-height portico of paired Ionic columns, its triangular pediment lit by a traceried lunette window, projects forward from the Summit Avenue elevation of this large frame dwelling; its bowed corner bay is mirrored by a one-story, wraparound, colonned porch]								
147	C	604 Summit Ave	Colonial Revival	Residence	c1906	2	Ernest Clapp	Clerk of Superior Court
[Ernest Clapp House: at the heart of this dwelling is a pyramidal-roofed box framed by Doric corner posts; dominating its front facade, however, is a shingle-filled gambrel roof; a vine-wrapped deck rests upon its colonned front porch; the porch and deck are repeated at a side elevation.]								
148	C	606 Summit Ave	Queen Anne/Col Rev	Residence	c1901	2	Jonathon J McGoldrick	Salesman
[Jonathon J. McGoldrick House: this transitional dwelling may have been built as early as 1901, its first resident McGoldrick; an oversized decorative lunette window fills its front gable, which crowns a full-height cutaway bay; bulbous columns on brick piers fringe a wraparound, one-story porch]								
149	NC-age	608 Summit Ave	Modern (brk vnr)	Offices	c1970-90	2		
150	NC-alt	610 Summit Ave	Foursquare	Offices	1920-25	2	J T Hedgpeth	Grocer
[J. T. Hedgpeth House: major alterations include changing the windows and setting them in modern full-height spandrels, removal of the porch, and conversion into modern office space]								
151	NC-age	628 Summit Ave	Modern (brk vnr)	Offices	c1967	1		
152	C	704 Summit Ave	Craftsman gable-front	Residence	1920-25	2	Thomas J Reavis, Jr	Traveling salesman
[Thomas J. Reavis Jr House: intact Craftsman style features include porch and porte cochere of tapered columns on brick piers; exposed rafter ends; and triangular knee-braces]								
153	NC-age	706 Summit Ave	Modern (brk vnr)	Offices	c1987	1		
154	NC-age	708 Summit Ave	Modern (brk vnr)	Radio studios	c1965	1		

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ID#	STATUS	ADDRESS	STYLE/FORM	PRESENT USE	DATE	HTHT	ORIG/EARLY OCCUPANT	OCCUPATION
155	C	712 Summit Ave	Italian Renaissance Revival (brick vnr)	Residence	1926	2	Sigmund Sternberger	Trsr, Revolution Cotton Mill
155a	C	" " "	Ital Ren Rev (brk vnr)	Garage				
155b	C	" " "	Functional (brk vnr)	Shed				

[Sigmund Sternberger House: designed by prominent local architect Harry Barton, this villa is an excellent example of the Italian Renaissance Revival style, which was rarely utilized in early twentieth-century Greensboro; its rich finish is formed of deep red bricks, green roof tiles, and limestone ornament, most notable at its entry arcade and the Palladian arches of its side porches; original elegant classical finish is intact inside; built on the site of the house of Sternberger's father, Herman, which was moved to 732 Park Avenue; original garage built in matching fashion]

PARK AVENUE

156	C	503 Park Ave	Craftsman foursquare	Residence	1925-30	2		
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[Occupants in 1930 were Thomas J Kelly, traveling salesman; Rose Bolton, nurse; and Ralph S. Cole, mechanic at Crescent Chevrolet Co. Surprising gable-end rather than hipped roof; also features triangular knee-braces and Craftsman style porch]

157	C	505 Park Ave	Bungalow	Residence	1925-30	1	Lucille Ledbetter Mamie Ledbetter	Nurse Nurse
158	C	507 Park Ave	Bungalow	Residence	1915-20	1.5	W H Horton	Clerk, Pomona Mills Inc
158a	C	" " "	Functional	Garage				

[W. H. Horton House: intact bungalow marked by solid, shaped knee-braces; squat tapered porch posts on tall brick piers; and a front dormer]

159	C	509 Park Ave	Bungalow	Residence	1915-20	1	E B Mastin	Telephone operator, Southern RR
160	C	511 Park Ave	Bungalow	Residence	1915-20	1	Mrs C B Orton	None listed
161	C	513 Park Ave	Craftsman foursquare	Residence	1920-25	2	E B Mastin R I Rodgers	Telegraph wire chief, Southern RR Bookkeeper, Jefferson Motors Inc
161a	C	" " "	Functional	Garage				
162	C	515 Park Ave	Craftsman gable-front	Residence	1920-25	1.5	Miss J M Fox	Teacher
163	C	517 Park Ave	Colonial Revival	Residence	c1923	1.5	D B High R W Dallas	Police department Police department

[High-Dallas House: a metal shingled gambrel roof and a wraparound columned porch mark this Colonial Revival style residence]

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ID#	STATUS	ADDRESS	STYLE/FORM	PRESENT USE	DATE	HTHT	ORIG/EARLY OCCUPANT	OCCUPATION
164	C	519 Park Ave	Bungalow	Residence	1920-25	1	F M O'Connell	Mngr, Western Union Telegraph Co
165	NC-alt	601 Park Ave	Colonial Revival	Residence	1910-15	2	R O Dees	Physician
[R. O. Dees House: permastone, asbestos siding, and altered windows have compromised this dwelling's integrity]								
166	NC-alt	603 Park Ave	Bungalow	Residence	1910-15	1	R I Moore	Bookkeeper, Gboro Loan & Trust Co
[R. I. Moore House: the enclosure of the porch, alteration of windows, and addition of aluminum siding have compromised this house's integrity]								
167	C	605 Park Ave	Bungalow	Residence	1920-25	1	G E Preddy L R Noah	Conductor Shipping clerk, Morris and Co
168	C	607 Park Ave	Period Rev cottage (brick veneer)	Residence	1925-30	1	Henry R Collson	Dept mngr, Odell Hardware Co
169	C	609 Park Ave	Queen Anne/Col Rev	Residence	c1916	2	Etha L Wilson	Dressmaker
170	C	611 Park Ave	Bungalow (brick vnr)	Residence	1925-30	2	Felix M Herbin	Mechanic
171	C	613 Park Ave	Colonial Revival	Residence	c1911	2	Charles W Smith	Bookkeeper, Greensboro Natl Bank
[Charles W. Smith House: one of the street's first houses; French doors topped by a fanlight pierce its shingle-filled front-gambrel roof and lead onto a deck that crosses its front facade]								
172	C	709 Park Ave	Bungalow (brk vnr)	Residence	1925-30	1.5	Samuel Weinstein	Owner, New York Tailoring Co
[Samuel Weinstein House: sheathed in brick veneer; gables filled with stucco and false half-timbering]								
173	C	711 Park Ave	Craftsman gable-front	Residence	1920-25	2	J K Isley J C Strickland	Bookkeeper, Latham Cotton Co Clark, Atlantic Bank & Trust Co
174	NC-age	735 Park Ave	Gable-front	Residence	c1948	1		
175	NC-age	737 Park Ave	Gable-front	Residence	c1948	1		
176	NC-age	739 Park Ave	Gable-end	Residence	c1949	1		
176a	NC-age	" "	Functional	Garage				
177	C	741 Park Ave	Bungalow (brk vnr)	Residence	1925-30	1	J Wenrich	Chief clerk, NC Public Service Co
177a	C	" "	Functional	Garage				

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ID#	STATUS	ADDRESS	STYLE/FORM	PRESENT USE	DATE	HGT	ORIG/EARLY OCCUPANT	OCCUPATION
178	C	743 Park Ave	Bungalow	Residence	1915-20	1	D H Blair	Service station manager
[D. H. Blair House: a central triangular grill, notched rakeboards, triangular knee-braces, and shingles adorn this intact bungalow's front gable]								
179	C	745 Park Ave	Foursquare	Residence	1910-15	2	C W Strickland	Clerk, Proximity Manufacturing Co
180	C	747 Park Ave	Craftsman foursquare	Residence	1920-25	2	W B Hull O H Paris	None listed Traveling salesman

[Paris-Hull House: this Craftsman style foursquare was built as a duplex, its occupants in 1925 Paris and Hull]

181	C	514 Park Ave	Gable-front	Residence	1910-15	2	R T Edwards	Lawyer
182	C	516 Park Ave	Hip-roofed cottage	Residence	1910-15	1	Mrs Josephine Willises	
183	C	518 Park Ave	L-plan	Residence	1910-15	2	A B McFarland	Police department
184	C	520 Park Ave	Bungalow (brk vnr)	Residence	1920-25	1	Philip Waters	Building contractor
184a	C	" "	Functional (brk vnr)	Garage				
185	NC-alt	600 Park Ave	Foursquare	Residence	1910-15	2	R E Dees	Physician
185a	C	" "	Functional	Garage				
186	C	602 Park Ave	Bungalow	Residence	1920-25	1	J A Roland	Secretary, Lowe Mfg Co
187	C	604 Park Ave	Bungalow	Residence	c1911	1	Martin B Sutton	Concrete contractor
188	C	606 Park Ave	Hip-roofed cottage	Residence	c1911	1	Issac Grantham	Concrete contractor
189	C	608 Park Ave	Craftsman gable-end	Residence	1920-25	2		

[Occupied in 1925 by Mrs. Alice Chisholm; F. E. Hamilton, plumber; and C. S. Hammons, clerk with Patterson Brothers Inc.]

190	C	610 Park Ave	Queen Anne	Residence	c1911	2	George M Preddy	Foreman
191	C	612 Park Ave	Queen Anne/Col Rev	Residence	c1911	2	Julius T Cobb	Traveling salesman
192	NC-alt	620 Park Ave	Bungalow	Residence	c1911	1	J T Kernodle	Physician
193	C	624 Park Ave	Craftsman foursquare	Residence	1925-30	2	Carlisle J Barwick	Traveling salesman

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ID#	STATUS	ADDRESS	STYLE/FORM	PRESENT USE	DATE	HEIGHT	ORIG/EARLY OCCUPANT	OCCUPATION
194	C	714 Park Ave	Bungalow (brk vnr)	Residence	1920-25	1.5	J K White	Lawyer
194a	C	" " "	Functional (brk vnr)	Garage				
195	C	732-734 Park Ave	Queen Anne/Col Rev	Residence	c1900	2	Herman Sternberger	Owner, Revolution Cotton Mill

[Herman Sternberger House: erected for Sternberger shortly after he and his brother, Emanuel, established the Revolution Cotton Mill; befitting one of the city's most important industrialists, it is a carefully finished structure, from its stained-glass first-story transoms, to its bracketed eaves, to its pyramidal-roofed dormers which are lit by leaded-glass windows enframed by colonettes; originally constructed at 712 Summit Avenue, it was moved a block to its present site by Sigmund Sternberger, Herman's son, to make way for his new Italian Renaissance Revival style villa]

196	C	736-738 Park Ave	Foursquare	Residence	1920-25	2	M deC. Coiner A S Myers	None listed Odell Hardware Co advertising mngr
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[Coiner-Myers House: one of a few duplexes, a form rarely seen in Greensboro, built on Park Avenue in the teens and twenties; simply finished, its most prominent feature is the ring of rounded exposed supports at its porch roof]

197	C	740 Park Ave	Colonial Revival	Residence	1915-20	2	C O Patterson	Owner, Proximity Barber Shop
198	C	742 Park Ave	Bungalow	Residence	1915-20	1	E H McBane	Ins agent, Real Estate & Trust Co
199	C	744 Park Ave	Bungalow	Residence	1915-20	1	T H Williamson	Traveling salesman
200	C	746 Park Ave	Foursquare	Residence	1910-15	2	W V Forbis	Clerk, Huntley-Stockton-Hill Co
201	C	748 Park Ave	Queen Anne/Col Rev	Residence	1910-15	2	V E Barker	Clerk, Proximity Mfg Co

[W. V. Forbis House: built as a duplex, features Queen Anne massing and a Colonial Revival style finish, most notably at its wraparound porch]

202	C	800 Park Ave	Queen Anne/Col Rev	Residence	1910-15	2	J H Luther	Foreman
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EAST HENDRIX STREET

203	C	411 E Hendrix St	Queen Anne/Col Rev	Residence	1895-99	2	C A Hendrix	Horse dealer
203a	C	" " "	Functional	Apartment				
203b	C	" " "	Functional	Garage				

[C. A. Hendrix House: Queen Anne style wall planes and gable-and-hip roof line combine with eave brackets and a Colonial Revival style columned porch at this large, early dwelling]

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BRANDON STREET (formerly Cypress Street)								
204	C	425 Brandon St	Bungalow	Residence	c1925	1	H J Walton	Traveling salesman
205	C	422 Brandon St	Bungalow	Residence	1920-25	1	A G Pindexter	Clerk, Conyers & Fordham Drugs
206	C	426 Brandon St	Bungalow	Residence	1920-25	1	A M Reddeck	Bookkeeper, Ballance candy mfg co
LEFTWICH STREET								
207	C	307 Leftwich St	Bungalow (stucco)	Residence	1920-25	1	W T Corbin	Circulation mngr, <u>Gboro Daily News</u>
208	C	311 Leftwich St	Bungalow (stucco)	Residence	1920-25	1	Mrs Bessie Stadiem	
208a	C	" "	Functional	Shed				
208b	C	" "	Functional	Shed				
CHARTER PLACE (formerly Charles Street)								
209	C	508 Charter Pl	Bungalow	Residence	1920-25	1	J P Moore	Manager, Porter-Lyon Drug Store
210	C	510 Charter Pl	Draftsman foursquare	Residence	1920-25	2	E L Dinwiddie	Traveling salesman
211	C	511 Charter Pl	Bungalow	Residence	1925-30	1	Travis V Callum	V pres, Callum Tobacco & Candy Co
212	C	513 Charter Pl	Bungalow	Residence	1925-35	1	Leon M Bell	Salesman
213	C	515 Charter Pl	Hip-roofed cottage	Residence	1920-25	1	M H Brimmer	Traveling salesman

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NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The Summit Avenue Historic District is one of Greensboro's most intact late nineteenth- and early twentieth-century neighborhoods. The integrity and character of its buildings, individually and as a group, make it eligible for the National Register under Criterion C. Erected between about 1895 and 1910, its many large Queen Anne and transitional Queen Anne/Colonial Revival residences are among the finest examples of the styles in the city. Its foursquares of the following two decades, primarily Craftsman in style, are also architecturally notable, as are its bungalows. Prominent and well designed, its small number of Neoclassical Revival, Shingle, Italian Renaissance Revival, Richardsonian Romanesque, and Chateauesque style dwellings further enhance its distinctive architectural character. The district's single early non-residential structure, the Charles B. Aycock School (1922) [#76], is among the largest and finest early twentieth-century schools in the city. The district's place in the city's late nineteenth- and early twentieth-century history makes it eligible for the National Register under Criterion A as well. The neighborhood reflects and illuminates trends central to the city's growth during the period, most notably the growth of the road and streetcar network; the power and influence of the city's textile industry and its creators; and the activities of organized real estate interests.

Development of the district began with the purchase of its property by Moses and Ceasar Cone in 1895 and continued until World War II, by which time almost all of its relatively narrow urban lots were filled with residences. This period of significance places it within both of the historic contexts of Greensboro's Multiple Property Documentation Form: The Development of the Gate City, 1880-1899, and Modern Suburbanization and Industrialization, 1900-1941. The subsections within these historic contexts most central to the district's development are those covering transportation and suburbanization. Those covering early industrialization and institutional growth also cast light on the district's successful establishment. From the first almost entirely residential, the Summit Avenue Historic District largely falls within Property Types 1 and 7, which cover single-family residences and neighborhood development.

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Property Types 3 and 5, which discuss multiple-family residences and educational resources, also provide an architectural background for some of its resources.

Historical Background

The Summit Avenue Historic District grew out of the textile and real estate interests of industrial magnates Moses and Ceasar Cone and an agreement between the brothers and the city of Greensboro to grade and pave Summit Avenue. The major industrial force in Greensboro at the close of the nineteenth and well into the twentieth century was the textile mill empire of the Cone brothers. They had become familiar with textiles and the South in the late nineteenth century while traveling the region for their father's Baltimore-based wholesale grocery and dry goods business, buying and selling cotton goods. In 1892 they settled in Greensboro, establishing the Southern Finishing and Warehouse Company, the first cloth finishing plant in the South, just northwest of present-day Fisher Park. Three years later they revealed the magnitude of their vision, purchasing approximately 2,000 acres of land north and northeast of the city from the short-lived North Carolina Steel and Iron Company and breaking ground on the Proximity Cotton Mill one-half mile north of the Summit Avenue district. By 1905 the Cones and business partners Emanuel and Herman Sternberger had erected two even larger mills, Revolution and White Oak, north of Proximity [1].

With their mills, the Cones and their partners erected housing for thousands of mill operatives. The Cones also developed property for middle- and upper-class individuals beyond the bounds of the mill villages. The most successful of these real estate enterprises was the Summit Avenue neighborhood, which was developed on part of the land purchased from North Carolina Steel and Iron, between the Proximity mill and downtown. In 1895 the undeveloped neighborhood held cultivated fields, land grown up in old field pines, clay pits excavated for making bricks for the Proximity mill buildings, and perhaps one small house [2]. Near the present site of Chestnut Street also stood the approximately 160-acre estate of Judge Robert P. Dick. The site of its Gothic and Italianate style villa, Dunleith (ca.1856), on the west side of Chestnut Street, is now vacant [3].

In 1895 Ceasar Cone proposed lending the city money for grading and macadamizing Summit Avenue within city limits, from Lindsay Street

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to Bessemer Avenue; the city had extended its limits north to Bessemer four years earlier. An unsuccessful lawsuit by a disgruntled taxpayer in 1896 challenged the deal. In a tone that sounds fresh a hundred years later, W. O. Stratford alleged that the agreement was a waste of tax dollars, a giveaway to Cone, and a tax dodge. Cone responded that he did not intend "to build outside the corporate limits a city of refuge to which the oppressed taxpayer of the municipality may flee." Rather he stated that the 300 to 500 acres he owned within the city on either side of the proposed avenue would be "eminently suitable for residences" and that when the street opened he planned "to construct a number of modern residences along the line thereof, and he hopes and expects to induce others to do the same" [4].

Through the joint efforts of Cone and the city, with the overwhelming approval of city voters, the level macadam roadway of Summit Avenue was completed in 1898, extending from downtown through the district to the Proximity Cotton Mill. The Greensboro Patriot announced on November 9 of that year that, "The work on Summit Avenue was finally completed Friday afternoon, and it is probably the finest highway in North Carolina. What was, a short while ago, a stubble field lying in waste has been opened by a magnificent boulevard, with many handsome and commodious residences erected on either side" [5]. The early importance of the thoroughfare in the neighborhood's development lent the name "Summit Avenue" to the area.

The Summit Avenue neighborhood soon became one of the finest in the city, home to the Cones and Sternbergers and many executives and white-collar employees of the mills. (All but one of the Cone residences--which were all built north of Bessemer Avenue beyond the city's limits and tax authority--have fallen to commercial development; the homes of Herman and Sigmund Sternberger still stand within the district.) The neighborhood's placement between the mills and downtown along a wide paved avenue made it a desirable location, which was only sweetened by the addition of a streetcar line. On June 11, 1902, the city inaugurated its electric streetcar system. One of its two initial routes ran from South Greensboro north on Elm Street through the center of town, then northeast up Summit Avenue to the Cone and Sternberger mills [6].

The growth of the neighborhood was guided to a large extent by the development plans of Ceasar Cone. His Summit Avenue Building Company filed a plat map in November, 1905, which divided the land between Percy, Park, and Dewey streets into blocks and lots [7]. (The

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filling of the plat map was belated, as it was for other real estate enterprises in the city, for houses already stood on a number of these lots.) By 1913 the building company had subdivided almost the entire neighborhood between Bessemer, Homeland, and Percy streets [8]. Only the property on the west side of Percy and along Chestnut Street, part of which was included within the Dunleith estate, was outside of the control of the company.

Its links to the jobs of downtown and the mills complete and its development guided by a real estate company, the neighborhood grew steadily from 1904 until the Depression. In the teens the small, brick-veneered, Cypress Street graded school was built on the west side of Cypress Street north of Yanceyville Street [9]. In 1922, during a major period of city school consolidation, the neighborhood was selected as the site of the new Charles B. Aycock elementary school [#76], north of its much smaller predecessor. (The site of the graded school is now part of Aycock's grounds.) The consolidated city system, in its first major foray into school construction, engaged the New York architectural firm of Starrett and Van Vleck to design four large, brick school buildings, classical in appearance but modern in function. Land acquisition and construction costs for the four--Aycock, McIver, Caldwell, and Price--absorbed a million dollar bond issue, but a contemporary newspaper account proudly noted the modernity and safety of the buildings:

The buildings themselves are high types of modern construction. They have large auditoriums and gymnasiums, each of them, specially planned heating, ventilation and lighting arrangements, cafeterias, shower baths, rooms for many special purposes, concrete, steel and brick predominate in the structures. They are as nearly safe from fire as they can be made. Each of them has a number of specially built tower-stairs, cut off from the remainder of the building, for the children to use in event of fire . . . [10].

The Charles B. Aycock School at 811 Cypress Street was the largest of the four, a long, two-story, brick structure adorned with classical urns, swags, cartouches, and a portico, all modeled in limestone [11].

The architectural significance of the Summit Avenue Historic District rests upon its many handsome late nineteenth- and early twentieth-century residences, both individually and collectively, and upon its school. As a whole, the district has one of the largest and

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finest collections of Queen Anne and Queen Anne/Colonial Revival style residences in the city, as well as a large number of intact foursquares and bungalows. Their largely unbroken presence along its streets represents the appearance of Greensboro's middle- and upper-income neighborhoods during the district's period of significance. Many of the properties stand out individually as important local examples of their styles. The house of Proximity Manufacturing Company bookkeeper A. C. Holt House at 107 Cypress Street (1913) [#72] is, for example, one of the best typical representatives of the convergence of the Queen Anne and Colonial Revival styles in the city. The home of architect and contractor William P. Rose at 517 Fifth Avenue (ca. 1906) [#98] is a more idiosyncratic example of the meeting of the styles. The Craftsman style foursquare of Proximity store manager E. D. Grubb at 721 Fifth Avenue (ca. 1910-15) [#115] is a typical, intact expression of the form and style in Greensboro, as is the Craftsman bungalow of grocer J. T. Wyrick at 112 Cypress Street (ca. 1915-20) [#81]. Among the city's grandest Period Revival style houses are the unique, rusticated concrete block, Chateauesque and Richardsonian Romanesque style house of William B. Vaught at 519 Summit Avenue (ca. 1906) [#132]; and the 1926 Sigmund Sternberger House at 712 Summit Avenue [#155], the finest Italian Renaissance Revival style dwelling in the city. The Aycock School is an excellent local example of institutional Colonial Revival style architecture.

The architects of a few of the district's buildings have been identified. The New York firm of Starrett and Van Vleck, architects of the Aycock School [#76], designed institutional, public, and commercial buildings nationwide. Among their major commissions in New York City were the Lord & Taylor, Saks Fifth Avenue, and Bloomingdale's department stores, and the Downtown Athletic Club [12]. Harry Barton, one of the city's most prominent architects, counted the Sigmund Sternberger House [#155] among his many commissions. In Greensboro his work also included the National Register-listed Guilford County Courthouse (1918), John Marion Galloway House (1919), Cone Export and Commission Company Building (circa 1924), and Meyer's Department Store (1924) [13]. William P. Rose, the contractor of the Guilford County Courthouse, may have designed his Fifth Avenue residence [#98] and architect H. L. Lazenby may have designed his unusual stuccoed bungalow (ca. 1922) at 767 Chestnut Street [#17].

The construction of one- and two-story office buildings and apartment houses along Summit Avenue and Chestnut Street, respectively--in scale but otherwise not in keeping with the

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district's historic architecture--has not adversely affected its character. In fact the architectural integrity of the district has steadily improved since it was zoned a local Greensboro Historic District in 1984, for alterations and new construction now have to be approved by a local historic commission according to strict guidelines. The locally designated district, the boundaries of which are larger than the present district, is called the Charles B. Aycock Historic District. Taken from the Aycock school, the name was created along with the district.

- [1] Arnett, Greensboro, North Carolina, the County Seat of Guilford, pp. 170-172; Balliett, World Leadership in Denims, Through Thirty Years of Progress World Leadership; Fripp, Greensboro, A Chosen Center, pp. 57-58; Sanborn Map and Publishing Co. maps of Greensboro, 1896; Sanborn Map Company maps of Greensboro, 1902 and 1907.
- [2] "Stratford, W. O. vs. City of Greensboro and Ceasar Cone, Transcript of Record from Guilford."
- [3] Beers map of Greensboro, 1879; Arnett, Greensboro, North Carolina, the County Seat of Guilford, p. 285.
- [4] "Stratford, W. O. vs. City of Greensboro and Ceasar Cone, Transcript of Record from Guilford."
- [5] Kipp, "Urban Growth and Social Change in the South, 1970-1920: Greensboro, North Carolina, as a Case Study," p. 375.
- [6] Albright, Greensboro, 1808-1904, Facts, Figures, Traditions and Reminiscences, p. 100; Pease Engineering Co. map of Greensboro, 1927.
- [7] Guilford County Plat Book 2, Page 93.
- [8] Brewer map of Greensboro, 1913.
- [9] Sanborn Map Company maps of Greensboro, 1913 and 1919.
- [10] Greensboro Daily New, February 11, 1923.

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- [11] The school was named for North Carolina Gov. Charles Brantley Aycock (1901-1905), who was noted for his promotion of public education. Arnett, For Whom Our Public Schools Were Named, Greensboro, North Carolina, pp. 170-180
- [12] New York Times, May 10, 1918 and August 1, 1956; Stern, Gilmartin, and Melins, New York 1930: Architecture and Urbanism Between the Two World Wars.
- [13] The Galloway House and Courthouse are listed individually in the National Register; the Cone and Meyer's buildings are part of the National Register-listed Downtown Greensboro Historic District.

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VERBAL BOUNDARY DESCRIPTION

The boundary of the Summit Avenue Historic District is shown as the line on the accompanying base map.

BOUNDARY JUSTIFICATION

The northern and southern boundaries of the Summit Avenue Historic District were drawn to exclude modern residences and many modern commercial buildings erected within the past thirty years. The southeastern boundary of the district is Park Avenue, beyond which are many modern houses and apartments. The western boundary of the district is formed by the below-grade, north-south, Norfolk-Southern railroad line, to the west of which is the National Register-listed Fisher Park Historic District.

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IDENTIFICATION OF PHOTOGRAPHS:

Summit Avenue Historic District
Greensboro

Guilford County, North Carolina

Negative repository: North Carolina Division of Archives and History,
Raleigh, NC

1. 704 Chestnut Street [#33] at right; 706 Chestnut Street [#34] at left
West (front) and south elevations
Photographer: Kaye Graybeal
Date: February, 1993
2. 699 Chestnut Street [#3] at left; 701 Chestnut Street [#4] at far right
East (front) and south elevations
Photographer: Kaye Graybeal
Date: February, 1993
3. 701 Percy Street [#56] at left; 703 Percy Street [#57] at left center;
705 Percy Street [#58] at right center; 709 Percy Street [#59] at right
East (front) and south elevations
Photographer: Kaye Graybeal
Date: February, 1993
4. A.C. Holt House/107 Cypress Street [#72]
Southeast (front) and southwest elevations
Photographer: Kaye Graybeal
Date: February, 1993
5. J.E. Wyrick House/112 Cypress Street [#81]
Northwest (front) and southwest elevations
Photographer: Kaye Graybeal
Date: February, 1993
6. J.E. Holt House/712 Cypress Street [#88]
Northwest (front) and southwest elevations
Photographer: Kaye Graybeal
Date: February, 1993
7. Charles B. Aycock School/811 Cypress Street [#76]
Southeast (front) and southwest elevations
Photographer: Kaye Graybeal
Date: February, 1993

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8. George W. Denny House/660 Chestnut Street [#19]
West (front) and south elevations
Photographer: Kaye Graybeal
Date: February, 1993
9. 517 Fifth Avenue [#98] at right; 515 Fifth Avenue [#97] at center
Southeast (front) and northeast elevations
Photographer: Kaye Graybeal
Date: February, 1993
10. 721 Fifth Avenue [#115] at right; 719 Fifth Avenue [#114] at center
Southeast (front) and northeast elevations
Photographer: Kaye Graybeal
Date: February, 1993
11. William B. Vaught House/519 Summit Avenue [#132]
Southeast (front) elevation
Photographer: Kaye Graybeal
Date: February, 1993
12. 600 Summit Avenue [#146] at right; 604 Summit Avenue [#147] at center
left; 606 Summit Avenue [#148] at far left
Northwest (front) and southwest elevations
Photographer: Kaye Graybeal
Date: February, 1993
13. 703 Summit Avenue [#139] at left; 705 Summit Avenue [#140] at center
right; 707 Summit Avenue [#141] at far right
Southeast (front) and southwest elevations
Photographer: Kaye Graybeal
Date: February, 1993
14. Southeast side of 500 block of Park Avenue, from 511 Park Avenue [#160],
at far right, southwest to 503 Park Avenue [#156]
Southeast (front) and northeast elevations
Photographer: Kaye Graybeal
Date: February, 1993
15. D.H. Blair House/743 Park Avenue [#178]
Southeast (front) and southwest elevations
Photographer: Kaye Graybeal
Date: February, 1993

