



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

December 11, 2018

Jake Lowman and Becky McDonnell
Chapel Hill Historic District Commission
405 Martin Luther King Blvd.
Chapel Hill, NC 27516

RE: West Chapel Historic District (Boundary Increase), Chapel Hill, Orange County

Dear Mr. Lowman and Ms. McDonnell:

Enclosed is a copy of the nomination for the West Chapel Hill Historic District (Boundary Increase), which is scheduled for presentation to the North Carolina National Register Advisory Committee on February 14, 2019. Our office will coordinate with the Chapel Hill Historic District Commission in the coming weeks regarding public notice language for general owner notification and presentation of the district nomination at a city sponsored public meeting or hearing.

As a Certified Local Government, you normally have sixty (60) days in which to comment on the proposed nomination. If you do not respond by February 14, 2019 on the proposed nomination, approval of it will be assumed. Please note that the Chapel Hill Historic District Commission (CHHDC) is to provide an opportunity for public comment on this nomination according to the terms specified in the certification agreement the city signed with this office. A copy of your notice to the public should be forwarded to our office along with any comments the CHHDC, and Mayor Hemminger or the Chapel Hill City Council wish to make on the nomination to satisfy federal and state requirements.

Please use the enclosed comment forms to send us the responses. If you have any questions concerning this nomination, we will be happy to help. Please direct any inquiries to our State Historic Preservation Office's National Register Coordinator, Jenn Brosz, at (919) 814-6587 or jenn.brosz@ncdcr.gov.

Sincerely,

A handwritten signature in black ink that reads "Kevin Cherry".

Dr. Kevin Cherry
State Historic Preservation Officer

KC/kpb

Enclosures
cc: Mayor Pam Hemminger, City of Chapel Hill

CERTIFIED LOCAL GOVERNMENTS AND THE NATIONAL REGISTER

The federal and state guidelines for the Certified Local Government Program require that the CLGs participate in the process of nominating properties to the National Register of Historic Places. This participation involves the review of nominations within the jurisdiction of the CLG by the CLG Commission and the chief elected local official. Opportunity for public comment must be provided during the 60-day comment period. The commission and the chief elected official are required to submit comments to the State Historic Preservation Office and the owner of the property relaying their findings as to the eligibility of the property under consideration for listing in the National Register. The attached forms are provided for you to facilitate your review of nominations and your submittal of comments to the State Historic Preservation Office. A copy of the criteria for listing in the National Register is also enclosed for your reference and use.

Although the federal regulations governing the CLG program call for the chief elected local official to provide comments on proposed National Register nominations within the CLG jurisdiction, North Carolina law stipulates that the mayor or chairman of the board of county commissioners may act only in an administrative capacity on behalf of the local governing board. If a certified local government has doubts about the legality of the chief elected official assuming sole responsibility for comments on proposed National Register nominations, it may wish to consider two alternatives: 1) having the governing board review the nominations or 2) having the governing board pass a resolution granting the chief elected local official the authority to furnish comments on behalf of the governing board.

In order to fulfill the required comment procedures, please complete the information below and the appropriate comment paragraph that is attached after you have reviewed the nomination. This information should be returned to Jenn Brosz, National Register Coordinator; Survey and National Register Branch, North Carolina State Historic Preservation Office; 4617 Mail Service Center, Raleigh, North Carolina 27699-4617.

COMMENTS ARE DUE IN THE STATE HISTORIC PRESERVATION OFFICE BY: **February 14, 2019**

1. Name of Certified Local Government: **City of Chapel Hill**
2. Name of CLG Commission: **Chapel Historic District Commission**
3. Property being reviewed for nomination: **West Chapel Hill Historic District (Boundary Increase), Chapel Hill**
4. Please attach documentation of the measures taken to provide for public comment during the nomination review and a record of any comments received, as per your certification agreement with the State Historic Preservation Office.
5. In approving local governments for certification, the SHPO may have stipulated that the Commission obtain the services of professional historians, architectural historians, or archaeologists when reviewing National Register nominations, if those disciplines are not represented in the Commission membership. If this stipulation applies to you, please note the name of the professional you consulted below and his/her appropriate field. If you have any questions about the applicability of this stipulation to your commission, contact Amber Stimpson, Certified Local Government Coordinator, State Historic Preservation Office at 919.814.6575.

THE CLG COMMISSION SHOULD COMPLETE **ONE** OF THE FOLLOWING PARAGRAPHS:

A. We, the **Chapel Hill Historic District Commission**, have reviewed and discussed the nomination for the **West Chapel Hill Historic District (Boundary Increase)** and find that the property **meets** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, **recommend** that the property be submitted for listing in the Register.

Commission chair's signature and date

B. We, the **Chapel Hill Historic District Commission**, have reviewed and discussed the nomination for the **West Chapel Hill Historic District (Boundary Increase)** and find that the property **does not meet** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, **do not recommend** that the property be submitted for listing in the Register. The reasons for our findings concerning this nomination are stated below (use additional sheet if necessary).

Commission chair's signature and date

NATIONAL REGISTER FACT SHEET 1

WHAT IS THE NATIONAL REGISTER OF HISTORIC PLACES?

The National Register of Historic Places is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation for their significance in American history, architecture, archaeology, and culture. The National Register was established by the National Historic Preservation Act of 1966. The purpose of the Act is to ensure that as a matter of public policy, properties significant in national, state, and local history are considered in the planning of federal undertakings, and to encourage historic preservation initiatives by state and local governments and the private sector.

What the National Register Means for the Private Property Owner

The listing of a property in the National Register places no obligation or restriction on a private owner using private resources to maintain or alter the property. Over the years, various federal incentives have been introduced to assist private preservation initiatives. A private owner of a National Register property becomes obligated to follow federal preservation standards only if federal funding or licensing is used in work on the property, or if the owner seeks and receives a special benefit that derives from National Register designation, such as a grant or a tax credit described below.

When a National Register nomination is prepared, all buildings, objects, structures and sites on each property must be categorized as contributing or noncontributing. Contributing resources are those constructed during the period of significance which substantially convey their appearance from that period. Noncontributing resources are those that do not date from the period of significance or date from the period of significance and have been substantially altered.

National Register listing should not be confused with local historic property and historic district designations. These designations are made by a local governing board on the recommendation of a local historic preservation commission. This program of local designations is an option available to local governments under North Carolina enabling legislation (G.S. 160A-400). Properties and districts listed in the National Register sometimes also receive local designation in jurisdictions where local preservation commissions have been established according to the state enabling legislation, but there is no direct correlation between National Register listing and local designation.

National Register listing means the following:

1. Consideration and Protection in Public Planning:

All properties and districts listed in or eligible for listing in the National Register are considered in the planning of federal undertakings such as highway construction and Community Development Block Grant projects. "Federal undertakings" also include activities sponsored by state or local governments or private entities if they are licensed or partially funded by the federal government. "Federal undertakings" do not include federal farm subsidies or loans made by banks insured by the FDIC.

National Register listing does not provide absolute protection from federal actions that may affect the property. It means that if a federal undertaking is in conflict with the preservation of a National Register property, the North Carolina Historic Preservation Office will negotiate with the responsible federal agency in an effort to eliminate or minimize the effect on the historic property. This review procedure applies to properties that are determined eligible for the National Register in the day-to-day environmental review process as well as those actually listed in the National Register.

Similarly, North Carolina law (G.S. 121-12a) provides for consideration of National Register properties in undertakings funded or licensed by the state. Where a state undertaking is in conflict with the preservation of a National Register property, the North Carolina Historical Commission is given the opportunity to review the case and make recommendations to the state agency responsible for the undertaking. The commission's recommendations to the state agency are advisory.

2. Incentives for the Preservation of National Register Properties:

Tax Benefits. Under the federal Tax Reform Act of 1986, a privately owned building that is listed in the National Register or is a contributing building in a National Register historic district may be eligible for a 20% federal income investment tax credit claimed against the costs of a qualified rehabilitation of the building. The federal credit applies only to income-producing, depreciable properties, including rental residential properties. The federal credit does not apply to owner-occupied residential properties. The cost of the rehabilitation must exceed the adjusted basis of the building. Plans for the rehabilitation are reviewed by the North Carolina Historic Preservation Office and the National Park Service, and work on the building must meet the *Secretary of the Interior's Standards for Rehabilitation*.

Please note that the former North Carolina State Historic Credit program expired for rehabilitation expenses incurred after December 31, 2014. New state historic tax credit programs go into effect on January 1, 2016 for both income-producing properties and non-income-producing properties, including private residences.

This new program allows taxpayers who receive the federal income tax credit for rehabilitating certified historic structures to take a state credit against North Carolina income taxes on income-producing properties. Also these new North Carolina tax credits provide a state income tax credit for non-income-producing properties listed in the National Register or as a contributing building in a National Register historic district, including private residences. For more information and applications, contact the Tax Credit Coordinator at the address given below, or call 919/814-6585 for income-producing projects or 919/814-6574 for non-income-producing projects.

The Tax Treatment Extension Act of 1980 provides federal tax deductions for charitable contributions of partial interests (easements) in historically significant properties for conservation purposes. Interested individuals should consult legal counsel or the local Internal Revenue Service office for assistance in determining the tax consequences of the provisions of this act.

Grants and Loans. A limited program of matching grants for the rehabilitation of National Register properties, including those that are privately owned, was authorized by the National Historic Preservation Act of 1966, but has not been funded to a significant degree since the early 1980s. A loan program authorized by the Act has never been funded.

In some years, the North Carolina General Assembly has made funds for preservation projects available to local governments and nonprofit groups through one-time discretionary appropriations. Such appropriations may or may not be repeated in coming years. The only private properties that have received state appropriations are those owned by non-profit organizations. Listing in the National Register has not been a precondition for receipt of a state grant.

Owner Consent: A privately owned individual property may not be listed in the National Register over the objection of its owner or, in the case of a property with multiple owners, over the objection of a majority of owners. A district may not be listed in the National Register over the objection of a majority of owners of private property within the proposed district. For a complete description of procedures for objecting to a National Register nomination, see *National Register Fact Sheet 5: "Procedure for Supporting or Objecting to National Register Listing."*

See also the following numbered *National Register Fact Sheets*:

- 2: "*National Register Criteria for Evaluation*"
- 3: "*How Historic Properties Are Listed in the National Register of Historic Places*"
- 4: "*The National Register of Historic Places in North Carolina: Facts and Figures*"

See the handout entitled "*A Comparison of the National Register of Historic Places With Local Historic Landmark and District Designations*" for a review of the differences between these two programs.

FOR MORE INFORMATION:

Historic Preservation Office website at <http://www.hpo.ncdcr.gov>

Historic structures and the National Register: **Survey and National Register Branch**, 919/814-6570

Archaeological sites and the National Register: **Office of State Archaeology**, 919/814-6554

Preservation tax credits and technical restoration assistance: **Restoration Services Branch**, 919/814-6570

Environmental protection and planning: **Environmental Review Branch**, 919/814-6570

Written inquiries to each of these branches may be sent to the State Historic Preservation Office, 4617 Mail Service Center, Raleigh, North Carolina 27699-4617.

The National Register program is governed by the following federal and state rules and regulations: 36CFR Part 60 (interim rule), 36CFR Part 61 (final rule), and North Carolina Administrative Code T07: 04R .0300.

NATIONAL REGISTER FACT SHEET 2

NATIONAL REGISTER CRITERIA FOR EVALUATION

The following criteria are designed to guide the states, federal agencies, and the Secretary of the Interior in evaluating potential entries for the National Register.

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

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

Criteria Considerations (Exceptions): Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or*
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or*
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or*
- D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or*
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or*
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or*
- G. a property achieving significance within the past 50 years if it is of exceptional importance.*

(see other side)

APPLYING THE CRITERIA

The two principal issues to consider in determining eligibility for the National Register are "significance" and "integrity."

A property may have "significance" for association with important events or patterns of history (criterion A); for association with an important historical figure (criterion B); as an important example of period architecture, landscape, or engineering (criterion C); or for the information it is likely to yield (criterion D, applied to archaeological sites and districts, and sometimes applied to certain types of structures). A National Register nomination must demonstrate how a property is significant in at least one of these four areas. For properties nominated under criterion A, frequently cited areas of significance are agriculture, community planning and development, social history, commerce, industry, politics and government, education, recreation and culture, and others. For technical reasons, criterion B (significant person) nominations are rare. Criterion C (architecture) is cited for most, but not all, nominations of historic buildings. Archaeological sites are always nominated under criterion D, but may also have significance under one or more of the other three criteria.

Properties are nominated at a local, state, or national level of significance depending on the geographical range of the importance of a property and its associations. The level of significance must be justified in the nomination. The majority of properties (about 70%) are listed at the local level of significance. The level of significance has no effect on the protections or benefits of listing.

Besides meeting one or more of the above criteria, a property must also have "integrity" of "location, design, setting, materials, workmanship, feeling, and association." This means that the property must retain enough of its historic physical character (or in the case of archaeological sites, intact archaeological features) to represent its historic period and associations adequately.

All properties change over time, and in some cases past alterations can take on historical significance in their own right. The degree to which more recent, incompatible, or non-historic alterations are acceptable depends on the type of property, its rarity, and its period and area of significance. Buildings with certain types of alterations are usually turned down by the National Register Advisory Committee. For example, 19th and early 20th century wood frame buildings that have been brick veneered in the mid-20th century are routinely turned down for loss of historic integrity. Similarly, it is extremely rare that buildings covered in synthetic materials such as aluminum or vinyl siding are individually eligible for listing in the Register.

Criteria Exceptions

The criteria exclude birthplaces and graves of historical figures, cemeteries, religious properties, moved buildings, reconstructions, commemorative properties, and properties less than 50 years old, with certain exceptions. The following exceptions are sometimes encountered:

Historic **churches** that are architecturally significant and retain sufficient architectural integrity can be successfully nominated under criterion C (architecture), sometimes together with criterion A for social or religious history, provided they have not been brick-veneered or covered in aluminum or vinyl siding.

Cemeteries may sometimes successfully be nominated under criterion C when they retain important examples of historic stone carving, funerary art, and/or landscaping, and they also may be eligible under criterion A or criterion D. However, both the National Register Advisory Committee and the National Register have turned down nominations of graves when the historical importance of the deceased is the sole basis for the nomination. The National Register was created primarily to recognize and protect historic places and environments that represent how people lived, worked, and built in the historic past. Human burials are recognized and protected under other laws and programs.

Moved buildings may sometimes be successfully nominated under criterion C for architecture when they remain in their historic communities and the new setting adequately replicates the original setting. The point to remember is that the program is called the National Register of Historic Places, not Historic Buildings or Historic Things, because significance is embodied in locations and settings as well as in the structures themselves. Buildings moved great distances, buildings moved into incompatible settings (such as a farmhouse moved into an urban neighborhood or a downtown residence moved to a suburb), and collections of buildings moved from various locations to create a pseudo-historic "village" are routinely turned down. In some cases, the relocation of a historic building to a distant or incompatible setting may be the last and only way to save it, and such an undertaking may be worthwhile. However, sponsors of such a project must understand that the property subsequently may not be eligible for the National Register.

If a property is **less than 50 years old**, it can be nominated only if a strong argument can be made for exceptional significance. For example, Dorton Arena on the State Fairgrounds was completed in 1953. It was successfully nominated to the National Register in 1973 as one of the most important examples of modernism in post-World War II American architecture.

NATIONAL REGISTER FACT SHEET 3

HOW HISTORIC PROPERTIES ARE LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES

Who Administers the National Register Program?

The National Register of Historic Places is a list maintained by the National Park Service of buildings, structures, sites, objects, and districts that are significant in American history, architecture, archaeology, engineering, and culture, and that meet criteria for evaluation established by the National Historic Preservation Act of 1966. Nominations to the National Register are submitted from each of the states by the **State Historic Preservation Officer (SHPO)**. In North Carolina, the SHPO is the Deputy Secretary of the Office of Archives and History. The section that administers the National Register and related programs is the State Historic Preservation Office (HPO). The personnel of the Historic Preservation Office serve as staff for the SHPO in National Register activities and duties.

In every state, a review board examines potential nominations and makes recommendations to the SHPO regarding the eligibility of properties and the adequacy of nominations. In North Carolina, the review board is called the **National Register Advisory Committee (NRAC)**. The NRAC meets thrice annually (February, June, October) to consider the eligibility of properties for nomination to the National Register. Nominations prepared under the supervision of the HPO staff and recommended for nomination by the NRAC are forwarded to the SHPO for review and formal nomination. They are then forwarded to the Keeper of the National Register in the National Park Service in Washington, D.C. Final authority to list properties in the National Register resides with the National Park Service.

How are Eligible Properties Identified?

Properties and districts that may be eligible for the National Register are usually brought to the attention of the HPO staff and the NRAC either (1) through a county or community survey of historic properties co-sponsored by the Historic Preservation Office and a local government or organization; (2) by interested individuals who provide preliminary information about properties to the HPO staff; or (3) through historic property surveys conducted as part of the environmental review process.

Persons who seek National Register listing for properties that have not been recorded in survey projects co-sponsored by the Historic Preservation Office may submit a "Study List Application" to the HPO. If adequate information and color views of the property are included with the application, the NRAC will consider the property at its next quarterly meeting. If in the opinion of the NRAC the property appears to be potentially eligible for the National Register, it is placed on the Study List. This action by the NRAC authorizes the HPO staff to work with the owner to coordinate a formal nomination of the property to the National Register.

The NRAC can best evaluate the eligibility of an individual property within the context of a community-wide or regional inventory of historic or prehistoric properties. This provides a basis for comparing the relative significance of similar types of historic or prehistoric properties in a community or region. *In counties or communities where no such inventory has been assembled, the NRAC will sometimes find it necessary to defer a decision about the eligibility of an individual property until a comprehensive survey of historic properties has taken place.* Likewise, the NRAC may consider some properties as contributing components within larger districts but not as individually eligible. Information about grants to local governments for local historic property surveys and nominations is available from the Historic Preservation Office.

What is a National Register Nomination?

A National Register nomination is a scholarly and authoritative document that thoroughly describes and evaluates a property's setting and physical characteristics, documents its history, assesses its significance in terms of its historic context, and demonstrates how it specifically meets National Register criteria for evaluation. It is supported by professional quality photographs, maps delineating the property's boundaries, and other materials and information. The nomination must be prepared according to federal and state guidelines.

Who Prepares National Register Nominations?

Most nominations are prepared by private consultants hired either by individual property owners or by local governments or organizations. Nominations of archaeological sites are sometimes prepared by professional archaeologists as part of their on-going research. HPO National Register staff is responsible for reviewing, editing, and processing nominations prepared in these ways. Due to the great demand for National Register nominations and the small number of HPO staff, the HPO is unable to prepare nominations as a public service.

An owner of a Study List property who seeks to have it listed in the National Register may hire a private consultant to prepare the nomination. A list of qualified consultants is available from the Historic Preservation Office. HPO staff cannot quote fees, and fees will vary depending on the consultant and the complexity of the nomination. An owner may expect to pay a professional historian, architectural historian, or archaeologist the equivalent of 40 to 80 hours of time at a professional hourly wage.

Some owners are interested in preparing their own nominations and are capable of doing so. Practical Advice for Preparing National Register Nominations in North Carolina is available on the HPO website. The level of description, historical documentation, analysis, and writing in every nomination must meet accepted professional standards. The SHPO will not submit substandard nominations to Washington, and HPO staff cannot make major revisions or provide detailed critiques of inadequate nominations. Because documentation of archaeological properties generally involves data collection, analysis, and interpretation requiring specialized training, nominations of archaeological properties are always prepared by professional archaeologists.

What Happens to the Finished Nomination?

The nomination is reviewed by members of the National Register Advisory Committee at one of the regular thrice yearly meetings. If the NRAC recommends that the nomination be submitted to the National Register, it is signed by the State Historic Preservation Officer and forwarded to the Keeper of the National Register. At the National Register office, the nomination is reviewed and the decision to list or not list is made within not less than 15 and not more than 45 days of receipt. If the property is listed, the HPO will notify the owner and provide a certificate stating that the property has been listed in the National Register of Historic Places. Owners who desire plaques may order them from private commercial suppliers. The HPO does not provide plaques or recommend any particular supplier, but a list of manufacturers is available on request.

FOR MORE INFORMATION CONTACT:

National Register Coordinator
Survey and National Register Branch
State Historic Preservation Office
4617 Mail Service Center
Raleigh, North Carolina 27699-4617 919/814-6587

Offices of the Survey and National Register Branch are at 109 E. Jones Street in Raleigh. For information about archaeological sites and the National Register, contact the Office of State Archaeology, 4619 Mail Service Center, Raleigh, NC 27699-4619, telephone 919/814-6554.

Please also see the Historic Preservation Office website at <http://www.hpo.ncdcr.gov>.

NATIONAL REGISTER FACT SHEET 4

THE NATIONAL REGISTER OF HISTORIC PLACES IN NORTH CAROLINA: FACTS AND FIGURES

- There are more than 90,000 listings of historic buildings, structures, sites, objects, and districts in the National Register across the United States and its territories.
- The first nominations from North Carolina were submitted in 1969. Today there are approximately 2,900 National Register listings in the state. In recent years the state has submitted an average of 35 new nominations per year to the National Register. Most nominations are prepared by private consultants working for local governments or for private property owners. Nominations are carefully prepared and screened in the review process, and 99% of all nominations from North Carolina have been successfully listed. A list of all National Register entries in North Carolina arranged alphabetically by county and giving name, town or vicinity, and date listed plus a link to the complete nomination, is available on the State Historic Preservation Office web site at <http://www.hpo.ncdcr.gov/NR-PDFs.html>. A similar list may be accessed at the National Register web site, <http://www.cr.nps.gov/nr/research/>
- Of the approximately 2,900 total listings in North Carolina, about 540 are historic districts, some of which contain hundreds of contributing historic buildings or sites. Types of districts include residential neighborhoods, commercial districts, prehistoric and historic archaeological districts, industrial complexes, mill villages, and rural farming districts. Since the first historic district nominations did not include complete lists of all properties within district boundaries, it is not possible to determine the precise number of historic properties in North Carolina that are listed in the National Register. The National Park Service estimates that more than 75,000 historic resources in North Carolina are listed in the National Register either as individual listings or as contributing properties within districts. Properties within districts that contribute to the historic character of the district are eligible for federal environmental protections and benefits to the same extent as if they were individually listed.
- Of all North Carolina properties listed in the National Register, approximately 85% are privately owned and 15% publicly owned. About 70% are listed at a local level of significance, 25% at a statewide level, and 5% at a national level of significance. The level of significance at which a property or district is listed does not affect its eligibility for benefits or the consideration it receives in environmental review processes.
- North Carolina's National Register listings reflect the whole spectrum of the state's human experience through its long history: prehistoric Indian sites; shipwreck sites; modest log houses of settlers and slaves; houses and outbuildings of ordinary farmers and townspeople; the mansions of wealthy planters and merchants; churches of all sizes and denominations; courthouses, schools and other public buildings; commercial buildings of many types; and industrial and transportation buildings and sites. Listings vary from 10,000-year-old archaeological sites to the 1953 Dorton Arena at the State Fairgrounds. What all these places have in common is that they reveal in a tangible way some important aspect of past life in North Carolina and its diverse communities.
- The State Historic Preservation Office reviews approximately 3,000 federal and state actions annually to determine their potential effects on properties listed in or eligible for listing in the National Register. Where a federal or state undertaking is in conflict with the preservation of a National Register property, the State Historic Preservation Office will negotiate with the responsible agency in

an attempt to eliminate or minimize the effect under procedures prescribed by federal law (Section 106 of the National Historic Preservation Act of 1966) or state law (G.S. 121-12a).

- From 1976 through December of 2014, 1,398 National Register properties in North Carolina were rehabilitated under state and federal historic preservation income-producing tax incentive programs, representing an investment of over \$1.69 billion in National Register properties in the state. From 1998 through December 2014, completed rehabilitation projects of 1,750 owner-occupied residences, representing \$272.25 million in investment, were reviewed for certification under a North Carolina historic preservation tax incentive program.
- The Restoration Branch of the State Historic Preservation Office offers technical restoration consultation services to owners of historic properties, including municipal and county governments, churches, businesses, and private property owners. Restoration Branch staff provides consultation services to more than 2,000 historic properties in a typical year. Restoration staff is located in Raleigh (919/814-6590), Asheville (828/296-7230), and Greenville (252/830-6580).
- Since the mid-1970s three-quarters of North Carolina's 100 counties and scores of municipalities have participated in survey and planning grant projects co-sponsored with the State Historic Preservation Office to conduct comprehensive surveys of historic properties and prepare nominations of properties and districts to the National Register of Historic Places. Many other counties have participated in regional reconnaissance surveys. The Survey and National Register Branch maintains an estimated 100,000 survey files with photographs and information about historic structures. The Office of State Archaeology maintains information concerning the approximately 41,000 prehistoric and historic archaeological sites recorded in the state. Fifty-three counties and thirty-seven municipalities have published historic architecture survey catalogues, many of which are still in print and available for purchase from the State Historic Preservation Office.

For information about why the National Register was created and what listing means to a property owner, see NATIONAL REGISTER FACT SHEET 1, "WHAT IS THE NATIONAL REGISTER OF HISTORIC PLACES?"

For an explanation of National Register criteria for evaluation, see NATIONAL REGISTER FACT SHEET 2, "NATIONAL REGISTER CRITERIA FOR EVALUATION."

For information about how properties and districts are listed in the National Register, see NATIONAL REGISTER FACT SHEET 3, "HOW HISTORIC PROPERTIES ARE LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES."

See the handout titled "A COMPARISON OF THE NATIONAL REGISTER OF HISTORIC PLACES WITH LOCAL HISTORIC LANDMARK AND DISTRICT DESIGNATIONS" for an explanation of the differences between the two programs.

FOR MORE INFORMATION:

Please Also See The Historic Preservation Office website at <http://www.hpo.ncdcr.gov>

Historic structures and the National Register: Survey and National Register Branch, 4617 Mail Service Center, Raleigh, NC 27699-4617; phone 919/814-6570.

Archaeological sites and the National Register: Office of State Archaeology, 4619 Mail Service Center, Raleigh, NC 27699-4619; phone 919/814-6554.

Preservation tax credits and technical restoration assistance: Restoration Branch, 4617 Mail Service Center, Raleigh, NC 27699-4617; phone 919/814-6590.

Grants to local governments and organizations for historic property surveys and National Register nominations: Grants Coordinator, Administration Branch, 4617 Mail Service Center, Raleigh, NC 27699-4617; phone 919/814-6582.

The National Register program is governed by the following federal and state rules and regulations: 36CFR Part 60 (interim rule), 36CFR Part 61 (final rule), and North Carolina Administrative Code T07: 04R .0300.

NATIONAL REGISTER FACT SHEET 5

PROCEDURE FOR SUPPORTING OR OBJECTING TO NATIONAL REGISTER LISTING

Under federal law a privately owned property may not be listed individually in the National Register over the objection of its owner or, in the case of a property with multiple owners, over the objection of a majority of owners. A district may not be listed in the National Register over the objection of a majority of owners of private property within the proposed district.

Supporting a National Register nomination:

Private owners who seek National Register listing for their properties are not required to submit statements of concurrence, though letters of support of the nomination are welcomed and become a permanent part of the nomination file. Owners who wish to support a nomination are encouraged to submit letters of support to the State Historic Preservation Officer prior to the National Register Advisory Committee meeting at which the nomination is to be considered.

Objecting to a National Register nomination:

Any owner or partial owner of a nominated private property who chooses to object to listing must submit to the State Historic Preservation Officer a notarized statement certifying that he or she is sole or partial owner of the private property and objects to the listing. Each owner or partial owner of the property has one vote regardless of what part of the property or how much property the individual owns. Owners who wish to object are encouraged to submit statements of objection prior to the meeting of the National Register Advisory Committee at which the nomination is being considered. However, statements of objection may be submitted and will be counted up until the actual date of listing, which usually takes place at least 15 days but not more than 45 days after the nomination is mailed to the Keeper of the National Register following the National Register Advisory Committee meeting.

If a majority of private property owners should object, the property or district will not be listed. However, in such cases the State Historic Preservation Officer is required to submit the nomination to the Keeper of the National Register for a *determination of eligibility* for the National Register. If the property or district is determined *eligible* for listing, although not formally listed, it will be treated as a listed property or district for purposes of federal undertakings in the environmental review process. Such properties are not eligible for federal preservation grants or tax credits until the objections are withdrawn and the property is listed.

Address letters of support or objection to:

State Historic Preservation Officer
Office of Archives and History
4610 Mail Service Center
Raleigh, North Carolina 27699-4610

National Register Advisory Committee meetings are open to the public. Meetings normally are held the second Thursday of February, June, and October in the conference room on the third floor of the Archives/State Library Building at 109 East Jones Street in Raleigh. For more information, call 919/814-6587.

FOR MORE INFORMATION:

Historic structures and the National Register: **Survey and National Register Branch**, 919/814-6570.

Archaeological sites and the National Register: **Office of State Archaeology**, 919/814-6554.

Preservation tax credits and technical restoration assistance: **Restoration Branch**, 919/814-6570.

Please also see the Historic Preservation Office World Wide Web site at <http://www.hpo.ncdcr.gov>

The National Register program is governed by the following federal and state rules and regulations: 36CFR Part 60 (interim rule), 36CFR Part 61 (final rule), and North Carolina Administrative Code T07: 04R .0300

West Chapel Hill Historic District (Boundary Increase), Chapel Hill, Orange County



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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name: West Chapel Hill Historic District (Boundary Increase)

Other names/site number: N/A

Name of related multiple property listing: N/A

2. Location

Street & number: Roughly Bounded by West Franklin, South Columbia, and Pittsboro Streets, Brookside and Dogwood Drives, and the east end of McCauley Street and West Patterson Place

City or town: Chapel Hill State: NC County: Orange

Not For Publication: ☐ N/A Vicinity: ☐ N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D

Signature of certifying official/Title:

Date

North Carolina Department of Natural and Cultural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

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

65

Noncontributing

27

buildings

1

0

sites

2

3

structures

1

0

objects

68

30

Total

Number of contributing resources previously listed in the National Register 1

Beta Theta Pi Fraternity House, Listed 2005

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The West Chapel Hill Historic District Boundary Increase expands the West Chapel Hill Historic District, listed in 1998, in six separate areas labeled on the boundary map as A-F. The areas being added illustrate the continued development of west Chapel Hill through the mid-twentieth century, aligning with the significant growth of the University of North Carolina during that period. The university and original historic district are intricately linked with the boundary increase, which include fraternity houses associated with the university, as well as residences constructed for the growing student and faculty populations. The district and boundary increase, which border the University of North Carolina campus to its east, include both gridded and curvilinear streets, shaded by mature trees. Within the boundary increase, fraternity houses are predominantly two- or two-and-a-half story Colonial Revival-style brick buildings while single-family homes are one, one-and-a-half, or two-story houses, the earliest of which were built in the Craftsman and Colonial Revival styles or utilized typical vernacular forms. Later houses include examples of Minimal Traditional-style and Ranch houses, as well as architect-designed Contemporary homes. The district's increase area retains a high degree of architectural integrity as there is little infill construction in the boundary increase and few significant additions or alterations have been made to the buildings.

Narrative Description

The West Chapel Hill Historic District Boundary Increase expands the boundary of the West Chapel Hill Historic District to include six adjacent areas: A) fraternity houses primarily built in the 1920s and 1930s and a 1922-23 church northeast of the district, built concurrent with the original district, B-D) three areas of residential development northwest and west of the district, developed primarily in the 1930s and 1940s, concurrent with the later development of the original district, and E-F) two areas of residential development southwest of the district, constructed from the 1930s through the early 1960s.

These areas, identified through a field survey of the West Chapel Hill Historic District and all adjacent residential areas, represent the continued residential development of West Chapel Hill from the early- to mid-twentieth century as the town grew west and south from the University of North Carolina (UNC) campus and from the intersection of Columbia and Franklin streets, the center of town. The period of significance for the boundary increase begins ca. 1915 with the first building constructed and ends in 1962 when the neighborhood was mostly built out, and the concentrated building period had ended. While it is unclear exactly why buildings in the boundary increase were excluded from the original district, particularly because several buildings were constructed within the later years of the original period of significance (c.1845 – 1948) it

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was likely because many at the west and northwest of the boundary increase areas were much simpler in form and detail than the those in original district and those at the southwest were largely constructed after the end of the original period of significance in 1948. The original district focused on larger and earlier residential development in the area associated with the growth of the University. Though previously excluded, resources within the boundary increase are in keeping with the significance of the original district and the existing district together with the boundary increase areas more accurately reflects the full scope of twentieth-century building trends, including more modestly scaled and detailed early to mid-twentieth century houses.

Like the topography of the West Chapel Hill Historic District, the topography of the six boundary increase areas varies considerably, as do street widths, driveway and sidewalk materials, and tree cover. Building and lot sizes and setbacks also vary within the boundary increase areas, though are generally consistent within a given street.

A – 200 block of West Cameron Avenue, South Columbia Street, Fraternity Court, and Pittsboro Street

Located adjacent to the northwest corner of the UNC campus, the large scale of the fraternity houses and University Baptist Church, together with their siting, either on large lots or arranged around a shared courtyard or parking lot, emphasizes the institutional use of these resources and their relationship to the adjacent campus. Located near the center of town, Fraternity Court was constructed as an extension of the existing street grid established around the intersection of Franklin Street and Columbia Street to its northeast. South Columbia Street is five lanes wide in the expansion area, West Cameron Avenue is four lanes wide, and Pittsboro Street is three lanes of one-way traffic, each heavily trafficked with cars and busses. In contrast, Fraternity Court is not a through street, but rather a shared parking lot for the adjacent fraternity houses. Brick sidewalks are common, an extension of those found on the UNC campus as well as along the length of West Cameron Avenue in the existing district. Resources in this boundary increase area were constructed on relatively flat terrain, eliminating the need for extensive retaining walls found in other parts of the district and boundary increase. Instead, low stone walls are used to delineate space, specifically to define the central courtyard and parking areas around which fraternity houses on West Cameron Avenue and Fraternity Court, respectively, were constructed. Mature trees extend along South Columbia Street, West Cameron Avenue, and Fraternity Court and dot the courtyard on West Cameron Avenue around which the fraternity houses are arranged.

B – Basnight Lane, 400 block of West Cameron Avenue, and Kenan Street

Smaller in form and less detailed than most houses in the West Chapel Hill Historic District, residential development on Basnight Lane, West Cameron Avenue, and Kenan Street at the northwest end of the boundary increase represents the kind of small-scale residential construction built throughout the Chapel Hill and the country following World War II. The streets extend the existing street grid with this part of West Cameron Avenue being two lanes wide with dedicated parking and bike lanes on the north side. Basnight Lane is a two-lane, dead-end street, its termination providing a clear boundary for the historic district boundary increase and the majority of the two-lane-wide Kenan Street lies within the existing historic district. Brick sidewalks extend along the south side of West Cameron Avenue with a gravel sidewalk on the north side of the street. Kenan Street has a brick sidewalk on the east side and Basnight Lane is

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without sidewalks. The topography of the area is relatively level and the presence of stone walls less common than in the other boundary increase areas. Mature trees line both sides of West Cameron Avenue and Basnight Lane.

C – 400 block of West Patterson Place

Residential development on the west end of West Patterson Place is typical of post-World War II architecture, though is differentiated by its unusual siting with buildings set back from the street, nestled amidst mature trees. The two-lane-wide West Patterson Place extends west from Ransom Street, continuing the prevailing street grid found in west Chapel Hill. It is a dead-end street, its termination providing a clear boundary for the historic district boundary increase. There are no sidewalks in this part of the boundary increase and despite the fact that the terrain slopes down to the west, the lots are without the brick and stone walls common in other parts of the district and boundary increase.

D – 400 block of West McCauley Street

Residential development on West McCauley Street includes both multi-family apartment buildings and smaller, single-family houses, typical of those constructed in the post-World War II era throughout Chapel Hill. West McCauley Street extends west from Ransom Street, continuing the street grid, the 300 block included in the existing historic district. West McCauley Street is two lanes wide with a parking lane on its north side. The street ceases to be paved beyond the 400 block, its conversion to a gravel drive providing a discernible boundary for the historic district boundary increase. There is a brick sidewalk on the north side of the street and brick and concrete sidewalk on the south side. While the topography slopes down to the west, there are few brick and stone walls in this part of the boundary increase. Mature trees line both sides of West McCauley Street and are also present in the side and rear yards of the houses.

E – Briarbridge Lane, Briarbridge Valley Road, Brookside Drive, West University Drive, and Westwood Drive

Located at the southwest end of the existing district and partially filling in a “U” shape created by the existing district, the resources on Briarbridge Lane, Briarbridge Valley Road, Brookside Drive, West University Drive, and Westwood Drive are all residential, constructed from the 1930s through the early 1960s, and illustrate the continued residential development of west Chapel Hill through the mid-twentieth century. While each of these streets intersects the grid-plan streets of the existing historic district, the streets in the boundary increase are curved and follow the rolling terrain typical of this part of the boundary increase. Briarbridge Valley and the north-south part of Brookside Drive are dead-end streets, their termination providing a clear boundary for the historic district boundary increase. West University Drive connects two sections of the existing historic district between Ransom Street and the far west end of University Drive where it intersects Westwood Drive. Streets are narrow, two-lane streets with no on-street parking or sidewalks. The uneven terrain and steep hills in the part of the boundary increase, the very terrain for which the town of Chapel Hill is named, necessitate brick and stone retaining walls similar to those in the existing historic district. This part of the boundary increase has extensive tree cover with mature trees throughout, many of them obscuring the low-profile Ranch and Contemporary buildings.

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F – Dogwood Drive

Dogwood Drive at the southwest end of the historic district was platted in 1925 as Forest Hills, a development adjacent to the Westwood development and with street pattern, siting, and setbacks similar to those the Westwood development, which is included in the existing historic district. Dogwood Drive was designed with curvilinear streets and irregularly shaped lot sizes to follow the topography of the land and to allow for more drastic views, an important component of Ranch-form and Contemporary architecture, the prevailing styles in this part of the boundary increase. Dogwood Drive is a narrow, two-lane street with no on-street parking or sidewalks. The highly irregular terrain in this part of the boundary increase requires that several buildings have exposed basements or are supported by piers and that brick and stone walls are common throughout this area. This part of the boundary increase has extensive tree cover with mature trees throughout, many of them obscuring the low-profile Ranch and Contemporary buildings. (The Forest Hills development also included homesites on Woodland Avenue, Valentine Lane, and Old Pittsboro Road, south of the boundary increase, though houses on these streets have not been included in the boundary increase because several houses at the north end of Woodland Avenue have undergone significant alterations).

The expanded district boundaries were determined based on the density of contributing resources dating through 1962, the end of the period of significance. East of the boundary increase is the University of North Carolina campus as well as number of commercial and residential buildings that have either been significantly altered or post-date the period of significance. There is commercial development to the north, particularly along Franklin Street. West and south of the boundary increase is residential construction post-dating the period of significance. West of the boundary increase, between West Cameron Street and West McCauley Street, is the University of North Carolina power plant.

The West Chapel Hill Historic District Boundary Increase, like the original West Chapel Hill Historic District, is entirely residential, including examples of institutional housing (with the exception of the University Baptist Church). The boundary increase contains 59 primary buildings, six outbuildings, one site, two structures, and one object that were constructed between c.1915 and 1962 and contribute to the significance of the district. Nineteen primary resources, eight outbuildings, and three structures do not contribute to the district as they were either not present during the period of significance or have been so altered that they have lost sufficient historic integrity. One building, the Beta Theta Pi Fraternity house, was individually listed in the National Register in 2005. A 1962 Annex was included in the individual nomination of this property as a non-contributing resource. However, it is within the period of significance for the West Chapel Hill Historic District Boundary Increase and is therefore counted as one of the six contributing outbuildings mentioned above. There are three vacant lots in the district. Seventy-six percent of the total principal resources contribute to the historical and architectural significance of the district.

The growth of Chapel Hill in the early- to mid-twentieth century followed national trends with institutional buildings constructed in the popular Colonial Revival style and residential development including examples of the Colonial Revival, Craftsman, Period Cottage, Minimal Traditional, Ranch, and Contemporary styles. The period of significance for the West Chapel

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Hill Historic District Boundary Increase is c.1915 to 1962 and this document provides context for the early and mid-twentieth-century architecture and community planning in the boundary increase areas.

INVENTORY LIST

The inventory is arranged alphabetically by street name, then ascending numerically by house number along those streets. Building names and construction dates were derived from Sanborn maps, county tax records, city directories, and architectural analysis. M. Ruth Little's *The Town and Gown Architecture of Chapel Hill North Carolina, 1795-1975* [Little] and the "North Carolina Modernist Houses" website [ncmodernist.org] provided additional information for the inventory.

Properties in the inventory are coded as C (contributing) or NC (non-contributing due to age or extensive alterations) based on their date of construction and level of historic integrity. Common changes to residential buildings within the West Chapel Hill Historic District Boundary Increase include the installation of vinyl or other synthetic siding, painting of masonry, replacement windows and doors, replacement of original roof materials and porch posts, and the enclosure of side or rear porches. These changes alone or in combination do not typically render a property non-contributing. A building is contributing if it retains its original form, fenestration, and significant architectural features. Additions to residential and institutional buildings in the West Chapel Hill Historic District Boundary Increase are common and are sometimes significant in size. However, if additions are set back from the façade of the building or if the changes both fall within the period of significance and are consistent with the trends of the period, the building is contributing. For example, the left (south) wing of the Beta Theta Pi Fraternity House (114 South Columbia Street, NR2005), was constructed as a one-story, open porte-cochere, but was enclosed and enlarged with a second story in 1962. The addition is slightly set back from the facade and was completed within the period of significance. Further, the sensitively designed addition is in keeping with trends of growth within the district and does not detract from the overall appearance and design of the historic building, so the building remains contributing. However, if additions, including porches, are made to the front of the structure, or a rear or side addition extends above the main roofline of the historic house or otherwise dwarfs the historic structure, it is non-contributing. The Ernest W. and Marion T. Talbert House (305 Briarbridge Valley) has been significantly altered with the construction of an L-shaped porch that obscures the right (west) end of the façade and is thus non-contributing. All contributing resources were constructed during the period of significance, c. 1915 to 1962 and retain sufficient integrity of design, setting, materials, and workmanship to contribute to the historic character of the district.

It should be noted, that all buildings in the district have brick foundations and asphalt-shingled roofs unless otherwise indicated. All outbuildings are one-story, unless otherwise noted, and pre-fabricated sheds were considered to be temporary and thus were not surveyed or included in the inventory. Retaining walls were also noted in the descriptions, but not counted as individual resources for each property. However, the network of retaining walls, specifically in the south end of the boundary increase where the changes in topography are more significant, were included as a single contributing resource. These walls are consistent with stone walls found throughout the West Chapel Hill Historic District.

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Stone and Brick Walls – c. 1920-c. 1960

Contributing Structure

Walls, built of stacked or loose stones, as well as several examples of brick walls are common throughout the boundary increase areas. The walls mark property boundaries at the sidewalk and between parcels, especially in the north and northeast boundary increase areas. Other walls serve as retaining walls, especially at the southwest part of the boundary increase where the topography varies significantly and houses are not necessarily located at street level.

Basnight Lane

116 Basnight Lane – W. Avery Sorrell House – c. 1944

Contributing Building

Typical of housing constructed throughout the country the mid- to late-1940s, this one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile with a painted brick veneer with soldier-course watertable and interior brick chimney, flush eaves, and triangular louvered vents in the gables. It retains original six-over-six wood-sash windows with brick sills and original shutters and shutter hardware. The replacement nine-light-over-two-panel door is centered on the façade and sheltered by a small gabled roof supported by brackets. There is a small gabled wing at the right rear (northwest) and a flat-roofed porch on the left (southeast) elevation is supported by square posts and has been enclosed with screens. The earliest known occupant is W. Avery Sorrell in 1944.

118 Basnight Lane – Sam P. Lockhart House – c. 1944

Contributing Building

A quintessential example of the Minimal Traditional style, the one-story, side-gabled house is three bays wide and double pile. It has German-profile weatherboards, six-over-six wood-sash windows, an interior brick chimney, triangular louvered vents in the gables, and shallow eaves. A replacement nine-light-over-two-panel door centered on the façade is sheltered by a small replacement gabled porch supported by turned posts and featuring exposed rafter tails. The porch likely replaced an earlier gabled roof like those found on 116 and 120 Basnight Lane. The earliest known occupant is Sam P. Lockhart in 1944.

120 Basnight Lane – Mrs. Edward Patterson House – c. 1932

Contributing Building

This one-story, side-gabled house has a simple form and small porch with Craftsman-style details. The one-story house is three bays wide and double-pile with German-profile weatherboards, rectangular louvered vents in the gables, an interior brick chimney, and exposed rafter tails. It has six-over-six wood-sash windows throughout, including flanking the six-panel door on the façade. The door is sheltered by a front-gabled roof supported by knee brackets and an uncovered brick terrace extends nearly the full width of the façade. A nine-light-over-two-panel door on the north elevation is accessed by a narrow brick stair. The house appears on the 1932 Sanborn map and the earliest known occupant is Mrs. Edward Patterson in 1935.

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122 Basnight Lane – W. T. and Blanche Mattox House I – c. 1930

Contributing Building

Typical of one-story, side-gabled vernacular houses built throughout the early twentieth century, the house is three bays wide and single pile with a gabled ell at the left rear (southwest). It has a stuccoed foundation, plain weatherboards, sawn rafter tails, and six-over-one wood-sash windows. An eight-light-over-two-panel Craftsman-style door is centered on the façade and flanked by paired six-over-one windows. A near-full-width, hip-roofed porch is supported by square columns on a concrete floor. An exterior stuccoed chimney on the left (southeast) elevation is flanked by replacement windows. An eight-light-over-two-panel door on the south elevation of the rear ell is sheltered by a gabled roof on knee brackets. The earliest known occupants are W. T. and Blanche Mattox in 1930.

124 Basnight Lane – M. L. Thompson House – c. 1930

Contributing Building

This one-story, front-gabled bungalow is three bays wide and triple-pile with typical Craftsman-style features including four-over-one Craftsman-style wood-sash windows and tapered wood posts on brick piers supporting the hip-roofed porch. The house has plain weatherboards, a four-light-over-two-panel Craftsman-style door centered on the façade, and paired windows in the front gable. Two skylights have been added to the north-facing roof slope. The earliest known occupant is M. L. Thompson in 1930.

128 Basnight Lane – E. E. Peacock House – c. 1930

Contributing Building

Similar in form and detail to the house at 409 McCauley Street, this front-gabled, Craftsman-style house may have been built speculatively. The one-story house is three bays wide and triple-pile with German-profile weatherboards, six-over-six wood-sash windows, exposed rafter tails, and an interior brick chimney. The entrance, a six-light-over-three-panel wood door, is located on the left (southeast) end of the façade and is sheltered by a flared front-gabled roof supported by knee brackets. An uncovered brick terrace extends across the left two bays of the façade. Centered in the front gable is a slightly projecting bay resting on projecting wood purlins and containing three six-over-six wood-sash windows. An entrance on the west end of the southeast elevation is sheltered by a shed-roofed porch supported by knee brackets. The earliest known occupant is E. E. Peacock in 1930 and the house appears on the 1932 Sanborn map.

Briarbridge Lane

4 Briarbridge Lane – Ruth Price House – 1953

Contributing Building

Designed by architects James and John Webb, the Contemporary-style house is small but impressively detailed with a low-pitched front-gabled roof with deep eaves, purlins in the gables, vertical wood sheathing, and a shallow deck on the façade (northeast). The right (north) half of the facade is recessed to create an inset entrance that is sheltered by the main roof, supported by

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a single square post and accessed by a wood deck and stairs. The solid wood door has a frosted full-height sidelight to the north and an asymmetrical transom that follows the roofline. There is a single double-hung window to the right of the sidelight and the left side of the façade has fixed clerestory windows that follow the roofline. The left (southeast) elevation features grouped wood-framed windows and there is a full wall of fixed wood-sash windows at the right rear that wraps around the west corner of the house. The house is built into a slight hill resulting in a partial basement at the north corner and an open basement-level "porch" at the west corner. The porch is supported by square wood posts.

The house was designed for Ruth Price, a physical education professor at the University of North Carolina (Little). James Webb purchased the house from Price in 1979 and lived there until his death (ncmodernist.org). Briarbridge Lane was renumbered in the 1950s with the 1955 Chapel Hill Directory listing Ruth Price living at 2 Briarbridge Lane and the 1957 directory with her living at 4 Briarbridge Lane.

Briarbridge Valley Road

303 Briarbridge Valley Road – Mildred L. Alexander House – c. 1952

Non-Contributing Building

Typical of post-World War II residential construction, this one-story, side-gabled, Ranch house has been altered with the addition of a front porch. The house is four bays wide and double-pile with asbestos siding, vinyl siding in the gables, flush eaves on the gable ends, an interior brick chimney, and eight-over-eight wood-sash windows. A six-panel door is sheltered by a later shallow shed-roofed porch on turned posts. To its immediate left (east) is a later garden window and slider windows to the right (west) of the door are also replacements. County tax records date the house to 1952. The earliest known occupant is Mildred L. Alexander, an assistant manager at NC Memorial Hospital, in 1955, though the house had an address of 2 Briarbridge Valley at that time.

305 Briarbridge Valley Road – Ernest W. and Marion T. Talbert House – c. 1955, unknown

Non-Contributing Building

Likely constructed as a typical Ranch house, this house has been significantly altered with the addition of stucco to the exterior, and an L-shaped porch that obscures the right (west) side of the façade. The left (northeast) end of the house has a side-gabled roof with a large aluminum-framed fixed window on its left end and a stuccoed chimney and single double-hung window to its right. It has deep overhangs with exposed purlins on the left gable end and enclosed bays on the left elevation indicating that it may have been constructed as a garage wing. A gabled carport on the far left is supported by square posts. The right end of the house features a later, two-story, side-gabled wing at the rear with a one-story, shed-roofed section at its front. An engaged shed-roofed porch spans the façade supported by square columns with arched wood spandrels. The entrance, located on the left end of this wing has a single door with wide, full-height, one-light sidelight and is sheltered by a deep, front-gabled porch that extends along the right side of the left, side-gabled wing and is supported by square columns with arched spandrels. A pair of one-light doors is located on the right end of the façade. The earliest known occupants are Ernest W.

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Talbert, a professor at the University of North Carolina, and his wife Marion T., a teacher at the Twaddell School in Durham.

306 Briarbridge Valley Road – Julia P. Putnam House – c. 1961

Contributing Building

This highly intact, split-level house features a two-story, side-gabled section on the left (west) and a one-story, side-gabled section on the right (east). It has asbestos siding, grouped metal-sash awning windows, deep roof overhangs, triangular louvered vents in the gables, an interior stuccoed chimney on the right section, and an exterior stuccoed chimney in the right gable. The entrance, located on the left end of the one-story section, is a replacement two-light-over-two-panel door accessed by an uncovered brick and concrete stair. The two-story section is three bays wide at the upper level, which overhangs the lower level slightly. There is a one-story gabled wing at the right rear (northeast) and a basement-level entrance, screened by wood lattice on the left gable end. While county tax records date the house to 1956, it does not appear in city directories until 1961. The earliest known occupant is Mrs. Julia P. Putnam, a biochemist. A neighbor confirms that the house was built by a doctor at the University of North Carolina and was often occupied by nurses over the years. However, it's not clear when it was converted to two units.

Non-Contributing Building – Chicken Coop, unknown – Located northeast of the house is a small, side-gabled, chicken coop with stuccoed exterior and a single boarded window on the south elevation.

307 Briarbridge Valley Road – Reuben and Marion E. Hill House – 1951, 1985, c. 1995

Non-Contributing Building

This Modern house was significantly altered with a gabled roof (in lieu of the original flat roof) in 1985. The house has a one-story, front-gable-on-hip-roofed section at the front (northwest) with an inset carport and screened porch in the front gable, facing the street. At the left rear (southeast) is a two-story, gable-on-hip-roofed section. It is of concrete block construction with deep eaves on the one-story section, vertical wood sheathing in some areas, louvered vents in the gables, and an interior concrete chimney in the two-story section, extended when the roof was reconstructed c. 1995. The carport at the front left is supported by square posts and screened with horizontal louvers on the left (northeast) elevation. A screened porch on the front right (northwest) was enlarged in 1985 when the roof was reconstructed and is supported by square posts. Replacement windows throughout the house are grouped casement windows or single double-hung windows. The house was enlarged again about 1995 with the construction of a shed-roofed bathroom wing at the left rear (southeast) of the two-story section.

The house was built in 1951 for Marion E. and Reuben Hill, a sociology professor at the University of North Carolina. The 1955 directory has Reuben Hill listed on "Valley Road," but this is likely a misprint. According to a neighbor, who lived in the house beginning in 1978, the house was designed by James Webb with a flat roof, but by the early 1980s, the roof had begun to leak significantly. Webb, who by then lived just down the street, redesigned the roof to be a gabled roof with the front portion rebuilt in 1985 and the rear, two-story section altered to a hipped roof about 1995.

309 Briarbridge Valley Road – Cornelius and Margaret D. Lansing House – c. 1955

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Contributing Building

Located at the west end of Briarbridge Valley Road, the one-story, side-gabled Ranch house with projecting front-gabled wing on the right (northeast) end is set slightly below street level. The house is four bays wide and double-pile with a concrete-block structure, stucco in the gables, and a brick veneer applied only to the façade and front-gabled wing. The house has paired vinyl slider windows throughout with windows flanking the main entrance centered on the façade. A second entrance and grouped windows are located on the left (southeast) elevation of the front-gabled wing and both entrances are sheltered by a wraparound shed-roofed porch supported by decorative metal posts. Clerestory windows occupy the entire front gable of the wing above a pair of vinyl slider windows. There is an interior brick chimney on the main block and an exterior concrete-block chimney on the right side of the front-gabled wing. A freestanding brick wall extends from the left end of the façade, sheltering the rear yard. The earliest known occupants are Cornelius Lansing, a resident physician at NC Memorial Hospital, and his wife Margaret D. Lansing in 1955.

Brookside Drive

303 Brookside Drive – Triplex – c. 1955

Contributing Building

One of several multi-unit residential buildings in the boundary increase, the design of this one-story, three-unit building is similar to that of Ranch houses from the same period. The symmetrical side-gabled triplex is five bays wide with projecting hip-roofed wings on each end of the façade, resulting in a U-shaped plan. The ridge of the center section extends above the wings with louvered vents in the exposed gables and there are two interior brick chimneys located on the main side-gabled ridge. The triplex has a brick veneer, low-pitched roof with deep eaves, and an uncovered concrete terrace with metal railings, located within the U shape and accessing the entrances. The building has replacement vinyl double-hung and slider windows throughout and a combination of original and replacement doors including two solid wood doors (to units 1 and 2) and a solid door with three lights to unit 3. Doors on the left (northwest) and right (southeast) elevations are three-light-over-three-panel doors, each accessed by brick steps and stoop with a metal railing. County tax records date the building to 1955, though the earliest known occupants, listed in 1957, include: Murray A. Rancer, vice-president of Sid Rancer Iron & Metal, and his wife Laraine B. Rancer; and M. M. Zawahry, a student, and his wife Grace C. Zawahry, a nurse at NC Memorial Hospital.

305 Brookside Drive – Hugh and Evangeline W. Hartshorne House – c. 1952

Contributing Building

This one-story, side-gabled Ranch house is five bays wide and double-pile with a brick veneer, weatherboards in the gables, interior brick chimney, and a combination of wood- and metal-sash windows. The entrance, centered on the façade, is sheltered by a louvered storm door with wide, full-height, four-light sidelights. It is located in an inset, paneled bay and accessed by a brick stoop with brick stair and decorative metal railing. To the right (south) of the entrance is a pair of metal three-light casement windows and a single two-over-two horizontal-pane wood-sash window, both with brick sills. To the left (north) of the entrance is a picture window flanked by two-over-two windows with a single two-over-two window at the north end of the façade. A

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side-gabled frame wing on the northwest elevation is set back from the façade with plain weatherboards and jalousie windows. A gabled wing at the right rear (east) is not visible from the street. County tax records date the building to 1952 and the earliest known occupants are Hugh Hartshorne, a pastor's assistant at the United Congregational Christian Church, and his wife, Evangeline W. Hartshorne in 1955.

309 Brookside Drive – F. Burton Jones House – c. 1952

Contributing Building

Set back from and perpendicular to the street, the one-and-a-half-story Colonial Revival-style house is three bays wide and double-pile with a stone veneer on the façade only and wide weatherboards on the side elevations and gabled dormer. The house has eight-over-eight wood-sash windows, paired on the left (northeast) end of the façade and in the gabled dormer centered on the façade. Windows on the right (southwest) elevation are replacement windows though paired six-over-six wood-sash windows in the right dormer are original. The entrance, a two-light-over-four-panel door, is centered on the façade in a wood-sided bay. It has a classical surround with flat pediment, is sheltered by a shed roof on square posts, and is accessed by brick steps and a brick stoop. A shed-roofed porch on the right elevation is supported by square posts. There is a full-width, shed-roofed wing at the rear (southeast) and a shed-roofed dormer on the rear elevation. On the left (northeast) elevation, connected by a gabled hyphen is an asymmetrical, front-gabled garage that faces Vance Street to the south. The garage was added before 1993. It has board-and-batten sheathing, two overhead doors, and a second-floor level double-hung window on the south elevation. The house is located on a slight hill and has a number of stone retaining walls (with stone matching that on the façade) in the front (north) yard. County tax records date the building to 1952 and the earliest known occupants are F. Burton Jones, a professor at the University of North Carolina, and his wife, Madeleine M. Jones in 1955, though the address in the 1955 directory is listed as "Vance Street Extension."

West Cameron Avenue

108 W. Cameron Avenue – Phi Gamma Delta Fraternity House – c. 1932, 1998

Contributing Building

Impressively sited with a deep front lawn, the two-and-a-half-story, side-gabled, Colonial Revival-style building is five bays wide and flanked by slightly lower, two-and-a-half-story gabled wings. It has a Flemish-bond brick veneer, flat-board wood fascia, and a rubber-shingled roof replicating an earlier slate roof. The main section of the building has paired chimneys in each gable and replacement windows with flat-arch brick headers with concrete keystones on the façade. Side and rear elevations have soldier-course brick headers. There are three gabled dormers on the main section, each with pedimented gables, fiber-cement siding, and replacement windows. The entrance, centered on the façade, is located in an inset bay and contains a six-panel door with four-light-over-one-panel sidelights and a seven-light transom. The entrance bay is framed with a classical surround with broken pediment and flat pilasters.

The side wings are symmetrical, each a single bay wide and with finishes matching the main section. There are modern doors at the first floor level, where enclosed rooms replaced original open porches after a 1997 fire. Original concrete headers and floor plates are visible on the rear elevation of the northeast wing where the first floor was originally an open porch. Each entrance

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is sheltered by a full-width, shed-roofed porch supported by grouped columns. There is a single window at the second floor of each wing, a gabled dormer on the roof, and an exterior brick chimney on the southwest elevation only. The rear elevation features a five-bay-wide, shed-roofed dormer on the center section with a single gabled dormer on each of the side wings. An uncovered brick terrace extends the full width of the façade, there is a stone wall along the driveway at the west side of the building, and the rear yard (now paved parking) is encircled with a stone wall.

The building appears on the 1932 Sanborn map and is listed in the 1935 directory as the Phi Gamma Delta Fraternity House. In 1944 however, at the height of World War II, the fraternity is listed at 213 McCauley Street and the building, then called Hewes Hall, was occupied by the U. S. Navy V-12 Unit. However, with the close of the war, by 1946, the fraternity was once again occupying the building. The interior of the building was renovated after a substantial fire in 1997, after which the open side porches were enclosed and new, shed-roofed porches added to the fronts of the two side wings. However, doors, windows, and other architectural features were replaced in kind.

110 W. Cameron Avenue – Kappa Alpha Fraternity House – c. 1929, c. 1997
Non-Contributing Building

Constructed to match the building at 204 W. Cameron Avenue, which faces this building across a grassy lawn, the building was significantly altered after a fire in the late 1990s with a side-gabled roof with prominent front gable replacing the original hipped roof. The two-story, side-gabled Colonial Revival-style building is seven bays wide and three bays deep with the façade oriented to face southwest and the right gable facing West Cameron Avenue to the south. It has a quarried stone veneer with stucco in the center five bays of the façade, which are slightly inset, and in the later gables. The inset section of the façade is supported by two-story square columns with a diagonal motif at the top in lieu of classical capitals. This section features two modern metal doors, each with a one-light transom, at the first floor level separated by replacement vinyl windows. A replacement entrance centered at the second-floor level has a metal balcony on metal brackets and there are two windows in the front gable. On each end of the façade, at the first-floor level, is a single window with arched fanlight and exaggerated stone arch surround. It is flanked by narrow lancet windows with flat stone headers.

The north and south gabled ends are three bays wide with a centered six-panel entrance flanked by paired windows. Above the entrance is a panel with stone laid in a herringbone pattern and a window centered at the second-floor level has a shallow metal balcony. The rear of the building has a four-bay-wide, shed-roofed wall dormer, an interior stone chimney, replacement windows with flat-arch stone headers, and two small octagonal windows at the first-floor level. The building faces a courtyard with brick walkways that is shared with the fraternity houses at 200 and 204 West Cameron Avenue and encircled with a low brick wall at the sidewalk. There is paved parking at the rear of the building.

County tax records date the building to 1929 and it appears on the 1932 Sanborn map. It is listed in the 1935 directory as the Kappa Alpha House. In 1944 however, at the height of World War II, the fraternity is listed in the Scott Building, and this building, then called Iredell Hall, was occupied by the U. S. Navy V-12 Unit. However, with the close of the war, by 1946, the fraternity once again occupied the building. A substantial fire in the late 1990s led to the reconstruction of the building with a new, higher roof, within the original stone walls.

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200 W. Cameron Avenue – Zeta Psi Fraternity House – c. 1932

Contributing Building

Located at the north end of a courtyard that is shared with the fraternity houses at 110 and 204 West Cameron Avenue, the two-story, side-gabled, Colonial Revival-style building is seven bays wide and flanked by one-story wings. It has a red brick veneer, exterior end brick chimneys, a dentil cornice, and original six-over-six wood-sash windows with concrete headers and sills and operable louvered shutters with original shutter hardware. The center three bays of the façade are covered with stucco and are sheltered by a two-story, gabled portico supported by Ionic columns. The entrance, centered on the façade, has a six-panel door with blind fanlight located beneath a second-floor window with iron balcony. A one-story, flat-roofed porch on the left (southwest) elevation is supported by grouped columns and encircled with a metal railing. A one-story wing on the right (east) elevation features similar detailing but is enclosed with paired six-panel doors on the façade and paired vinyl windows with paneled aprons and spandrels on the right and rear elevations. There is a two-story, gabled ell at the right rear (north) with detailing matching the main building and a later, two-story, flat-roofed wing, constructed prior to 1993, is located at the left rear (northwest). A full-width, uncovered brick terraces extends the full width of the building connecting the front portico to the one-story wings. It is accessed by brick walkways that cross the courtyard.

County tax records date the building to 1927 and it appears on the 1932 Sanborn map. It is listed in the 1935 directory as the Zeta Psi House, but has been the Zeta Upsilon House since at least the 1990s.

204 W. Cameron Avenue – Kappa Sigma Fraternity House – c. 1932

Contributing Building

The two-story, hip-roofed Colonial Revival-style building is seven bays wide and three bays deep with the façade oriented facing northeast and the left (south) gable facing the street. It has a quarried stone veneer with stucco in the center five bays of the façade, which are slightly inset. The inset section of the façade is supported by two-story square columns with a diagonal motif at the top in lieu of classical capitals. The second-floor level of this inset porch was enclosed prior to the 1990s (although the window sill design suggests it was enclosed early in the building's history) with vertical wood sheathing and windows, set back from the face of the columns. At the first-floor level of the inset portion of the building are two modern metal doors, each with a one-light transom, and separated by replacement vinyl windows with transoms. On each end of the façade, at the first-floor level, is a single window with arched fanlight and exaggerated stone arch surround. It is flanked by narrow lancet windows with flat stone headers.

The northwest and southwest gabled ends are three bays wide. A window centered on the first-floor is topped by a panel with stone laid in a herringbone pattern and the window centered at the second-floor level has a shallow metal balcony. A replacement gabled dormer on the southeast elevation is slightly larger than the original and has a pair of small windows. The rear (west) of the building has a four-bay-wide, shed-roofed wall dormer, an interior stone chimney, replacement windows with flat-arch stone headers, and two small octagonal windows at the first-floor level. The building faces a courtyard with brick walkways shared with the fraternity houses at 110 and 200 West Cameron Avenue and encircled with a low brick wall at the sidewalk. There is paved parking at the rear of the building.

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The building appears on the 1932 Sanborn map and is listed in the 1935 directory as the Kappa Sigma House. In 1944 however, the fraternity is listed on Old Fraternity Road and the building, then called King Hall, is occupied by the U. S. Navy V-12 Unit. However, with the close of the war, by 1946, the fraternity once again occupied the building.

207 W. Cameron Avenue – Sigma Phi Epsilon Fraternity House – c. 1983

Non-Contributing Building

Located at the southwest corner of West Cameron Avenue and Pittsboro Street, this two-and-a-half-story, clipped-side-gabled, Colonial Revival-style building is seven bays wide with a brick veneer, projecting brick watertable, and wide molded wood cornice. Vinyl windows throughout have flat-arch brick headers and brick sills. The entrance, centered on the façade, is a six-panel door with three-light-over-one-panel sidelights. The center three bays of the façade, including the entrance, are sheltered by a shallow, two-story, flat-roofed portico supported by Doric columns. There are six gabled dormers on the façade, each with a single vinyl window and fiber cement siding. A five-bay-wide, shed-roofed wall dormer on the rear (southeast) elevation has a brick veneer with fiber cement siding on the sides. The northeast and southwest elevations each feature a single entrance at the first-floor level, a single window each at the second-floor level and in the gable, and a barrel-roofed dormer with louvered vent. The building is accessed by a brick walkway and brick steps with metal railings. A low stone wall extends along the sidewalk and there is parking at the east side of the building.

A building in this location appears on the 1932 Sanborn map and the Sigma Phi Epsilon Fraternity is listed at this address as early as the 1950 directory. However, tax records date the current building, which has a slightly different footprint, to 1983.

209 W. Cameron Avenue
VACANT LOT

416 W. Cameron Avenue – Apartments – c. 1957

Contributing Building

The eight-unit apartment building is arranged as a U shape with the main side-gabled form facing West Cameron Avenue and rear gabled wings with a central courtyard at the rear (northwest). The building has a brick veneer, flush eaves and louvered vents in the gables, overhangs on the other elevations, and two interior brick chimneys. Vinyl windows throughout have brick sills and there are replacement four-light-over-four-panel doors on the southeast, southwest, and northeast elevations. The center bay of the seven-bay façade projects slightly under a shed roof with a paired window centered on the bay. On each side of this bay is an entrance flanked by paired windows and accessed by an uncovered stoop. The side elevations each feature a pair of windows in the gable of the main building and an entrance flanked by paired windows for each of the three units in the rear wings, resulting in a ten-bay-wide side elevation. Within the U shape, secondary entrances to each apartment are three-light-over-three-panel doors and are accessed by concrete steps with metal railings. County tax records date the building to 1957 and it appears as eight apartments in the 1957 city directory.

422 W. Cameron Avenue – O. F. Craig House – c. 1928
Contributing Building

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The one-and-a-half-story, side-gabled, Craftsman-style bungalow is three bays wide and triple-pile with asbestos siding, a metal tile roof, and vinyl windows. The original four-light-over-two-panel Craftsman-style wood door is centered on the façade and flanked by two-light-over-two-panel sidelights. A near-full-width, front-gabled porch is supported by Craftsman-style tapered wood posts on brick piers and has original paired three-over-one Craftsman-style wood-sash windows in the gable. There are paired windows in each of the side gables and shed-roofed projecting bays with exposed rafter tails on the right (northeast) and left (southwest) elevations. The house has knee brackets in the gables, an interior brick chimney, and two exterior brick chimneys on the right elevation. County tax records date the building to 1928. The earliest known occupant is O. F. Craig in 1930.

426 W. Cameron Avenue – J. W. and Edith B. Humphreys House – c. 1939

Contributing Building

Located at the northeast corner of West Cameron Avenue and Cameron Court, the one-and-a-half-story, side-gabled Cape Cod house is five bays wide and double-pile with three gabled dormers on the façade. The house has aluminum siding, flush eaves, six-over-six wood-sash windows, and a six-panel door centered on the façade. The door has a classical surround with flat pilasters and is sheltered by a front-gabled porch on turned posts. A one-story, side-gabled porch on the right (northeast) elevation is supported by square posts and enclosed with screens. A one-story, side-gabled wing on the left (southwest) elevation is two bays wide and one bay deep with a small window in the gable. Two gabled dormers on the rear elevation are connected by a shed-roofed dormer through which an interior brick chimney extends. There is an original gabled wing at the left rear (northwest) of the main block that is largely obscured by a shed-roofed addition that extends from the rear of the left side-gabled wing. A second, shed-roofed garage wing extends from its north. County tax records date the building to 1939 and the earliest known occupants are J. W. and Edith B. Humphreys who remained in the house until at least 1955.

428 W. Cameron Avenue – W. T. and Blanche Mattox House II – c. 1938

Contributing Building

At the northwest corner of West Cameron Avenue and Cameron Court, this one-and-a-half-story, side-gabled, Cape Cod house is five bays wide and double-pile. It has plain weatherboards, flush eaves, vinyl windows, and an interior brick chimney. The entrance is located in a projecting gabled bay centered on the façade and has a two-light-over-four-panel door with four-light transom in a classical surround with fluted pilasters and broken pediment with dentil molding. It is flanked by two windows on each side and two gabled dormers, each with a single window. There is a tripartite window at the second-floor level of the left (southwest) elevation, a single window at the second-floor level of the right (northeast) elevation, and rectangular louvered vents in both gables. A six-light-over-three-panel door on the right elevation has four-light-over-one-panel sidelights and is sheltered by a flat-roofed porch supported by paired square columns with arched spandrels and enclosed with screens. To the rear of the side porch is a projecting, side-gabled bay with an original six-light window in its gable. The rear of the house features a three-bay-wide, shed-roofed dormer and an entrance sheltered by a shed roof on square columns with a wood railing and brick steps. County tax records date the building to 1938 and the earliest known occupants are W. T. Mattox, principal at the White Oak School, and his wife, Blanche Mattox in 1940. They remained in the house until at least 1955.

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Non-Contributing Building – Garage, c. 1985 – Located to the rear of the house and accessed from Cameron Court, the garage with apartment above has a 122 Cameron Court address. The one-and-a-half-story, front-gabled garage has wood weatherboards, a wide overhead door on the east gable end, paired windows in the east gable, and a shed-roofed dormer on the north elevation.

434 W. Cameron Avenue – T. Ben and Nettie N. Pritchard House – c. 1940

Contributing Building

One of only a handful of Period Cottages in the boundary increase, this one-story, side-gabled house has a brick veneer with a basketweave watertable, a basketweave course at the top of the walls, and brick windowsills. The house is four bays wide and double-pile with a full-width, hip-roofed rear wing. An inset porch, located on the right (east) end of the façade is supported by full-height brick piers with arched brick spandrels and brick knee walls. The porch shelters two windows on the façade and an entrance, a fifteen-light French door with five-light sidelights, on the left side of the porch. There is a low gable over the porch and a second gable on the left (west) end of the façade, each with a fanlight in the gable. The left two bays of the façade have groups of three six-over-six windows. There are arched louvered vents in the side gables, grouped windows on the side elevations, and a low, hip-roofed wing at the right rear (northeast). The front yard is enclosed with an unpainted wood fence. The earliest known occupants are T. Ben and Nettie N. Pritchard in 1940.

438 W. Cameron Avenue – S. H. Pearl Basnight House – c. 1925

Contributing Building

One of the earliest houses on this part of West Cameron Avenue, it was built by S. H. Pearl Basnight, for whom Basnight Lane to the east of the house is named. The Colonial Revival-style house is unusual for its load-bearing, textured-concrete construction, but its details are largely obscured by a metal fence on a low stone wall and foliage extending along both West Cameron Avenue and Basnight Lane. The one-story, side-gabled house is three bays wide with stucco in the gables, an interior brick chimney near the right (east) elevation, and vinyl windows throughout. The six-panel door, centered on the façade, is sheltered by a front-gabled porch supported by paired square posts. There are lower, side-gabled wings on the right and left (west) elevations, flush with the rear elevation. A one-story, hip-roofed porch on the right elevation, in front of the gabled wing, has been enclosed with stucco and vinyl windows. The rear elevation has projecting gabled wings on each end of the elevation with a shed-roofed bay between them. A later, gabled sunporch has been constructed at the left rear (northwest). A plaque on the house names and dates the house as the S. H. Pearl Basnight House, 1925. The earliest city directory reference found was for S. H. Basnight in 1930.

Non-Contributing Building – Garage, 1985 – Located to the rear of the house and accessed from Basnight Lane, the one-and-a-half-story, front-gabled, concrete-block garage has an overhead door on the east gable end and fiber cement siding and an octagonal window in the east gable.

South Columbia Street

100 S. Columbia Street – University Baptist Church – 1922-23, 1998

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Contributing Building

Prominently sited at the southwest corner of South Columbia and West Franklin streets, the two-story, front-gabled blond brick building was designed by Frank P. Milburn in an eclectic Classical Revival style with Beaux Arts influences. The church features a cast stone water table, brick pilasters with cast stone bases and capitals separating the bays, and decorative garlands in the gables, typical of the Beaux Arts style. The church is five bays wide and eight bays deep with classical detailing including a wide wood cornice with dentil molding. The two-story, pedimented front portico is supported by fluted Ionic columns and has dentil molding at the wide cornice and in the pediment, which is outlined with headercourse brick and has a panel centered on it which reads, "Let us go up to the house of the Lord, 1922." Entrances on each end of the façade are accessed by stone steps up from the sidewalk level and contain paired six-panel doors with stained-glass transoms and a cast stone surround with projecting stone pediment. Between the two entrances are three pairs of stained-glass casement windows with cast stone surrounds. The second-floor level of the façade has five pairs of stained glass windows and the basement level, separated by the watertable has two fixed windows in each of the center three bays, with shared cast stone sills and the watertable forming a continuous header. The side elevations are eight bays deep with brick pilasters separating the bays and resting on the cast stone watertable. The first- and second-floor levels have fixed stained-glass windows in cast stone surrounds with brick spandrel panels between the two floors. The basement level features paired replacement windows in each of the eight bays.

A three-story-with-raised-basement, flat-roofed rear wing at the west end of the church results in a T-shaped plan. The wing is nine bays wide and three bays deep and is simpler in detail than the main church building. A brick parapet wall extends above the cornice, which is aligned with the cornice on the church, and there is a cast stone watertable on the front and side elevations and double-hung windows with cast stone headers and sills. It has paired vinyl windows on the front and side elevations and groups of three windows centered on the rear (west) elevation at each of the upper three levels, flanked by four single windows on each side.

A 1998 cross-gabled addition on the north side of the church nearly doubles the size of the building, but is set back from the façade of the church and affixed to the north elevation of the rear wing, leaving the north elevation of the church visible. It is similarly detailed with a blond brick veneer, raised basement separated from the first floor by a cast stone watertable, window bays separated by brick pilasters with cast stone bases and capitals, a wide wood cornice, and a pedimented gable on each elevation with stucco in the pediments. It is five bays wide and eleven bays deep with the center five bays of the north elevation projecting slightly. It has fixed vinyl windows at the main level and paired casement windows at the basement level, all with cast concrete headers and sills. Basement-level windows are only present in the center five bays of the right (north) elevation with brick stairs extending along the east three and west three bays. The rear (west) three bays of the north elevation, as well as the five bays of the rear (west) elevation, mimic the brick window openings with cast stone headers and sills, but are infilled with brick and the north two basement-level bays of the west elevation have been excluded in favor of a single arched entrance with cast stone surround. A gabled porte-cochere projects from the southwest corner of the 1998 addition with paired Tuscan columns supporting the wide cornice and pedimented gable. The south elevation of the addition is without windows or pilasters differentiating separate bays. The northwest corner of the site has a memorial garden, dedicated in 1976 and encircled with a stone wall that borders the sidewalk. There is parking to

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the rear (west) and left (south) of the church. A bell from the original church stands between the sidewalk and parking area south of the church.

Established in 1854, the original church stood on the north side of Franklin Street, several blocks west of the current site. The church at this location dates to 1922 and appears on the 1925, 1932, and 1949 Sanborn maps as First Baptist Church. Early directories name it the Chapel Hill Baptist Church and it is unclear when it became known as University Baptist Church.

Contributing Object – Bell, c. 1855, 1922 - Located southeast of the church is the bell from the original Baptist Church. The bell itself reads “McNeeley’s West Troy, NY.” It rests on a brick pedestal with granite cap on a brick terrace. The bell was moved to this location in 1922.

Noncontributing Structure – Pavilion, 1922, unknown –The bell is sheltered by a hip-roofed shelter with recent fluted columns supporting a wide, denticulated cornice. The pavilion has been enclosed with metal fencing and four concrete benches are arranged to face the bell.

114 S. Columbia Street – Beta Theta Pi Fraternity House (NR2005) – 1929, 1962, c. 2010
Contributing Building

Individually listed to the National Register in 2005, the Beta Theta Pi Fraternity House is one of the most impressively detailed fraternity houses in West Chapel Hill. The two-and-a-half-story, side-gabled, Colonial Revival-style building is five bays wide and flanked by one-bay-wide, two-and-a-half-story wings with slightly lower gambrel rooflines. The building has a Flemish bond brick exterior, two gable-end brick chimneys on each side of the main block, and vinyl windows throughout with flat brick arches and concrete keystones. The entrance, centered on the façade, is a six-panel wood door with one-light-over-one-panel sidelights and a three-part transom.

Flanking the entrance are four pairs of wood ten-light French doors all opening to the full-width portico with flat roof supported by two-story, Doric columns with a wide cornice and geometric railing at the roofline. The window directly above the entrance, sheltered by the portico, has a small iron balcony. The main roofline has five gabled dormers, each with a pediment and a single vinyl window.

The right (north) wing features paired fifteen-light French doors at the first floor level with arched transoms in an arched brick surround with concrete keystone, a single window at the second floor, and a gabled dormer. The right elevation has two pairs of French doors that open to a brick terrace and a metal fire stair that accesses entrances at the second floor and in the gable. The left (south) wing has paired fifteen-light French doors with five-light sidelights and a blind fanlight at the first floor level, a single window at the second floor, and a gabled dormer. It was raised from two- to two-and-a-half stories in 1962 to match the right wing. The left elevation has three pairs of windows, each with a blind fanlight in an arched brick opening, because the first floor was originally an open porte-cochere with brick piers and arched spandrels. The rear of the building has five pedimented dormers on the main section with one dormer on each of the side wings. A one-story, shed-roofed porch supported by Doric columns extends across the south four bays of the façade. A basement-level, flat-roofed brick wing at the left rear (southwest), constructed between 2010 and 2014, has vinyl windows with flat-arch brick headers and concrete keystones.

The house has one of the largest front lawns of any fraternity house in Chapel Hill with rows of bushes at the sidewalk and along the portico and terraces in front of the building. Low brick walls and an exterior brick fireplace and brick piers with wood pergola are located on the north

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end of the property, adjacent the parking lot for the University Baptist Church. Constructed in 1929, the Beta Theta Pi Fraternity is listed at the address as early as 1935.

Contributing Building – Annex, 1962 – Located at the rear right (northwest) corner of the property, the one-story, side-gabled frame building faces south to an uncovered wood deck. It has board-and-batten sheathing and sliding batten doors on the east elevation. A pop-up monitor centered on the roofline has vents in the gables. Listed as non-contributing in the individual National Register nomination for this property, the annex was constructed in 1962 as a social hall and thus, is within the period of significance for the West Chapel Hill Historic District Boundary Increase.

130-132 S. Columbia Street – Delta Kappa Epsilon Fraternity House – 1970

Non-Contributing Building

Located at the northwest corner of South Columbia Street and West Cameron Avenue, the two-and-a-half-story, side-gabled, Colonial Revival-style building is five bays wide and four bays deep with multiple wings at the rear. The building has a brick veneer, vinyl windows, a denticulated cornice, a slate roof, and an exterior brick chimney in the left (southeast) gable end. The entrance, a six-panel wood door flanked by colonettes and twelve-light sidelights has an arched transom and is located in an arched brick surround with concrete keystone and springers. The entrance is flanked by two narrow six-over-six vinyl windows. On each end of the façade is a vinyl tripartite window with nine-over-nine windows flanking a twelve-over-twelve window with flat-arch brick header with concrete keystone. Six-over-six vinyl windows at the second-floor level have soldier-course brick headers and concrete sills. Paired vinyl windows directly over the entrance have a wood balcony supported by sawn consoles. A two-story, pedimented portico shelters the center three bays of the façade with dentil molding at the cornice and pediment and full-height Corinthian columns. Four gabled dormers on the façade each have plain weatherboards, a slate roof, and a replacement arched six-over-six window flanked by flat pilasters.

One-story, hip-roofed porches on the left and right (northwest) elevations are supported by columns matching those on the front portico, but of a smaller scale. The left porch has a wood railing at the roofline. An uncovered brick terrace extends from the main porch across the full width of the façade and to each of the side porches. The rear of the building has three dormers matching those on the façade. A two-story, gabled hyphen at the right rear (west) connects to a two-story, side-gabled rear wing at the west, both present before 1993. The west wing has a brick veneer and pedimented gables on the north and south elevations with flush sheathing and arched vents in the gables. Vinyl windows are six-over-nine with paneled aprons at the first-floor level and six-over-six at the second floor. An exterior brick chimney and stair are located on the west elevation.

The hyphen has an inset entrance on the northwest elevation with a metal door to a service area and paired vinyl windows at the second-floor level. The southeast elevation is obscured by a one-story, front-gabled wing, constructed since 1992, that fills the space between the main block and west wing of the building. It has a brick veneer, two entrances, each with a vinyl transom, and flanking paired windows beneath an arched fanlight in the gable.

A building appears on the site on the 1925 Sanborn map and the Beta Theta Pi Fraternity is listed at the address as early as 1935. The house was rebuilt after a fire destroyed the original fraternity house on the site in 1970 (Little).

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Dogwood Drive

506 Dogwood Drive – R. S. Matthews House – 1938

Contributing Building

This one-story, side-gabled Ranch house is five bays wide and double-pile, with a front-gabled wing on the right (northeast) elevation, resulting in a T-shaped plan. The house has plain weatherboards, flush eaves on the gables, but deep overhangs on the other elevations, replacement grouped vinyl casement windows throughout, and an interior brick chimney centered on the front-gabled wing. The entrance, a five-light door with rectangular lights arranged vertically, is located on the right end of the façade and sheltered by an inset porch cut out of the front-gabled wing and supported by square columns. Windows at the front right (east) corner of the front-gabled wing are replacement fixed windows with operable hoppers that wrap around the corner of the house. There is an inset, screened porch at the left rear (west corner). Designed by Rufus Nims, the house is said to be the first Ranch house in Chapel Hill. Each room has an outside door, reportedly because the first owner, R. S. Matthews, was claustrophobic (ncmodernist.org). It was sold several times, though Agnes Lepper lived in the house from 1951 to 1979.

507 Dogwood Drive – Fred and Thelma Dasheill House – c. 1957

Non-Contributing Building

This L-shaped, Minimal Traditional-style house has been significantly altered with the addition of projecting, shed-roofed window bays to the front-gabled wing and the addition of a shed-roofed carport on the left (northeast) elevation. The one-story, side-gabled house is two bays wide and double-pile with a prominent, two-bay-wide, front-gabled wing on the left elevation, resulting in an L-shaped plan. It has plain weatherboards and several original eight-over-eight wood-sash windows, though most have been replaced with one-over-one windows. The entrance, a six-panel wood door, is located on the left end of the side-gabled main block and is sheltered by a near-full-width, hip-roofed porch supported by slender columns. There is an interior brick chimney, a gabled ell at the right rear (at the south end of the southeast elevation), and a shed-roofed carport on the left elevation that is supported by square posts and has enclosed storage at the rear. The earliest known occupants are Fred Dasheill, professor at the University of North Carolina, and his wife, Thelma Dasheill in 1957.

508 Dogwood Drive – Clyde C. and Ann Carter House – c. 1955

Non-Contributing Building

This one-story, side-gabled Ranch house is six bays wide and double-pile with board-and-batten sheathing on the façade, asbestos siding on the side elevations, and original two-over-two horizontal-pane wood-sash windows throughout. It has been significantly altered with the construction of a front porch to shelter the entrance, a two-light-over-four-panel door, located near the center of the façade. The front-gabled porch is supported by square columns with wood shingles and a round vent in the gable. A projecting front-gabled bay on the left (southwest) end of the façade has a round vent in the gable and a skylight on the left roof slope. The house has an interior brick chimney, small skylight on the right (northeast) end of the façade, and an entrance on the right elevation that is sheltered by a gabled porch on square posts. The house is set

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slightly below street level with a low stone wall at the street. The earliest known occupants are Clyde C. Carter, associated professor at the University of North Carolina, and his wife, Ann Carter in 1955.

509 Dogwood Drive – Betty J. Rezner House – c. 1956

Non-Contributing Building

This one-story, Ranch house has been significantly altered with the construction of a two-bay-wide, front-gabled porch on the façade. The side-gabled house is four bays wide and double-pile with a painted brick veneer, six-over-six wood-sash windows throughout, and an interior brick chimney. The fifteen-light French door is sheltered by a front-gabled porch supported by square columns with a decorative metal railing and wood siding and a round vent in the front gable. There is a single window in the left (northeast) gable and a gabled carport at the left rear (southeast) supported by square columns. County tax records date the house to 1956 and the earliest known occupant is Betty J. Rezner in 1957.

510 Dogwood Drive – Robert C. and Doris M. Harriss House – c. 1955

Contributing Building

This impressive, two-story, Colonial Revival-style house is three bays wide and double-pile. It has a whitewashed brick veneer with continuous brick beltcourse beneath the second-floor windows, a wood cornice with dentil molding at the roofline, two exterior brick chimneys on the right (northeast) elevation, and an interior brick chimney on the left elevation between the main section and left wing. The house has replacement vinyl windows throughout and the six-panel door, centered on the façade, is located in an inset, paneled bay with classical surround on the façade with fluted pilasters supporting a wood entablature. There is a one-story, flat-roofed porch on the right elevation supported by square columns with low wood railings at the main level and at the roofline. A two-story, gabled ell at the right rear (north) is of frame construction with vinyl siding, but has a dentil cornice matching that on the main section. There is a two-story, gabled brick wing on the left (southwest) elevation, whose roof extends toward the front of the house to shelter a one-story wing. A two-story, hip-roofed frame wing projects from its rear. There is a low stone wall along the street at the front of the property. The earliest known occupants are Robert C. Harriss, president and treasurer of Harriss-Conners Chevrolet Inc., and his wife, Doris M. Harriss in 1955.

511 Dogwood Drive – Sydenham B. and Frances A. Alexander House – c. 1955

Non-Contributing Building

Located on a slight rise with an expansive front lawn, this one-story, side-gabled Ranch house is five bays wide and double-pile with fiber-cement siding and replacement windows throughout. The entrance, centered on the façade, is a six-panel door with wide four-light sidelights and a blind fanlight. It is sheltered by a later, front-gabled porch supported by two-part square columns. To the left of the entrance is a projecting bay with nine-light picture window flanked by three-light windows. The house has an interior brick chimney and a side-gabled wing on the left (northeast) elevation. A gabled wing at the right rear (southeast) is not visible from the street. The earliest known occupants are Sydenham B. Alexander, assistant administrator for the Division of Health Affairs at the University of North Carolina, and his wife Frances A. Alexander in 1955.

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512 Dogwood Drive – Arnold K. and Edna C. King House – c. 1941

Contributing Building

Located slightly below street level with a low stone wall at the street, this one-and-a-half-story, side-gabled Cape Cod house is typical of houses constructed throughout the 1940s. It is three bays wide and double-pile with two pedimented gabled dormers on the façade. The house has a brick veneer on the façade, fiber-cement shingles on the side elevation and on the dormers, and six-over-six wood-sash windows. The entrance, a six-panel wood door centered on the façade, has a classical surround with flat pilasters supporting a plain, flat entablature with dentil molding. There are exterior brick chimneys in the gables, each flanked by narrow windows, and one-story gabled wings on the left and right elevations. The right (northeast) wing is set toward the rear of the house with a nine-light-over-two-panel door on its façade sheltered by an engaged porch supported by square posts with arched spandrels. On the left side are two telescoping gabled wings, each one bay wide. A shed-roofed, frame wing extends from the rear of the leftmost wing. County tax records date the house to 1941 and Arnold K. King, associate dean of the Graduate School at the University of North Carolina, and his wife, Edna C. King are listed as living on Dogwood Drive as early as 1944.

513 Dogwood Drive – Harold D. and Helen Meyer House – c. 1947

Contributing Building

Located on a large, elevated, and wooded lot on the south side of Dogwood Drive, the sprawling, hip-roofed house is difficult to see from the street. The main part of the house is a one-story, four-bay-wide, Ranch form with a projecting, hip-roofed wing on the left (northeast) end of the façade. The house has a wood shingled exterior and distinctive five-light wood casement windows. The entrance, located just right (southwest) of the projecting wing, is a five-light wood door matching the door on 506 Dogwood Drive. To its left is an exterior brick chimney and to its right is a single window. An engaged screened porch on the right end of the façade has wood-framed screens divided into three horizontal bands, mimicking the horizontal divisions of the doors and windows. Visible within the screened porch is a picture window on the façade, flanked by two-over-two horizontal-pane wood-sash windows. A wood pergola extends across this part of the façade, providing additional shade to the entrance and screened porch. A hip-roofed wing projects from the right elevation with a two-bay-deep hip-roofed wing to its rear, flush with its southwest elevation. Projecting from the southwest elevation is an open breezeway connecting to a small, hip-roofed office. Stone retaining walls encircle the property and there are stone walls at the driveway. County tax records date the house to 1947 and the earliest known occupants are Harold D. Meyer, professor at the University of North Carolina, and his wife, Helen Meyer, in 1950.

Contributing Building – Office, c. 1947 - Projecting from the southwest elevation of the house, an open breezeway connects to a small, hip-roofed building. The hip-roofed building is one bay wide and single-pile. It has finishes matching the main house including a wood-shingled exterior and five-light casement windows indicating that it was built concurrent with the main house.

515 Dogwood Drive – Sidney S. and Christine F. Chipman House – c. 1957

Contributing Building

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Located on a large, elevated, and wooded lot on the east side of Dogwood Drive, the gable-on-hip-roofed Ranch house is difficult to see from the street. It is four bays wide and double-pile with a projecting wing at the left (west) end of the façade. It has asbestos siding, replacement vinyl casement windows, and a standing seam metal roof with interior brick chimney. The inset entry, located near the center of the façade has an integrated concrete-block planter on its left side with a single narrow window on the left end of the façade. To the right (east) of the entrance is a wide picture window flanked by one-light casement windows and there is an inset screened porch at the right (southeast) corner of the house. There is a stone retaining wall at the street and stone steps lead from the street to the front door, though the residents clearly use the rear entrance, a door accessed via a large rear wood deck. County tax records date the house to 1957 and the earliest known occupants are Sidney S. Chipman, head of the Department of Maternal and Child Health at the University of North Carolina, and his wife, Christine F. Chipman in 1957.

Non-Contributing Building – Shed, c. 1965 – Located northeast of the house is a small, side-gabled, frame shed with wood shingled exterior, standing-seam metal roof, and architectural elements likely salvaged from other buildings. It has a nine-light-over-two-panel door with fluted pilaster surround and rectangular stained glass windows on the west elevation, and an arched multi-light wood-frame window in the south gable end.

516 Dogwood Drive – Raymond P. and Stella L. Kaighn House – c. 1953
Contributing Building

Located on the west end of Dogwood Drive and slightly below street level, the one-story, side-gabled Ranch house is supported by concrete piers. The main block of the house, located at the left (southwest), is four bays wide with a projecting front-gabled bay on the left end of the façade. The house has fiber-cement siding, replacement vinyl windows throughout, deep eaves, and an interior concrete block chimney. The entrance is located in an inset bay with board-and-batten sheathing and three windows to its immediate left, all of which are sheltered by the overhanging eaves. There is a side-gabled screened porch on the left elevation that is supported by square posts. On the right (northeast) side of the building is a side-gabled wing that is set back from the main façade. It has a shed-roofed carport on the left side, adjacent to the main block, that is supported by metal posts on a concrete wall and includes enclosed storage at the rear. The right end of the wing has windows that wrap around the exterior corners and is supported by laminated beams on concrete piers. County tax records date the house to 1953 and the earliest known occupants are Raymond P. and Stella L. Kaighn in 1955.

519 Dogwood Drive – George C. and Sally W. Ham House – c. 1955
Contributing Building

Located on a slight rise on the east side of Dogwood Drive, this one-story, side-gabled, Minimal Traditional-style house has an expansive front lawn with stone wall and steps at the front and a stone wall at the driveway on the north side of the house. The house is three bays wide with a painted brick veneer, six-over-six wood-sash windows, and an interior brick chimney. The entrance, centered on the façade, has a one-light screened door and is sheltered by a front-gabled porch on paneled square columns. A shed-roofed dormer extends across the rear elevation. There is a one-bay-wide, wing on the left (southwest) elevation, flush with the façade. It connects to a later, side-gabled wing, constructed before 1993. The wing has wood siding and paired one-light

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French doors on the façade, obscured by a deck enclosed with wood lattice. The earliest known occupants are George C. Ham, professor at the University of North Carolina, and his wife, Sally W. Ham in 1955.

522 Dogwood Drive – Donald and Margaret M. Richardson House – c. 1959

Contributing Building

Set back from the street on a wooded lot, this two-story, hip-roofed Colonial Revival-style house is three bays wide and double-pile. It has a painted brick veneer on the main level with board-and-batten sheathing on the second floor, which overhangs the first floor slightly, supported by a modillion cornice that runs between the floors. The entrance is located in an inset, paneled bay with a classical surround with fluted pilasters. There is an exterior brick chimney on the right (north) elevation and a one-story, hip-roofed wing on the left (south) elevation with a projecting bay window with paneled aprons on its façade. The earliest known occupants are Donald and Margaret M. Richardson in 1959.

Contributing Building – Garage/Guest House, c. 1960 – Southeast of the house, adjacent to Dogwood Drive, is a one-story, hip-roofed building with basement-level garage and apartment above. The building has a brick foundation, plain wood weatherboards, six-over-six wood-sash windows and wood six-light casement windows, and a standing-seam metal roof with louvered cupola. A six-light-over-four-panel door on the north elevation is sheltered by a shed-roofed porch supported by square posts. There is an exterior brick chimney on the east elevation and a shed-roofed screened porch on square posts on the south elevation.

524 Dogwood Drive – Kenneth and Frances Brinkhous House – 1950

Contributing Building

Located on the southwest end of Dogwood Drive, the house features a long, traditional rectangular form that is set on a site that slopes down significantly to the rear with a walkout basement and the brick foundation extending beyond the building to serve as retaining walls for the site. The one-story, side-gabled Contemporary house features a wood-shingled exterior, deep overhangs with large exposed purlins in the gables, and a low-pitched gabled roof covered with tar and gravel. Near the center of the façade is a deep, flat-roofed porch supported by a wood wall down its center and a single wood support at the northeast corner. The wood wall features enclosed outdoor storage on its left side and a solid wood door, the main entrance to the house, on its right. Immediately right of the entrance are seven fixed, textured glass windows each at the main and basement levels, separated by wood spandrels. At the far right end of the façade is an original metal casement window. Left of the entrance are grouped vinyl casement windows and a solid metal door. A modern wood deck extends around the left (south) elevation, connecting to a large deck and play structure south of the house. A window wall on the rear elevation provides access to a deck and views of the woods.

The house was designed by James Webb for Kenneth and Frances Brinkhous in 1950 (Little). Dr. Kenneth Brinkhous was a professor of pathology in the School of Medicine at the University of North Carolina and a noted hematologist (Little). The landscape was designed by Lewis Clarke (www.ncmodernist.com).

Contributing Structure – Carport, c. 1955 – Southeast of the house, adjacent to Dogwood Drive, is a shed-roofed carport supported by square posts with vertical wood screening on the side and rear elevations.

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526 Dogwood Drive – Daniel S. and Best M. Okun House – c. 1957

Contributing Building

Located at the southwest end of Dogwood Drive, the one-story, side-gabled, Contemporary house is located below street level with an exposed basement and large windows on the rear of the building overlooking the wooded lot. The house is five bays wide with vertical wood plywood sheathing, grouped slider windows, and a low-pitched, standing-seam metal roof with deep eaves and exposed purlins and rafter tails. The entrance, located near the center of the façade is a fifteen-panel door with wide, textured-glass sidelight. At the left (east) end of the building is an inset, porch supported by square posts with a sunroom to its rear, at the southeast corner, that has full height windows and clerestory windows extending up to the gabled roofline. The rear of the house features an exposed concrete-block basement, a modern deck at the left rear, and a massive concrete-block chimney centered on the rear elevation. County tax records date the house to 1957 and the earliest known occupants are Daniel S. Okun, department head at the University of North Carolina, and Best M. Okun in 1957.

Non-Contributing Building – Garage, c. 1995 – Located east of the house is a side-gabled, two-car garage with basement living space. While constructed later, its finishes match that of the main house with an exposed concrete-block foundation, vertical wood sheathing, and a standing-seam metal roof with exposed purlins in the gables. It has single casement windows on the side and rear elevations.

527 Dogwood Drive – Clifford M. and Elizabeth R. Sturdevant House – c. 1955

Contributing Building

A late example of the Colonial Revival style in West Chapel Hill, this two-story, side-gabled house is three bays wide and double-pile. It has aluminum siding, paired eight-over-eight wood-sash windows, flush eaves, and an exterior brick chimney on the right (northeast) elevation flanked by four-over-four windows in the gable. The eight-panel door, centered on the façade, has four-light-over-one-panel sidelights and a pedimented surround with fluted pilasters. There is a one-story, gabled screened porch on the right elevation and a one-story, side-gabled wing on the left (southwest) elevation. The house is located above street level with an expansive front lawn and a stone retaining at the street. The earliest known occupants are Clifford M. Sturdevant, professor at the University of North Carolina, and his wife, Elizabeth R. Sturdevant, in 1955.

Non-Contributing Building – Garage, c. 1995 – Located to the rear (northeast) of the house is a large, front-gabled, two-car garage with garage doors on the east elevation and solar panels on the southeast-facing roof slope.

529 Dogwood Drive – Gordon W. and Elizabeth L. Blackwell House – c. 1937

Non-Contributing Building

This two-story, side-gabled, Colonial Revival-style house is three bays wide and double-pile with aluminum siding, eight-over-eight wood-sash windows, flush eaves, a replacement metal roof, and an exterior brick chimney in the right (east) gable end. Centered on the façade is a six-panel wood door with four-light-over-one-panel sidelights and an arched transom. It is sheltered by a flared, hip-roofed porch with standing-seam metal roof with dentil molding at the roofline and supported by paired square posts. The porch is flanked by brick planters integrated into the foundation of the house. The main two-story section is flanked by one-story wings that are each

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one bay wide and there is a two-story, gabled ell at the rear (north). The building has been significantly altered with the addition of a shed-roofed brick hyphen projecting from the right elevation of the right one-story wing. It has windows across its front (south) elevation and connects to a modern, shed-roofed, brick wing with clerestory windows. Both the hyphen and shed-roofed wing were constructed before 1993. Located on a large lot, the house has an expansive front lawn with a stone wall at the street. County tax records date the house to 1937 and the earliest known occupants are Gordon W. Blackwell, professor at the University of North Carolina, and his wife, Elizabeth L. Blackwell, in 1944.

Contributing Building – Garage, c. 1937 – Located northwest of the house is a side-gabled frame garage with aluminum siding, a modern metal roof, and a wide open garage bay on the south elevation.

530 Dogwood Drive – Westwood Park – c. 1925, c. 1995

Contributing Site

Located on the south side of Dogwood Drive, the irregularly shaped parcel was included as a park in the 1925 plat of Forest Hills. The forested site appears always to have served primarily as a natural space with mature trees and gravel paths. A small wood sign facing Dogwood Drive reads “Westwood Park.” A modern playground was installed near the center of the park between 1993 and 1998, in an area cleared of trees.

531 Dogwood Drive – Thomas M. Stanback House – 1948

Non-Contributing Building

Located on a wooded lot where the curve of Woodland Avenue intersects Dogwood Drive, the one-story, side-gabled Ranch house features several intersecting side-gabled roof forms resulting in a long façade that is eight bays wide with projecting and recessed bays. The house has a low-pitched roof with deep overhangs, a combination of vertical wood siding at the center of the building and wood shingles near the right (northwest) and left (southeast) ends. It has been significantly altered with the alteration of the front-gabled porch to included brick supports and the addition of a garage wing on the left elevation. An inset entrance near the center of the façade has a one-light door with one-light sidelights and is sheltered by a later, front-gabled, porch with low-pitched roof supported by full-height brick piers on a brick knee wall. There are grouped fixed windows flanking the entrance, and basement-level windows to the right of the entrance. The rightmost bay has grouped vinyl casement windows and a small, shed-roofed wing projects northeast from the northwest elevation. Windows on the façade are generally small with larger windows opening to the wooded rear lot. Constructed between 1998 and 2010, a side-gabled, three-car frame garage, faces Dogwood Drive to the south. It is connected to the southeast end of the house by a covered breezeway. The garage has a wood-shingled exterior and three overhead doors on the south elevation. The house, formerly addressed as 533 Dogwood, was designed by James Webb for Thomas M. Stanback in 1948 (Little). However, Stanback didn’t live in the house long; as early as 1955, it was occupied by M. H. Banks.

532 Dogwood Drive – Bradley-Franks-Pitotti House – c. 1955

Contributing Building

Located on the east side of Woodland Avenue at the intersection of Valentine Avenue, this house has a Dogwood Drive address. The one-story, side-gabled, Ranch house is four bays wide and

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double-pile with a projecting front-gabled wing on the left (north) end of the façade with an integrated brick planter that extends across the front of the wing. It has aluminum siding, brick veneer on the lower part of the façade only, vinyl windows throughout, and an interior brick chimney. A six-panel wood door located to the right of the front-gabled wing is sheltered by a flat-roofed porch supported by a square column on a brick pier. There is a single window in the right (south) gable, an original four-over-four wood-sash window centered on the left elevation, and a metal, shed-roofed porch on the rear (east) elevation. A gabled bay at the right rear (southeast) has an entrance on its south elevation that is sheltered by a gabled porch on square posts. The earliest known occupants are Dorothy N. Bradley, University of North Carolina School of Nursing, Sue M. Franks, and Rena Pitotti in 1955.

NE of 531 Dogwood Drive
VACANT LOT

Fraternity Court

102 Fraternity Court – Sigma Chi Fraternity House – 1923

Contributing Building

Located on the northeast end of Fraternity Court, the two-story hip-roofed, Colonial Revival-style fraternity house is nine bays wide with a two-story flat-roofed portico sheltering the center five bays of the façade. The house has brick veneer with concrete watertable, exterior end brick chimneys, and six-over-six vinyl windows with flat-arch brick headers with concrete keystones and concrete sills. The entrance, centered on the façade, contains paired six-panel wood doors with a blind transom. It is flanked by narrow windows and topped by a pair of windows at the second-floor level. The flat-roofed portico is supported by two-story fluted Doric columns on a concrete floor and is accessed by concrete steps with brick knee walls. Above the portico, are three barrel-roofed dormers, each with a three-over-six vinyl window with blind fanlight.

Windows on the right (northeast) and left (southwest) end of the first-floor façade are six-over-six vinyl windows flanking a sixteen-light vinyl picture window. The right and left elevations are symmetrical with paired vinyl windows flanking the corbelled brick chimneys and a single window at the north end of each elevation and exterior metal fire stairs accessing the second-floor windows. Three-part windows centered on the rear (northwest) elevation are located between floor levels and likely illuminate an interior stairwell. The house has brick sidewalks and a low stone wall at the street. A cornerstone at the left end of the façade reads "Alpha Tau Chapter of Sigma Chi Fraternity 1923." The house appears on the 1925 Sanborn map and the 1935 directory lists it as the Sigma Chi Fraternity House.

106 Fraternity Court – Pi Kappa Alpha Fraternity House – c. 1928

Contributing Building

This two-and-a-half-story, side-gabled, Colonial Revival-style fraternity house is five bays wide and flanked by one-story porches. It has a brick veneer, vinyl windows throughout, a dentil cornice at the roofline, and two interior brick chimneys. The entrance, centered on the façade, features paired wood doors with a five-light transom in a classical surround with single-light sidelights. It is sheltered by a half-round porch on Doric columns with a dentil cornice at the roofline. Flanking the entrance at the first-floor level are four double-hung windows with

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fanlights in arched brick surrounds with cast concrete keystones and springers. Second-floor windows have flat concrete headers and concrete sills. Three gabled dormers, centered on the façade, have wood sheathing, and arched vinyl windows flanked by pilasters. A brick terrace extends the full width of the façade connecting to an open porch on the right (northeast) elevation that is supported by grouped Doric columns, has a metal railing at the roofline, and shelters three pairs of doors on the right elevation, each with a vinyl fanlight. On the left (southwest) gable end, the terrace connects to a one-story porch with grouped columns and a metal railing matching those on the east porch, but is enclosed with vinyl windows with vinyl transoms on a frame knee wall with vertical wood sheathing. There are tripartite windows in the right and left pedimented gables. The rear elevation has a near-full-width, flat-roofed wing that is two bays deep and has a brick veneer and concrete headers and sills at the windows, matching those on the main part of the building, though a number of the window openings have been infilled with brick. Barely visible above the rear wing are gabled and shed-roofed dormers on the rear elevation of the main block. The building is accessed by a brick walk and there are stone walls at the front and left sides of the building. County tax records date the building to 1928 and the 1935 directory lists it at the Pi Kappa Alpha Fraternity House.

107 Fraternity Court – Fraternity House – c. 1925, 1992

Non-Contributing Building

This two-and-a-half-story, hip-roofed, Colonial Revival-style fraternity house has been significantly altered with the construction of a flush entrance in lieu of the original recessed entry, the construction of a later porch, and the addition of a three-story, gabled wing on the right (southwest) elevation. The house is five bays wide with a brick veneer with soldier-course belt course between the first and second floors, soldier-course brick headers on the windows and doors, and vertical bands of brick surrounding the bays on the first-floor façade. The entrance, centered on the façade, was originally recessed, similar to a commercial storefront, but was rebuilt in 1992 with an entrance flush with the façade. It features paired six-panel doors with one-light sidelights and a four-part transom. It was initially flanked by narrow windows, but those were later removed and the openings infilled with brick. A post-1992, hip-roofed porch spans nearly the entire width of the façade and is supported by Doric columns on brick bases resting on a concrete knee wall. The center bay of the porch projects, sheltering concrete steps to the front entrance. There are five pairs of vinyl windows at the second-floor level. Three hip-roofed dormers on the façade have vinyl siding and paired vinyl windows. A metal fire stair on the left (northeast) elevation accesses a hip-roofed dormer on that elevation. There is a two-story, hip-roofed wing at the left rear (southeast) that connects to a one-story, flat-roofed frame wing with vinyl siding. On the right elevation, the main ridge of the hipped roof has been extended to create a three-story, asymmetrical-gabled wing, separated slightly from the right elevation. The wing features vinyl siding on the elevations that intersect the original roof and brick veneer on the other elevations with stacked fixed one-light windows on the right gable end.

The building dates to at least 1925, as it is present on the 1925 Sanborn map. It appears to have been occupied by several different fraternities over the years including Theta Chi in 1935, Delta Sigma Pi in 1946, and Pi Lambda Phi from 1950 through the early 1990s. The building had fallen into disrepair and was heavily renovated and enlarged in 1992 with a new entrance that included the removal of narrow windows flanking the entrance. It is currently occupied by Alpha Epsilon Pi.

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109 Fraternity Court – Sigma Nu Fraternity House – c. 1924, 1970

Contributing Building

Located on the west end of Fraternity Court, the three-story, hip-roofed, Colonial Revival-style fraternity house is five-bays wide and flanked by two-story frame wings. The house has a brick veneer, two interior brick chimneys, vinyl windows with flat-arch brick headers and concrete sills on the main block, and a combination of vinyl and six-over-six wood-sash windows on the side wings. The entrance, centered on the façade, is a replacement six-panel door flanked by one-light sidelights, and topped by a fanlight in a larger arched opening. It is flanked by four pairs of ten-light French doors, each with a blind fanlight and within an arched brick surround with cast concrete keystone and springers. The entrance is sheltered by a full-width, two-story portico supported by full-height Doric columns with a wood railing at the roofline. The two-story wings feature full-height wood columns, grouped windows with paneled aprons below, horizontal wood sheathing, and metal railings at the roofline. A later wood ramp on the northwest elevation connects to a wood deck at the rear (west) side of the building. A gabled breezeway on the left (south) side of the left wing is supported by square posts and connects to a low, one-story, gabled wing with brick veneer, vertical wood sheathing on the upper part of the wall and in the gables, and an entrance and skylights on its north elevation. County tax records date the main building to 1924 and the annex to 1970. The main building appears on the 1925 Sanborn map and the Sigma Nu fraternity is listed in the building as early as 1935.

112 Fraternity Court – Sigma Alpha Epsilon Fraternity House – c. 1924

Contributing Building

Located at the southwest corner of Fraternity Court and South Columbia Street, this two-and-a-half-story, side-gabled, Colonial Revival-style fraternity house is three bays wide and four bays deep with a full-width, hip-roofed rear wing. The house has a brick veneer, a soldier-course brick beltcourse at the top of walls, separating them from the gables, a modillion cornice, exterior end brick chimneys, and vinyl windows with brick sills. The entrance, centered on the façade, features a six-panel wood door with three-light-over-one-panel sidelights and an arched transom. It has a classical surround and a small, flat-roofed porch supported by Doric columns with a modillion cornice and wood railing at the roofline. Flanking the entrance are tripartite windows with decorative arched brick transoms infilled with brick. There are two hip-roofed dormers on the façade, each with slate siding and vinyl windows flanked by pilasters. There is a metal fire stair on the right (southwest) elevation and a one-story, flat-roofed porch on the left (northeast) elevation is supported by Doric columns and has a wood railing at the roofline. A metal fire stair extends from the porch roof to a door in the gable and there is a wood stair from the ground level to the porch roof. There are hip-roofed dormers, matching those on the façade, on the side and rear (southeast) roof slopes of the rear wing. County tax records date the building to 1924 and it appears on the 1925 Sanborn map. The Sigma Alpha Epsilon fraternity is listed in the building as early as 1935.

Kenan Street

124 Kenan Street – W. T. Durham House – c. 1955

Contributing Building

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Set back from the street with a gravel parking area in front of it, this one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile with the right bay located under a slightly higher roofline. The house has a brick veneer on the façade with vinyl siding on the side elevations, flush eaves, a wide fascia board with narrow molded cornice, and an interior brick chimney between the left (south) two bays. It has eight-over-eight wood-sash windows in the left two bays and a picture window in the right (north) bay is flanked by four-over-four windows. The entrance is located on the right elevation and is sheltered by a side-gabled porch supported by square posts and enclosed with screens. The earliest known occupant is W. T. Durham, employee of Quality Cleaners, in 1955, though the street address was 120 Kenan in 1955.

McCauley Street

322 McCauley Street – H. C. Wells House – c. 1915

Contributing Building

Typical of worker housing building in nearby Carrboro, this one-story, side-gabled vernacular house features two entrances on the façade. It is four bays wide and single-pile with a gabled ell at the right rear (northeast) and has plain weatherboards and four-over-four wood-sash windows. The one-light-over-two-panel door and five-panel door, as well as the two windows on the façade, are sheltered by a hip-roofed porch supported by square posts. There are exposed rafter tails in the gable ends and rectangular louvered vents in the gables. A rubble stone wall extends along the sidewalk in front of the house. A building appears on this site on the 1915 Sanborn map, but the earliest known occupant is H. C. Wills in 1930.

Contributing Building – Shed, c. 1920 – Located northwest of the house, the front-gabled, frame shed has vertical wood sheathing and batten doors on the south gable end.

400 McCauley Street – J. F. Partin House – c. 1915, c. 1955

Non-contributing Building

This early-twentieth century, hip-roofed vernacular house was likely altered in the mid-twentieth century with the addition of the brick veneer, making the building non-contributing. The house is three bays wide and double-pile with two-over-two wood-sash windows throughout and a replacement door centered on the façade. A near-full-width, hip-roofed front porch is supported by square columns. There is a wide, shed-roofed addition at the rear (northwest), likely dating to the 1950s, and the left rear windows have been replaced with smaller windows. A building appears on this site on the 1915 Sanborn map, but the earliest known occupant is J. F. Partin in 1930. The brick veneer was likely added in the 1950s.

400 ½ McCauley Street - Duplex – c. 1950

Contributing Building

Likely constructed in the late 1940s or early 1950s as a response to the growing student population following World War II, this one-story, front-gabled vernacular duplex is located northeast of the house at 400 McCauley Street. The building is four bays wide with asbestos siding, an interior brick chimney, vinyl windows, and two replacement hollow-core metal doors on the facade. An engaged, front-gabled porch shelters both entrances and is supported by square posts.

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402 McCauley Street – Duplex – c. 1950

Contributing Building

Similar in form to the duplex at 400½ McCauley Street, this one-story, front-gabled vernacular duplex is also four bays wide with asbestos siding and an interior brick chimney. The two replacement front doors, centered on the façade, are sheltered by a shed-roofed porch supported by square posts. The building retains paired four-light metal-framed casement windows on the façade, a louvered vent in the front gable, and exposed rafter tails. It is set back from the street between 400 and 404 McCauley Street.

404 McCauley Street – Triplex – c. 1955

Contributing Building

This one-story, Minimal Traditional-style house has a front-gabled wing on the left (west) end of the façade and a side-gabled wing at the right rear (northeast corner), resulting in an L shape with a flat-roofed section at the right front (southeast), filling in the L and creating a rectangular-shaped volume. The house has a raised concrete block basement, asbestos siding, and two-over-two horizontal-pane wood-sash windows. There are paired windows centered under the gable on the left end of the façade, an entrance near the center of the façade, inset slightly with a replacement door, grouped windows to the right (east) of the door, and a corner brick chimney at the southeast corner of the house. The right two bays are sheltered by a shed-roofed porch supported by decorative metal posts with a brick stair leading to the inset entrance and an integrated brick planter beneath the rightmost bay. The northeast elevation is five bays deep with a shed-roof supported by square posts extending across the south three bays of the elevation and sheltering an entrance to a basement-level apartment with paired metal casement windows. The left elevation is four bays deep with a three-light-over-three-panel door at the basement level sheltered by a small shed roof on square posts. There is a partially enclosed, gable-roofed screened porch at the right rear. The building is currently divided into at least three apartments and may have been constructed as such. The earliest known occupant is George H. Spooner in 1955.

407 McCauley Street – Apartment Building – c. 1984

Non-Contributing Building

This large, clipped side-gabled, four-unit building is oriented to face southwest, with a blank gable end facing McCauley Street to the north. The two-story-with-raised-basement building has a brick veneer with and vinyl windows. The basement and first-floor levels of the west elevation are inset and sheltered by a full-width porch supported by full-height brick piers with decorative square concrete detailing. The basement level features a single entrance to each unit. The main entrance is located at the first-floor level, which is accessed from a brick stair and front-gabled entrance porch with square columns on the northwest elevation. Metal railings in a square pattern extend the full width of the porch. The third floor level is of frame construction with each unit defined by a front gable with four windows and a sawn starburst pattern in the gable. The rear (northeast) elevation matches the southwest elevation, but with wood-framing in lieu of the open porches, each with a single door and several windows. Brick steps and retaining walls extend across the front of the property and the driveway to the west of the building. Constructed on the site of an earlier house, county tax records date the apartment building to 1984.

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408 McCauley Street – J. Humphreys House – c. 1930

Contributing Building

This one-story, side-gabled, Colonial Revival-style house is three bays wide with a full-width, gabled rear wing making it four pile. It has plain weatherboards, nine-over-one wood-sash windows on the façade, six-over-one wood-sash windows on the side elevations, an interior brick chimney on the rear wing, and an exterior brick chimney on the left (southwest) elevation flanked by four-light windows. The entrance, centered on the façade though obscured by a screened door, is sheltered by a pedimented, front-gabled single-bay porch supported by Doric columns. There is a projecting bay with a group of four windows on the right (northeast) elevation. In front of that bay is a flat-roofed porch supported by square columns with exposed rafter tails and sheltering paired fifteen-light French doors on the east elevation of the house. The earliest known occupant is J. Humphreys in 1930.

409 McCauley Street – J. S. Fowler House – c. 1935

Contributing Building

This one-story, front-gabled, Craftsman-style house is two bays wide and triple-pile. It has German-profile weatherboards, six-over-six wood-sash windows, an interior brick chimney and exposed rafter tails. The entrance, located on the left (east) end of the façade, is a nine-light-over-two-panel wood door with three-light-over-two-panel sidelights with textured glass and is sheltered by a front-gabled porch with exposed rafter tails supported by knee brackets. To the right (west) of the entrance and on the left elevation are tripartite windows with six-light windows flanked by two-over-two windows. A projecting bay in the front gable has three replacement windows. The earliest known occupant is J. S. Fowler in 1935.

Contributing Building – Garage, c. 1935 – Located southeast of the house is a front-gabled, frame garage with German-profile weatherboards, paired batten doors, and a shed-roofed bay on the west elevation with flush sheathing and paired batten doors.

410 McCauley Street – Richard F. Donnan House – c. 1947

Contributing Building

This one-story, front-gabled vernacular house is two bays wide and triple-pile with German-profile weatherboards, vinyl windows, and an interior brick chimney. A nine-light-over-one-panel door on the right (east) end of the façade is sheltered by a front-gabled porch supported by square columns. There are paired windows on the left (west) end of the façade and an original six-light window in the front gable. A window on the left elevation has been shortened and there is an inset screened porch at the right rear (northeast). County tax records date the house to 1947 and the earliest known occupant is Richard F. Donnan in 1950.

411 McCauley Street – Gordon F. Harris House – c. 1940

Contributing Building

This one-story, side-gabled, Minimal Traditional-style house is three bays wide and triple-pile with a wide, gabled rear wing. It has German-profile weatherboards, flush eaves, and vinyl windows. A replacement door, centered on the façade, is sheltered by a front-gabled porch supported by square columns. One window on the right (southwest) elevation has been shortened. There is a basement-level entrance on the right elevation and an entrance on the left

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(northeast) elevation of the rear wing is sheltered by a gabled roof on knee brackets. The earliest known occupant is Gordon F. Harris in 1940.

West Patterson Place

411 W. Patterson Place – Duplex – c. 1974

Non-Contributing Building

Oriented to face southwest with its gable end facing West Patterson Place, this one-story, side-gabled Ranch duplex is six bays wide with a brick veneer and plain weatherboards in the gables. The building is symmetrical with a two-bay-wide, projecting front-gabled bay centered on the façade with two pairs of six-over-six wood-sash windows. On either side of the projecting bay is a four-light-over-four-panel door sheltered by a small shed roof on square posts and accessed by a brick stair. The left (north) and right (south) ends of the façade each have sixteen-light wood picture windows flanked by six-over-six wood-sash windows. The left elevation, facing West Patterson Place, is three bays wide with an entrance on the east end, a six-over-six wood-sash window in the center, and a replacement vinyl window on the west end. County tax records date the house to 1974 and the earliest known occupant is Mary D. Walter, a student, in 1975.

413 W. Patterson Place – Hole-Maaske Duplex – c. 1944

Contributing Building

One of three houses constructed on this end of West Patterson Place in the early- to mid-1940s, that were likely constructed as rental housing and possibly by the same owner. The one-story-with-raised basement, Minimal Traditional-style house stands adjacent to and faces the west end of West Patterson Place. It is three bays wide and double-pile with a brick foundation, covered with stucco on the façade. It has German-profile weatherboards on the main level and vertical wood sheathing in the gables with a sawtooth pattern at the bottom edge of the sheathing. The house has vinyl windows throughout, louvered vents in the gables, and an interior brick chimney. A basement-level entrance centered on the façade has a nine-light-over-two-panel door sheltered by a gabled roof on metal brackets. An entrance on the left (northeast) elevation is sheltered by a gabled roof on square posts and accessed by a brick stair. A brick and concrete stair on the rear (southeast) elevation accesses a third entrance. County tax records date the house to 1940 and the earliest known occupants are Elizabeth A. Hole and Margaret Lee Maaske in 1944.

415 W. Patterson Place – Benjamin Schreiber House – c. 1946

Contributing Building

Set back from the street southwest of the duplex at 413 West Patterson Place, this one-story, side-gabled, Minimal Traditional-style house is five bays wide and double-pile with the right (west) and left (east) bays recessed slightly under lower rooflines. The house has German-profile weatherboards, vertical board-and-batten in the gables, exposed rafter tails, vinyl windows throughout, and an interior brick chimney. A nine-light-over-two-panel door centered on the façade is sheltered by a small front-gabled porch supported by square posts. The earliest known occupant is Benjamin Schreiber in 1946.

419 W. Patterson Place – House – c. 1945

Contributing Building

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Set back from the street southeast of the duplex at 413 West Patterson Place and just east of the house at 415 West Patterson Place, this one-story, front-gabled, Minimal Traditional-style house is oriented to face northeast. The house is two bays wide and triple-pile with board-and-batten sheathing, German-profile weatherboards in the gables with scalloping on the bottom board, and a louvered vent in the peak of the gable. The house has vinyl windows, exposed rafter tails, and an interior brick chimney. A replacement nine-light-over-two-panel door on the northeast elevation is sheltered by a shed-roofed porch on paired wood posts with lattice between the posts and is accessed by a brick stair. A shallow gabled wing projects from the left (southeast) side of the house, flush with the façade. County tax records date the house to 1940 though the address does not appear on city directories until after 2000, likely because of changing addresses on this end of the street. The building was mostly likely built in the early- to mid-1940s along with the other three houses on this end of the street.

Pittsboro Street

207 Pittsboro Street – Delta Psi Fraternity House/St. Anthony Hall – c. 1960

Contributing Building

A rare example of Modern architecture in the northeast part of the district, the Delta Psi Fraternity House, also known as St. Anthony Hall, stands in stark contrast to the Colonial Revival-style fraternity houses to its north. The two-story, side-gabled building is five bays wide with replacement casement windows at the first and second floors, installed after 1992. Windows are typically paired, separated by a flush wood spandrel and the second-floor windows have fixed transoms. The center bay features a group of eight fixed windows, stacked four on four, at the second-floor level. The first-floor level of the center bay has a solid wood door on the right end, and three fixed panels with fixed transoms above to its left. A flat-roofed metal awning separates the first- and second-floor levels of the center bay. There are two entrances on the northwest elevation and one on the southeast elevation with exterior metal stairs leading to the upper-level doors. The rear of the building features paired one-light doors on the first- and second-floor levels. The second-floor doors have fixed one-light transoms and open to a shallow wood deck with wood railings. Delta Psi occupied a building on this site as early as 1944, though the current building dates to about 1960.

Ransom Street

Behind 208 and 210 Ransom Street

VACANT LOT

West University Drive

305 W. University Drive – G. Franck House – c. 1944

Contributing Building

Typical of 1940s construction, this one-story side-gabled, Minimal Traditional-style house is three bays wide and double-pile with asbestos siding, eight-over-eight wood-sash windows on the façade, and six-over-six windows on the side elevations. Centered on the façade, the four-light-over-four-panel wood door has a classical surround with pilasters supporting a plain

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entablature. There is an exterior brick chimney on the right (southwest) elevation flanked by six-light windows in the gable. There is a single window in the left (northeast) gable with a louvered vent above it. A shed-roofed wing extends from the left rear (southeast). A gravel driveway and parking pad covers much of the front lawn. While county tax records date the house to 1938, the earliest known occupant is G. Franck in 1944.

311 W. University Drive – Mrs. G. R. Schnibben House – c. 1944

Contributing Building

This one-story, side-gabled, Minimal Traditional-style house is five bays wide with a wood-shingled exterior, vinyl windows, and an interior brick chimney. The entrance, a solid wood door, is centered on the façade in a three-bay-wide inset entrance bay and is flanked by windows and accessed by brick steps. An entrance on the left (northeast) elevation is sheltered by a shed-roofed porch on square posts. A one-story, shed-roofed wing extends across the rear elevation. The earliest known occupant is Mrs. G. R. Schnibben in 1944.

Non-Contributing Structure – Carport, c. 1965 – Located southeast of the house is a flat-roofed carport supported by square posts with exposed rafters and enclosed storage at the rear.

312 W. University Drive – Howard R. and Dorothy W. Ritchie House – c. 1952

Contributing Building

Set back from West University Drive, this one-story, side-gabled house has a deep front lawn, but the rear of the house is located very near Vance Street. The Ranch house is four bays wide and double-pile with Masonite siding, four-over-four wood-sash windows, and an interior brick chimney. There is a projecting front-gabled bay centered on the façade with a painted brick veneer and a projecting bay window with a twelve-light window flanked by two-over-two horizontal-pane wood-sash windows. The entrance is located immediately right (east) of the projecting bay, a four-light-over-four-panel wood door sheltered by a shallow shed-roofed porch on a square post. A gabled breezeway on the left (west) end of the façade connects to a side-gabled garage that is accessed from Vance Street at the rear (north) and has a decorative gable and single window on its façade (south). There is a gabled ell at the right rear (northeast) and two-over-two horizontal-pane wood-sash windows on the rear elevation. A curved stone retaining wall is located southwest of the house, bisecting the front lawn. County tax records date the house to 1952 and the earliest known occupants are Howard R. Ritchie, a manager at the book exchange at the University of North Carolina, his wife Dorothy W. Ritchie, and their son Howard R. Jr., an employee of UNC, in 1955.

Non-Contributing Building – Chicken Coop, c. 1985 – Located southeast of the house is a side-gabled, frame chicken coop with Masonite-covered exterior, fixed windows and a single door on the west elevation, and a fenced area south of the building.

313 W. University Drive – Herndon-Lanier House – c. 1952

Contributing Building

A rare example of a split-level house in the district, this house features a three-bay-wide, one-story, hip-roofed section on the left (northeast) with a two-bay-wide, two-story section to its right (southwest). The house has asbestos siding, brick on the lower one-half of the one-story façade, two-over-two horizontal-pane wood-sash windows, and an interior brick chimney near the rear

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of the two-story section. The entrance, located on the right end of the one-story section, is a six-panel wood door with wide, three-light sidelights and is accessed by an uncovered wood deck that spans the width of the one-story section. There is a wood trellis west of the house and a low stone wall at the street. County tax records date the house to 1952 and the earliest known occupants are Mrs. J. A. Herndon and Edwin S. Lanier in 1955. The two may have been related as they were listed, with Rev. J. A. Herndon at a house on Park Place in 1950.

314 W. University Drive – Y. Z. and Indy H. Cannon House – c. 1940

Contributing Building

Set well back from the street, this two-story, side-gabled, Colonial Revival-style house has a deep front lawn, but very shallow rear lot where it abuts Vance Street. The brick house is three bays wide and double-pile with eight-over-eight wood-sash windows with soldier-course brick lintels at the first floor facade. Three gabled wall dormers on the facade have six-over-six wood-sash windows and flush wood sheathing and the side and rear elevations also have six-over-six wood-sash windows. The entrance, centered on the facade, is a six-panel wood door with four-light-over-one-panel sidelights and is sheltered by a front-gabled porch supported by slender columns. The house has an interior brick chimney and a shed-roofed wing on the right (northeast) elevation that is covered with fiber-cement siding and has twenty-five-light picture windows on its southeast and northeast elevations. A one-story, gabled breezeway on the left (southwest) elevation connects to a one-and-a-half-story, side-gabled frame wing with vinyl siding and windows and two gabled wall dormers on the facade. An entrance on the left elevation of the wing is sheltered by a shed-roofed porch on brackets. The earliest known occupants are Y. Z. Cannon, an employee at Carolina Barber Shop, and his wife, Indy H. in 1940.

315 W. University Drive – Rosalie W. McNeill House – c. 1957

Contributing Building

This three-part, Colonial Revival-style house has a two-story, hip-roofed center section flanked by one-story, side-gabled wings. The center section has a brick veneer, eight-over-eight wood-sash window at the first floor, six-over-six wood-sash windows at the second floor, and an interior brick chimney on the right (southwest) elevation. The entrance, located on the left (east) side of the facade is a six-panel wood door with classical surround with fluted pilasters and an arched pediment and is accessed by an uncovered brick stoop. The side-gabled wings are each one bay wide with vinyl siding and a single eight-over-eight wood-sash window and hip-roofed wings at their rear (southeast). The left wing has an exterior brick chimney on its left elevation and a screened porch on square posts at the rear. The earliest known occupant is Rosalie W. McNeill in 1957.

317 W. University Drive – R. F. Stainback House – c. 1950

Contributing Building

This unusual house form consists of a pyramidal-roofed main block with central stone chimney, a projecting, front-gabled wing at the left end of the facade (northeast) and a projecting hip-roofed wing on the right elevation (southwest). The house has board-and-batten sheathing with weatherboards in the front gable and paired ten-light wood casement windows throughout. The entrance, located on the right (west) end of the facade is a four-panel door, with the panels made

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up of diagonally laid beadboard, sheltered by a front-gabled roof on sawn brackets. The left elevation is five bays deep with two pairs of casements, a group of four casements in the center of the elevation, a single casement at the rear, and a single, clerestory window. A hip-roofed garage is attached to the southeast corner of the house and features board-and-batten sheathing matching that on the house and batten doors covering the garage bay. The projecting wing on the right elevation has a basement-level entrance, taking advantage of the slope of the site down toward the rear of the building. The earliest known occupant is R. F. Stainback in 1950.

317 ½ W. University Drive – House – c. 1968

Non-Contributing Building

Set back from West University Drive and located on a slight rise, this two-story, side-gabled, Colonial Revival-style house is three bays wide and double-pile with a brick veneer, vinyl windows, deep eaves, and an exterior brick chimney in the left (east) gable end. The entrance is centered on the façade with a six-panel wood door with six-light transom located in an inset, paneled bay with a classical surround with broken pediment on pilasters. Windows flanking the entrance are triple windows on the first floor and paired windows on the second floor. A one-story, side-gabled frame garage wing on the right elevation has aluminum siding and a wide overhead door on its façade. County tax records date the building to 1968.

318 W. University Drive – J. Temple and Virginia C. Gobbel House – c. 1939

Contributing Building

This two-story, side-gabled, Colonial Revival-style house is three bays wide and double-pile with aluminum siding, vinyl windows, and an exterior brick chimney in the left (southwest) gable end. The entrance, centered on the façade, is an eight-panel wood door with five-light sidelights and an elaborate classical surround with pilasters separating the sidelights and a very shallow arched porch supported by fluted square columns. A two-story, side-gabled wing on the left elevation is a single bay wide. A one-story, gabled wing on the right elevation connects to a large, side-gabled garage wing at the right rear (northeast) with brick on the lower part of the south elevation. Accessed from Vance Street to the north, the garage has a single window on the southeast elevation and two garage doors and a single pedestrian entrance sheltered by a gabled roof on diagonal brackets on the northwest elevation. A side-gabled wing to the west of the garage, behind the main house, is two bays wide with paired vinyl windows and an interior frame chimney. County tax records date the building to 1939 and the earliest known occupants are J. Temple Gobbel, a cashier at the Bank of Chapel Hill, and his wife Virginia C. Gobbel in 1944.

320 W. University Drive – C. E. Teague House – c. 1940

Non-Contributing Building

Set back from the street on a large wooded lot, this one-and-a-half-story, side-gabled, Colonial Revival-style house is difficult to see from the street and has been significantly altered with the construction of a upper-level, front-gabled wing on the right end of the façade, constructed before 1993. It is five bays wide with aluminum siding and replacement windows throughout. A projecting, front-gabled bay on the left (west) end of the façade has a projecting vinyl bay window with eight-over-eight vinyl window flanked by four-over-four windows and capped by a flared copper roof. To the right (east) of the projecting wing is an inset entrance with a two-panel door with four-light-over-one-panel sidelights. There are two gabled dormers located near the

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center of the façade, each with a single window. An inset porch on the right end of the façade is two bays wide and is supported by paired columns on brick piers. A second-floor-level projecting gabled wing on the right end of the house extends over the porch and has a projecting bay window centered on its façade. There is a one-story gabled wing on the left elevation and a two-story, flat-roofed wing at the right rear (northeast). A carport at the rear of the property is connected to the house via a series of flat-roofed covered walkways. County tax records date the building to 1932. The earliest known occupant is C. E. Teague, an assistant controller/business manager at the University of North Carolina in 1944.

Non-Contributing Building – Shed, c. 1985 – Located northwest of the house is a one-story, front-gabled log shed with plywood in the front gable and a single window on its east elevation.

Non-Contributing Structure – Carport, c. 1965 – Located north of the house and accessed from Vance Street, the three-bay carport features three adjacent gabled roofs resulting in a zig-zag roofline supported by round posts with diagonal braces further reinforcing the angular nature of the carport. It has a partial stone wall supporting the west end and a frame storage area with German-profile weatherboards on the east end.

Westwood Drive

402 Westwood Drive – Samuel & Angela Eberts House – 2004

Non-Contributing Building

Located on a flag lot on the north side of Westwood Drive, the house is not visible from the road, but is accessed via a paved driveway between 400 and 404 Westwood. The house, which is oriented to face southeast, is a two-story, hip-roofed house with a one-story, hip-roofed garage wing on its right (northeast) end. The two-story section is five bays wide with the right four bays recessed slightly and the first floor level sheltered by a flat-roofed pergola supported by Craftsman-style wood posts on brick piers. The house has fiber-cement siding and one-over-one wood-sash windows with paneled spandrels between the first- and second-floor windows at the left front and rear (south and west) corners of the building. Near the center of the façade are grouped windows at the first and second floors with paneled spandrels between them. The entrance is located on the right side of the leftmost bay of the façade, facing northeast and opening to the pergola. A one-story, hip-roofed garage at the north end of the building projects slightly beyond the façade, aligning with the front of the pergola, and has an overhead door on its east elevation. Stone piers flank the driveway just south of the house. The house was constructed in 2004 by Peloton Properties, who purchased the property in November 2003, constructed the house, then sold the property in September of 2004 to Samuel and Angela Eberts.

Integrity Statement

West Chapel Hill Historic District (Boundary Increase) retains integrity of location, setting, design, materials, workmanship, feeling, and association. The district retains its original street patterns, extensive tree canopy, and building setbacks. Individual buildings retain integrity of design, materials, and workmanship. Though replacement siding and windows are common in the district, the overall design and character of the houses remains, with few significant alterations or additions. Additionally, all of houses illustrate the continued growth and

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architectural evolution of West Chapel Hill through the mid-twentieth century, with only six houses that post-date the period of significance. Together the elements of the district retain sufficient integrity of design, materials, and workmanship to convey the district's historic feeling and association.

Statement of Archaeological Potential

The historic district is closely related to the surrounding environment and landscape. Archaeological deposits including remnant landscape features such as planting beds and paths, infrastructure such as drains, and outbuilding foundations along with other structural remains which may be present, can provide information valuable to the understanding and interpretation of the West Chapel Hill Historic District and Boundary Increase. Information concerning the spatial organization of the yard areas and the character of daily life in the West Chapel Hill neighborhood can be obtained from these features, which would be relevant to the historic context of community planning and development. Therefore, archaeological deposits may well be an important component of the significance of the district. At this time, no investigation has been done to discover these features, but it is likely that they exist, and this should be considered in any development of the associated properties.

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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.)

- ☐ 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 old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture

Community Planning and Development

Social History

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Period of Significance

c.1915-1962

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Webb, James

Webb, John

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The West Chapel Hill Historic District was listed to the National Register of Historic Places in 1998. It is significant at the local level under Criterion A for Community Planning and Development and at the local level under Criterion C for Architecture as an intact upper-middle class residential neighborhood established in the mid-nineteenth century. The neighborhood is representative of the growth of Chapel Hill in the nineteenth and twentieth centuries, as well as the growth of the University of North Carolina, which is located west of the neighborhood. It reflects the national popularity of the City Beautiful Movement and Neighborhood Movement in

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the first half of the twentieth century, and features examples of the Greek Revival, Queen Anne, Gothic Revival, Craftsman, Colonial Revival, and Ranch styles.

The West Chapel Hill Historic District Boundary Increase meets Criterion A at the local level for Community Planning and Development as representative of the town's continued growth and development, specifically as an educational hub in central North Carolina, in the early to mid-twentieth century. The University of North Carolina played an integral role in the residential development of West Chapel Hill, directly involved in the construction of Fraternity Court and "Little Fraternity Court" on West Cameron Avenue, each of which oriented Colonial Revival-style houses around a central quad. The gridded layout and characteristics of the City Beautiful Movement and Neighborhood Movement found in the West Chapel Hill Historic District extended into the boundary increase as well along West Cameron Avenue, McCauley Street, Basnight Lane, and West Patterson Place, portions of which were included in the original West Chapel Hill Historic District. This expansion was primarily due to growth of the university, and with it the increased need for professor, staff, and student housing. The curvilinear development of Dogwood Drive, platted in 1925 as the Forest Hills development, predates the Westwood development to its northeast, which was included in the original West Chapel Hill Historic District. Both were laid out with mature trees, expansive lawns, curving streets, and irregularly shaped lots, reflecting the Olmstedian park suburb ideal.

The West Chapel Hill Historic District Boundary Increase also meets Criterion C at the local level for Architecture. The West Chapel Hill Historic District is characterized by nineteenth and early twentieth-century houses built for business owners and professionals who supported the university. The Boundary Increase, though developed somewhat later, is consistent with the architecture of the existing historic district. It illustrates a continuation of the district's architectural styles and character and contains a significant collection of vernacular and architect-designed residential buildings in styles and forms that illustrate national trends during the period of significance, c.1915-1962. Architectural styles prominent in the West Chapel Hill Historic District Boundary Increase include Colonial Revival, Craftsman, Minimal Traditional, Ranch, and Contemporary styles.

The boundary increase is also significant at the local level under Criterion A for Social History due to the inclusion of the Beta Theta Pi Fraternity House (NRHP 2005), which was listed in the register for its association with the Eta Chapter of Beta Theta Pi at the University of North Carolina. Founded in 1852, the chapter is one of the oldest fraternities on campus and played a distinguished role in Greek life at the university.¹

The West Chapel Hill Historic District was listed to the National Register of Historic Places in 1998 with a period of significance from c.1845, the beginning of development in the district, to 1948, the presumably fifty years from the completion of the nomination, as no more specific end to the period was determined. Although the original period of significance ended in 1948, the neighborhood maintained steady growth through into the early 1960s. The period of significance

¹ April Montgomery, "Beta Theta Pi Fraternity House," Nomination to the National Register of Historic Places, 2005, section 8, page 5.

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for the boundary increase begins ca. 1915 with the first building constructed and ends in 1962 when the neighborhood was mostly built out. While the architecture of the Boundary Increase is generally more modest than that of the original West Chapel Hill Historic District, the areas share much of the original district's history and collectively the district and boundary increase more accurately reflect the full scope of West Chapel Hill's development. The Boundary Increase includes the full extent of the West Chapel Hill neighborhood, bounded on the north by commercial development, on the east by the University of North Carolina, on the west by a late-1980s residential development and the University facilities plant, and on the south by residential development that is contiguous to West Chapel Hill only via Woodland Avenue, along which a number of resources have been considerably altered.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Historic Background

The Roaring Twenties Brings Growth to Chapel Hill: 1920-1930

Throughout their long history, the University of North Carolina and the Town of Chapel Hill have grown alongside each other, inextricably linked. They expanded steadily through the nineteenth century, and in the early twentieth century plans were begun for a major expansion south of the original campus buildings around McCorkle Place. These plans were delayed by World War I, an influenza epidemic, and inadequate funding. However, in the 1920s, the university doubled in size, and the town grew to match.²

Growth at the University of North Carolina brought an increasing number of people to Chapel Hill in the 1920s. Chapel Hill's population in 1920 was 2,972, and by 1940 it had grown to 7,995 people. Of these residents, approximately half were students. Not surprisingly, faculty numbers grew to match, from 78 faculty members in 1919 to 225 by 1929.³ Between 1920 and 1930, student enrollment grew from 1,547 to 3,017, and by 1940 totaled 4,098, resulting in part from an expanding curriculum. The university added the School of Music and the School of Commerce in 1919, added the psychology and sociology departments in 1920, reorganized the music department in 1920, and added the School of Engineering in 1922.

The campus underwent a significant expansion during the 1920s, adding twenty-one new buildings including Wilson Library, Kenan Stadium, and Kenan Field House. Much of the new

² M. Ruth Little, *The Town and Gown Architecture of Chapel Hill, North Carolina, 1795-1975* (Chapel Hill: The Preservation Society of Chapel Hill, 2006), 51, 58.

³ Elizabeth Shreve Ryan, *Orange County Trio: Hillsborough, Chapel Hill, and Carrboro, North Carolina* (Chapel Hill: Chapel Hill Press, Inc., 2004), 192; William D. Snyder, *Light on the Hill: A History of the University of North Carolina at Chapel Hill* (Chapel Hill: The University of North Carolina Press, 1992), 178, 180, 202; William S. Powell, *The First State University: A Pictorial History of the University of North Carolina* (Chapel Hill: The University of North Carolina Press, 1972), 200.

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construction was dormitories to accommodate the quickly growing student population. Fraternity housing was constructed in the Boundary Increase following a fire that destroyed three of the eleven fraternity houses on campus and nearly claimed an adjacent library as well. The university purchased property on South Columbia Street, which was traded to the fraternities for their existing properties on Fraternity Row, behind the present-day Ackland Art Museum at the northwest corner of campus near the intersection of East Franklin and South Columbia streets. Fraternity Court was developed on this site when popular Chapel Hill contractor Brodie Thompson built five fraternity houses there, which were completed in the 1920s.⁴

Chapel Hill expanded with the influx of students and faculty in the 1920s, pushing its boundaries well beyond its historic core at the intersection of Franklin and Columbia Streets.⁵ Improvements to the town's infrastructure also helped to facilitate its growth. This was in part due to the growing popularity of automobiles, which allowed Chapel Hill's residents, most of whom worked for the university, to build homes further from campus and expand the downtown neighborhoods.⁶ Road improvements fueled growth during these decades, with the first portions of Franklin Street paved in 1919, followed by the rest of the main streets in town by the early 1940s. The town also benefited from new water and sewer lines and the installation of telephone services and lights by the 1920s.⁷

The first roads in the West Chapel Hill Historic District, which included West Cameron Avenue, Pittsboro Street, and Mallette Street, were laid out in the late eighteenth century, followed by a period of development in the mid-nineteenth century, but growth for many decades was slow.⁸ In the 1920s, however, this side of town began to grow significantly. David McCauley, a Chapel Hill native and successful businessman, purchased land west of Columbia Street from families impoverished following the Civil War. Although this neighborhood, including McCauley, Ransom, and Vance streets, was laid out before McCauley's death in 1911, it saw substantial growth during the 1920s with the subdivision of many of the larger lots to accommodate new homes. Isaac W. Pritchard, who came to Chapel Hill with his brother William in the 1880s, purchased land south of McCauley's that was laid out as the Westwood development in 1928, on Westwood Drive and Culbreth Place.⁹

New churches were built to serve the town's increasing population during the 1920s as well. In the West Chapel Hill Historic District, University Baptist Church was built at the southwest corner of West Franklin and South Columbia streets, with additional churches built for the

⁴ Little, 52-57, 59, 62, 179.

⁵ Ryan, 198.

⁶ Little, 59, 63-64.

⁷ Ryan, 193, 195-196.

⁸ Kaye Graybeal, "West Chapel Hill Historic District," Nomination to the National Register of Historic Places, 1998, Section 8, 39.

⁹ Ryan, 199-200; James Vickers, *Chapel Hill: An Illustrated History* (Chapel Hill: Barclay Publishers, 1985), 126.

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Methodist, Presbyterian, and Episcopalian congregations east and north of downtown. The commercial core of town was also expanding west along West Franklin Street north of the West Chapel Hill Historic District and south of the historically African American neighborhood of Northside. Public schools, theaters, hotels, grocery stores, and automobile garages began to appear on the downtown landscape, and many of the original frame buildings were rebuilt with brick.¹⁰

The Great Depression and World War II: 1930-1945

The prosperity and growth of the 1920s came to a sudden halt during the Great Depression.¹¹ The North Carolina General Assembly cut the university's funding significantly in the early 1930s, halting expansion of programs and the campus, cutting jobs, and stalling both university enrollment and town population growth.¹² To help alleviate financial pressure, in 1931 the University of North Carolina, North Carolina State College of Agriculture and Engineering (now North Carolina State University), and North Carolina College for Women (now University of North Carolina at Greensboro) were consolidated to share administrative expenses. The curriculums of the consolidated schools were reorganized, with business, library science, and science at the University of North Carolina, engineering at North Carolina State College of Agriculture and Engineering, and women only permitted to attend the liberal arts college, North Carolina College for Women.¹³

By 1935, the General Assembly had reinstated university funding to 1929 levels, while state and federal recovery programs provided funding for new construction in Chapel Hill.¹⁴ With these funds, the university added thirteen new buildings to the campus, including a new building for the medical school and public health programs, which became the start of the current University of North Carolina Hospitals complex.¹⁵ On the west side of campus, three fraternity houses were constructed between 1929 and 1932 on West Cameron Avenue, known as "Little Fraternity Court" (110 West Cameron Avenue, 200 West Cameron Avenue, and 204 West Cameron Avenue).¹⁶

Meanwhile, the town also benefitted from recovery programs. A new post office was built downtown in 1938 with federal funds, followed by a new town hall on the northwest corner of West Rosemary and North Columbia streets.¹⁷ The construction of these prominent government

¹⁰ Ryan, 193-197, 200-202; Vickers, 127-128.

¹¹ Little, 68; Ryan, 202.

¹² Ryan, 202; Vickers, 131.

¹³ Snyder, 212-216.

¹⁴ Ryan, 202; Vickers, 131.

¹⁵ Little, 58; Ryan, 202.

¹⁶ Little, 62.

¹⁷ Ryan, 203; Vickers, 131-132.

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buildings downtown helped to establish the town of Chapel Hill as a separate entity from the university, although their Colonial Revival architecture reflected that of the campus.¹⁸ The downtown commercial district continued to expand westward along the West Franklin Street core with the addition of a bus station, grocery stores, and gas stations in the 1930s and 1940s.¹⁹ Infrastructure improvements continued as well, with all the major roads paved by the early 1940s using federal funds from the Works Progress Administration, Civil Works Administration, and Public Works Administration.²⁰

World War II brought further change to the university and surrounding town. While many students left the university to enlist in the military, the establishment of the Naval Pre-Flight Pilot Training School brought thousands of soldiers to Chapel Hill.²¹ The university relocated some fraternities to dormitories on campus in order to provide housing for soldiers in fraternity buildings, including 108 West Cameron Avenue, then known as Hewes Hall, 110 West Cameron Avenue, then known as Iredell Hall, and 204 West Cameron Avenue, then known as King Hall.²²

Post-War Changes and Modernism in Chapel Hill: 1945-1970

Although soldiers training in Chapel Hill left when World War II ended in 1945, the town's growth spiked again with the increased enrollment of veterans at the university taking advantage of the G.I. Bill.²³ In the years following World War II, the university made significant additions to the curriculum to meet this increased demand. The broadcasting program was reorganized as the Communications Center in 1945, and added the Department of Radio in 1947 and WUNC television in 1955. The mathematical statistics and religion departments were added in the late 1940s. The School of Medicine expanded from a two-year to a four-year program in 1947, and the North Carolina Medical Hospital opened in 1952. The Department of City and Regional Planning was established in 1946, the urban studies program was added in 1953.²⁴

As the university grew, the town surrounding the campus also grew to house the families of adult students, new faculty, and medical personnel staffing the hospital.²⁵ The population grew from 7,995 in 1940, including 4,098 students, to 9,177 in 1950, including 6,864 students. Initially, the

¹⁸ Little, 68.

¹⁹ Ryan, 203.

²⁰ Vickers, 126.

²¹ Ryan, 205.

²² "Chapel Hill Telephones," 1944. North Carolina Collection, Wilson Special Collections Library, University of North Carolina at Chapel Hill.

²³ Little, 73.

²⁴ Louis R. Wilson, *The University of North Carolina, 1900-1930: The Making of a Modern University* (Chapel Hill: The University of Chapel Hill, 1957), 235-239; Snyder, 215, 230-231, 249.

²⁵ Little, 80-81.

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town struggled to find enough housing for all the new arrivals, and single-family homes were converted to multi-family apartments, outbuildings were adapted for housing, and spare rooms were rented out.²⁶

Construction caught up with housing demands by the 1950s and new homes were built, expanding the town's existing neighborhoods outward into the hilly areas surrounding the campus. Small houses were constructed on the south and west ends of the Boundary Increase, including the 400 block of University Drive, the 300 block of Briarbridge Valley Road, the 300 block of Brookside Drive, and the 400 block of McCauley Street. Further, Forest Hills was platted in 1925, followed by Westwood in 1928, although neither was fully built out. Most of Forest Hills, as well as empty lots on the west end of Westwood, were filled in during the post-war period of growth.

Through the mid- and late-nineteenth century, driven still by the growth of the university, Chapel Hill continued to expand. In the 1950s and 1960s, new neighborhoods formed south of downtown, including Morgan Creek, east of downtown, including Glen Lennox, and north of downtown around Eastwood Lake, including the Lake Forest neighborhood. Incorporated in 1851, the boundaries of Chapel Hill remained unchanged through 1950. However, this mid-twentieth-century period of growth brought much needed expansions to the town limits. The boundaries were expanded east on Franklin Street beyond Boundary Street in 1950. In 1951, the Westwood/Forest Hills area of the West Chapel Hill district was annexed, followed by the Glen Lennox (east) and Rocky Ridge-Laurel Hill (southeast) developments in 1956.²⁷

Bounded by Carrboro to the west, Chatham County to the south, and Durham County to the east, growth in the late twentieth and early twenty-first centuries moved even further north, concentrated primarily on Estes Drive and Eubanks Road. The Southern Village mixed-use development was built south of town during this time as well, but it remains outside the town limits.

During the last fifty years of growth in Chapel Hill, the West Chapel Hill Historic District and Boundary Increase have remained largely unchanged. The neighborhood retains its strong link to the university, and residents include university faculty, staff, and students, others are employed in Chapel Hill or Orange County, while still others are employed in nearby Durham, Chatham, or Alamance counties. Some of the original single-family homes have been converted to multi-family homes to accommodate demands for off-campus student housing, but most remain well-preserved single-family homes.

Community Planning and Development Context

The planning and development of the West Chapel Hill Historic District Boundary Increase continues the planning principals and practices of the existing district with characteristics of the

²⁶ Ryan, 192, 205-206.

²⁷ Ryan, 203-204.

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of the City Beautiful Movement and Neighborhood Movement, both national neighborhood planning trends of the early twentieth century. Together with the existing district, the Boundary Increase more accurately reflects the full scope of West Chapel Hill's development.

The earliest concentrations of housing in Chapel Hill were located along Franklin Street and Rosemary Street, northeast of downtown (including the Chapel Hill Historic District) as well as along Cameron Avenue and McCauley Street, southwest of downtown (the existing West Chapel Hill Historic District).²⁸ Both areas were settled in response to the establishment of the University of North Carolina, and include housing that dates from the mid-nineteenth century, but also includes early-twentieth century developments.

The University of North Carolina contributed directly to the development of the surrounding town. In the Boundary Increase, the university built two fraternity housing developments in the 1920s and 1930s (Boundary Increase Area A). The developments replaced "Fraternity Row", a group of eleven fraternity houses located in the northwest portion of campus along an alley behind the present-day Ackland Art Museum, near the intersection of East Franklin and South Columbia streets. In 1919, a fire destroyed three of the houses on Fraternity Row and nearly destroyed the adjacent library. In response, the university purchased land on the 100 block of South Columbia Street, offering it to the fraternities in exchange for their buildings on the campus, and thus began the process of relocate the fraternities off of the campus.²⁹ The development on South Columbia Street became known as "Big Fraternity Court," (now Fraternity Court) with five Colonial Revival houses built 1923-1928 around a small, shared parking area. It was followed by "Little Fraternity Court" around the corner to the southwest, facing West Cameron Avenue, with three houses constructed 1929-1932 in a similar, albeit smaller, arrangement facing a shared grassy courtyard. Both developments were modeled after the university's existing dormitory complexes built in the early 1920s, although the houses themselves are somewhat smaller than the dormitories of the Upper and Lower Quads on campus.³⁰

Substantial growth at the University of North Carolina during the 1920s brought significant growth to the surrounding town as well. Chapel Hill's population in 1920 was 2,972 (including 1,547 students), but by 1940 it had grown to 7,995 people (including 4,098 students).³¹ Growth continued in the post-World War II years and residential development in West Chapel Hill continued accordingly. The north and west portions of the Boundary Increase, including West Cameron Avenue, West Patterson Place, and McCauley Street, (Boundary Increase Areas B, C,

²⁸ Graybeal, Section 8, 39.

²⁹ Two of the original fraternity houses remain extant on the university campus, but they are slated for demolition. The others have been demolished over time for new development on campus.

³⁰ Little, 62-63, 179. Big Fraternity Court includes: 102 Fraternity Court (1923), 106 Fraternity Court (1928), 107 Fraternity Court (1925), 109 Fraternity Court (1924), and 112 Fraternity Court (1924). Little Fraternity Court includes 100 West Cameron Avenue (1929), 200 West Cameron Avenue (1932), and 204 West Cameron Avenue (1932).

³¹ Ryan, 192.

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and D) were developed as an extension of the gridded layout which existed throughout the northeast part of the West Chapel Hill Historic District.

The West Chapel Hill Historic District employed concepts set forth by the City Beautiful Movement, a movement established by the 1893 Chicago World's Fair that focused on creating more visually appealing neighborhoods and streetscapes. The movement also focused on the desirability of suburban living as enhanced by density control, landscaping, and the inclusion of park-like amenities and walkways.³² Further, by the 1920s, development was fueled by the Neighborhood Movement, which advocated that beautiful, well-designed neighborhoods would encourage good behavior among the residents.³³ In Chapel Hill, this was accomplished in part by streetscape improvements in the 1920s that resulted in paved streets and concrete curbs and gutters. While curbs and gutters are not found in all of the boundary increase areas, other characteristics of both of these movements that were employed in the West Chapel Hill Historic District are also found in Boundary Increase Areas B, C, and D, which have mature tree canopies, brick or gravel walkways, and continue the general building spacing and rhythm of the original district.

Since Chapel Hill sits on a large, relatively flat hill that drops off dramatically on the southern side of town toward Morgan Creek, the steep topography prevented a further continuation of the downtown's gridded layout as the western part of West Chapel Hill expanded into the hillier outskirts of town in the mid-twentieth century.³⁴ Thus, the Westwood Development, within the West Chapel Hill Historic District "diverged from that of the northeast section of the West Chapel Hill suburb in that it was organic in nature."³⁵ Frederick Law Olmsted's design principles, which advocated for building homes within a tranquil, low-density, parklike setting, with natural topography, mature foliage, good roads and sidewalks, and irregularly shaped lots were used for both the Westwood development and the adjacent Forest Hills development (Boundary Increase Area F). These ideals had first come to Chapel Hill in its northeastern developments, with Cobb Terrace, Tenney Circle, Gimghoul, and Rocky Ridge Farm/Laurel Hill laid out in the 1910s and 1920s, and by the 1920s had become the common standard for laying out suburban neighborhoods.³⁶

The Forest Hills development (Boundary Increase Area F) was platted in 1925 (prior to the platting of Westwood) partly in response to growth at the university during the 1920s, but also due to the growing popularity of the automobile. It included the Dogwood Drive loop and portions of Woodland Avenue, Valentine Lane, and Old Pittsboro Road. As private car ownership increased, it became possible for people to live a greater distance from the downtown

³² Graybeal, Section 8, 41-42.

³³ Graybeal, Section 8, 41-42.

³⁴ Little, 81.

³⁵ Graybeal, Section 8, 44.

³⁶ Heather Wagner Slane, "Chapel Hill Historic District Boundary Increase and Additional Documentation," Nomination to the National Register of Historic Places, 2015, Section 8, 166, 168.

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commercial district and the university, where most residents of Chapel Hill were employed.³⁷ However, few homes were built in Forest Hills until after World War II, after which there was an influx of veterans coming to Chapel Hill to take advantage of the G.I. Bill. During this period, the university grew not only in the number of students, but also in faculty and staff to serve them. The increase in university faculty and staff, as well as the family members who relocated with the veterans, created a rise in the town's population and an immediate need for housing.³⁸ Chapel Hill's population grew from 7,995 people (including 4,098 students) in 1940, to 9,177 (including 6,864 students) in 1950.³⁹

Both Westwood and Forest Hills feature the Olmstedian elements of mature trees and broad lawns, curvilinear roads that follow the natural topography, and irregularly shaped lots. Homes in Forest Hills were also built at a lower density than in other parts of the West Chapel Hill Historic District and Boundary Increase, with open and wooded areas creating a park-like setting. Forest Hills even included a small park in its original plat, known today as Westwood Park.⁴⁰ The adjacent Westwood neighborhood, which is included in the West Chapel Hill Historic District, was laid out in 1928 using the same principles, with mature trees, curvilinear streets, and irregular lots with large lawns, though was built out earlier than Forest Hills.⁴¹ With the influx of new residents, primarily university faculty and staff, following World War II, the vacant lots in Westwood were quickly filled, soon followed by those in the Forest Hills development. Five homes were built on Dogwood Drive in the Boundary Increase by the 1940s, with the remaining thirteen built in the 1950s.

The same planning principals of mature trees and broad lawns, curvilinear roads that follow the natural topography, and irregularly shaped lots were utilized along West University Drive and to a lesser extent on Briarbridge Valley Road (Boundary Increase Area E). Though not formally planned developments like Forest Hills and Westwood, these areas have similar uneven terrain, necessitating that any development in the area be more organic in nature and respond to the changes in topography.

Architectural Context

The West Chapel Hill Historic District is characterized by nineteenth- and early twentieth-century buildings constructed in nationally popular styles. The Boundary Increase, though developed somewhat later, is consistent with the architecture of the existing historic district and

³⁷ David L. Ames and Linda Flint McClelland, "Historic Residential Suburbs" (National Register Bulletin, National Park Service, 2002), 22.

³⁸ Little, 73; Ryan, 205-206.

³⁹ Ryan, 192.

⁴⁰ Ames, 39; "Forest Hills" Plat Map, Book of Maps 1, Page 77, Orange County Register of Deeds, Hillsborough, North Carolina.

⁴¹ Ames, 39; "Map of Westwood," Book of Maps 1, Page 107, Orange County Register of Deeds, Hillsborough, North Carolina.

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national architectural trends of the period. It illustrates a continuation of the district's architectural styles and character, reflecting the continued development of the district through 1962, after which the West Chapel Hill area had been almost fully built out.

Like the existing West Chapel Hill Historic District, the Boundary Increase has few examples of vernacular forms, indicative of the area's "predominantly twentieth-century development during which the architecture reflected a preference for nationally popular styles."⁴² One-story front-gabled houses are the most common form, but side-gabled forms with pared down ornamentation are also present. These are generally located in Boundary Increase Areas B, C, and D where small houses were constructed for the growing university and town populations in the 1930s and 1940s. The c.1930 W. T. and Blanche Mattox House I (122 Basnight Lane) is typical of these small houses. The one-story, side-gabled house has a hip-roofed porch on square columns; exposed, sawn rafter tails; and paired six-over-one wood-sash windows, but is without stylistic ornamentation.

The Colonial Revival style was the dominant style throughout Chapel Hill and the university architecture, including the West Chapel Hill Historic District Boundary Increase, with twenty-four frame and brick examples built from the 1920s through the 1960s and later (twelve fraternity houses and twelve private residences). Reaching its peak of popularity nationwide in the early twentieth century, Colonial Revival is an eclectic style drawing on motifs from early colonial styles.⁴³ The style is identified by a high degree of symmetry in door and window arrangement, a front door or entry porch usually accentuated with a pediment or fanlight and sidelights, and multi-pane windows, sometimes arranged in pairs.⁴⁴ The Colonial Revival style was first used in North Carolina residential architecture around the turn of the century, including in the West Chapel Hill Historic District, with most twentieth-century houses in the district exhibiting elements of the Colonial Revival style. As Chapel Hill's town limits grew in the first half of the twentieth century, the style continued to be built in the Boundary Increase, appearing on West Cameron Avenue and McCauley Street in the 1920s and 1930s, followed by West University Drive and Dogwood Drive in the 1940s and 1950s. It remained common in the Boundary Increase as a more traditional alternative to increasingly popular Modern designs.

The earliest housing in the West Chapel Hill Historic District Boundary Increase is fraternity housing for students at the University of North Carolina. The five houses on Fraternity Court, across South Columbia Street from the university, were built between 1923 and c.1928, followed by "Little Fraternity Court" on West Cameron Avenue, which added three additional fraternity houses between 1929 and 1932 on West Cameron Avenue. Fraternity housing modeled the existing dormitory complexes on campus with red brick Colonial Revival-style buildings situated around a central quadrangle and featuring Mount Vernon style porticos. This style extended to

⁴² Graybeal, Section 8, 45.

⁴³ Catherine W. Bishir and Michael T. Southern, *A Guide to the Historic Architecture of Piedmont North Carolina* (Chapel Hill: The University of North Carolina Press, 2003), 534.

⁴⁴ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015), 409.

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individual fraternity houses as well, with the 1929 Beta Theta Pi Fraternity House (114 South Columbia Street) constructed of Flemish bond brick and featuring a full-width classical portico, dormered attic, and slate roof, overlooking a gracious lawn.⁴⁵ The 1970 Delta Kappa Epsilon Fraternity House (132 South Columbia Street), though constructed after the period of significance, illustrates the continuation of this trend through the mid-twentieth century with a brick veneer, symmetrical façade, and two-story pedimented portico.

Like the fraternity housing, some private homes in the West Chapel Hill Historic District Boundary Increase were modeled after earlier Georgian and Federal styles, including the c.1937 Gordon W. and Elizabeth L. Blackwell House (529 Dogwood Drive) and the c.1955 Clifford M. and Elizabeth R. Sturdevant House (527 Dogwood Drive).⁴⁶ Both are two stories, double-pile, with side wings. The Blackwell House has eight-over-eight windows, an entry porch with dentil molding, and a front door with arched transom and flanked by sidelights. The Sturdevant House has paired eight-over-eight windows, a pedimented classical surround, and sidelights. Other houses in the Boundary Increase apply colonial motifs to smaller one- or one-and-a-half-story houses. The c.1930 J. Humphreys House (408 McCauley Street) is a one-story example, with a side-gabled roof, pedimented entry porch, and highly symmetrical appearance.

The only non-residential building in the West Chapel Hill Historic District Boundary Increase is the Classical Revival-style University Baptist Church (100 South Columbia Street). Designed by Frank P. Milburn and built 1922-1923, its Classical Revival-style architecture with Beaux Arts detailing is more decorative than the rest of the Boundary Increase, although its eclectic design incorporates classical elements also found in Colonial Revival-style houses in the Boundary Increase. The five-bay, Classical Revival-style façade is dominated by a two-story, pedimented front portico supported by fluted Ionic stone columns and a wide cornice, with dentil molding at the cornice and in the pediment. The front entrances are accentuated with stained-glass transoms and cast stone surrounds with projecting stone pediments, and the first and second levels have fixed stained glass windows. The walls feature a cast stone watertable, brick pilasters with cast stone bases and capitals separating the bays, and decorative garlands in the gables, typical to the Beaux Arts style.⁴⁷ It is constructed of tan brick, a trademark material for Milburn.⁴⁸

The Craftsman style, although popular throughout Chapel Hill, including in the West Chapel Hill Historic District, is less common in the West Chapel Hill Historic District Boundary Increase. The Craftsman style evolved in response to the highly decorative Queen Anne style and formal Colonial Revival style, providing a simpler alternative. The Boundary Increase includes four examples of the Craftsman style, which feature the one- or one-and-a-half story forms, front porches supported by tapered columns on piers, low-pitched gable rooflines, exposed rafters and

⁴⁵ Little, 62-63.

⁴⁶ Catherine W. Bishir, *North Carolina Architecture*, Portable Edition (Chapel Hill: The University of North Carolina Press, 2005), 489.

⁴⁷ McAlester, 477-479.

⁴⁸ Little, 180.

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gable braces, double-hung windows with multiple vertical lights in the upper sash, and natural materials typical of the style.⁴⁹ The c.1930 M. L. Thompson House (124 Basnight Lane) is a front-gabled example with heavy, tapered square posts on brick piers supporting a hip-roof porch, paired four-over-one Craftsman-style windows, and a four-light-over-two-panel door centered on the façade. The c.1935 J. S. Fowler House (409 McCauley Street) is an example of the style with a front-gabled roof on brackets sheltering the front door instead of the more typical front porch.

The majority of the houses in the West Chapel Hill Historic District Boundary Increase were built from 1938 through the early 1970s in the Minimal Traditional, Ranch, or Contemporary styles, with thirty-eight of the ninety-two buildings representing these styles of mid-century architecture. The fifteen Minimal Traditional houses in the Boundary Increase date from 1938 through 1957 and are characterized by pared down details applied to a one- or one-and-a-half-story form, a small entry stoop in lieu of a larger porch, and the absence of roof overhangs.⁵⁰ Houses in the style were inexpensive and quick to build, making it ideal housing for the rapid influx of veterans to Chapel Hill following World War II. The presence of this style in the Boundary Increase reflects the growth of the town westward along McCauley Street, West Cameron Avenue, and Basnight Lane in the late 1930s and early 1940s, then southwest on West University Drive and Dogwood Drive. The c.1944 G. Franck House (305 West University Drive) is a side-gabled house with little ornamentation and an entry with a simplified classical surround. The W. Avery Sorrell House (116 Basnight Lane) and the Sam P. Lockhart House (118 Basnight Lane), both constructed in 1944, are one-story, side-gabled houses with six-over-six wood sash windows. The Lockhart House features a small entry stoop, while the Sorrell House entry is sheltered by a bracketed gabled roof, and both lack ornamentation.

A subset of the Minimal Traditional-style house is the one-story, side-gabled house with gabled dormers on the façade, sometimes referred to as a Cape Cod. These houses, constructed nationally from c.1935-1950, are differentiated from the Minimal Traditional-style houses by their gabled dormers, sometimes providing an additional one-half story of living space, and their pared down Colonial Revival-style detailing.⁵¹ Examples of the Cape Cod style in the Boundary Increase include the c. 1939 J. W. and Edith B. Humphreys House (426 W. Cameron Avenue), a five-bay-wide house with three gabled dormers on the façade, six-over-six wood-sash windows, and a six-panel door with classical surround sheltered by a narrow, front-gabled porch. The main form is flanked by one-story side-gabled wings, a practice common in Colonial Revival-style houses, with a screened porch on the right side and an enclosed wing on the left.

Period Cottages were built nationwide from 1930 into the 1950s, though are not common in the Boundary Increase. Typically one- or one-and-one-half stories in form, like Minimal Traditional-style houses, Period Cottages are more complex with projecting wings and multiple gables. Most have a brick veneer, prominent gabled entrance, and brick or stone chimneys. They are homes

⁴⁹ McAlester, 567; Bishir, *Piedmont*, 535.

⁵⁰ McAlester, 587.

⁵¹ McAlester, 587.

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featuring simplified details of popular styles of the period, typically the Colonial Revival or Tudor Revival styles. The c.1940 T. Ben and Nettie N. Pritchard House (434 W. Cameron Avenue) is the best example of the style in the Boundary Increase. The one-story, brick house has a basketweave watertable and matching course at the top of the walls. An inset porch on the right (east) end of the façade, marked by a low gable with fanlight, is supported by full-height brick piers with arched brick spandrels and brick knee walls.

Through the 1940s and 1950s, housing shifted from the traditional forms and colonial details of the Minimal Traditional style to the streamlined, modern aesthetic of the Ranch house. This broad one-story form is built low to the ground with a low-pitched roof, wide roof overhangs, off-centered entry, characteristic picture window, and often an attached garage.⁵² The Ranch house originated in California in the 1930s and became the dominant house form nationwide by the 1950s. There are fifteen examples of the Ranch form in the West Chapel Hill Historic District Boundary Increase, primarily in the southwest part of the boundary increase on Dogwood Drive and Briarbridge Valley Road, dating from 1938 through the mid-1970s. A number of the Ranch houses in the Boundary Increase have been altered with replacement materials or later porches, however the Hugh and Evangeline W. Hartshorne House (305 Brookside Drive) remains an excellent example of the style. Built c.1952, this long, low, side-gabled house features a centered entry with sidelights and a picture window flanked by two-over-two windows. The 1947 Harold D. and Helen Meyer House (513 Dogwood Drive) is a sprawling hip-roofed example with a shingled exterior, asymmetrical façade, and five-light casement windows sited on an elevated wooded lot.

Although popular, the Ranch house was not especially suitable for the rugged terrain of southwest Chapel Hill. The Split-Level house utilized stylistic elements commonly found on Ranch houses, but applied them to houses with multiple, offset levels, forms that were more suited to the variations in terrain on the southwest end of the Boundary Increase. There are only two examples in the Boundary Increase, the best of which is the c.1961 Julia P. Putnam House (306 Briarbridge Valley Road). The highly intact house has a two-story, side-gabled section on the left, with the second level overhanging the first slightly, and a one-story, side-gabled section on the right. Both sections have asbestos siding, grouped metal-sash windows, and deep roof overhangs common on both Ranch and Contemporary houses.

Like the Split-Level house, Contemporary-style houses were more adaptable to the hilly outskirts of town, including along Dogwood Drive, Briarbridge Lane, and Briarbridge Valley Road in the Boundary Increase. Constructed nationwide c.1945-1980, these asymmetrical homes are characterized by low-pitched or flat roofs, widely overhanging eaves, clerestory windows in the gables, recessed entrances, and natural materials. They often have continuous windows and broad uninterrupted walls, with ornament integrated into surfaces.⁵³ Perhaps the most notable example in the Boundary Increase is the c.1953 Ruth Price House (4 Briarbridge Lane), designed by popular local architects James and John Webb, and built into the hillside on a large, grassy

⁵² McAlester, 597.

⁵³ McAlester, 629-631.

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lot. The house features a low-pitched front-gable roof, a recessed entrance with sidelight and asymmetrical transom, and fixed clerestory windows that follow the roofline. The 1950 Kenneth and Frances Brinkhous House (524 Dogwood Drive) is another fine example, sited on a steep slope and featuring a wood-shingled exterior, deep overhangs with large exposed purlins in the gables, and a low-pitched gabled roof covered with tar and gravel.

Several homes in the West Chapel Hill Historic District Boundary Increase, including the Ruth Price House (4 Briarbridge Lane) and the Kenneth and Frances Brinkhous House (524 Dogwood Drive), were designed by James and John Webb. The Webb brothers were prolific urban planners and Modernist architects in Chapel Hill who designed significant numbers of houses, especially in the Whitehead Circle and Highland Woods neighborhoods.⁵⁴ James Webb came to Chapel Hill in 1947 to help found the university's city and regional planning program. He earned his architecture degree from the University of California at Berkeley in 1937, served in World War II, and then attended the Massachusetts Institute of Technology for his master's degree in city and regional planning. While teaching at the University of North Carolina, he also had a private practice in Chapel Hill with his brother John Webb, who also trained at Berkeley.⁵⁵

The architecture of the Boundary Increase illustrates a continuation of the architectural trends and patterns of the West Chapel Hill Historic District along with prominent examples of mid-twentieth century styles.

⁵⁴ NC Modernist Houses website. <http://www.ncmodernist.org> Accessed January 1, 2018.

⁵⁵ Little, 83-84.

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9. Major Bibliographical References

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
☒ 1 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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): OR2768

10. Geographical Data

Acreage of Property 44.45 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

Area A. (less than 10 acres)	1. Latitude: 35.911325	Longitude: -79.055422
Area B. (less than 10 acres)	1. Latitude: 35.908755	Longitude: -79.060541
Area C. (less than 10 acres)	1. Latitude: 35.907434	Longitude: -79.059619
Area D. (less than 10 acres)	1. Latitude: 35.906312	Longitude: -79.060276
Area E.	1. Latitude: 35.905914	Longitude: -79.059286
	2. Latitude: 35.906049	Longitude: -79.058900

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3. Latitude: 35.905940	Longitude: -79.058830
4. Latitude: 35.906157	Longitude: -79.058256
5. Latitude: 35.905875	Longitude: -79.058079
6. Latitude: 35.905723	Longitude: -79.058471
7. Latitude: 35.905219	Longitude: -79.058176
8. Latitude: 35.905319	Longitude: -79.057741
9. Latitude: 35.904836	Longitude: -79.057467
10. Latitude: 35.904902	Longitude: -79.057215
11. Latitude: 35.904458	Longitude: -79.056990
12. Latitude: 35.904376	Longitude: -79.057205
13. Latitude: 35.904067	Longitude: -79.057044
14. Latitude: 35.904380	Longitude: -79.056419
15. Latitude: 35.904075	Longitude: -79.056204
16. Latitude: 35.903398	Longitude: -79.057036
17. Latitude: 35.903450	Longitude: -79.057175
18. Latitude: 35.903276	Longitude: -79.057336
19. Latitude: 35.903041	Longitude: -79.057481
20. Latitude: 35.903571	Longitude: -79.058082
21. Latitude: 35.903967	Longitude: -79.057926
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23. Latitude: 35.903767	Longitude: -79.058516
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28. Latitude: 35.905005	Longitude: -79.058801

Area F

1. Latitude: 35.902465	Longitude: -79.063175
2. Latitude: 35.901622	Longitude: -79.062193
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14. Latitude: 35.899956	Longitude: -79.061851
15. Latitude: 35.899560	Longitude: -79.061738
16. Latitude: 35.899513	Longitude: -79.062618
17. Latitude: 35.898708	Longitude: -79.063114

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18. Latitude: 35.898504	Longitude: -79.063822
19. Latitude: 35.899125	Longitude: -79.064289
20. Latitude: 35.899899	Longitude: -79.063554
21. Latitude: 35.900355	Longitude: -79.064266
22. Latitude: 35.900689	Longitude: -79.064089
23. Latitude: 35.900420	Longitude: -79.063456

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone:	Easting:	Northing:
2. Zone:	Easting:	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The original West Chapel Hill Historic District boundary is shown by a dotted black line on the accompanying district map and follows the tax parcel lines. The six boundary increase areas are shown by the dashed black line and are labeled areas A-F.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the West Chapel Hill Historic District Boundary Increase were determined according to the density of contributing structures built between c. 1915 and 1962, by which time the district was largely built out. The boundary increase includes the early twentieth-century fraternity houses and a church northeast of the original district, nearest the University of North Carolina campus, and residential development through the early 1960s to the north, west, and south of the original district, but excludes properties to the north, west, and south constructed predominantly after 1962 as well as properties southeast of the original district that date to the period of significance, but have been significantly altered. Properties included in the Boundary Increase are in keeping with the significance of the original district and more accurately reflects the full scope of twentieth-century building trends, including more modestly scaled and detailed early to mid-twentieth century houses.

11. Form Prepared By

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city or town: Durham state: NC zip code: 27701

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Orange County, North Carolina
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e-mail: heather@hmvpreservation.com

telephone: 336-207-1502

date: December 5, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

The following information pertains to all photographs:

Name: West Chapel Hill Historic District (Boundary Increase)

County and State: Orange County, North Carolina

Photographer: Heather M. Slane

Date: December 2015 and October-November 2017

Location of Negatives: State Historic Preservation Office, Raleigh, North Carolina

1. 200-204 West Cameron Avenue, West Chapel Hill HDBI

Facing northwest

2. 102-106 Fraternity Court, West Chapel Hill HDBI

Facing northwest

3. 116-120 Basnight Street, West Chapel Hill HDBI

Facing northwest

4. 413 and 419 West Patterson Place, West Chapel Hill HDBI

Facing southwest

5. 408 McCauley Street, West Chapel Hill HDBI

Facing northwest

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6. 409-411 McCauley Street, West Chapel Hill HDBI
Facing southwest

7. 305 West University Street, West Chapel Hill HDBI
Facing south

8. 305 Brookside Street, West Chapel Hill HDBI
Facing northeast

9. 4 Briarbridge Lane, West Chapel Hill HDBI
Facing southwest

10. 527-529 Dogwood Drive, West Chapel Hill HDBI
Facing north

11. 524 Dogwood Drive, West Chapel Hill HDBI
Facing west

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. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.