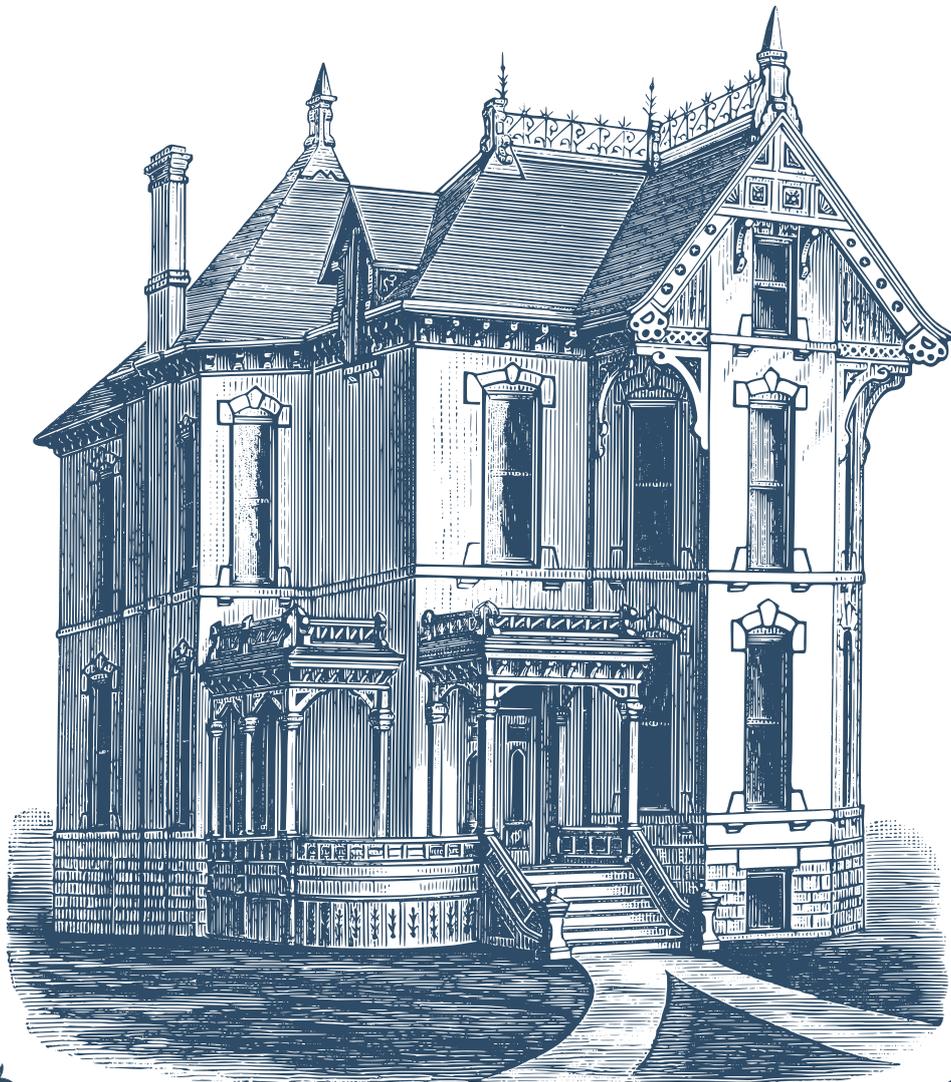


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College Hill has the distinction of being Greensboro's best-preserved nineteenth-century neighborhood with narrow streets lined with Queen Anne cottages, charming bungalows, and interwar apartment buildings. Packed with history and centrally located, College Hill blends quaint architecture with city amenities to create one of North Carolina's most interesting neighborhoods.

The earliest residences of College Hill, named for the hill on which Greensboro College stands, were built in the mid-nineteenth century. An enclave of African Americans established homes in the heart of the neighborhood during Reconstruction, and their homes were joined by elaborate Victorian houses by the turn of the twentieth century.

After 1900, the neighborhood grew more urban, with infill housing, apartments, and commercial growth along Tate Street as the nearby college and university expanded. Although the neighborhood suffered from neglect in the 1960s and 1970s, it was the birthplace of the city's Historic Preservation Program in 1979 and was recognized as Greensboro's first historic district in 1980. In the decades that followed, the city developed low-interest programs and redevelopment initiatives to save what remained of the architectural history and worked to reinvigorate the neighborhood as a city-wide asset.



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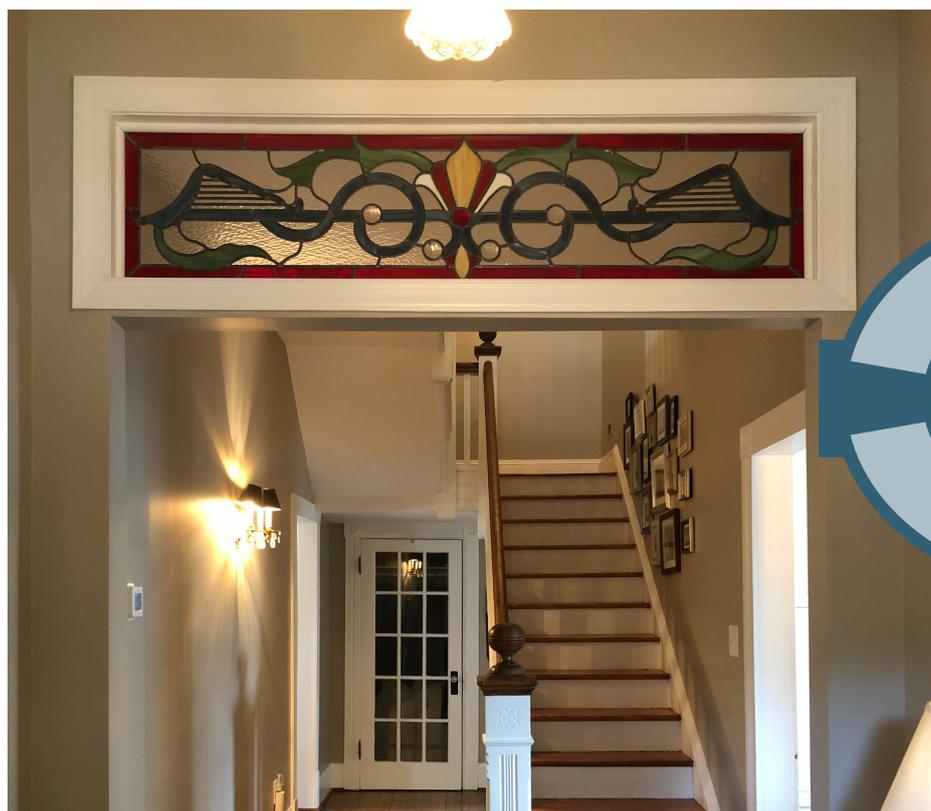


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Charming House Reveals Treasures

ESTABLISHED 1902



Walker Avenue was surveyed in 1875, part of a larger subdivision platted by Eugene Morehead on land he inherited from his father, Governor John Motley Morehead. As the central thoroughfare of his Victorian Era subdivision, Eugene named the avenue in honor of his eldest sister Letitia Morehead and her husband William Walker. By the turn of the twentieth century, Greensboro residents were commissioning some of the grandest expressions of Queen Anne architecture in the city along Walker Avenue.

As the avenue grew to become a prestigious address, those in the city's cultural and intellectual circles were drawn to erect their own homes alongside their peers. Such was the case with Laura Brockmann, born in Greensboro to German immigrant parents in 1863. Her Queen Anne-style house was built in 1902 and is typical of upper-income residences of the period in Greensboro. Brockmann resided in the house with her sister, Emma. She dedicated her life to celebrating music and it was through her efforts that the music program at nearby UNCG was greatly expanded.

Today, the house is lovingly cared for by new owners who are eager to enjoy the College Hill neighborhood and the urbane conveniences the location affords its residents.



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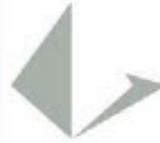
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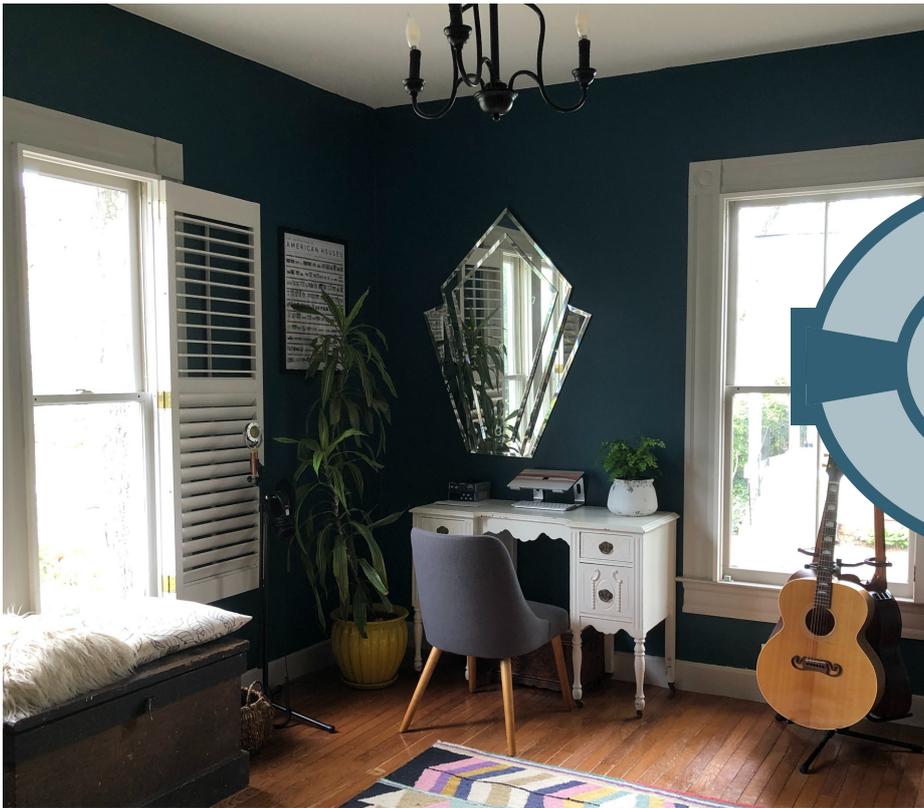


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Carolina Farmhouse Blends Modern Style

ESTABLISHED 1912



HOUSE
2

The College Hill Historic District is composed of numerous subdivisions, some large, some small, sprinkled with numerous individual houses that were built as early as 1845. This patchwork quilt provides the neighborhood with the diversity of architectural character that makes the neighborhood a flagship among North Carolina's most historic districts.

The Smith House was likely constructed in 1912-13 within the "Lenora" subdivision, as a speculative real estate venture made between two real estate investors. The two-story frame house with heart pine flooring and "bulls-eye" door and window casings recall the simple forms and details of rural farmhouses across Guilford County. The first family to own the house was that of Sallie and Reverend Marshall Andrew Smith. However, it was their youngest daughter, Louise, who held the strongest associations with the house throughout most of the twentieth century and had a lasting impact on Greensboro. "Miss Smith" as she was known by her students was an effective English teacher who retired to travel the world and followed interests in history and art.

The house was preserved in 1993 by a neighborhood revitalization program administered by the Greensboro Redevelopment Commission. Today, its newest owners have given the vernacular farmhouse a modern look with bright exposures and decor.

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An American Foursquare Finds Bright Future

ESTABLISHED 1907



HOUSE
3

In 2014, the Carrie and Charles Angle House at 919 Spring Garden Street in College Hill was saved from demolition through a partnership between the College Hill Neighborhood Association, the 1772 Foundation, the Covington Foundation, the City of Greensboro, Preservation Greensboro, and the Preservation Greensboro Development Fund.

The house was built in 1907 by the Angles, natives of Henry County, Virginia, who were part of the timber industry. The house remained in the Angle family through their daughter, Mary Ruth, until 1976. The style of the Angle House was inspired by Colonial Revival houses celebrated during the nation's Centennial celebration in 1876 as designers mimicked the diamond pane windows, bay windows, attenuated columns, and clapboard siding of Early American architecture. The two-story house features a broad front porch, symmetrical façade, and a pyramidal roof punctuated by a central dormer window.

At a prominent corner location in the center of the neighborhood, the house holds a critical role in the character of surrounding streets. When it was vacated after a fire in 2011 and proposed for demolition, neighbors and preservationists banded together to develop a strategy for preservation and reinvestment. After several decades of use as a four-unit investment property, the Angle house has been resized as a single-family residence.



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Classic College Hill Colonial Revival

ESTABLISHED 1925



HOUSE
4

A latecomer to College Hill, the Mildred, and Philip McLendon House takes architectural cues from the Boom Era of the Roaring Twenties, but its history is much deeper. Before its construction in 1925, the land on which the house was built held ties to a complicated past of social equity that date to the Reconstruction Era of American History.

The brick house blends the American Foursquare form with the Colonial Revival style. Interior spaces are casually arranged with simple trim-work and quality materials. The house represents a later phase of building construction in College Hill that occurred as Greensboro grew to become the third-largest city in the state - and its "close-in" location adjacent to downtown shops and the train depot made the neighborhood highly desirable.

The house was commissioned as a speculative venture in 1925-26 by entrepreneur C. C. Hudson. When completed, the house was sold for \$7,275 to Mildred and Philip McLendon of Baltimore, who moved to Greensboro for its convenient location within Philip's sales territory. After the McLendon's, the property was owned by numerous property investors throughout the mid-and late-Twentieth century. Recently, the McLendon house has been returned to use as an owner-occupied single-family residence.



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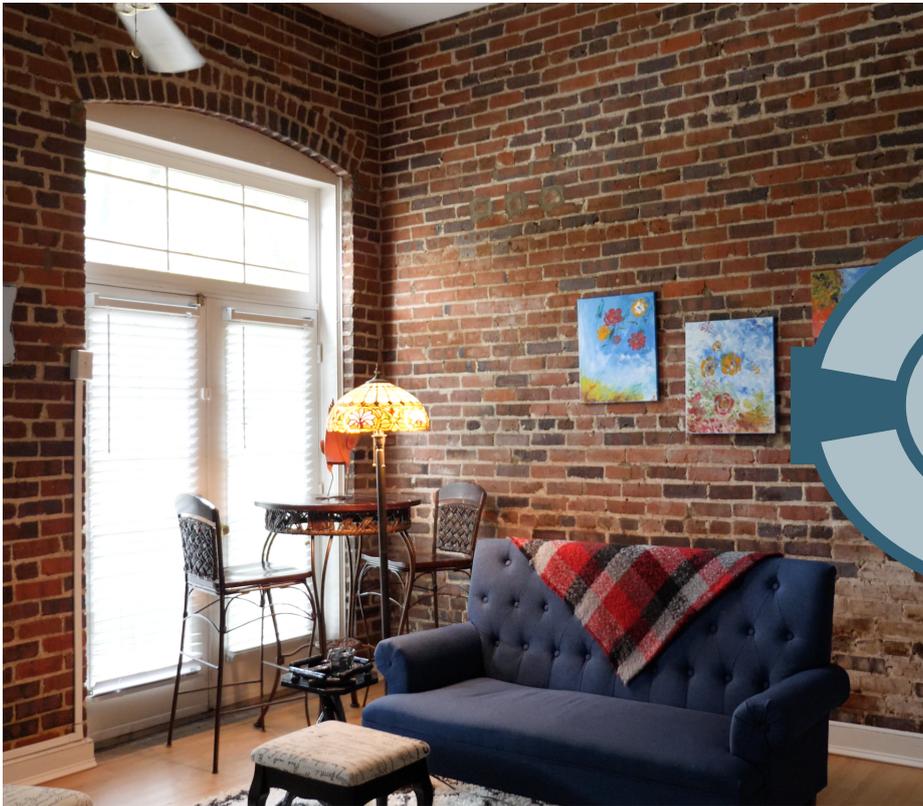
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Century-old Brick Makes Urbane Home

ESTABLISHED 1893-1912



HOUSE

5

Each residential unit within the historic walls of the old Wafco Mill is unique and designed with a contemporary floor plan. Project architect Glave, Newman, and Anderson held a national reputation for progressive designs, and the Wafco units represent their best work.

Principal architect Jim Glave was quoted as “injecting old places with verve” and he accomplished this by exposing century-old brick walls at a time before much of the public embraced the industrial aesthetic for residences. In this space, Glave left large segmentally arched windows without trim and preserved a grain shaft as archaeological relics of the building’s past. New architectural features were minimal, in order to not compete with the historic elements. Walls were adorned with simple baseboards and had not to crown moldings. The earthy brick walls, left unpainted, dominate the design scheme of the unit in a way that remains remarkably contemporary and popular, as witnessed more than a decade later in popular television sit-com sets such as *Friends*.

The unit features a large living room that is open to a kitchen area, full lavatory, and two bedrooms. The current owner uses one bedroom as a home office. Exposed brick provides rich feature walls for each of the rooms and is contrasted with blonde wood floors and smooth plasterboard walls painted in cool earth tones. Colorful art and textiles enhance the brick and enliven the bright spaces within this unit. These spaces can be considered rare and early examples of a design aesthetic that was unknown to Greensboro but common to larger cities, especially heritage cities to the north.



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Timeless Style Graces Century Old Mill

ESTABLISHED 1893-1912



HOUSE

6

When the College Hill Development Company began renovations on Wafco Mill in 1982, they had an impressive team of designers led by the Richmond Virginia-based architectural firm Glave, Newman, and Anderson. The team excelled in re-interpreting industrial spaces for residential uses by enhancing historical materials and features as design focal points.

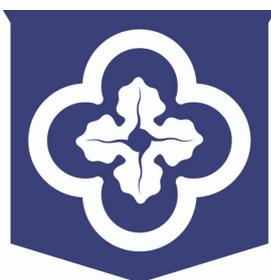
Wafco Mill is an icon for Greensboro. Construction began in 1893, with additions in 1907 and 1912. The last phase is the most impressive, featuring segmental-arched windows, brick corbels, and a handsome stepped parapet gable. The building was recognized as a Guilford County Landmark Property in December 1995.

The conversion of the old mill from a vacant industrial building to 28 distinctive flats was new for Greensboro in the 1980s. Although such dramatic conversions were popular in bigger cities, examples were rare in North Carolina. Occupants were intrigued by soaring ceilings, exposed brick walls, and deep windowsills. Units with exposed wood floors and large windows overlook an entrance courtyard, a feature inspired by Mexican colonial towns seen by project architect Jim Glave. Friends said of him "Jim Glave could see beautiful things inside building hulls that nobody else could see."

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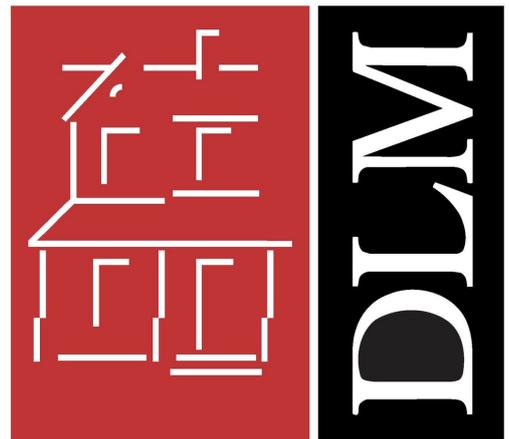
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