

PRESERVATION GREENSBORO'S
TOUR OF HISTORIC HOMES & GARDENS

FISHER PARK



SATURDAY MAY 20 AND SUNDAY MAY 21 2017



104 Fisher Park Circle



910 Magnolia Street



200 Fisher Park Circle



114 West Bessemer Avenue



1101 Virginia Street



306 Parkway



909 North Elm Street



301 Fisher Park Circle

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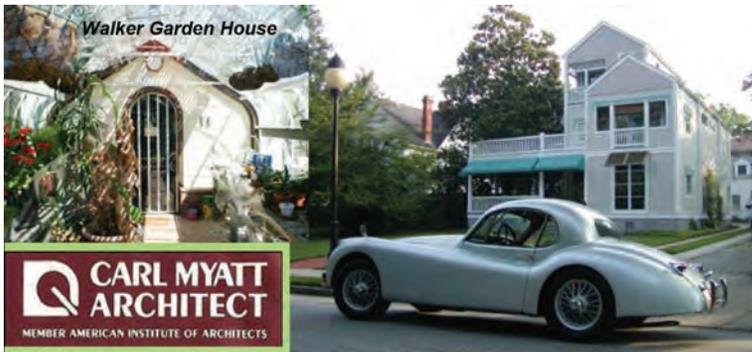
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Welcome

Welcome to Fisher Park, one of Greensboro's classic neighborhoods! Preservation Greensboro celebrates the history and architecture of this treasured place with our *Tour of Historic Homes & Gardens*. This signature event of Preservation Greensboro is now in its 7th season and remains the only historic home tour in the city.

Your participation in this tour helps us meet our mission to build thriving communities by protecting and renewing our historic and architectural treasures. For those inclined to share pictures on Facebook, Twitter and Instagram, please use the hashtags #preservationgreensboro, #PGIhometour2017, and #PGIfisherpark, and #preservationGSO. Thank you!

Tour Helpful Hints!

EAT FISHER PARK! Fisher Park is an early twentieth-century neighborhood close to numerous restaurants and shops. In recognition of this intimate and walkable community, consider walking to nearby restaurants for a meal during your tour!

Please check this tour guide for local businesses to enjoy a refreshment or meal before, during, or after the tour! PS: Picnics in Fisher Park are a longstanding tradition in Greensboro!

Tour Rules

1. Wear comfortable shoes. Do not wear high heels, as they may damage the floors.
2. Event is rain or shine. Dress accordingly.
3. Leave pets at home; no food or drink allowed in homes.
4. Children must have a ticket and be accompanied by an adult at all times; no strollers or backpacks allowed in homes.
5. No photography allowed in any format. Sketch and notebooks are allowed.
6. Respect the privacy of the homeowners and do not open closed doors or touch personal items.

FISHER  PARK

This tour book was designed by Todd Zimmer. Photography by Benjamin Briggs and Todd Zimmer. Printed in Greensboro, North Carolina by Clinton Press.

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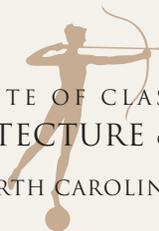
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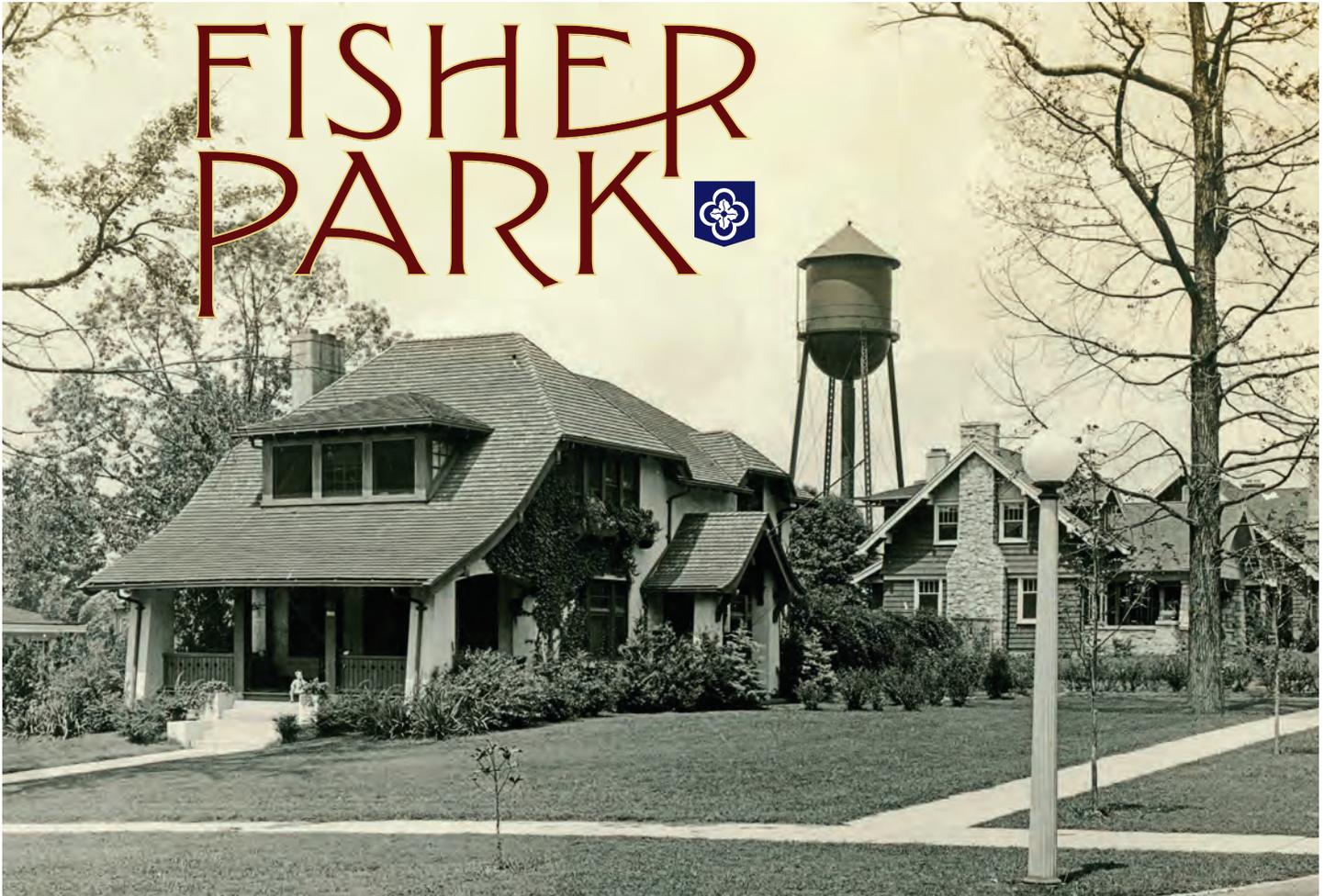
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Source: Greensboro History Museum

“Fisher Park was the first Greensboro suburb planned and developed around a park and one of the earliest park suburbs in North Carolina.” — Marvin Brown, 1991

Captain Basil John Fisher was born in Aberdeen, Scotland, in 1851. Little is known of his life before his military career. He was a member of the 5th Battalion Rifle Brigade (The Prince Consort’s Own), an esteemed regiment of the British Army. The brigade took part in the Battle of Ali Masjid in November 1878 during the Second Anglo-Afghan War, the Mahsud Waziri expedition in 1881, and the Third Anglo-Burmese War in 1885. It is not known if Captain Fisher participated in active battle in those campaigns. In 1876 he married Isabella Anne Hall, and in June 1887 he resigned his commission.

Before he resigned, Fisher came to North Carolina in 1886 with two former military companions, Captain Charles Slingby Wainman and Charles St. George Winn, to manage a gold mine they acquired near Asheboro. They named it the Australian Gold Mine. Captain Fisher maintained a presence both in Asheboro and Greensboro. He was rumored to be wildly wealthy; locals estimated his annual income to be \$75,000. With his wealth, Captain Fisher built a brick storefront in Greensboro on South Elm Street and in 1887

purchased a large undeveloped parcel of land, formerly owned by Jesse Harper Lindsay, north of the village. This land would later become Fisher Park.

The former Lindsay property remained undeveloped into the late nineteenth century for two reasons. First, unlike most of Greensboro, it was swampy, being crossed by a shallow valley containing a stream. With other high prospects around the village on which to build, construction in the Lindsay tract was avoided. Secondly, the tract had poor access. The village of Greensboro was centered along Elm Street. The grand brick home of Judge John Alexander Gilmer stood at the northern end of Elm, where Bellemeade Street crosses today. To the east of the tract was Church Street, an old road connecting Greensboro with Buffalo Presbyterian Church to the north. To the west was Green Hill Cemetery, opened in 1877 and bordered by the road to the Old Guilford Courthouse Battleground. By 1890, the westernmost sections alongside Green Hill Cemetery were developed by Southern Real Estate. Wharton



CAPT. B. J. FISHER.

Street and Keogh Street (now Eugene Street) resulted from this early development.

Many of the neighborhood's oldest buildings stand along these streets. The oldest house in Fisher Park is likely the Greek Revival Cummings House at 908 Cherry Street. It probably dates to the 1850s and was oriented toward Church Street along with the Gothic Dixon-Leftwich-Murphy House (1873) and the Queen Anne John Dick House (c. 1893). To the west, the Gothic Gatekeeper's Cottage (1888) was oriented toward Green Hill cemetery.

Keogh Street was extended north in 1896 to the Cone Finishing Mill and iron furnace. That industrial area was centered on the present-day intersection of West Wendover and Parkway avenues. In 1897, John Hobbs erected a Queen Anne-style house with a cross-gable roof and cut-away front bay window on Keogh Street. The house was built by J.N. Hanner, a well-known contractor, and it remains standing today at 1006 Eugene Street.

With rapid growth in Greensboro in the 1890s precipitated by cotton, tobacco, and banking, the village needed room to expand,

and the southernmost portion of Fisher's property was high land. In addition, Judge Gilmer moved his house aside to allow North Elm Street to advance north through the center of the tract, allowing Captain Fisher to engage in real estate development. Progress was slow, but lots sold along North Elm Street, Lindsay Street (named for Jesse Lindsay), Smith Street (named for Dr. Jacob Henry Smith, minister of First Presbyterian Church), and Fisher Avenue (named for Captain Fisher). Land north of Fisher Avenue remained undeveloped.

As early as 1900, residents began complaining about the accumulation of garbage in Fisher's woods. The complaints must have spurred Captain Fisher to action, as he announced that year, "This property has for some time been used as a dumping ground for the refuse of the town, and as soon as the underbrush is sufficiently cleared away to permit, this will all be carted away, streets opened and graded, and the grounds put in first class condition. The tract contains 105 acres and will be divided into 350 lots."

With the announcement of buildable lots came the first reference to a park. Creation of the park was brokered by E.P. Wharton. Wharton was a farmer, developer, public servant, banker, civic booster, and namesake of Wharton Street. "It is Mr. Wharton's intention," stated *The Greensboro Telegram* newspaper, "to make a public park of about fifteen acres that will be a credit to Greensboro. There is no doubt, Mr. Wharton thinks, but that Mr. Fisher will give his hearty co-operation to this part of the plan. Such a park as the proposed one, in an easily accessible part of the city, lighted by electric lights, and with other improvements, will go far towards increasing the attractiveness of Greensboro, already one of the foremost towns in the State."

On February 27, 1901, Wharton represented Captain Fisher before the city Board of Alderman to offer the donation of 14 acres of land for use as a public park. The proposition was accepted on the condition "of certain work done by the party of the second part [City of Greensboro] in building a drive-way around the park." Captain Fisher was already embroiled in a legal case against the city during this period, and he was spending an increasing amount of time in New York, where he died in 1903. *The Greensboro Patriot* published his obituary, which explained, "Capt. Fisher was an eccentric character and possessed peculiar notions of his own as to business and other matters. He was generally liked by those who knew him, for, under a rough exterior, he possessed a kindly heart."

With Captain Fisher's death, his wife, Isabella, struggled to maintain the family's holdings, including the yet undeveloped Fisher lands. Property sales were put on hold until the estate could be settled. In the spring of 1905, Sheriff J.F. Jordan purchased privately owned land around Fisher Park along North Elm street, and with a June 7 auction, the land rush of Fisher Park began. "These lots," Jordan said in an advertisement in *The Greensboro Patriot*, "are beautifully laid out, well shaded, well drained and within five minutes' walk of the court house and post office. The city has a fine park right through the center of the estate, with excellent and beautiful driveways winding through hills and valleys like a dream."



The Dixon-Leftwich-Murphy House on Church Street, the oldest landmarked house in the neighborhood.

The first properties were sold to citizens who proposed a “colony plan” of development. *The Charlotte Observer* wrote in 1905:

“It is interesting to note the progress of the ‘colony plan’ being perfected by about twenty citizens here to take up twenty desirable residence lots of the Fisher Park property, surrounding Fisher Park on all sides, and erect comfortable modern residences, with all improvements, each residence of a different style of architecture and color. By forming a co-operative building association, these parties expect to get all work done in the very best manner by a central construction company, with one supervisor and competitive bids for the whole contract, including a central heating plant and other joint public utility accessories.”

The arrangement seems to have resulted in several houses along South Park Drive and the eastern half of the neighborhood. To the west, attorney Edwin J. Justice and Milton W. Thompson, an ice and coal businessman, began grand houses in 1905 at 424 Fisher Park Circle and 617 North Elm Street, respectively. These houses represented higher income residents of the city. Both homes have been destroyed.

By the summer of 1906, development in Fisher Park continued to attract the attention of Charlotte newspapers, which reported, “This property, which a year ago was in the woods, has now twenty handsome residences, among them being the home of E.J. Justice, Z.V. Taylor, John N. Wilson, C.C. Taylor and M.W. Thompson. The principle residences are grouped around a beautiful park and driveway on the east and west of Elm Street and this is fast becoming one of the choicest residence sections of the city.”

In 1907, plans were adopted to beautify the park, and events were planned. “The Civic League has finished cutting the undergrowth,” reported the *Greensboro Daily Record*, “and the carpenters are now preparing to construct benches and bridges throughout Fisher Park.” The League orchestrated a “two day’s lawn fete, carnival and out-door theatrical performance to be held in the grove at Fisher Park on two afternoons and evenings in September.” Other events

planned included a May-pole dance, dances of fairies, woodland nymphs, and a double or echo chorus. In 1908 “R.C. Hood was authorized to have a pavilion constructed for Fisher Park, which, with necessary toilet rooms, is to cost about \$150.”

Many properties along North Park and South Park were developed in this first surge of construction, and many examples remain. In 1908, George A. Grimsley commissioned architect Richard Gambier to design “a handsome residence” at 408 Fisher Park Circle. The same year, J.E. Latham commissioned architect W.L. Brewer to design a Prairie-style stone house at 412 Fisher Park Circle. In 1909, architect Frank Weston began construction of his own residence at 214 South Park Drive. A.A. Fisher began his gambrel home at 605 North Church the same year.

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Historic homes have a large variety of character-defining features, with windows being one of the most mysterious when it comes to maintenance and restoration. As window replacements become more popular with the promise of higher energy efficiency, Double Hung, LLC. is delighted to host a workshop with Preservation Greensboro that will show you your historic windows can be both old and efficient. We will provide maintenance tips, help identify the right type of care for your windows, and demonstrate restoration techniques that you can do at home. Don't replace...Restore!

PRESERVATION GREENSBORO'S TOUR OF HISTORIC HOMES & GARDENS

By 1910, Fisher Park was established as the most prestigious address in the city, and its streets were lined by a blend of modest and grand homes that housed Greensboro's new white collar workers. Magnolia Court was platted in 1911 and was home to civil engineer Phillip Nelson, Dr. Parran Jarboe, insurance agent L. H. Ashley, and automobile sales rep R.M. Clapp.

The homes of Fisher Park were the scene of numerous luncheons, receptions and meetings of garden, book, and card clubs. Most residents owned cars, though since June 1902 residents had access to the streetcar that ran down the center of North Elm Street to the city center. The neighborhood was rich with children. As remembered by childhood resident Helen Schenck, "Fisher Park was an informal place for nursing babies, meeting young folks, carving names in trees, and playing on rope swings. We all loved it. Our lives centered there."

By 1912, the city's newspapers were filled with daily reports of star residents who were moving into the neighborhood. Changes were afoot as the Irving Park community, showcasing a country club and golf course, began to lure the city's most elite residents to its exclusive address. Homes built in Fisher Park in the mid-teens tended to include more moderate price tags. The Frank Leak house at 909 North Elm street, the E. Colwell house at 108 South Park Drive, the F.P. Hobgood house at 115 North Park Drive, and the R.G. Hill house at 211 Isabell Street are all examples of homes completed in 1913.

Prosperity in the Gate City sparked a race to build ever larger and more elaborate homes. In 1913 Frank Leak announced plans to erect a \$6,500 home designed by architect J.H. Hopkins at 909 North Elm Street. W.L. Carter, secretary-treasurer of Gate City Life Insurance, commissioned a \$15,000 Prairie-style home at 811 North Elm in October 1915. The following spring, Charles W. Gold, treasurer of Jefferson Standard Life Insurance Company, announced that he would build a \$15,759 home at 817 North Elm Street designed by Harry Barton. Outdoing them all, tobacco grower J.M. Galloway announced his intention to build a \$30,000 house at 1007 North Elm Street, also designed by Harry Barton. Galloway later corrected himself to reveal a \$60,000 price tag, and rumors floated that the actual cost

was \$100,000! These homes spurred locals to call the stretch of North Elm Street from Fisher Park to Wendover Avenue Greensboro's "Gold Coast."

In March 1916, the *Greensboro Daily News* reported that Fisher Park resident J.E. Latham acquired 140 acres on which he planned a new development he named "Fisher Park, Extended." The new subdivision was planned for Virginia and Carolina streets. Those blocks originally contained a mill village, named Coneville, around the Cone Finishing Mill.

The mill houses were picked up and relocated to the State Street area to make way for new housing for higher income residents. Architect Raleigh James Hughes was hired to design houses "from six to eight rooms each, and of the highest-grade construction throughout. Part of them will have granite trimming and part field stone trimmings." In terms of architectural plans, it was promised, "they will be unique for Greensboro. Dutch Colonial and English Cottage styles being included in the plans."

Cambridge-based landscape architect John Nolan was engaged to design the new subdivision with wide streets and planting yards. Nolan had come to the city to prepare plans for Irving Park in 1914. With this development, Latham was meeting higher expectations in Greensboro "in the work of planning for greatest possible landscape beauty in Fisher Park, Extended."

In addition to architect-designed commissions, Latham was industrious in the use of kit homes to hasten development of his investment. Kit homes were a "ready-to-assemble" product. According to an advertisement in the *Greensboro Daily News* in 1920, "Every Aladdin house ordered in 1920 will be shipped quickly and completely – sufficient lath and plaster for lining the interior of the home – nails in necessary sizes and quantities – beautiful grain, perfect quality interior trim – doors of high quality material and excellent workmanship." Aladdin provided several kit homes for Wharton and Eugene streets, as well as Bessemer Avenue, including the Brentwood at 318 Bessemer Avenue, the Colonial at 322 West Bessemer Avenue, the Shadow Lawn at 404 Bessemer Avenue, and the Venus at 1005 Wharton Street.

The Roaring Twenties were the last boom era for the neighborhood as the final remaining vacant lots were sold and grand homes erected.



RES. OF ANDREW J. SCHLOSSER, GREENSBORO.



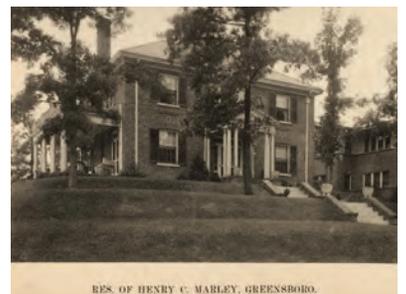
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RES. OF DR. BROCTON E. LYON, GREENSBORO.



RES. OF HENRY C. MARLEY, GREENSBORO.



RES. OF C. W. GOLD, GREENSBORO.

Fit for a King

The King Chair was constructed in the backyard of master stone mason Andrew Leopold Schlosser, a native of Slovenia who moved to Greensboro in 1899. Schlosser was selected to complete numerous commissions on fine homes and parks throughout Greensboro, but he is best remembered for his contributions in Fisher Park. Seventy years after his death, the Schlosser family wanted a safe and public site for the fanciful composition they called the “King Chair”. Working with the City of Greensboro, the Fisher Park Neighborhood Association and family members, architect Carl Myatt spearheaded efforts to site the chair – where else? In Fisher Park’s West Park. Today, everyone can enjoy this whimsical piece that was designed by one of Greensboro’s earliest artists — surrounded by homes and bridges also by his hand.

Architect Harry Barton designed a handsome house in 1922 for W.R. Walker at 401 West Bessemer Avenue, and merchant Harry Chandie had a formal brick home built in 1926 at 1017 Eugene Street. The grandest home constructed in Fisher Park was Hillside, built for Ethel and Julian Price. The estate was an unusual reversal of the trend to smaller lots and modest houses. One of many grand homes in Greensboro, it illustrates the financial stature of the Gate City in the years just before the Great Depression.

As Greensboro grew and urbanized, Fisher Park gained numerous apartment buildings. Among these are the Shirley, Vance, and Fairfax apartment buildings on East Bessemer, built in 1925. The Lewis Apartment Building at 603 Simpson Street was built in 1929 from designs provided by architect Lorenzo Winslow. As an alternative to these apartment buildings, the Casa Sevilla Apartments were marketed as “Baby Grand Apartments,” tucked on Bessemer Court off Parkway Street. These free-standing bungalows, including yards and porches designed in an exotic Spanish Revival motif, were popular among newlyweds when completed in 1927.

North Elm Street features two grand apartment buildings that were built by Norfolk, Virginia, developer C.C. Pierce. His first project, at 1013 North Elm Street, was the Dolly Madison, named in honor of the Greensboro-born First Lady and completed in 1925. His success there did not lead to quick approval for his next project, which he named for Guilford County native “Uncle Joe” Cannon, a Speaker of the House as a Republican congressman from Illinois. Cannon Court saw opposition by neighbors, including former mayor Claude Kiser, who claimed an apartment house would “damage the handsomely developed property [along Elm Street].” Local ophthalmologist R.C. Bernau stated, “If you permit apartment houses to be erected there,

in 20 years you will have nothing but apartment houses and in 30 years you will have slums.” Construction began in 1926.

In addition to mixed incomes, Fisher Park has been a mixed-use community. In 1919, Holy Trinity Episcopal Church revealed plans for a new church at the corner of Green and Fisher streets commissioned by Hobart Upjohn, a New York architect. The Upjohn design was used for the Parrish House, but the sanctuary was not realized until many years later to designs by Albert C. Woodroof. With his introduction to Greensboro by way of Holy Trinity, Upjohn won the commission in 1920 for the city’s synagogue on Greene Street. Funds were secured, and the congregation erected the structure in 1922. Upjohn designed a Neoclassical edifice, referenced as “Colonial,” of red brick with marble trim and a seating capacity of 350. Park Place Methodist Episcopal Church, South, was another congregation to make Fisher Park its home. The church built a temporary wood sanctuary at 823 North Elm Street. It has since been destroyed.

In 1926, members of the First Presbyterian Church announced plans for a new sanctuary, and the following year the congregation decided to relocate to the site of the homes of C.C. Hudson, C.C. Taylor, and J.R. Pitts overlooking Fisher Park. Upjohn worked with Greensboro architect Harry Barton, a church elder. According to Upjohn, “It is not a replica of any other church, although the cathedral idea is prominent. It is nearer the French Gothic style of architecture than anything else.” The sanctuary for 1,700 people was opened in October 1929.

Commercial properties often catered to the needs of residents, including Penderfs Grocery Store at 608 North Elm, Radio Sales & Service of Greensboro at 610, and Piggly Wiggly Grocery Store at 612. Pender’s was a Norfolk, Virginia-based chain with a presence through that state and North Carolina. Piggly Wiggly was a national chain based in Memphis. Both were small stores that were closed when larger supermarkets opened nearby. Martin’s Super Service Station No. 1 at 600 North Elm catered to auto-owners.

The park space associated with Fisher Park continued to hold a beloved place in the popular consciousness of the Gate City, and its fans continued to push for its enhancement. In the spring of 1931, the *Greensboro Daily News* reported, “Various improvements to grounds and rustic bridges in Fisher Park both east and west of Elm Street, are to be effected under the direction of C.W. Smedley, director of public works and service, it was stated yesterday by Paul C. Lindley, park commissioner. Representatives of the Greensboro Garden Club and others interested are said to have been pushing the matter.”

Fisher Park began to enter Greensboro’s conscious as a historic place as early as 1972 when historians placed the Genesis Monument in the park west of Elm Street. The marker identified the geographic center of the county, reportedly the location initially intended for the location of Greensboro but unsuitable due to its swampy disposition.

In 1954, land along North Elm Street through the heart of the Fisher Park neighborhood was zoned for institutional use. In 1973, developer James R. Phillips demolished a house on North Park Drive, and placed a sign in front of two remaining mansions on adjacent property facing North Elm Street to promote a 40,000 square-foot office. Neighbors banded together and formed the Fisher Park Neighborhood Association to provide a unified voice for the neighborhood. "Once one institutional structure is erected, others will follow, forcing residents to eventually sell out," said Sue Clutts of 227 North Park Drive.

In the 1970s, Greensboro was beginning to develop a sense of place based on history, instead of a place of high growth. At a public affairs forum at the YWCA, businessman Bill Craft asked, "We have the problem here that nothing ever gets old enough to be appreciated, but Fisher Park is unique. Some of the houses are at least older than World War I, and they range from pretentious to modest. Would it be feasible to zone that area as a historic area as representative, say, of the 20th century?" Virginia Zenke, then president of the North Carolina Society for the Preservation of Antiquities and founding member of Preservation Greensboro responded, "While houses in Fisher Park do not represent a specific style, such as Charleston or Williamsburg, bear in mind that they are of a period."

By the time of the 1976 Bicentennial, Greensboro residents were growing increasingly familiar, and perhaps comfortable, with the concept of historic districts. The legal tool was being used in cities around Greensboro, including Winston-Salem, Salisbury, Raleigh, and nearby Jamestown. A study commissioned by the City of Greensboro in 1977 explored the application of historic district designation in Greensboro, with an initial focus on its effectiveness in College Hill. In 1980, College Hill was recognized by the Greensboro City Council as a local historic district, and the Old Greensborough Preservation Society saw South Elm Street listed to the National Register of Historic Places by the National Park Service. Immediately, Fisher Park residents saw an application to their neighborhood.

The Fisher Park Neighborhood Association President John R. Kernodle led the community in discussions that were sometimes tedious, especially in navigating plans to include or exclude First Presbyterian Church, Temple Emanuel, and Holy Trinity Episcopal Church. In the end, all three congregations approved being included in the district as good neighbors and stewards of the past. On October 18, 1982, Fisher Park was declared a historic district by the Greensboro City Council. A decade later, in 1991, the neighborhood was listed as a National Register District in addition to the local designation. ✦

To read more about Fisher Park, go to www.preservationgreensboro.org

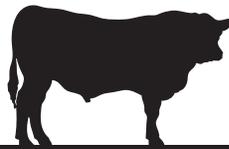
National Register Status: All Carrot, No Stick

Fisher Park was added to the National Register of Historic Places in 1991 for its significance as Greensboro's first suburb planned and developed around a park and one of North Carolina's earliest park suburbs. It was determined to exemplify local community planning and development through its architectural significance and landscape architecture. The district was found to contain 541 buildings that contributed to its significance, including examples of notable architects Harry Barton, Raymond Ellis, Charles Hartmann, Raleigh James Hughes, and Hobart Upjohn. The neighborhood also was found to maintain strong associations with nationally recognized landscape planners John Nolan and Robert Cridland.

The attractiveness of National Register designation is its flexibility. Although property owners may still maintain (or even destroy) their properties as they wish, incentives in the form of tax credits reward those who strive to apply the Secretary of Interior's Standards to their restoration project. In doing so, qualifying projects may receive a 15 percent income tax credit. Properties used as commercial and rental properties (defined as "income-producing" by officials) may earn even higher credits through state and federal applications. Beyond the financial benefits, the documentation of neighborhood history as part of the National Register nomination process is invaluable for neighborhood promotion and pride.

National Register Historic Districts are distinguished from local overlay historic districts by these tax credit opportunities and appearance standards. These key differences are often overlooked or misunderstood. National Register Historic Districts allow property owners the option of participating in the use of historic preservation tax credits through a process known as a Certified Restoration through the North Carolina State Historic Preservation Office in Raleigh. If there is no interest in tax credits, then no appearance standards need to be considered in renovations or upgrades.

With a new state Historic Tax Credit approved in 2015, there is renewed interest in real estate investment. Investments stabilize property values and the tax base and provide a carrot for those who wish to invest with an eye to history.



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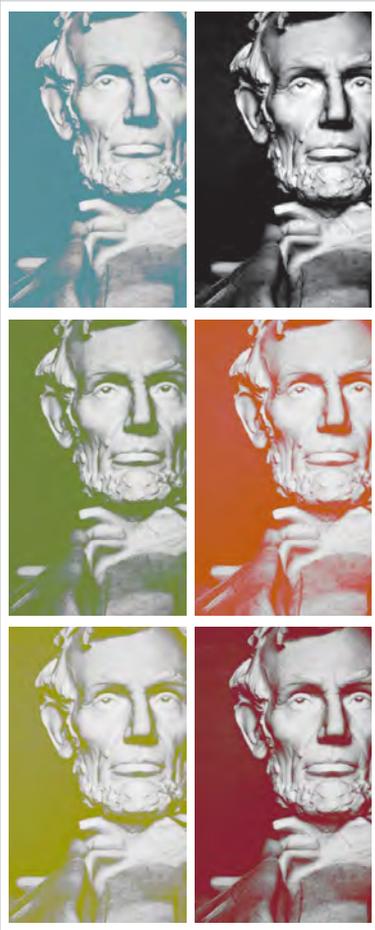


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104 Fisher Park Circle

The residence at 104 Fisher Park Circle is among the earliest in Greensboro to exemplify Craftsman architecture. The Craftsman “Bungalow” style began in southern California, where South Asian and East Asian features blended to create exotic and innovative styles well suited to sunny climes.

In April 1913 *The Greensboro Patriot* announced, “Mr. and Mrs. Charles D. Benbow, Jr., are moving into their new home on North Park Drive, where they expect to be at home to their friends the later part of the week. This new home is a 12-room bungalow, modern and beautiful, and is a lovely ornament to the Fisher Park section of the city.” The shingle-clad structure features a handsome stone foundation and porch supports of Mount Airy granite, likely hand-laid by master stonemason Andrew Leopold Schlosser. Asian-inspired features of the two-story home include exposed rafter tails, knee braces, and wide overhanging eaves.

Interior details are among the finest Arts and Crafts appointments in the city, including the pierced, sawn stair balusters in the entry hall. Classically inspired wood triglyphs beneath the mantel, a coffered ceiling, and a section of original fresco round out the unusual features of the 3,300 square-foot home.

Charles David Benbow, Jr., well-known in social and business circles in the Gate City, was a member of the well-respected Benbow family of Oak Ridge, pioneering Quakers with roots pre-dating the American Revolution. Grandfather D.W.C. Benbow ran the grand Benbow House Hotel on South Elm Street beginning in 1874.

A 1909 graduate of Guilford College, C.D. Benbow’s reputation grew professionally in real estate and auto sales. His wife Marjorie Long, a daughter of Dr. J.W. Long, continued her father’s line of work as a dietician. The couple was married in April 1911 and bought their lot overlooking Fisher Park shortly thereafter. They had four children: Mary Long, Charles III, John, and Marjorie. Benbow was proprietor of the Benbow-Long Sales Company, the local distributor for Hudson and Dodge Brothers motor cars.

During the Great Depression, Benbow became indebted to Prudential Insurance, and the family struggled to maintain ownership of the house. It was sold by Prudential in 1937 to Louise and Thomas Hunt. Hunt began his career with cars in 1914 and ran the Packard distribution network for 22 Carolina counties. The couple raised three children in the house: Joan, Kay, and Cammie. The Hunts maintained the home until Thomas died in 1964. It then passed to Pearl and Ernest Emory and remained in their family until 2005. Orren Weisberg Falk enjoyed living in the house with her three children before selling it to Beth and Carl Nilsson in 2013.

The house is a contributing property in both the National Register Historic District and the local district. After touring the house, be sure to take note of Andrew Leopold Schlosser’s ornamental stone “King’s Chair” across the street in Fisher Park! ♣



910 Magnolia Street

Slated for demolition as recently as 2010, the Sweeney-Penn House has been completely restored by its current owners. Today, it is an exceptional example of Craftsman architecture, emblematic of the rehabilitation that continues in Fisher Park.

Madge and Roy Sweeney had three children: George, Margaret, and Gladys. The family moved from Spartanburg, SC, to Greensboro, where Roy sold horse-drawn buggies. The family moved into their new Magnolia Street home in March 1916. The Sweeneys owned the home for only 18 months before advertising, "We offer for sale the Sweeney Home, 910 Magnolia Street, seven rooms and bath, modern throughout, including steam heat. Owner leaving the state." The couple returned to Spartanburg, and the house was sold to Sue and John Thomas Penn.

The Penns had three children: May Belle, Walter Clement, and Phyllis. Penn was Vice President of Southern Atlantic Lumber Company, a wholesaler of North Carolina pine and oak with offices in Greensboro and New York City. By 1921, the Penns moved to a grander home at 819 North Elm Street.

The family of Emily and Charles McIver, Jr., were next to own the property. McIver was a cotton broker with Bradshaw-Roberson Cotton Company. His father is remembered as the founder of the women's college that became the University of North Carolina at Greensboro.

The 2,000 square-foot house fell into disrepair in the 1990s when its elderly owner was not able to maintain it. After her death, the house was placed under a demolition order by the city. The house is significant for the Magnolia Street streetscape because

of its unusual clustered-post porch supports, its asymmetrical façade, and unique exposed gable wood-framework. It is listed as an important structure in both the local historic district and the National Register Historic District.

Volunteers with the Preservation Greensboro Development Fund cleared legal obstructions to the sale of the property, removed truckloads of materials and opened the home during the 2011 Tour of Historic Homes. Cheryl and Tracy Pratt placed the winning bid. Tracy's knowledge as an architect blended with DLM Builders' expertise to create a plan addressing this challenging restoration project, while Cheryl investigated sources to incorporate the philosophy of Craftsman architecture. The project benefited from North Carolina's Historic Preservation Tax Credits.

Innovative ideas included capturing space beneath the high roofline to create a "hidden" full bathroom on the second floor. A sophisticated urban garden was planted in the back yard. The footprint was slightly enlarged to expand the kitchen a few feet and enlarged the master bath and closets. Interior appointments celebrate the color palette and design choices popular during the Craftsman period.

The back yard has been efficiently designed with social, gardening, and utilitarian spaces — a creative example of urban outdoor space. Restoration on the house and grounds began in 2012 and was completed by March 2013. The project received a Preservation Award in 2013! ♡



200 Fisher Park Circle

A grand Colonial Revival residence prominently sited overlooking Fisher Park, this house was built around 1913 for Mamie and Edgar D. Broadhurst, a justice of the peace and superintendent of public schools. Broadhurst began construction of his home as early as 1912. By May 1913, the *Greensboro Daily News* reported, "Mr. and Mrs. E.D. Broadhurst and little Miss Martha [their daughter] have moved into their handsome new home in Fisher Park. This house is imposing and modern and the interior is beautiful and artistic in its every appointment."

Broadhurst was a well-known trial attorney in Greensboro. Mamie Broadhurst held a community role typical of women of her income level, sponsoring nursing and relief drives and holding memberships in garden and book clubs. Their home was the scene of many social engagements.

The house is evocative of early American architecture, its design inspired by blending Georgian and Federal features. Borrowed from Georgian architecture are robust Tuscan porch supports and oversized dormer windows, the centermost featuring a Palladian window. Federal elements include a main entry flanked by sidelights and topped with a delicate fanlight, a classical balcony with wrought iron, and jack arches above the windows. The 6,000 square-foot house enjoys an unusually deep lot, allowing for extensive landscaped gardens, brick walks and planting beds to the rear.

In 1916 *The Greensboro Patriot* reported, "Mr. E.D. Broadhurst has sold to Mr. W.D. Meyer his handsome home in Fisher Park. The

property has frontage of 165 feet on Fisher Park Circle and the residence, which was built a few years ago, is one of the finest dwellings in Greensboro. The price paid for the property is understood to have been in excess of \$20,000." Etta and William D. Meyer owned Meyer's Department Store on South Elm Street, one of the first major department stores in the city.

Betty and Joseph Guill bought the home from Catherine Shaw in 1955 and lived there with their family until they died in 1996. Joseph Guill was president and engineer of Starr Electric Company, a major commercial contractor in the city. During the 47 years the Guill family owned the house, five generations enjoyed the home and Fisher Park. In their honor, their son Bill Guill and their daughter Betty Jo Hill restored the home and gained recognition for it in 1997 as a Guilford County Landmark property. The restoration was featured in three issues of "Restoration Style" magazine in 2000.

Today, the Broadhurst House is the home of Dr. Ranjan Sharma and Stacy Lawson. Ranjan and Stacy are world travelers, integrating their interests in collecting into their interior design. The result is an eclectic blend of art, sculpture, crafts, and antiques that reflect a global perspective. The house is included as part of both the Fisher Park National Register Historic District as well as the local district. ❖



114 West Bessemer Avenue

Standing prominently on its hilltop lot, the Julius R. Pitts House at 114 West Bessemer Avenue is a classic example of Colonial Revival architecture. In March 1927, the *Greensboro Daily News* reported, “J.R. Pitts will build a \$19,000 residence on the northeast corner of Bessemer Avenue and Carolina Street. The house will have nine rooms and will be two stories with slate roof and a brick-veneered construction. J.C. Morris is contractor.”

Pitts and Morris were a professional team who were also socially connected. Pitts was a native of Guilford County. In 1898 he partnered with O.W. Monroe to form a lumber, millwork, and building material company, Pitts and Monroe Lumber. Around 1915, Pitts secured full ownership and renamed the business Pitts Lumber. Pitts was quite engaged socially as well, holding memberships in the Chamber of Commerce, Masonic Lodge No. 76, and Woodmen of the World. Morris came to Greensboro from Tennessee in 1898 to build the Southern Railway Passenger Depot on South Elm Street. On weekends the duo would enjoy fishing trips together.

The Pitts House is among the most crisply detailed in Fisher Park. The symmetrical three-bay façade is topped by graceful segmental-arched dormer windows, and the main entry features a front portico with fluted Corinthian columns. Unusual details include the leaded art glass transom window above the front door, the springer and keystones above the windows, and the scrolled modillion cornice. A sunroom is located on the eastern façade of the house, while an open porch is located to the west. Both are topped by Chippendale-inspired balustrades. Interior details

are traditional, including a Federal mantel with relief decorations (perhaps inspired by Wedgwood Jasperware), French doors, and extensive use of delicate turned stair balusters.

Julius built the house late in life. He was about 63 at the time of construction and had been widowed in 1923 by his wife Alice. He commissioned the 4,400 square-foot home in 1927 and lived with his daughter Lelia Pitts, son-in-law Stark Maddox, and four grandchildren: Kenneth, Dorothy, Katherine, and Mark Maddox. The family relied on Betty Johnson, a live-in cook. Julius died in 1944, and his daughter remained in the house until her death in 1949. The house was later the home of Nona and Samuel Hill, and later, Mary Lane and Richard Earl Spencer.

Sheila Sanders and Craig VanDeventer decided to purchase the Pitts House after only one visit in 2014. Pam Frye of Chaney-Frye Properties managed renovations. Using North Carolina Historic Preservation tax credits, modern conveniences were added in the kitchen and bathrooms, and character-defining interior appointments were retained, including a grand hallway staircase. The house is considered part of the Fisher Park National Register and local historic districts, and it received a Preservation Award in 2015! ♡



1101 Virginia Street

Whether it's the "Three Bears' House" or "Cinderella's House," people who know the Thompson House are enchanted by its fanciful Old World style. It stands as a well-preserved example of Period Revival architecture in the neighborhood.

In October 1917, the *Greensboro Daily News* reported, "Mr. and Mrs. R.L. Thompson have bought one of the attractive homes on West Bessemer Avenue from the J.E. Latham company and expect to move into it within the next few days." The Germanic Revival cottage was originally addressed as 300 West Bessemer Avenue when Anne and R.L. Thompson purchased the house. Bessemer, Virginia, and Parkway were streets associated with Fisher Park, Extended, a new phase of Fisher Park developed by Latham in 1916.

The house was likely designed by Raleigh James Hughes. The *Greensboro Daily News* announced in February 1916 "that contract had just been let for the erection of six handsome dwellings in Fisher Park, Extended, three on Bessemer Avenue and three on Virginia Street." Considering that the house was sold in October the next year, it's possible this is one of the six commissions Hughes received from Latham.

The house is considered a "Period Revival" because it recalls an earlier architectural tradition. Many houses of the 1910s and 1920s fall within the Period Revival category. The clipped "Jerkin Head" gables, flower boxes, sawn balusters, and kick eaves of the front porch give the Thompson House a rare "Germanic Cottage" appearance. The walls are terra cotta tile parged with stucco. Interior appointments are not as thematic: plaster walls,

a charming staircase with multiple landings, and simple moldings. Originally, the house featured a flat tile roof and walls covered in ivy. Otherwise, the appearance of the house is much unchanged.

Robert and Anne were originally from Raleigh. They married in 1899 and had a son, Robert Jr., and a daughter, Laura. When they lived at 300 West Bessemer, Robert was part owner of Thompson & Mullen Cotton Brokers. 1916 was a boom year for cotton prices due to short supplies and the Great War in Europe. The Thompsons apparently benefitted from the boom, moving into their new house in 1917. The family moved to New York City in 1919, and the Matheson-Wills Real Estate Company advertised, "FOR SALE. The R.L. Thompson home on West Bessemer Avenue. Seven rooms and sleeping porch. Steam heat, hardwood floors, vacuum cleaning plant, corner lot 90x150. In perfect condition, possession now."

The house was purchased by Mabel and Grover Cox for \$13,500. Cox was secretary and treasurer of the Gate City Motor Company. They had one son, Grover Jr. The house was income property through the Depression. The next long-term owner-occupants were Catherine and Robert Clegg from 1967 to 2008. The house caught the eye of Betsy Phillips, a native of High Point who purchased and restored numerous properties in Greensboro. She retained original details and returned missing architectural features to the house. By 2015, the house was home to David Yelverton, its current occupant. The house is included in the National Register Historic District and the local district. ♣



306 Parkway

The Lindeman House has a remarkable past. Its builder and at least two subsequent owners were capable women with a statewide influence in historic preservation. The house was designed by architect Harry J. Simmonds and built in 1926 at a cost of \$20,000. A news article stated, "This attractive home ... is considered one of the show places of that section of the city. Set off to advantage by its elevation from Parkway on which it is located, this home is a source of constant delight to the owners and never fails to attract the admiration of visitors."

The Tudor-style house features restrained details common to the style, including a half-timbered second floor of a projecting central pavilion and an overhanging second floor supported by brackets. Other charming features include a wall dormer to the right of the central pavilion, diamond leaded glass windows, and shutters featuring a shield cut-out. Originally, the brick of the first floor was unpainted, and the dark timbers of the second floor were contrasted with lighter colored stucco. The gardens of the house once extended northwest to Bessemer Avenue.

Mae and Sidney Okes Lindeman built the house on the primary avenue of the Fisher Park, Extended, neighborhood. Sidney served as the Carolinas manager for Frigidaire and the Domestic Electric Company (Delco). The couple had four children: Edith, David, John, and Betty Ann. Sidney held leadership roles in the community, including campaign director of the Community Chest.

In January 1931 the house was purchased for \$24,000 and placed in the name of Lula Hagedorn of West Point, Georgia. Lula was the

mother of Hayman Hagedorn, a nationally prominent road builder based in Greensboro. Hayman was discovered by his wife, Frances, to have a paramour in Pennsylvania. The affair and subsequent trial were front-page news in Greensboro in 1935.

In 1944 the house was sold to Maude and James Edwin Latham as their retirement home. Latham was a former cotton broker who developed the Parkway property as part his Fisher Park, Extended, development. They stayed there until their deaths; James Edwin in 1946, his wife Maude in 1951. The property passed to their daughter May Gordon Latham Kellenberger. The mother and daughter team is notable in North Carolina history because they worked on rebuilding Tryon Palace in New Burn, Maude's birthplace. Their most productive years in the project were accomplished from the Parkway house. Her death, it was reported, "came in her 80th year and at her home at 306 Parkway, where walls were papered with city maps she studied to aid her in working."

Upon the death of May Kellenberger, the property was passed to Ruth Smith, a cousin and principal heir of Kellenberger's estate in 1996. From her estate, the house was sold to Margaret and Robert Kantlehner in 2003. The house is included in the Fisher Park National Register and local Historic Districts. ♣



909 North Elm Street

The Minnie Lyon and Frank Leak house was built in 1913, designed by one of Greensboro's esteemed architects, J.H. Hopkins. It has been vacant and the victim of neglect for ten years. It is more memorable to some for the temporary supports that buttress the front porch than for its architectural presence. The house was purchased this year by the Preservation Greensboro Development Fund and is currently subject to option. It is listed on the National Register of Historic Places, and both federal and state tax credits are available to assist in restoration.

Minnie Lyon was born in Oxford, NC until her family moved to Greensboro's Lindsay Street. Frank Leak was born in Kernersville, son of a tobacconist. They married in 1901, and he took a job as bookkeeper with the Cone Export and Commission Company. The couple had two children, Mildred and Mary Lyon. Mary Lyon later married Arthur Caine, and in 1966 she became the first president of Preservation Greensboro. Mary Lyon's daughter, Anita Caine Schenck, also grew up in the house, and she, too, was deeply involved with leadership of Preservation Greensboro.

The Leaks purchased the land on North Elm Street in 1912 for \$1,171.20 – a handsome sum in that day. The *Greensboro Patriot* reported in July 1913 that "Mr. Frank Leak began work today on a very handsome residence on North Elm Street."

Plans for the house are not dated, but indicate the architect was J. H. Hopkins, a leading architect in the city between 1905 and 1920 who designed several prominent commercial structures and private residences. A native of Baltimore, he also practiced in Florence

and Sheffield, Alabama, and in Tennessee. Most remembered in Greensboro for designing the Dixie Building and the McAdoo Building, both on South Elm Street., the Leak House is a rare survivor of his residential work.

This handsome brick Colonial Revival, references details sometimes seen in the Chesapeake Bay area. These include a symmetrical façade, a central porch, and side porches topped by Chippendale balustrades. Additional features include a magnificent modillion cornice, three dormer windows and a parapet side-gable roofline. Interior appointments include deep crown moldings, an elegant staircase, austere brick mantels, and a high plate rail in the dining room. The architecture may better reflect Hopkin's background than the design choices of the Leaks.

Frank served the community through his involvement in the First Presbyterian Church as well as social clubs such as the Merchants' and Manufacturers' Club, the Greensboro Country Club, and the Civitan Club. He died in the house in 1936. Minnie remained there until 1952. J.V. Berry acquired the property and retained ownership until 1979. Jim Wentz purchased the property in 1989, planning to restore the house as income property, but the project's financing failed. ♣



301 Fisher Park Circle

Hillside sits at the head of the table that is Fisher Park. Begun in 1928, the house is among a group of Greensboro houses that express the craftsmanship, design talent, and vast wealth that was assembled in Guilford County in the 1920s.

Architect Charles C. Hartmann designed this home for his most important client, Julian Price. By the time of this commission, Hartmann was at the peak of his professional career. He was called upon to design courthouses, banks, and college halls across the state. Price is most remembered as chairman of the board of the Jefferson Standard Life Insurance Company and a philanthropist.

The two men were connected by architecture. In 1919, Hartmann arrived in Greensboro from New York to design the O. Henry Hotel. Price offered Hartmann the job of designing a major project, the corporate office tower for Jefferson Standard, if he'd move to Greensboro and open a practice. Hartmann accepted and spent the rest of his life in Greensboro, designing notable buildings throughout North Carolina.

Price also picked Hartmann to design his estate. Located on a gentle rise overlooking the western lobe of Fisher Park, the sprawling residence is an example of Period Revival architecture. The linear Tudor house is broken into three distinct sections, perhaps to suggest an ancient residence that grew and expanded with the family's fortunes. The central section features casement windows, a stair tower, patterned brickwork, and half-timbering with rough plaster. The eastern façade features a terrace, while the western side addresses a driveway with a porte-cochere. The estate's landscape

is united by stone retaining walls, serpentine flagstone walkways, and mature trees, some original to the property.

Price's wife, Ethel, died in 1943, and Price died after an automobile accident near Blowing Rock in 1946. Their son, Ralph, and his first wife, Martha, remained in the family home until he donated the property to the First Presbyterian Church in 1959. The church used the house as its Manse, and members recall visiting Dr. John A. Redhead Jr. and Dr. Joseph B. Mullin there through 1973.

In 1975, Sandra and Glynn Cowart bought the house for \$125,000. Many in Greensboro today remember the house when it was opened by the Cowarts as a Designer Show House in 1979. Interior designers chose among 31 rooms. The event raised \$30,000 and attracted 8,000 to 10,000 visitors.

The newest owners are Eric and Michael Fuko-Rizzo, who plan a complete restoration of the property. They are working with landscape architect Chip Callaway to rejuvenate the grounds, which were taken over by invasive plants. They are coordinating their work with Preservation Greensboro to open Hillside as a Designer Show House in 2018.

Hillside is today an active construction site. Access is limited to the most impressive public rooms on the ground floor during the Tour of Historic Homes and Gardens. ♣

I was born and raised in North Carolina and am so glad to still call the Old North State home! I hold a BA from the College of Charleston in Historic Preservation and Community Planning and a MA from Savannah College of Art and Design in Historic Preservation. You could say that historic homes are my passion!

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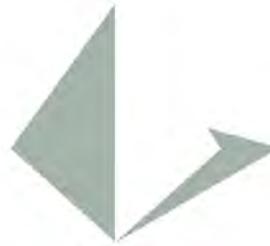
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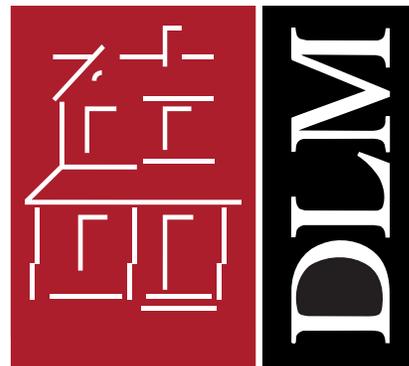


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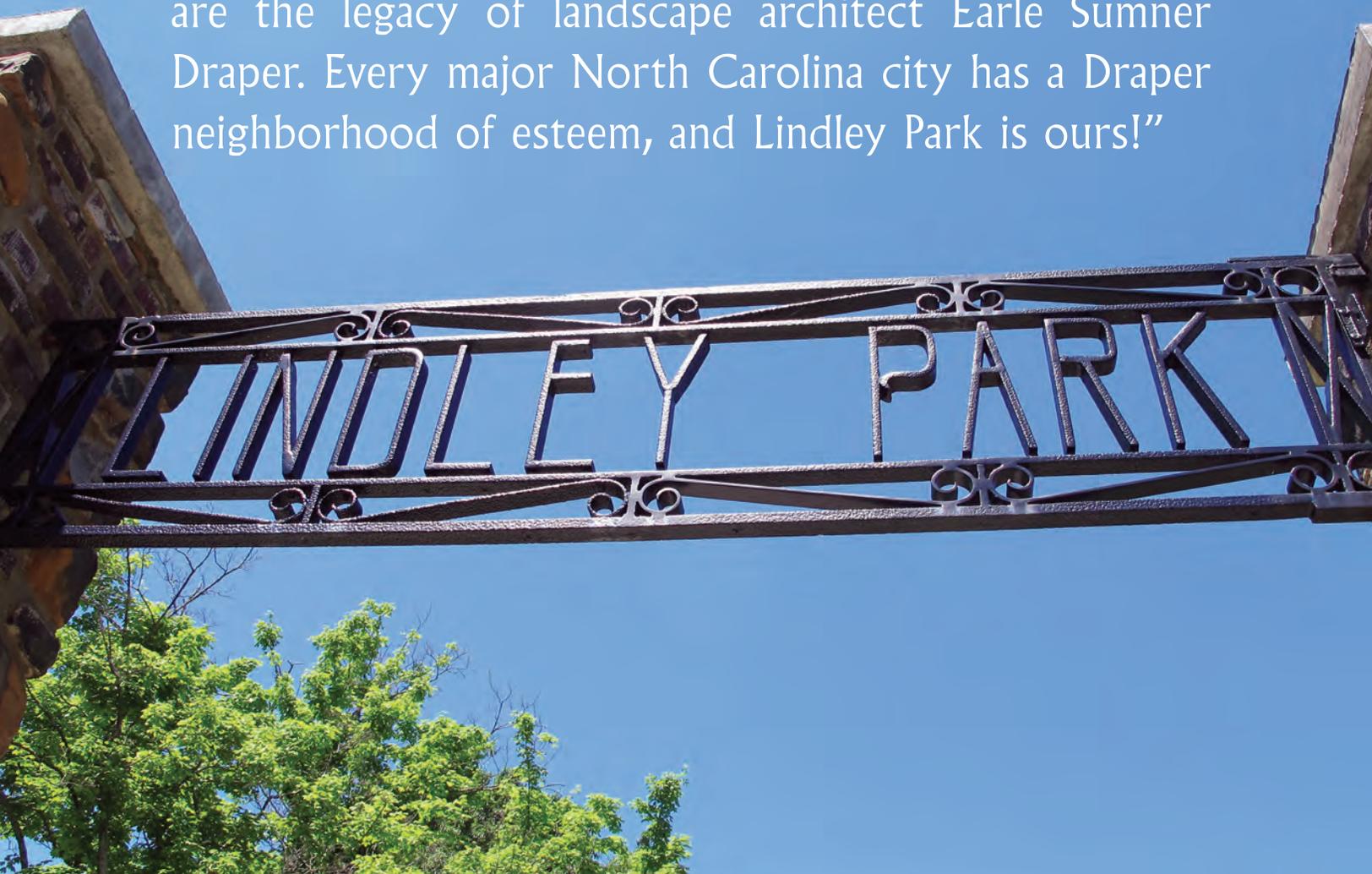


Lindley Park Tour, May 2018

Preservation Greensboro's Eighth Annual Tour of Historic Homes & Gardens will feature vintage homes in the Lindley Park neighborhood during National Historic Preservation Month of May.

Vintage homes in the Lindley Park neighborhood will open their doors to ticket holders on the weekend of May 19-20, 2018. The tour will highlight early twentieth century architecture and home design.

"Lindley Park stands among Greensboro's classic park-centered neighborhoods," says Benjamin Briggs, executive director of Preservation Greensboro, "its winding streets, sidewalks, parks, and shade trees are the legacy of landscape architect Earle Sumner Draper. Every major North Carolina city has a Draper neighborhood of esteem, and Lindley Park is ours!"





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