

City of High Point

*Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260*



Meeting Agenda - Final

Monday, November 20, 2023

5:30 PM

Council Chambers

City Council

Jay W. Wagner, Mayor

S. Wesley Hudson, Mayor Pro Tem

*Britt W. Moore (At Large), Tyrone Johnson (At Large), Cyril Jefferson (Ward 1),
Christopher Williams (Ward 2), Monica L. Peters (Ward 3), Victor Jones (Ward 5), and
Michael Holmes (Ward 6)*

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE**RECOGNITIONS AND PRESENTATIONS**[2023-534](#)**Proclamation - March of Dimes**

Mayor Wagner will read a proclamation proclaiming November 17, 2023, World Prematurity Day.

Attachments: [March of Dimes 2023 Proclamation](#)

CONSENT AGENDA ITEMS**C-1** [2023-516](#)**Consideration of a Purchase of a New 35-foot Diesel Bus from New Flyer of America**

City Council is requested to approve an agreement for a purchase of a new 35-foot Diesel Bus from New Flyer of America in the amount of \$707,518, a capital project ordinance amendment, and authorize the appropriate City Official(s) to execute all necessary documents.

Attachments: [Purchase - New Diesel Bus - New Flyer of America](#)

C-2 [2023-517](#)**Consideration of a Sole Source Purchase of Training and Duty Ammunition from Kiesler Police Supply**

City Council is requested to approve a sole source purchase of training and duty ammunition from Kiesler Police Supply in the amount of \$127,671.39 and authorize the appropriate City Official(s) to execute all necessary documents.

Attachments: [Sole Source Purchase - Ammunition Kieslers Police Supply](#)

C-3 [2023-519](#)**Consideration of a new Risk Manager Position**

City Council is requested to approve a new Risk Manager position.

Attachments: [Risk Manager Position Request](#)

C-4 [2023-505](#)**Consideration of an Ordinance to Demolish a Dwelling at 509 Lawndale Avenue**

City Council is requested to adopt an Ordinance ordering the inspector to demolish the single family dwelling and all outbuildings at 509 Lawndale Avenue.

Attachments: [Ordinance - Demolition - 509 Lawndale Avenue](#)

C-5 [2023-506](#)**Consideration of an Ordinance to Demolish a Dwelling at 409 Denny Street**

City Council is requested to adopt an Ordinance ordering the inspector to demolish the single family dwelling and all outbuildings at 409 Denny Street.

Attachments: [Ordinance - Demolition - 409 Denny Street](#)

- C-6** [2023-507](#) **Consideration of an Ordinance to Demolish a Dwelling at 509 Saunders Place**
City Council is requested to adopt an Ordinance ordering the inspector to demolish the single family dwelling and all outbuildings at 509 Saunders Place.
Attachments: [Ordinance - Demolition - 509 Saunders](#)
- C-7** [2023-508](#) **Consideration of an Ordinance to Repeal a Demolition Ordinance for a Dwelling at 411 W. Willis Avenue**
City Council is requested to adopt an ordinance to repeal the ordinance adopted by City Council to demolish a dwelling at 411 W. Willis Avenue.
Attachments: [Repeal Ordinance - 411 W. Willis Ave.](#)
- C-8** [2023-522](#) **Consideration of Approval of Minutes**
Council is requested to approve the following minutes:
Finance Committee Minutes - November 2, 2023, at 4:00 p.m.
Special Meeting of the High Point City Council Minutes - November 6, 2023, at 4:30 p.m.
Regular Meeting of the High Point City Council Minutes - November 6, 2023, at 5:30 p.m.
Prosperity & Livability Committee Minutes - November 8, 2023, at 9:00 a.m.
Community Development Committee Minutes - November 8, 2023, at 4:00 p.m.
Attachments: [Agenda Memo](#)
[Special Meeting High Point City Council - November 6, 2023](#)
[Regular Meeting of the High Point City Council - November 6, 2023](#)
[Finance Committee Meeting Minutes - November 2, 2023](#)
[Prosperity Livability Committee Meeting Minutes, November 8, 2023 @ 9:00 a.m.](#)
[Special Meeting of the Community Development Committee Minutes - November 8, 2023](#)

GENERAL BUSINESS AGENDA

- G-1** [2023-520](#) **City of High Point Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2023**
City Council is requested to acknowledge receipt of the City of High Point Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2023, and related required communications from the City's auditors, Cherry Bekaert LLP and approve the Local Government Commission response.
Attachments: [Annual Comprehensive Financial Report](#)
[Audit Presentation](#)

G-2 [2023-509](#) Public Hearing Regarding a 2022 Annual Action Plan Substantial Amendment - Walnut Ridge Apartments

City Council is requested to conduct a public hearing in accordance with citizen participation requirements, approve the amendment, and authorize the appropriate City Official(s) to execute all necessary documents.

Attachments: [2022 Annual Action Plan Substantial Amendment - Walnut Ridge Apartments](#)

G-3 [2023-523](#) Resolution of Intent, Annexation 23-03

Approval of a Resolution of Intent to establish a public hearing date of December 18, 2023, to consider a voluntary non-contiguous annexation petition for approximately 14.25 acres. The site is located along the east side of Cedarwood Trail, approximately 580 feet south of N. Main Street (SR 1009). The site is also known as Forsyth County Tax Parcel 6882-76-3263.000.

Attachments: [Resolution of Intent AN-23-03.pdf](#)

G-4 [2023-527](#) City of High Point, Zoning Map Amendment 23-26

A request by the City of High Point to establish a new Local Historic Overlay (LHO) District to approximately 50.1 acres bordering Washington Street from N. Centennial Street on the west to the Toussaint L'Ouverture Lodge No.524 (1215 Washington Street) on the east.

Attachments: [Zoning Amendment 23-26](#)

G-6 [2023-529](#) Consideration of a Reappointment to the Human Relations Commission

Council is requested to confirm the reappointment of Rodd Smith to the Human Relations Commission. The reappointment will be effective immediately and will expire November 1, 2024.

Attachments: [Reappointment - Human Relations Commission](#)

G-7 [2023-528](#) Consideration of an Appointment to the Guilford County Historic Preservation Commission

City Council is requested to recommend the appointment of Raul Cardona Torres to the Guilford County Historic Preservation Commission as one of High Point's two representatives. The appointment will be effective December 7, 2023, and expire on December 6, 2027.

Attachments: [Appointment - Guilford County Historic Preservation Commission](#)
[CARDONA TORRES, Raul 2023](#)

ADJOURNMENT

ORDINANCE

AN ORDINANCE REQUIRING THE INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH AND REMOVE CERTAIN PROPERTY PURSUANT TO ARTICLE 12 OF CHAPTER 160D OF THE GENERAL STATUTES OF NORTH CAROLINA AND TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That after a hearing held before the Code Enforcement Manager and/or Inspector on 2/15/2023, the dwelling located at 509 Saunders Pl. was found to be unfit for human habitation due to violations of the City of High Point Minimum Housing Code. Additionally, the costs to repair, alter, or improve the dwelling to comply with the Minimum Housing Code were found to be in excess of sixty-five percent (65%) of the value of the dwelling. As a result, on 2/22/2023, the Inspector ordered the property owner, Century Income, Inc., to repair or demolish by 3/22/2023.

SECTION 2: That the property owner was given a reasonable opportunity to repair or demolish and remove the dwelling, but has failed to do so.

SECTION 3: That the Inspector of the City of High Point is hereby authorized and directed to proceed with demolition and removal of the following described dwelling in accordance with the Minimum Housing Code and Article 12 of Chapter 160D of the General Statutes of North Carolina, no sooner than January 8, 2024.

PROPERTY LOCATION

OWNER(S)

509 Saunders Pl.

Century Income, Inc.
215 N. Centennial St.
High Point, NC 27262

SECTION 4: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5: That this ordinance shall become effective from and after its passage.

Adopted by City Council,
This the 20th day of November, 2023

Sandra Keeney, City Clerk

City Clerk's Office

Sandra Keeney

CITY CLERK



City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Sandra Keeney, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on November 20, 2023, and upon approval by City Council will be recorded in Book 98 of the Official Minute Books and Ordinance Book Volume XXIII, Ordinance No. 7976/23-24, page 24, Legislative File No. 2023-507 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 21st day of November 2023.

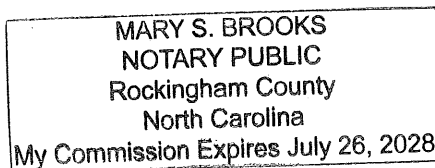
A handwritten signature of Sandra Keeney in cursive script, written over a horizontal line.

Sandra Keeney, City Clerk

ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Sandra Keeney, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 21st day of November 2023.

A handwritten signature of Mary S. Brooks in cursive script, written over a horizontal line.

Mary S. Brooks, Notary Public

Commission Expires: 07/26/2028

ORDINANCE

AN ORDINANCE REQUIRING THE INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH AND REMOVE CERTAIN PROPERTY PURSUANT TO ARTICLE 12 OF CHAPTER 160D OF THE GENERAL STATUTES OF NORTH CAROLINA AND TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That after a hearing held before the Code Enforcement Manager and/or Inspector on 8/22/2022, the dwelling located at 409 Denny St. was found to be unfit for human habitation due to violations of the City of High Point Minimum Housing Code. Additionally, the costs to repair, alter, or improve the dwelling to comply with the Minimum Housing Code were found to be in excess of sixty-five percent (65%) of the value of the dwelling. As a result, on 9/1/2022, the Inspector ordered the property owner, Vernon Wilson, to repair or demolish by 10/03/2022.

SECTION 2: That the property owner was given a reasonable opportunity to repair or demolish and remove the dwelling, but has failed to do so.

SECTION 3: That the Inspector of the City of High Point is hereby authorized and directed to proceed with demolition and removal of the following described dwelling in accordance with the Minimum Housing Code and Article 12 of Chapter 160D of the General Statutes of North Carolina.

PROPERTY LOCATION

409 Denny St.

OWNER(S)

Scott G. Savas
2307 Hemlock Dr.
High Point, NC 27265

SECTION 4: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5: That this ordinance shall become effective from and after its passage.

Adopted by City Council,
This the 20th day of November, 2023

Sandra Keeney, City Clerk

City Clerk's Office

Sandra Keeney

CITY CLERK

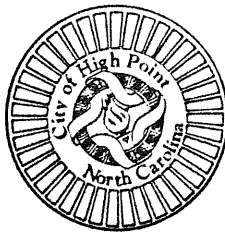


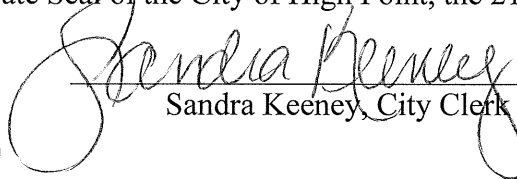
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Sandra Keeney, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on November 20, 2023, and upon approval by City Council will be recorded in Book 98 of the Official Minute Books and Ordinance Book Volume XXIII, Ordinance No. 7975/23-23, page 23, Legislative File No. 2023-506 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 21st day of November 2023.

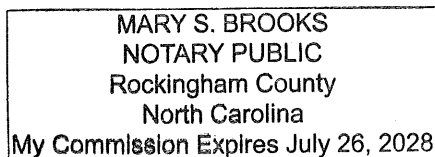


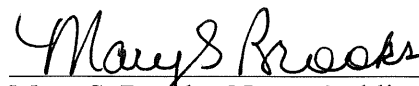

Sandra Keeney, City Clerk

ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Sandra Keeney, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 21st day of November 2023.




Mary S. Brooks, Notary Public

Commission Expires: 07/26/2028

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Appointment – Guilford County Historic Preservation Commission	
FROM: City Clerk's Office	MEETING DATE: November 20, 2023
PUBLIC HEARING: n/a	ADVERTISED DATE/BY: n/a
ATTACHMENTS: Application	

PURPOSE:

To recommend to the Guilford County Board of Commissioners the appointment of Raul Cardona Torres as the High Point representative on the Guilford County Historic Preservation Commission.

BACKGROUND:

The Guilford County Historic Preservation Commission is composed of eleven (11) members from Guilford County, City of Greensboro, Town of Jamestown, Gibsonville, and City of High Point. The local municipality recommends the appointment/reappointment of members to the Guilford County Board of Commissioners. Commission members serve 4-year terms.

BUDGET IMPACT: n/a

RECOMMENDATION/ACTION REQUESTED:

City Council is requesting the Guilford County Board Commissioners appoint Raul Cardona Torre to the Guilford County Historic Preservation Commission as the High Point representative. The appointment will be effective December 7, 2023, and expire on December 6, 2027.



CITY OF HIGH POINT

AGENDA ITEM



TITLE: Resolution of Intent for a Noncontiguous Annexation (Doris Moorefield, et al)	
FROM: Sushil Nepal, AICP Planning & Development Director	MEETING DATE: November 20, 2023
PUBLIC HEARING: No	ADVERTISED DATE/BY: Not Applicable
ATTACHMENTS:	A. Resolution of Intent (AN-23-xx) B. Map of proposed annexation site

PURPOSE:

Approval of a Resolution of Intent to establish a public hearing date of December 18, 2023, to consider a voluntary non-contiguous annexation petition for approximately 14.25 acres. The site is located along the east side of Cedarwood Trail, approximately 580 feet south of N. Main Street (SR 1009). The site is also known as Forsyth County Tax Parcel 6882-76-3263.000.

BACKGROUND:

Resolution of Intent for Annexation 23-03 is enclosed.

BUDGET IMPACT:

There is no budget impact associated with the adoption of this resolution.

RECOMMENDATION / ACTION REQUESTED:

Staff requests City Council set a public hearing date of Monday, December 18, 2023 for this request.



PUBLISH ONCE: Friday, December 1, 2023

**RESOLUTION TO ESTABLISH A
PUBLIC HEARING DATE FOR
VOLUNTARY NON-CONTIGUOUS ANNEXATION
(AN-23-03)**

WHEREAS, the City Council has been petitioned to annex the property of Doris Moorefield, et al. The proposed annexation site is approximately 14.25 acres, and located along the east side of Cedarwood Trail, approximately 580 feet south of N. Main Street (SR 1009). The site is also known as Forsyth County Tax Parcel 6882-76-3263.000.

WHEREAS, the City Clerk is in receipt of said petition and has determined its sufficiency in accordance with G.S. 160A-58.2;

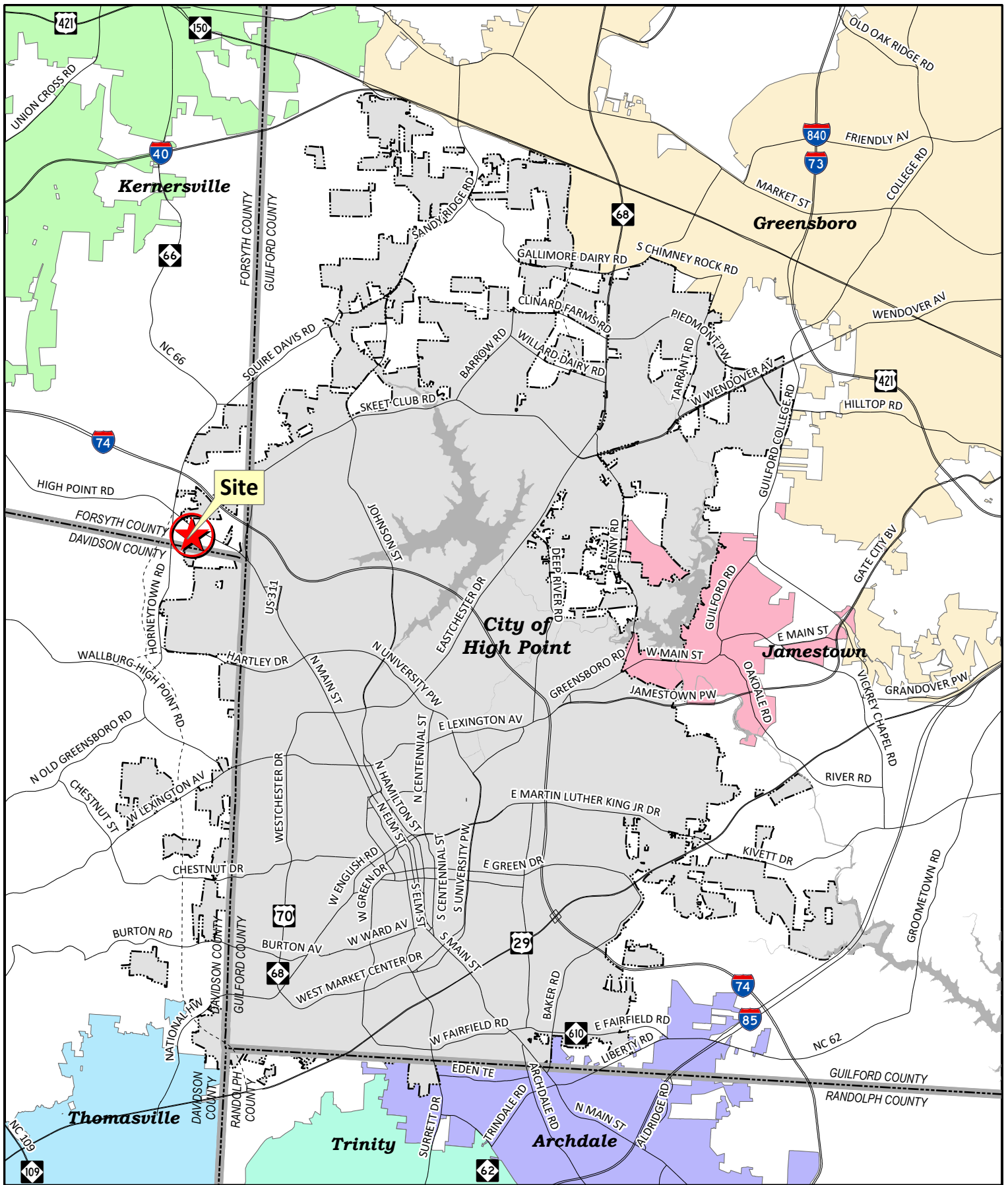
NOW, THEREFORE BE IT RESOLVED, THAT THE CITY COUNCIL establishes Monday, December 18, 2023, at 5:30 p.m., in the Council Chambers in the Municipal Building at 211 South Hamilton Street, High Point, North Carolina, as the date for the public hearing regarding the requested annexation.

Any interested party will be permitted to be heard at the public hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need special accommodations, please call (336) 883-3124 or 711 for the Telecommunications Relay Service.

Following the public hearing, the City Council shall have authority to adopt an ordinance annexing the territory described in the petition. The City Council shall have authority to make the annexing ordinance effective immediately. Further information pertaining to this request is available at the Planning and Development Department in Room 316 of the Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina, (336) 883-3328.

By order of the City Council,
This the 20th day of November, 2023

Sandra R. Keeney, City Clerk



ANNEXATION REQUEST: AN-23-03

CITY OF
high point.

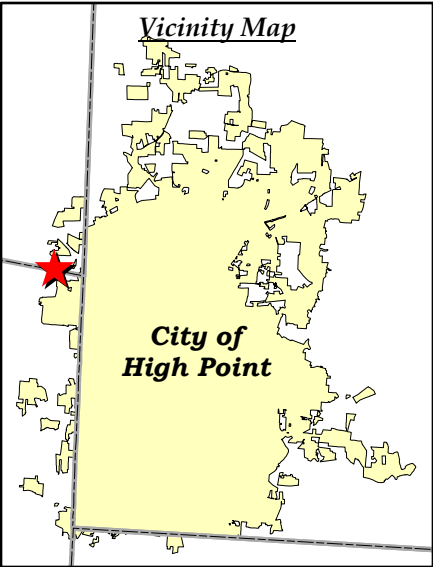
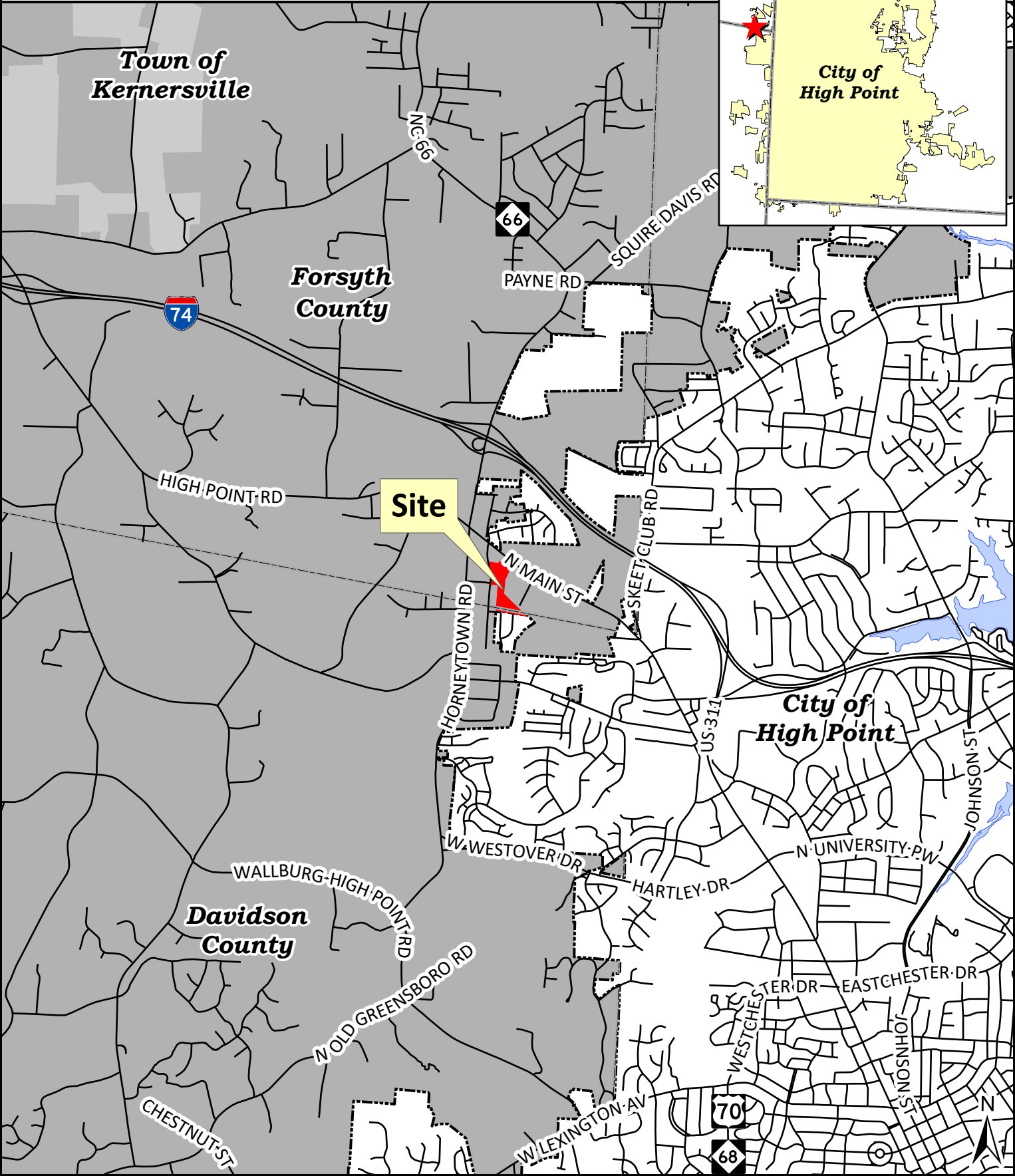
PLANNING AND
DEVELOPMENT

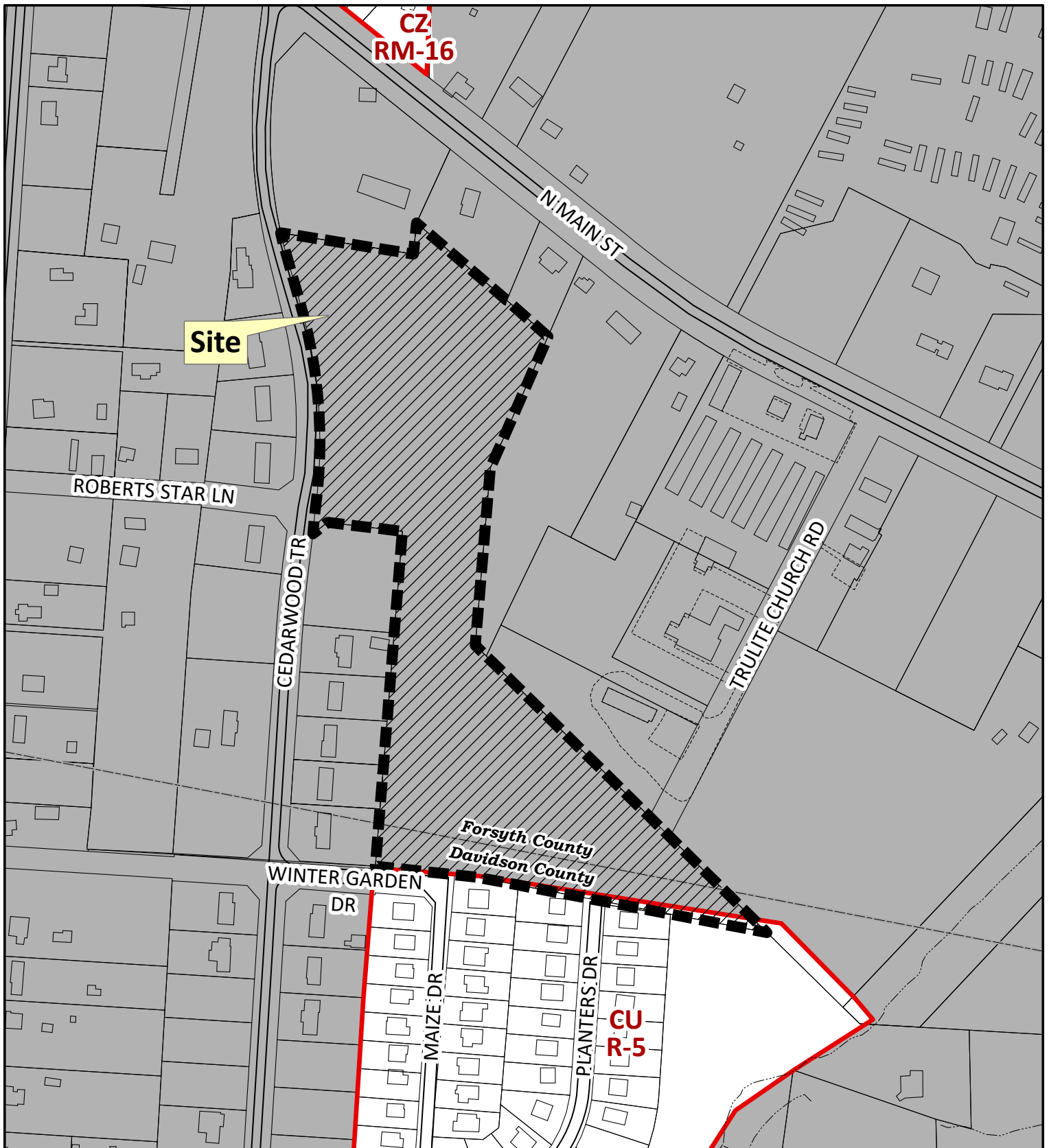


Scale: 1" = 8,500'

LOCATION MAP

ANNEXATION REQUEST: AN-23-03 Cedarwood Tr
Applicant:





**ANNEXATION CASE 23-03
(Cedarwood Trail)**

CITY OF
high point.

PLANNING AND
DEVELOPMENT

N



Scale: 1" = 300'

Existing Zoning Boundary
Subject Property Boundary



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on September 26, 2023 and before the City Council of the City of High Point on November 20, 2023 regarding **Zoning Map Amendment Case 23-26 (ZA-23-26)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on September 16, 2023, for the Planning and Zoning Commission public hearing and on November 8, 2023 and November 15, 2023, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **November 20, 2023**.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1.

That the Official Zoning Map of the City of High Point be amended to establish the area noted upon the attached map as the **Washington Street Local Historic District**. The area is comprised of approximately 50.1 acres, located on Washington Street from N. Centennial Street east to 1215 Washington Street (Toussaint L’Ouverture Lodge No. 524). The property is also known as Guilford County Tax Parcels 171565, 171566, 171567, 171568, 171569, 171570, 171571, 171572, 171573, 171574, 171575, 171576, 171577, 171578, 171579, 171580, 171581, 171582, 171583, 190459, 190460, 190461, 190463, 190464, 190465, 190466, 190467, 190468, 190469, 190471, 190479, 190480, 190481, 190646, 190647, 190648, 190649, 190651, 190654, 190655, 190656, 190657, 190658, 190659, 190660, 190661, 190662, 190663, 190669, 190670, 190676, 190677, 190678, 190687, 190688, 190693, 190890, 190891, 190892, 190912, and part of 190640 and 190685.

SECTION 2

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 3

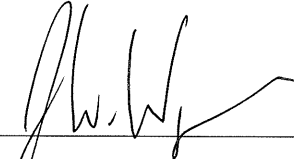
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4

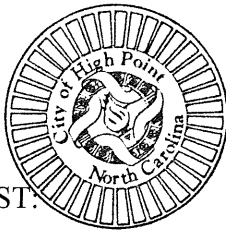
This ordinance shall become effective upon the date of adoption.

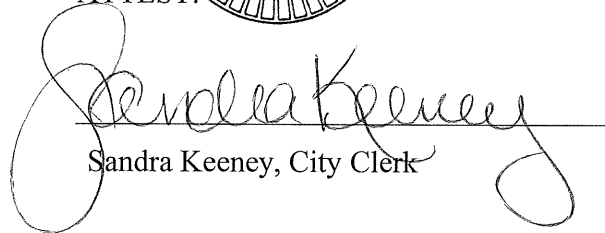
Adopted by the City Council
City of High Point, North Carolina
The 20th day of November, 2023

By: _____


Jay W. Wagner, Mayor

ATTEST:




Sandra Keeney, City Clerk

ORDINANCE

AN ORDINANCE REQUIRING THE INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH AND REMOVE CERTAIN PROPERTY PURSUANT TO ARTICLE 12 OF CHAPTER 160D OF THE GENERAL STATUTES OF NORTH CAROLINA AND TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That after a hearing held before the Code Enforcement Manager and/or Inspector on 9/15/2022, the dwelling located at 509 Lawndale Avenue was found to be unfit for human habitation due to violations of the City of High Point Minimum Housing Code. Additionally, the costs to repair, alter, or improve the dwelling to comply with the Minimum Housing Code were found to be in excess of sixty-five percent (65%) of the value of the dwelling. As a result, on 9/27/2022, the Inspector ordered the property owner, Vernon Wilson, to repair or demolish by 10/27/2022.

SECTION 2: That the property owner was given a reasonable opportunity to repair or demolish and remove the dwelling, but has failed to do so.

SECTION 3: That the Inspector of the City of High Point is hereby authorized and directed to proceed with demolition and removal of the following described dwelling in accordance with the Minimum Housing Code and Article 12 of Chapter 160D of the General Statutes of North Carolina.

PROPERTY LOCATION

509 Lawndale Ave.

OWNER(S)

Estate of Vernon Wilson
5892 Canter Rd.
Archdale, NC 27263

SECTION 4: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5: That this ordinance shall become effective from and after its passage.

Adopted by City Council,
This the 20th day of November, 2023

Sandra Keeney, City Clerk

City Clerk's Office

Sandra Keeney

CITY CLERK

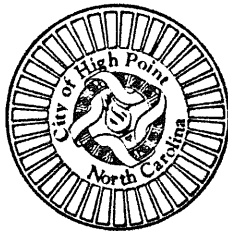


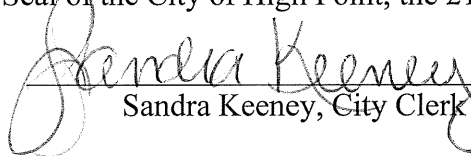
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Sandra Keeney, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on November 20, 2023, and upon approval by City Council will be recorded in Book 98 of the Official Minute Books and Ordinance Book Volume XXIII, Ordinance No. 7974/23-22, page 22, Legislative File No. 2023-505 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 21st day of November 2023.

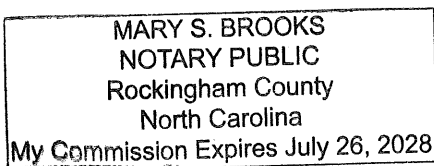



Sandra Keeney, City Clerk

ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Sandra Keeney, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 21st day of November 2023.




Mary S. Brooks, Notary Public

Commission Expires: 07/26/2028

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Ordinance to Repeal Demolition Ordinance – 411 W. Willis Avenue	
FROM: Thanena S. Wilson, Director Community Development & Housing	MEETING DATE: November 20, 2023
PUBLIC HEARING: Yes	ADVERTISED DATE: November 1, 2023 November 8, 2023
ATTACHMENTS: Ordinance to Repeal Demolition Ordinance	

PURPOSE:

A request by Community Development and Housing, Local Codes Division to repeal the ordinance adopted by Council to demolish the dwelling at 411 W. Willis Avenue.

BACKGROUND:

An Ordinance for demolition was passed by the High Point City Council on June 20, 2023. The property was brought into compliance with the Minimum Housing Code by the owner demolishing the dwelling on July 27, 2023.

BUDGET IMPACT:

None

RECOMMENDATION / ACTION REQUESTED:

Staff recommends repealing the ordinance due to the property being repaired and in compliance with the City's Minimum Housing Code.

PENDING ACTION:

The ordinance becomes effective from the date of adoption.



AN ORDINANCE REPEALING AN ORDINANCE ADOPTED ON THE 20TH DAY OF JUNE OF 2023 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 411 W. WILLIS AVE HIGH POINT, NORTH CAROLINA

WHEREAS, on June 20, 2023, the High Point City Council adopted an ordinance requiring Triad Housing Group I, LLC owner of the property located at 411 W. Willis Ave., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 411 W Willis Ave., High Point, North Carolina, recorded in Deed Book 8738, Page 2378, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of the Triad Housing Group I, LLC in the grantor index as provided by law.

Adopted by City Council
This the 20th day of November, 2023

Sandra R. Keeney, City Clerk

**SPECIAL MEETING
COMMUNITY DEVELOPMENT COMMITTEE**

Chaired by Council Member Williams

Committee Members: Williams, Hudson, Jefferson, and Johnson

November 8, 2023 – 4:00 P.M.

**Council Chambers – Municipal Building
211 S. Hamilton Street**

Community Development Committee - Council Member Williams, Chair

CALL TO ORDER

Council Member Williams called the meeting to order at 4:02 p.m.

The following Committee Members were present:

Present: *Council Member Chris Williams, Chair; Council Member Tyrone Jefferson, Committee Member, and Mayor Pro Tempore Hudson, Committee Member*

Absent: *Council Member Cyril Jefferson, Committee Member*

PRESENTATION OF ITEMS

2023-505 Consideration of an Ordinance to Demolish a Dwelling at 509 Lawndale Avenue

City Council is requested to adopt an Ordinance ordering the inspector to demolish the single-family dwelling and all outbuildings at 509 Lawndale Avenue.

Lori Loosemore, Code Enforcement Officer, provided the staff report.

Chair Williams asked if anyone was present to speak for or against this item.

No one was present.

A motion was made by Committee Chair Williams, seconded by Committee Member Johnson, to adopt an ordinance to demolish a dwelling located at 509 Lawndale Avenue.

Motion carried with the following vote:

Aye: Chair Williams, Committee Member Johnson, and Committee Member Hudson

Absent: Committee Member Jefferson

2023-506 Consideration of an Ordinance to Demolish a Dwelling at 409 Denny Street

City Council is requested to adopt an Ordinance ordering the inspector to demolish the single-family dwelling and all outbuildings at 409 Denny Street.

Lori Loosemore, Code Enforcement Officer, provided the staff report.

Chair Williams asked if anyone was present to speak for or against this item.

No one was present.

A motion was made by Chair Williams, seconded by Committee Member Johnson, to adopt an ordinance to demolish a dwelling at 409 Denny Street.

Motion carried with the following vote:

Aye: Chair Williams, Committee Member Johnson, and Committee Member Hudson

Absent: Committee Member Jefferson

2023-507 Consideration of an Ordinance to Demolish a Dwelling at 509 Saunders Place

City Council is requested to adopt an Ordinance ordering the inspector to demolish the single-family dwelling and all outbuildings at 509 Saunders Place.

Lori Loosemore, Code Enforcement Officer, provided the staff report. She stated that City Attorney Maguire has been in contact with Mr. Dallas' attorney and that Mr. Dallas stated he would do the demolition of the property but would like to have more time to test for asbestos etc. Ms. Loosemore requested the Ordinance be amended to state no action will take place by the City until after January 8, 2024, which will provide the property owner sixty additional days to do his due diligence in completing the demolition.

Chair Williams asked if anyone was present to speak for or against this item.

No one was present.

Chair Williams made a motion, seconded by Committee Member Johnson, to adopt the Ordinance to demolish a dwelling at 509 Saunders Place and amend the Ordinance to state that action by the City will not commence until after January 8, 2024.

Aye: Chair Williams, Committee Member Johnson, and Committee Member Hudson

Absent: Committee Member Jefferson

2023-508 Consideration of an Ordinance to Repeal a Demolition Ordinance for a Dwelling at 411 W. Willis Avenue

City Council is requested to adopt an ordinance to repeal the ordinance adopted by City Council to demolish a dwelling at 411 W. Willis Avenue.

Lori Loosemore, Code Enforcement Officer, stated the property owner will do the demolition.

Chair Williams made a motion, seconded by Committee Member Johnson, to repeal a Demolition Ordinance for a Dwelling at 411 W. Willis Avenue.

Aye: Chair Williams, Committee Member Johnson, and Committee Member Hudson

Absent: Committee Member Jefferson

2023-509 Consideration of a 2022 Annual Action Plan Substantial Amendment - Walnut Ridge Apartments

City Council is requested to conduct a public hearing in accordance with citizen participation requirements, approve the amendment, and authorize the appropriate City Official(s) to execute all necessary documents.

Thanena Wilson, Community Development and Housing, provided the staff report for this item. She stated this is a request to amend the 2022 Annual Action Plan to allocate funding in the amount of \$650,000 for the Walnut Ridge Apartments project.

A motion was made by Mayor Pro Tempore Hudson, seconded by Committee Member Williams, to approve the public hearing date of November 20, 2023, for agenda item 2023-509.

Aye: Chair Williams, Committee Member Johnson, and Committee Member Hudson

Absent: Committee Member Jefferson

Ms. Wilson provided an update for Operation Inasmuch noting 15 homes received repairs and maintenance, 26 individuals were assisted, and there were 78 volunteers.

ADJOURNMENT

Chair Williams stated this was his final Community Development Meeting and thanked all the partners such as Family Justice Center, Continuum of Care, Operation Inasmuch, Community Housing Solutions, and Greater High Point Food Alliance noting there were many more. He thanked the Committee Members that have served for the last four years on the Community Development Committee, as well as staff, noting the consistency and dependability that staff has shown is much appreciated.

Committee Member Johnson thanked Chair Williams for his leadership and service to High Point as well as Chair of the Community Development Committee.

There being no further business to come before the City Council, the meeting was adjourned at 4:16 p.m.

Respectfully Submitted,

Chris Williams, Chairman
Community Development Committee

Attest:

Sandra Keeney, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Reappointment – Human Relations Commission	
FROM: City Clerk's Office	MEETING DATE: November 20, 2023
PUBLIC HEARING: n/a	ADVERTISED DATE/BY: n/a
ATTACHMENTS:	

PURPOSE:

To confirm the reappointment of Rodd Smith to the Human Relations Commission.

BACKGROUND:

Council Member Monica Peters is requesting to reappointment Rodd Smith as her Ward 3 appointee on the Human Relations Commission. The reappointment will be effective immediately and will expire on November 1, 2024.

BUDGET IMPACT: n/a

RECOMMENDATION/ACTION REQUESTED:

City Council is requested to confirm the reappointment of Rodd Smith to the Human Relations Commission; reappointment to be effective immediately and will expire November 1, 2024.



CITY OF HIGH POINT

AGENDA ITEM



TITLE: Ordinance to Demolish – 509 Saunders Pl.	
FROM: Thanena Wilson, Director Community Development & Housing	MEETING DATE: November 20, 2023
PUBLIC HEARING: Yes	ADVERTISED DATE: November 1, 2023 November 8, 2023
ATTACHMENTS: A. Staff report B. Ordinance to Demolish C. Photos D. Maps	

PURPOSE:

A request by Community Development and Housing, Local Codes Division, to adopt an ordinance ordering the inspector to demolish the dwelling at 509 Saunders Place.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 2/22/2023. No action occurred by the compliance date of 3/22/2023. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

There are sufficient funds in the FY23-24 budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMENDATION /ACTION REQUESTED:

Staff recommends the adoption of the requested Ordinance to Demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

The Ordinance to Demolish becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the Ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.



ORDINANCE

AN ORDINANCE REQUIRING THE INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH AND REMOVE CERTAIN PROPERTY PURSUANT TO ARTICLE 12 OF CHAPTER 160D OF THE GENERAL STATUTES OF NORTH CAROLINA AND TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That after a hearing held before the Code Enforcement Manager and/or Inspector on 2/15/2023, the dwelling located at 509 Saunders Pl. was found to be unfit for human habitation due to violations of the City of High Point Minimum Housing Code. Additionally, the costs to repair, alter, or improve the dwelling to comply with the Minimum Housing Code were found to be in excess of sixty-five percent (65%) of the value of the dwelling. As a result, on 2/22/2023, the Inspector ordered the property owner, Century Income, Inc., to repair or demolish by 3/22/2023.

SECTION 2: That the property owner was given a reasonable opportunity to repair or demolish and remove the dwelling, but has failed to do so.

SECTION 3: That the Inspector of the City of High Point is hereby authorized and directed to proceed with demolition and removal of the following described dwelling in accordance with the Minimum Housing Code and Article 12 of Chapter 160D of the General Statutes of North Carolina, no sooner than January 8, 2024.

PROPERTY LOCATION

509 Saunders Pl.

OWNER(S)

Century Income, Inc.
215 N. Centennial St.
High Point, NC 27262

SECTION 4: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5: That this ordinance shall become effective from and after its passage.

Adopted by City Council,
This the 20th day of November, 2023

Sandra Keeney, City Clerk

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

509 Saunders Pl.

OWNER:

Century Income, Inc.

**REASON FOR
INSPECTION:**

Inspector observed condition of the property

**FIRST
INSPECTION:
1/17/2023**

Summary of Major Violations

1. Repair or replace rotten roof rafters, sheathing & covering
2. Repair or replace damaged drywall on ceilings & walls
3. Repair/replace rotten floor joists, subflooring & flooring throughout
4. Repair or replace rotten fascia & soffit

**HEARING
RESULTS:
2/15/2023**

A Hearing was held, Sanders Dallas and Elizabeth Dallas Davis representing Century Income Inc. were present along with their attorney, Marsh Prause. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:
2/22/2023**

Order to Repair or Demolish

APPEALS:

Date of Compliance 03/22/2023 (modified to 8/1/2023 BOA)

**OWNER
ACTIONS:**

Appeal to Board of Adjustment AP-23-02 (see attached documents)

None

ADDITIONAL:

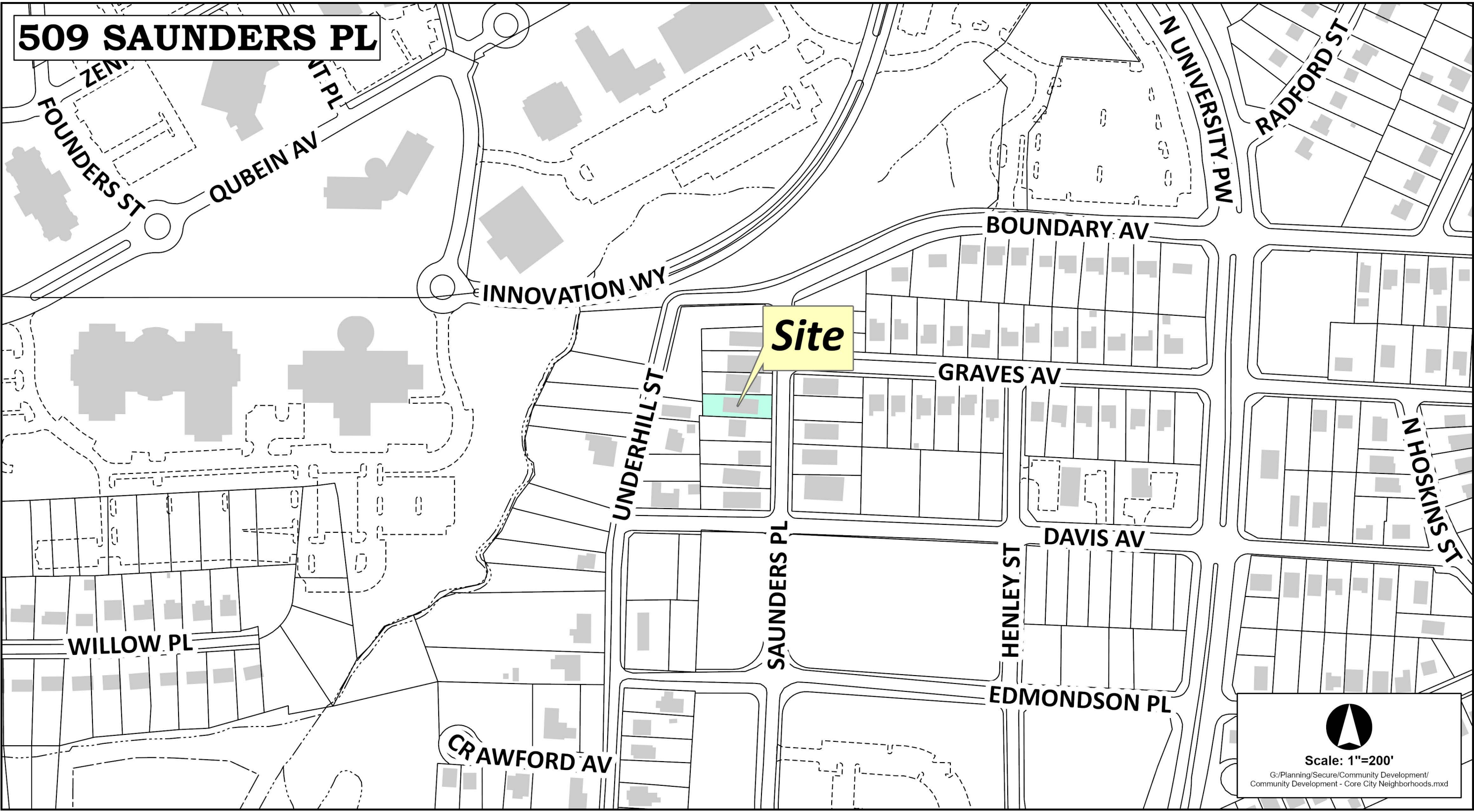
The Board of Appeals decision stated the Order to Demolish to remain in effect but should be modified to allow the Applicant until August 1, 2023, to complete the necessary repairs to bring the dwelling into compliance with the Minimum Housing Code. And, that the Order to Demolish also be modified to provide that the repairs to the dwelling

be commenced by the Applicant, or its contractor, no later than 30 days after the date of the written decision. The written decision was signed on May 5, 2023; therefore the 30 days would be June 5, 2023.

On June 8, 2023, the inspector called Mr. Dallas, who advised that he had a contractor to clear weeds and growth on the left side of the building. He also stated that he plans to have his contractor start fixing the fascia, soffit, missing bricks, and siding. The inspector reminded Mr. Dallas that the contractor would need to pull permits before starting repairs to the house, which Mr. Dallas stated he would be having a structural engineer look at the house and provide a report to the building inspections office.

As of 11/01/2023 no permit has been applied for or issued for the repairs, nor have any repairs been started.

509 SAUNDERS PL



Site



Scale: 1"=200'

G:/Planning/Secure/Community Development/
Community Development - Core City Neighborhoods.mxd



13 Jan 2023



13 Jan 2023



08 Jun 2023



509-B

13 Jan 2023



13 Jan 2023



13 Jan 2023



13 Jan 2023



13 Jan 2023



13 Jan 2023



13 Jan 2023



13 Jan 2023

FINANCE COMMITTEE

Chaired by Council Member Moore

Committee Members: Moore, Holmes, Jones, and Peters

November 2, 2023 – 4:00 P.M.

Council Chambers

211 S Hamilton Street

FINANCE COMMITTEE - Britt W. Moore, Chair

CALL TO ORDER

Chair Moore called the meeting to order at 4:00 p.m.

Present: Chair Britt Moore, Committee Member Monica Peters, and Committee Member Michael Holmes

Absent: Committee Member Victor Jones

PRESENTATION OF ITEMS

2023-475 Consideration of a Purchase Order Increase with Waste Management

City Council is requested to approve a Purchase Order (# 113247) increase from \$49,000 to \$120,000 with Waste Management to cover the additional cost of biosolids disposal and authorize the appropriate City Official(s) to execute all necessary documents.

Robby Stone, Public Services Director, provided the staff report for this item.

A motion was made by Chair Moore, seconded by Committee Member Holmes, to approve agenda item 2023-475.

Motion carried with the following vote:

Aye: Chair Britt Moore, Committee Member Monica Peters, and Committee Member Michael Holmes

Absent: Committee Member Victor Jones

2023-476 Consideration of a Sole Source Purchase with Trojan Technologies in the amount of \$61,957.25

City Council is requested to approve a sole source purchase with Trojan Technologies in the amount of \$61,957.25 for the purchase of spare UV parts for the Westside Wastewater Treatment Plant and authorize the appropriate City Official(s) to execute all documents.

Robby Stone, Public Services Director, provided the staff report for this item.

Chair Moore made a motion, seconded by Committee Member Holmes, to approve agenda item 2023-476.

Motion carried with the following vote:

Aye: Chair Britt Moore, Committee Member Monica Peters, and Committee Member Michael Holmes

Absent: Committee Member Victor Jones

2023-477 Consideration of a Sole Source Purchase of Eight (8) Haigh Quick Change Grinder Cartridges Assemblies from Clear Water Inc.

City Council is requested to approve Clear Water Inc. as a sole source vendor for the purchase of eight (8) Haigh Quick Change Grinder Cartridge Assemblies in the amount of \$62,888 and authorize the appropriate City Official(s) to execute all necessary documents.

Robby Stone, Public Services Director, provided the staff report for this item.

Chair Moore made a motion, seconded by Committee Member Peters, to approve agenda item 2023-477.

Motion carried with the following vote:

Aye: Chair Britt Moore, Committee Member Monica Peters, and Committee Member Michael Holmes

Absent: Committee Member Victor Jones

2023-479 Consideration of a Resolution to Acknowledge the City's Acceptance of Maintenance Responsibilities for the Listed Road Segment to be Abandoned by the North Carolina Department of Transportation

City Council is requested to approve a Resolution acknowledging the City's acceptance of maintenance responsibilities and request the North Carolina Department of Transportation abandon a portion of Kersey Valley Road.

Robby Stone, Public Services Director, provided the staff report for this item.

Chair Moore made a motion, seconded by Committee Member Holmes, to approve agenda item 2023-479.

Motion carried with the following vote:

Aye: Chair Britt Moore, Committee Member Monica Peters, and Committee Member Michael Holmes

Absent: Committee Member Victor Jones

2023-487 Consideration of Change Order Number 2 to Harper General Contractors for the Westside WWTP Sludge Dewatering System Improvement Project

City Council is requested to approve Change Order Number 2 to Harper General Contractors in the amount of \$250,357.01, a 34-day extension to the contract end date, and authorize the appropriate City Official(s) to execute all necessary Documents.

Robby Stone, Public Services Director, provided the staff report for this item.

Chair Moore made a motion, seconded by Committee Member Peters, to approve agenda item 2023-487.

Motion carried with the following vote:

Aye: Chair Britt Moore, Committee Member Monica Peters, and Committee Member Michael Holmes

Absent: Committee Member Victor Jones

2023-488 Consideration of Change Order Number 4 to Baker Undergrounds for the Waterview Pump Station Force Main Extension Project

City Council is requested to approve Change Order Number 4 to Baker Underground Inc. in the amount of \$734,220, a 194-day extension to the contract end date, and authorize the appropriate City Official(s) to execute all necessary documents.

Robby Stone, Public Services Director, provided the staff report for this item.

Chair Moore made a motion, seconded by Committee Member Holmes, to approve agenda item 2023-488.

Motion carried with the following vote:

Aye: Chair Britt Moore, Committee Member Monica Peters, and Committee Member Michael Holmes

Absent: Committee Member Victor Jones

2023-484 Consideration of a Purchase of Commercial/Industrial Voltage Transformers from Wesco, Inc.

City Council is requested to award a bid to Wesco, Inc. for \$129,195 for the purchase of commercial/industrial voltage transformers and authorize the appropriate City Official(s) to execute all necessary documents.

Tyler Berrier, Electric Utilities Director, provided the staff report for this item.

Chair Moore made a motion, seconded by Committee Member Holmes, to approve agenda item 2023-484.

Motion carried with the following vote:

Aye: Chair Britt Moore, Committee Member Monica Peters, and Committee Member Michael Holmes

Absent: Committee Member Victor Jones

2023-485 Consideration of a Purchase of 1/0 Primary Wire from Wesco, Inc.

City Council is requested to approve the procurement of 1/0 primary wire, award the bid to Wesco, Inc. in the amount of \$191,600, and authorize the appropriate City Official(s) to execute all necessary documents.

Tyler Berrier, Electric Utilities Director, provided the staff report for this item.

A motion was made by Chair Moore, seconded by Committee Member Peters, to approve agenda item 2023-485.

Motion carried with the following vote:

Aye: Chair Britt Moore, Committee Member Monica Peters, and Committee Member Michael Holmes

Absent: Committee Member Victor Jones

2023-490 Consideration of the Purchase of 7,000 5/8 Water Meters from Badger Meter Inc.

City Council is requested to approve the purchase of 7,000 5/8 water low profile positive displacement meters with sealed register in the amount of \$838,880 from Badger Meter Inc. and authorize the appropriate City Official(s) to execute all necessary documents.

Jeremy Coble, Customer Service Director, provided the staff report for this item.

A motion was made by Chair Moore, seconded by Committee Member Holmes, to approve agenda item 2023-490.

Motion carried with the following vote:

Aye: Chair Britt Moore, Committee Member Monica Peters, and Committee Member Michael Holmes

Absent: Committee Member Victor Jones

2023-483 Consideration of a Purchase of a Hyundai HX210AL Excavator from National Equipment Dealers, LLC

City Council is requested to approve a purchase of a Hyundai HX210AL Excavator from National Equipment Dealers, LLC in the amount of \$152,00, a budget ordinance amendment, and authorize the appropriate City Official(s) to execute all necessary documents.

Kevin Rogers, Fleet Services Director, provided the staff report for this item.

A motion was made by Chair Moore, seconded by Council Member Holmes, to approve agenda item 2023-483.

Motion carried with the following vote:

Aye: Chair Britt Moore, Committee Member Monica Peters, and Committee Member Michael Holmes

Absent: Committee Member Victor Jones

2023-492 Consideration of a Purchase of Three (3) Chevrolet 1500 Trucks from Capital Chevrolet

City Council is requested approve the purchase of three (3) Chevrolet 1500 Trucks from Capital Chevrolet in the amount of \$137,415.09.

Kevin Rogers, Fleet Services Director, provided the staff report for this item.

A motion was made by Chair Moore, seconded by Committee Member Peters, to approve agenda item 2023-492.

Motion carried with the following vote:

Aye: Chair Britt Moore, Committee Member Monica Peters, and Committee Member Michael Holmes

Absent: Committee Member Victor Jones

2023-489 Consideration of a Contract with Night Vision Devices in the Amount of \$251,632.20

City Council is requested to award a contract to Night Division Devices Inc. in the amount of \$251,632.20 using Equitable Share Funds to purchase 30 Night Vision Goggles and authorize the appropriate City Official(s) to execute all necessary documents.

Curtis Cheeks, Assistant Police Chief, provided the staff report for this item.

A motion was made by Chair Moore, seconded by Committee Member Holmes, to approve agenda item 2023-489.

Motion carried with the following vote:

Aye: Chair Britt Moore, Committee Member Monica Peters, and Committee Member Michael Holmes

Absent: Committee Member Victor Jones

2023-480 Consideration of Purchase of 702 W. Grimes Street

City Council is requested to approve the purchase of property located at 702 W. Grimes Street in the amount of \$215,000 to enhance the campus of the 300 Oak project and authorize the appropriate City Official(s) to execute all necessary documents.

Damon Dequenne, Assistant City Manager, provided the staff report for this item.

A motion was made by Chair Moore, seconded by Committee Member Holmes, to approve agenda item 2023-480.

Motion carried with the following vote:

Aye: Chair Britt Moore, Committee Member Monica Peters, and Committee Member Michael Holmes

Absent: Committee Member Victor Jones

2023-481 Consideration of a Task Order with Creech & Associates, LLC

City Council is requested to approve a task order to the on-call master agreement with Creech & Associates, LLC estimated in the amount of \$472,110 to provide architectural, engineering design, survey, kitchen design consulting and cost estimating for the shared use kitchen facility that will be located at 331 W. Russell Avenue, and to authorize the appropriate city official to execute all necessary documents.

Damon Dequenne, Assistant City Manager, provided the staff report for this item.

A motion was made by Chair Moore, seconded by Committee Member Peters, to approve agenda item 2023-481.

Motion carried with the following vote:

Aye: Chair Britt Moore, Committee Member Monica Peters, and Committee Member Michael Holmes

Absent: Committee Member Victor Jones

2023-491 Consideration of Pioneer Athletics as a Sole Source Vendor for the Purchase of a P-Rex Artificial Turf Paint Remover Machine

City Council is requested to approve Pioneer Athletics as a sole source vendor for the purchase of a P-Rex Artificial Turf Paint Remover Machine in the amount of \$50,702.28 and authorize the appropriate City Official(s) to execute all necessary documents.

Damon Dequenne, Assistant City Manager, provided the staff report for this item.

A motion was made by Chair Moore, seconded by Committee Member Holmes, to approve agenda item 2023-491.

Motion carried with the following vote:

Aye: Chair Britt Moore, Committee Member Monica Peters, and Committee Member Michael Holmes

Absent: Committee Member Victor Jones

2023-499 Consideration of FHP Properties, LLC Loan for Downtown Redevelopment

City Council is requested to approve a budget amendment transferring \$1.725 million from the Electric Fund to the General Fund, and to authorize the appropriate city official to execute all necessary documents related to the transactions.

Bobby Fitzjohn, Chief Financial Officer, provided the staff report for this item.

No vote was taken on this item. This item will be considered at the November 6, 2023, City Council Meeting.

2023-482 Consideration of a Resolution Authorizing the Upset Bid Process for the Sale of City Properties Located at 711 E. Commerce Avenue, 407 and 517 Walnut Street, and 505, 517, 518, 523, 525, 526 White Oak Street

City Council is requested to approve a resolution accepting the offer of \$99,000 from Sterling Real Estate Development of North Carolina, LLC for city-owned vacant lots through the upset bid procedure of N.C.G.S. §160A-269 and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. §160A-269.

Chair Moore made a motion stating this item needed amending to remove the property of 516 White Oak Street from consideration and lower the offer to \$99,000. Council Member Holmes made a second to the motion.

Motion carried with the following vote:

Aye: Chair Britt Moore, Committee Member Monica Peters, and Committee Member Michael Holmes

Absent: Committee Member Victor Jones

Kim Thore, Right-of-Way Coordinator, provided the staff report for this item.

A motion was made by Chair Moore, seconded by Committee Member Holmes to approve the amended agenda item 2023-482.

Motion carried with the following vote:

Aye: Chair Britt Moore, Committee Member Monica Peters, and Committee Member Michael Holmes

Absent: Committee Member Victor Jones

2023-500 Presentation Regarding the City of High Point's Risk Management Program

Staff will present information on the City's risk management program and recommend enhancements. This item is for information only.

Bobby Fitzjohn, Chief Financial Officer, provided the presentation for this item and noted if the committee agrees regarding the new position of a Risk Manager, an action item will be placed on the next Finance Committee agenda for consideration.

For Information Only

ADJOURNMENT

The Committee reminded everyone of Election Day on Tuesday, November 7, 2023, and asked everyone to vote.

There being no further business to come before the committee, the meeting adjourned at 4:35 p.m.

**HIGH POINT CITY COUNCIL
REGULAR MEETING
November 6, 2023 – 5:30 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING
211 South Hamilton Street**

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Wagner called the meeting to order at 5:30 p.m. He called for a moment of silence, followed by the Pledge of Allegiance.

Present: Mayor Jay W. Wagner; Mayor Pro Tem S. Wesley Hudson, Ward 4; Council Member Britt W. Moore, at Large; Council Member Tyrone E. Johnson, At Large; Council Member Cyril A. Jefferson, Ward 1; Council Member Christopher Williams, Ward 2; Council Member Council Member Monica Peters, Ward 3; Victor A. Jones, Ward 5; and Council Member Michael A. Holmes, Ward 6.

RECOGNITIONS AND PRESENTATIONS

2023-501 Proclamation - Extraordinary Educators 2023

Mayor Wagner will present a proclamation recognizing the 2023 Extraordinary Educators and their contribution to Guilford County Schools.

Mayor Wagner read the Proclamation and presented it to the Extraordinary Educators who were in attendance.

2023-496 Proclamation - Operation Green Light

Mayor Wagner will read a proclamation in support of military veterans and their families.

Mayor Wagner read the Proclamation and asked all the Veterans to stand to be recognized.

2023-503 Proclamation - National Apprenticeship Week

Mayor Jay W. Wagner will read a proclamation recognizing the week of November 13 through November 19, 2023, as National Apprenticeship Week.

Mayor Wagner asked the apprentice to stand to be recognized and state their names.

Ricardo Sandchez - Bautista and Gregory Carter

Mayor Wagner read the proclamation.

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative

2023-495 Strategic Plan Update

Council Member Chris Williams, Chairman of the Community Development Committee, will recognize staff to provide an update on the Strategic Plan regarding Blight Reduction. Council Member Michael Holmes, Chairman of the Marketing & Branding Task Force will provide an update on the Marketing & Branding Initiative.

Council Member Williams provided the Strategic Plan update regarding blight reduction and introduced Lori Loosemore, Code Enforcement Manager.

Ms. Loosemore provided information regarding new code enforcements complaints for the month of October and shared pictures of recently renovated homes that have been brought into compliance.

Council Member Holmes provided information regarding the Marketing and Branding Initiative.

PUBLIC COMMENT PERIOD

2023-494 Public Comment Period

A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards, and presentations. Our policy states persons may speak on any item not on the agenda.

- * Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.
- * Persons addressing City Council are asked to limit their comments to 3 minutes.
- * Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.
- * If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

Thanks to everyone in the audience for respecting the meeting by refraining from speaking from the audience, applauding speakers, or other actions that distract the meeting.

Megan Oglesby, 906 Forrest Hill Drive, Representing Carolina Core FC, thanked the Mayor and City Council for their support and leadership and provided information regarding employees, ticket sales, sponsors, and streaming availability regarding the Carolina Core Professional Soccer Team.

Dr. Elma Hairston, President of the NAACP, invited the Mayor to extend greetings at the Harvest Ball scheduled for November 18th and extended an invitation to the City Council

CONSENT AGENDA ITEMS

Mayor Wagner stated Council would now consider the Consent Agenda. He asked if any agenda items needed removed for discussion. No agenda items were removed.

A motion was made by Mayor Pro Tempore Hudson, seconded by Council Member Moore, to approve the Consent Agenda as presented.

Motion carried with the following vote:

Aye: Mayor Wagner, Mayor Pro Tempore Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

2023-475 Consideration of a Purchase Order Increase with Waste Management

City Council is requested to approve a Purchase Order (# 113247) increase from \$49,000 to \$120,000 with Waste Management to cover the additional cost of biosolids disposal and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the Consent Vote.

2023-476 Consideration of a Sole Source Purchase with Trojan Technologies in the amount of \$61,957.25

City Council is requested to approve a sole source purchase with Trojan Technologies in the amount of \$61,957.25 for the purchase of spare UV parts for the Westside Wastewater Treatment Plant and authorize the appropriate City Official(s) to execute all documents.

Approved by the Consent Vote.

2023-477 Consideration of a Sole Source Purchase of Eight (8) Haigh Quick Change Grinder Cartridges Assemblies from Clear Water Inc.

City Council is requested to approve Clear Water Inc. as a sole source vendor for the purchase of eight (8) Haigh Quick Change Grinder Cartridge Assemblies in the amount of \$62,888 and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the Consent Vote.

2023-479 Consideration of a Resolution to Acknowledge the City's Acceptance of Maintenance Responsibilities for the Listed Road Segment to be Abandoned by the North Carolina Department of Transportation

City Council is requested to approve a Resolution acknowledging the City's acceptance of maintenance responsibilities and request the North Carolina Department of Transportation abandon a portion of Kersey Valley Road.

Approved by the Consent Vote.

2023-487 Consideration of Change Order Number 2 to Harper General Contractors for the Westside WWTP Sludge Dewatering System Improvement Project

City Council is requested to approve Change Order Number 2 to Harper General Contractors in the amount of \$250,357.01, a 34-day extension to the contract end date, and authorize the appropriate City Official(s) to execute all necessary Documents.

Approved by the Consent Vote.

2023-488 Consideration of Change Order Number 4 to Baker Undergrounds for the Waterview Pump Station Force Main Extension Project

City Council is requested to approve Change Order Number 4 to Baker Underground Inc. in the amount of \$734,220, a 194-day extension to the contract end date, and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the Consent Vote.

2023-484 Consideration of a Purchase of Commercial/Industrial Voltage Transformers from Wesco, Inc.

City Council is requested to award a bid to Wesco, Inc. for \$129,195 for the purchase of commercial/industrial voltage transformers and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the Consent Vote.

2023-485 Consideration of a Purchase of 1/0 Primary Wire from Wesco, Inc.

City Council is requested to approve the procurement of 1/0 primary wire, award the bid to Wesco, Inc. in the amount of \$191,600, and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the Consent Vote.

2023-490 Consideration of the Purchase of 7,000 5/8 Water Meters from Badger Meter Inc.

City Council is requested to approve the purchase of 7,000 5/8 water low profile positive displacement meters with sealed register in the amount of \$838,880 from Badger Meter Inc. and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the Consent Vote.

2023-483 Consideration of a Purchase of a Hyundai HX210AL Excavator from National Equipment Dealers, LLC

City Council is requested to approve a purchase of a Hyundai HX210AL Excavator from National Equipment Dealers, LLC in the amount of \$152,000, a budget ordinance amendment, and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the Consent Vote.

2023-492 Consideration of a Purchase of Three (3) Chevrolet 1500 Trucks from Capital Chevrolet

City Council is requested approve the purchase of three (3) Chevrolet 1500 Trucks from Capital Chevrolet in the amount of \$137,415.09.

Approved by the Consent Vote.

2023-489 Consideration of a Contract with Night Vision Devices in the Amount of \$251,632.20

City Council is requested to award a contract to Night Division Devices Inc. in the amount of \$251,632.20 using Equitable Share Funds to purchase 30 Night Vision Goggles and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the Consent Vote.

2023-480 Consideration of Purchase of 702 W. Grimes Street

City Council is requested to approve the purchase of property located at 702 W. Grimes Street in the amount of \$215,000 to enhance the campus of the 300 Oak project and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the Consent Vote.

2023-481 Consideration of a Task Order with Creech & Associates, LLC

City Council is requested to approve a task order to the on-call master agreement with Creech & Associates, LLC estimated in the amount of \$472,110 to provide architectural, engineering design, survey, kitchen design consulting and cost estimating for the shared use kitchen facility that will be located at 331 W. Russell Avenue, and to authorize the appropriate city official to execute all necessary documents.

Approved by the Consent Vote.

2023-491 Consideration of Pioneer Athletics as a Sole Source Vendor for the Purchase of a P-Rex Artificial Turf Paint Remover Machine

City Council is requested to approve Pioneer Athletics as a sole source vendor for the purchase of a P-Rex Artificial Turf Paint Remover Machine in the amount of \$50,702.28 and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the Consent Vote.

2023-482 Consideration of a Resolution Authorizing the Upset Bid Process for the Sale of City Properties Located at 711 E. Commerce Avenue, 407 and 517 Walnut Street, and 505, 517, 518, 523, 525, 526 White Oak Street

City Council is requested to approve a resolution accepting the offer of \$99,000 from Sterling Real Estate Development of North Carolina, LLC for city-owned vacant lots through the upset bid procedure of N.C.G.S. §160A-269 and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. §160A-269.

Approved by the Consent Vote.

2023-493 Consideration of Approval of Minutes

Council is requested to approve the following minutes:

Finance Committee Meeting Minutes - September 28, 2023, at 4:00 p.m.

Regular Meeting of the High Point City Council Meeting Minutes - October 2, 2023, at 5:30 p.m.

Approved by the Consent Vote.

GENERAL BUSINESS AGENDA

2023-499 Consideration of FHP Properties, LLC Loan for Downtown Redevelopment

City Council is requested to approve a budget amendment transferring \$1.725 million from the Electric Fund to the General Fund, and to authorize the appropriate city official to execute all necessary documents related to the transactions.

A motion was made by Council Member Williams, seconded by Council member Jefferson, to excuse Mayor Wagner and Council Member Peters from voting on Agenda Item 2023-499.

Motion carried with the following vote:

Aye: Mayor Wagner, Mayor Pro Tempore Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

Bobby Fitzjohn, Chief Financial Officer, provided the staff report for this item.

A motion was made by Council Member Moore, seconded by Council Member Williams, to approve Agenda Item 2023-499.

Motion carried with the following vote:

Aye: Mayor Pro Tempore Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Excused: Mayor Wagner and Council Member Peters

2023-478 Public Hearing Regarding Updated System Development Fees and Implementation Schedule

City Council is requested to approve a Resolution adopting updated System Development Fees and associated implementation schedule and authorize the appropriate City Official(s) to execute all necessary documents.

Mayor Wagner opened the Public Hearing.

Damon Dequenne, Assistant City Manager, provided the staff report for this item.

Judy Stalder, Representative for the Triad Real Estate and Building Industry Coalition (TREBIC), stated that TREBIC had no objections to the fees.

Mayor Wagner asked if anyone else would like to be heard regarding this matter. Seeing none, he closed the Public Hearing.

A motion was made by Mayor Pro Tempore Hudson, seconded by Council Member Jones, to approve Agenda Item 2023-478.

Motion carried with the following vote:

Aye: Mayor Wagner, Mayor Pro Tempore Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

2023-430 Continued Public Hearing on City of High Point, Zoning Map Amendment 23-22

A request by the City of High Point to rezone approximately 196 acres as part of the Comprehensive Zoning Map Amendment project. To rezone the Swansgate Subdivision and the Swans Landing Subdivision from the Conditional Use Residential Single Family - 3 (CU R-3) District to a Residential Single Family - 3 (R-3) District. These subdivisions are located along the north side of W. Lexington Avenue, approximately one-mile west of Wallburg-High-Point Road, along Swansgate Lane and Bennington Way. (This item was continued at the September 18, 2023, City Council Meeting)

Mayor Wagner stated the Public Hearing was continued from the September 18, 2023, City Council Meeting and the Public Hearing is still open.

Herb Shannon, Senior Planner, provided the staff report for this item and noted that staff met with the citizens to discuss their concerns and all concerns have been addressed.

Mayor Wagner asked if anyone else would like to speak for or against this item. Seeing none, he closed the Public Hearing.

A motion was made by Council Member Jones, seconded by Mayor Pro Tempore Hudson, to approve Zoning Map Amendment 23-22.

City Attorney Maguire noted the requirement to approve the reasonableness and consistency statement.

Council Member Jones amended his motion to include the reasonableness and consistency statement.

Mayor Pro Tempore Hudson seconded.

Motion carried with the following vote:

Aye:

Mayor Wagner, Mayor Pro Tempore Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

Consistency and Reasonableness Statements

Zoning Map Amendment 23-22 is consistent with the City's adopted policy guidance because the zoning map amendment is supported by the Low-Density Residential land use classification of the Land Use Plan governing this portion of the City. Furthermore, The proposed R-3 District matches the surrounding City of High Point zoning pattern of this area.

2023-497

Consideration of an Appointment to the Planning and Zoning Commission

City Council is requested to confirm a recommendation by Council Member Jefferson to appointment Shazia Iqbal to the Planning and Zoning Commission to fill an unexpired term. The appointment will be effective immediately and will expire June 30, 2026.

Council Member Jefferson expressed gratitude to Ms. Iqbal for her willingness to serve and her commitment to the community.

Council Member Peters thanked Ms. Iqbal for her commitment to the City of High Point.

Council Member Jefferson made a motion, seconded by Council Member Peters, to approve agenda item 2023-497.

Motion carried with the following vote:

Aye: Mayor Wagner, Mayor Pro Tempore Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

2023-498 Consideration of Reappointments to the City of High Point Board of Alcoholic Control (ABC Board)

City Council is requested to confirm Mayor Wagner's recommendation for the following reappointments to the ABC Board:

- Elizabeth Koonce reappointment effective immediately with term expiring November 15, 2026
- Mary Lou Blakeney reappointment effective immediately with terms expiring February 8, 2027
- Ashley Tillery reappointment effective immediately with terms expiring February 8, 2027

Mayor Wagner stated Ashley Tillery will be Chair of the State ABC Board as she is currently Vice Chair.

A motion was made by Mayor Wagner, seconded by Council Member Hudson, to approve agenda item 2023-498.

Motion carried with the following vote:

Aye: Mayor Wagner, Mayor Pro Tempore Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

ADJOURNMENT

There being no further business to come before the City Council, the meeting adjourned at 6:17 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Sandra Keeney
City Clerk

Prosperity & Livability Committee
Chaired by Councilman Hudson
Committee Members: Hudson, Holmes, Jefferson, and Peters
November 8, 2023 –9 :00 a.m.
3rd Floor, Council Chambers

Minutes

CALL TO ORDER

Note: A quorum was not present for this meeting therefore the meeting started at 9:05 p.m.

Present (2):

Chairman Wesley Hudson, and Committee Member Michael Holmes

Absent (2):

Committee Member Peters, and Committee Member Jefferson

The following documents associated with the presentations, are hereby attached as a permanent part of these proceedings:

- 1. PowerPoint Presentation-North Carolina Rail Update.*

PRESENTATION OF ITEMS

2023-515 Presentation-North Carolina Rail Service

Staff will be giving a presentation regarding the North Carolina Rail Service.

Damon Dequenne, Assisted City Manager introduced Jason Orthner, Rail Division Director to give a presentation regarding the North Carolina Department of Transportation (NCDOT) Rail Update.

Mr. Orthner extended greetings; made a PPP regarding the NCDOT Rail Update; shared the NCDOT Rail Division's mission statement; shared a rail-related map that pointed out the rails in N.C.; discussed the types of passenger rail services as followed: (Intercity Passenger Rail (Typically FRA supported), Commuter Rail (Typically FTA supported), and Light Rail (Typically FTA supported); outlined the N. C. Corridor ID (CID) program opportunities for special events stops; spoke to the new train equipment that would be manufactured by Siemens Mobility Plant in Lexington, N.C.; and entertained questions.

Committee Member Holmes asked for the definition of 'high speed rail'; spoke to expanding and supporting transportation of goods; to opportunities in terms of equity and economically depressed areas; and to connecting communities that do not have access to rail lines.

Chairman Hudson thanked everyone for their time and efforts.

Wesley thanked everyone.

ADJOURNMENT

There being no further business to come before the Prosperity & Livability Committee, the meeting the meeting ended at 9:23 a.m.

Attest:

Mary S. Brooks, CMC
Deputy City Clerk

Office of the Mayor
City of High Point
North Carolina
Proclamation...

WHEREAS, Families face serious health risks and March of Dimes fights for their health by supporting research, leading programs and providing education and advocacy, and

WHEREAS, March of Dimes has developed a collaborative model to study and prevent preterm birth through groundbreaking research at five Prematurity Research Centers including the University of Chicago-Northwestern-Duke collaborative, and

WHEREAS, March of Dimes is committed to mobilizing the nation by amplifying the voices of pregnant people and families, and

WHEREAS, in North Carolina, March of Dimes has worked extensively to reduce preterm birth by improving access to care through closing the health insurance gap for individuals of reproductive age, eliminating maternity care deserts, expanding group prenatal care, increasing awareness of the impacts of implicit bias on maternal health care, and raising awareness of the importance of optimal preconception health as a strategy to reduce preterm birth, infant mortality and maternal mortality, and

WHEREAS, March of Dimes looks forward to continuing our longstanding partnership with the North Carolina Department of Health and Human Services in response to the continued maternal and infant health crisis of prematurity, and

WHEREAS, the month of November is recognized as Prematurity Awareness Month and November 17 is recognized as World Prematurity Day to raise awareness.

NOW, THEREFORE, I, Jay Wagoner, Mayor of High Point, do hereby extend special recognition to March of Dimes in North Carolina and proclaim November 17, 2023, World prematurity Day.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of High Point, North Carolina this 20th day of November, 2023.

Jay W. Wagner, Mayor

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
November 6, 2023 – 4:30 P.M.
3rd Floor Conference Room – Municipal Building
211 S. Hamilton Street**

ROLL CALL, CALL TO ORDER

Mayor Wagner called the Special Meeting to order at 4:34 p.m.

Present: Mayor Jay Wagner, Mayor Pro Tem Wesley Hudson, Council Member Britt Moore (arrived at 4:38 p.m.), Council Member Christopher Williams, Council Member Monica Peters, Council Member Victor Jones, Council Member Cyril Jefferson, and Council Member Michael Holmes

Absent: Council Member Tyrone Johnson

PRESENTATION OF ITEMS

2023-504 Closed Session-Attorney Client Privilege, Consideration Approval of Closed Session Minutes

Council is requested to go into Closed Session Pursuant to N.C. General Statute §143-318.11(a)(3) for Attorney-Client Privilege; and N.C. General Statute §143-318.11 (a)(1)(to prevent the disclosure of information that is privileged or confidential or is not a public record).

Council Member Jefferson made a motion, seconded by Council Member Williams, to go into Closed Session Pursuant to N.C. General Statute §143-318.11(a)(3) for Attorney-Client Privilege; and N.C. General Statute §143-318.11 (a)(1)(to prevent the disclosure of information that is privileged or confidential or is not a public record).

Motion carried with the following vote:

Aye: Mayor Wagner, Mayor Pro Tempore Hudson, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

Absent: Council Member Moore and Council Member Johnson

Closed Session began at 4:34 p.m.

Mayor Pro Tempore Hudson made a motion, seconded by Council Member Williams, to end Closed Session and resume Regular Session.

Motion carried with the following vote:

Aye: Mayor Wagner, Mayor Pro Tempore Hudson, Council Member Moore, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

Absent: Council Member Johnson

Regular Session resumed at 4:55 p.m.

ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 4:55 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Sandra Keeney, City Clerk

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Ordinance to Demolish – 409 Denny St.	
FROM: Thanena Wilson, Director Community Development & Housing	MEETING DATE: November 20, 2023
PUBLIC HEARING: Yes	ADVERTISED DATE/BY: November 1, 2023 November 8, 2023
ATTACHMENTS: A. Staff report B. Ordinance to Demolish C. Photos D. Maps	

PURPOSE:

A request by Community Development and Housing, Local Codes Division, to adopt an ordinance ordering the inspector to demolish the dwelling at 409 Denny Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 9/01/2022. No action occurred by the compliance date of 10/03/2022. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

There are sufficient funds in the FY23-24 budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMENDATION /ACTION REQUESTED:

Staff recommends the adoption of the requested Ordinance to Demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

The Ordinance to Demolish becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the Ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.



**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

409 Denny St.

OWNER:

Scott Savas (transferred 6/1/2023)
Lis Pendens recorded 7/13/2022

**REASON FOR
INSPECTION:**

Notified by the High Point Fire Department

**FIRST
INSPECTION:**
6/29/2022

Summary of Major Violations
1. Repair or replace entire roof - burned
2. Repair or replace electrical system - burned
3. Repair or replace plumbing throughout house - burned
4. Repair or replace walls, floors and ceilings - burned

**HEARING
RESULTS:**
8/22/2022

No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:**
9/1/2022

Order to Repair or Demolish
Date of Compliance 10/3/2022

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

Previous owners(Heirs of John Savas) advised the inspector after the initial inspection that they had an offer to purchase the property. When this case originally started it was owned by the Heirs of John Savas, the property was transferred to Scott Savas after the siblings discovered Scott Savas had used the property as collateral and they weren't able to sell it.

ORDINANCE

AN ORDINANCE REQUIRING THE INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH AND REMOVE CERTAIN PROPERTY PURSUANT TO ARTICLE 12 OF CHAPTER 160D OF THE GENERAL STATUTES OF NORTH CAROLINA AND TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That after a hearing held before the Code Enforcement Manager and/or Inspector on 8/22/2022, the dwelling located at 409 Denny St. was found to be unfit for human habitation due to violations of the City of High Point Minimum Housing Code. Additionally, the costs to repair, alter, or improve the dwelling to comply with the Minimum Housing Code were found to be in excess of sixty-five percent (65%) of the value of the dwelling. As a result, on 9/1/2022, the Inspector ordered the property owner, Vernon Wilson, to repair or demolish by 10/03/2022.

SECTION 2: That the property owner was given a reasonable opportunity to repair or demolish and remove the dwelling, but has failed to do so.

SECTION 3: That the Inspector of the City of High Point is hereby authorized and directed to proceed with demolition and removal of the following described dwelling in accordance with the Minimum Housing Code and Article 12 of Chapter 160D of the General Statutes of North Carolina.

PROPERTY LOCATION

409 Denny St.

OWNER(S)

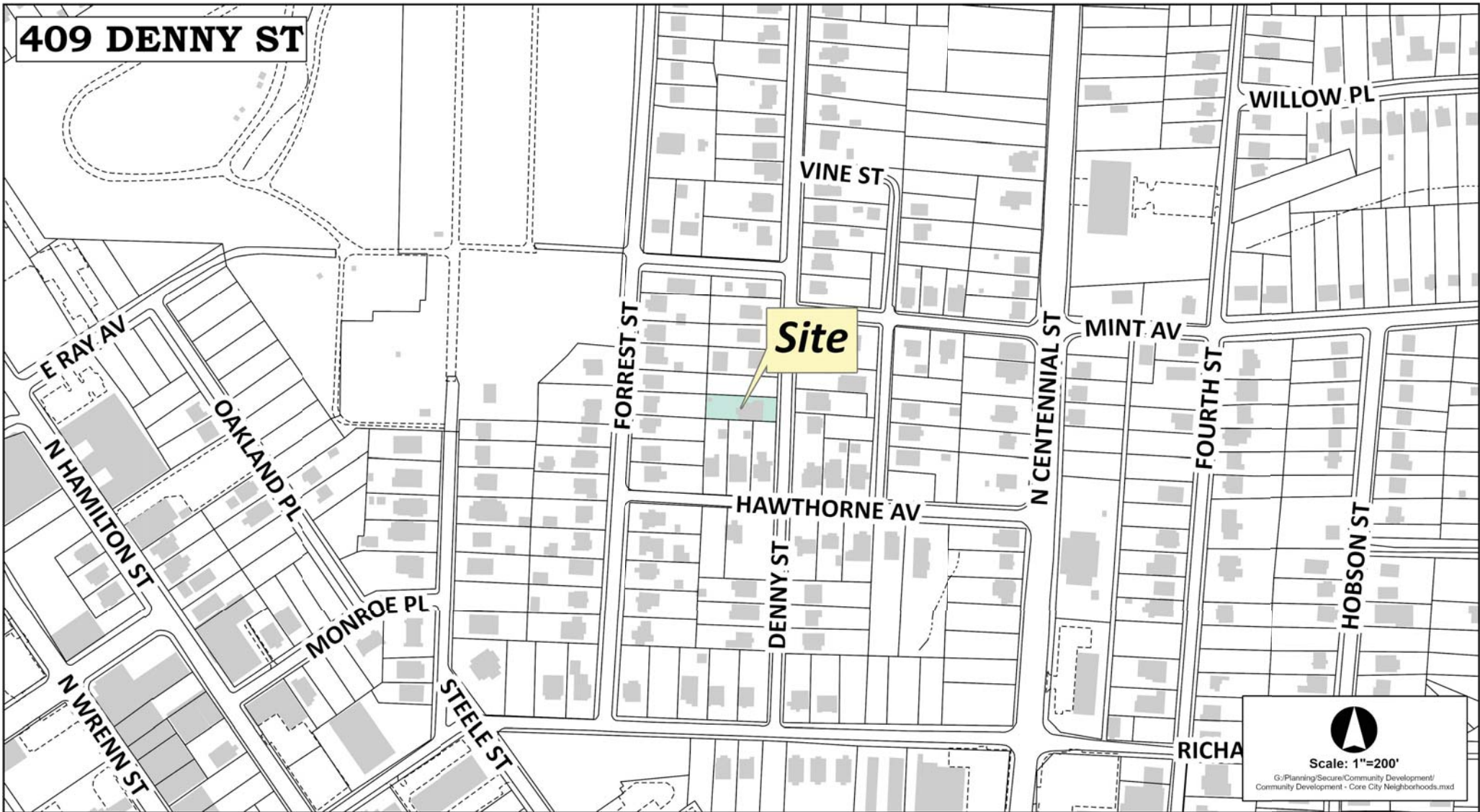
Scott G. Savas
2307 Hemlock Dr.
High Point, NC 27265

SECTION 4: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5: That this ordinance shall become effective from and after its passage.

Adopted by City Council,
This the 20th day of November, 2023

Sandra Keeney, City Clerk





25 Oct 2023



25 Oct 2023



25 Oct 2023



25 Oct 2023



25 Oct 2023



25 Oct 2023

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Approval of Minutes	
FROM: City Clerk's Office	MEETING DATE: November 20, 2023
PUBLIC HEARING: n/a	ADVERTISED DATE/BY: n/a
ATTACHMENTS: Yes	

PURPOSE: Minutes to be approved.

BACKGROUND: N/A

BUDGET IMPACT: N/A

RECOMMENDATION/ACTION REQUESTED:

Approval of the following minutes:

Finance Committee Minutes – November 2, 2023, at 4:00 p.m.

Special Meeting of the High Point City Council Minutes – November 6, 2023, at 4:30 p.m.

Regular Meeting of the High Point City Council Minutes – November 6, 2023, at 5:30 p.m.

Prosperity & Livability Committee Minutes – November 8, 2023, at 9:00 a.m.

Community Development Committee Minutes – November 8, 2023, at 4:00 p.m.



CITY OF HIGH POINT

AGENDA ITEM



TITLE: Zoning Map Amendment 23-26 (City of High Point)	
FROM: Sushil Nepal, AICP Planning & Development Director	MEETING DATE: November 20, 2023
PUBLIC HEARING: Yes	ADVERTISED DATE/BY: November 8 & 15, 2023 Planning & Development
ATTACHMENTS: A. Staff Report B. Zoning Map Amendment Ordinance C. Washington Street Local Historic District Designation Report	

PURPOSE:

A request by the City of High Point to establish a new local historic overlay (LHO) district on Washington Street from N. Centennial Street east to 1215 Washington Street (Toussaint L' Ouverture Masonic Lodge No. 524).

BACKGROUND:

The Planning and Zoning Commission reviewed this request at its September 26, 2023 public hearings. At its September public hearing, all members of the Commission were present, except for member Ray Wheatley. Mr. David Fencil, Senior Planner, presented the case and recommended approval of the proposed zoning map amendment as outlined in the staff report.

Speaking on the request:

Speaking on this request were:

- Ms. Anna Marie Mackie, Trustee of Pearson Memorial AME Church, 835 Washington Street,
- Mr. Willy Pressley and Pamela Watts Pressley, 1206 Day Place and 1200 West Street (*regarding parcels outside the proposed LHO District*),
- Ms. Rishaundra Ewing Moses, 607, 619, 612, 614 and 622 Washington Street, and
- Ms. Phyllis Bridges, 115 Parkview Terrace, Jamestown.

These speakers expressed a strong desire to have Washington Street designated as a local historic district. They noted that they understood what local historic overlay designation entails and that renovation costs would likely be higher but stressed that preserving the history of this area is too important not to do it. These speakers also explained that Washington Street is special in that during segregation, it was a city within a city, with all the necessities of life for the black community within a few city blocks. They also noted that they are not entering into this decision lightly and have had multiple meetings with city officials to advocate and prepare for this change.

Questions were raised as to the impact on non-historic structures such as Pearson Memorial Church (constructed in 1976), lands on the edge but outside the proposed LHO District, and the adjacent Penn Griffin School of the Arts. However, there were no speakers in direct opposition to the request.

Once the public hearing was closed, the Commission deliberated on the proposed local historic overlay district. They continued to express concern about potentially higher renovation costs due to projects possibly requiring more expensive materials, but lamented that this is clearly the path the community wants to pursue.



BUDGET IMPACT:

If the Washington Street Local Historic Overlay District is adopted, the Historic District Design Standards will need to be updated by a qualified historic preservation consultant. The anticipated cost associated with the update is approximately \$15-20,000.

RECOMMENDATION/ACTION REQUESTED:

A. Staff Recommendation

Staff recommended **approval** of this request as outlined in the attached staff report.

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 7-0. (*vote-count based on having one absent member and one vacant seat on the commission*).

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 7-0 to approve the following statement:

That Zoning Map Amendment 23-26 is consistent with the City's adopted policy guidance because the proposed Washington Street Local Historic Overlay District 1) Does not conflict with adopted land use policies; and 2) the request is reasonable and in the public interest because approval of the proposed Washington Street Local Historic Overlay District supports adopted land use goals and policies and will not negatively impact adjoining property owners.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
ZONING MAP AMENDMENT ZA-23-26
September 26, 2023**

Request	
Applicant: City of High Point	Owner(s): Multiple Property Owners
Zoning Proposal: Establish a new Local Historic Overlay (LHO) District on Washington Street from N. Centennial Street east to 1215 Washington Street (Toussaint L'Ouverture Masonic Lodge No. 524)	
Notices: • The City of High Point Planning and Development Department held Community Meetings on December 8, 2021 and July 13, 2023 at the Community and Neighborhood Development Center on Fourth Street to discuss the proposed Local Historic Overlay District. Owners of property included in the proposed Local Historic Overlay District were mailed notices of these meetings. • As required by Section 2.3.6 (Notification) of the Development Ordinance, the Planning and Development Department provided published, mailed and posted notice of this public hearing.	

Site Information	
Location:	The site is located along Washington Street from N. Centennial Street east to 1215 Washington Street (Toussaint L'Ouverture Lodge No.524).
Tax Parcel Number:	Multiple
Site Acreage:	Approximately 50.1 acres
Current Land Use:	Mix of commercial, institutional, residential, and undeveloped land uses
Physical Characteristics:	Property fronting on Washington Street is relatively flat with land located near Penn-Griffin School of the Arts rising gradually in elevation.
Water and Sewer Proximity:	Not applicable
General Drainage and Watershed:	Properties located between N. Centennial Street and Penn-Griffin School of the Arts are located in the Downtown Area of Randleman Lake General Watershed Area. Penn-Griffin School of the Arts and properties to the east are located within the City Lake General Watershed Area.
Overlay Districts:	None

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	The following goals and objectives of the Community Growth Vision Statement are relevant to this request: Goal 1: Preserve and enhance High Point's most important natural and cultural resources. <u>Obj. 1D:</u> Preserve and revitalize key historic landmarks and unique areas in High Point.

	<u>Obj. 1E:</u> Explore a variety of regulatory tools to preserve both commercial and residential historic areas meriting such protection. <u>Obj. 1G:</u> Promote development and infrastructure that reflects and reinforces High Point’s culture and history.
Land Use Plan Map Classification:	The proposed district has the following land use plan designations: • Low-Density Residential: These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre. • Office: This classification includes professional, personal and business service uses. • Community/Regional Commercial: This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers. • Institutional: Public, quasi-public and institutional uses on large tracts are included in this classification.
Land Use Plan Goals, Objectives & Policies:	The following objectives of the Land Use Plan are relevant to this request: Obj.#4. Protect the City’s older, established neighborhoods, and promote their revitalization through needed infrastructure improvements and new residential investment. Obj.#10. Target appropriate established neighborhoods and areas adjoining the central business district and industrial locations for conservation and revitalization activities including public and private investment.
Zoning History:	Not applicable to this zoning case.
Relevant Area Plans:	<u>Core City Plan</u> The site is located within the boundaries of the Core City Plan adopted in 2007. A good portion of the proposed local historic district, specifically the area east of N. Centennial St. to Gaylord Ct. that constitutes the traditional African American commercial hub, was identified by the plan as a potential mixed-use center. Recommendations for the mixed-use center include rehabilitating historic buildings, developing compatible infill buildings on vacant lots lacking historic buildings, streetscape improvements, locating parking behind buildings, and recruiting new businesses that leverage the area’s John Coltrane legacy and promoting that legacy. The plan also provided a related marketing and development strategy for this portion of the area. <u>Washington Drive Area Plan</u> As an outgrowth of the Core City Plan, this plan adopted in 2008 (before the name changed from Drive to Street) looked more specifically at the historic commercial district previously identified as a potential mixed-use center and made recommendations for the area. It focused primarily on the

	rehabilitation of five key historic buildings that would set the stage for other new buildings utilizing compatible design standards and zoning regulations, as well as enhancements to transportation infrastructure, streetscapes and public spaces. It also offered more detailed branding and marketing strategies, including a concept for a museum honoring John Coltrane.
Zoning History:	Not applicable to this zoning case.

Background

The proposed Washington Street Local Historic Overlay District encompasses approximately 50.1 acres of residential, educational, religious, and commercial uses. The proposed district contains the most cohesive, intact collection of early to mid-twentieth century buildings associated with High Point's African American community. Due to the politics of the Jim Crow South, which mandated racial separation, High Point's African American Citizens erected dwellings, offices, shops, restaurants, churches, and entertainment venues in the Washington Street vicinity beginning in the late nineteenth century, creating a thriving mixed-use community that prospered for much of the twentieth century. Social and economic disparities had little impact on development patterns, as African American entrepreneurs, craftsman, professionals, laborers, and their families lived, worked, studied, worshipped, and recreated together.

The proposed local historic overlay district's period of significance begins in 1906, at which time the district's oldest standing building, the one-story frame Dr. C. J. H. and Sallie Gaylord House was under construction, and ends in 1976, the year the Modernist Pearson Memorial A. M. E. Church, was erected. The proposed overlay district includes the High Point Normal and Industrial Institute campus (Penn-Griffin School for the Arts), which has served as a vital component of the Washington Street community since the school began offering African American children and adults vocational, academic, and spiritual instruction in 1893. The proposed overlay district also includes an architecturally significant Art Moderne style bridge built in 1937 by the City of High Point as part of a \$1.5 million railroad crossing improvement campaign. Buildings in the proposed historic overlay district represent many architectural styles including Queen Anne, Craftsman, Classical Revival, Gothic Revival, Art Moderne, and Modernist; and forms such as the foursquare that were common in High Point and throughout North Carolina from the early twentieth century through the early 1960s. Commercial and institutional buildings dating from the late 1950s and early 1960s embody elements of the Modernist style, manifesting the optimistic and progressive attitude of the post-World War II recovery period and the early civil rights era.

Washington Street was listed on the National Register of Historic Places in 2010. The boundary of the National Register District and the proposed Washington Street Local Historic Overlay District are generally the same with the only difference being the inclusion of the entire Penn-Griffin School of the Arts campus in the proposed local historic overlay district. The Washington Street National Register District did not include the former Griffin Elementary School building located at the rear of the Penn-Griffin campus. At the time of National Register of Historic Places listing in 2010, the district encompassed forty-one primary resources, three of which were individually listed in the National Register. Seven buildings, including the Kilby Hotel, Kilby Building, and First Baptist Church have been demolished since 2010. Heather Fearnbach, Architectural Historian and author of the *Washington Street Historic District Local District Designation Report*, states the remaining resources maintain the requisite local historical and architectural significance necessary for the area's designation as a local

historic district. The Historic Preservation Commission unanimously recommended approval of the proposed Washington Street Local Historic Overlay district at its January 11, 2023 meeting. The State Historic Preservation Office has reviewed the Washington Street Local Historic District Designation Report and provided nonbinding advisory comments as required by the Development Ordinance and NC State Statutes.

Staff Analysis

The City's land use policies for the area covered by the proposed overlay district are provided in the Core City Plan and Washington Drive District Plan. Both plans recognized the historic significance of the area, particularly as it relates to the legacy of world-famous jazz musician John Coltrane having grown up nearby and because it served as the economic and cultural hub of the African American community prior to desegregation. The Core City Plan envisioned this area becoming a mixed-use center and included recommendations to rehabilitate existing historic buildings, develop compatible infill buildings on vacant or underdeveloped lots, and other improvements, such as streetscaping and the creation of public spaces. The Washington Drive District Plan, which was created prior to the name being changed to Washington Street, was a follow up to the Core City Plan that provided a more detailed plan for revitalizing this historic commercial district into a lively, historic entertainment district possibly with a museum. Much of the plan focused on the rehabilitation of five key historic buildings, one of which, the Kilby Hotel, unfortunately collapsed, while another at the intersection of Washington Street and N. Centennial Street is in a serious state of decline. In its public policy section, the Washington Drive District Plan addressed the possibility of a local historic district being created for the area and did not think it should be pursued without support from the majority of property owners. However, it acknowledged that there may be support for one after positive changes begin to occur in the district. The plan did think it was worth pursuing National Register designation due to the potential for federal investment tax credits, something that has since been achieved.

The purpose of a Local Historic Overlay District or LHO, according to the Development Ordinance, is to:

1. Protect, safeguard, and conserve the heritage of the city; and
2. Promote the sound and orderly preservation of historic areas within the city which embody important elements of the social, economic, political or architectural history of the city, region, state or nation, for the education, pleasure and enrichment of all citizens.

LHO zoning will impose an additional requirement on properties within the proposed district to comply with City's Local Historic District Design Guidelines/Standards. Approval of LHO zoning will require owners who wish to make changes to properties in a historic district to first have their plans reviewed and approved by the Historic Preservation Commission (HPC). This requirement applies to contributing and noncontributing properties, vacant lots, and public rights-of-way. The HPC does not have unlimited discretion in deciding property owner's requests to make changes to their property, which are called Certificates of Appropriateness. The HPC makes their decisions in a quasi-judicial manner based on adopted design standards and whether the request maintains the special character of the district. The HPC may also act to delay the demolition of a historic structure located within a LHO district for up to one year while it seeks to find alternative solutions to demolition.

Section 2.4.20.C. of the Development Ordinance states that the advisability of a zoning map amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or deny a proposed zoning map amendment, the City Council shall weigh the relevance of and consider the following:

Consistency with Adopted Policy Guidance

Whether and the extent to which the proposed zoning map amendment is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

The proposed Washington Street Local Historic Overlay District does not conflict with adopted land use policies.

Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed zoning map amendment would be reasonable and in the public interest.

Approval of the proposed Washington Street Local Historic Overlay District supports adopted land use goals and policies and will not negatively impact adjoining property owners.

Recommendation

Staff Recommends Approval

The Planning and Development Department recommends approval of the proposed Washington Street Local Historic Overlay district.

Local historic overlay zoning does not alter underlying zoning or current permitted uses. Application of local historic overlay zoning to Washington Street by the use of supplemental design standards will help to control negative impacts and conflicts that, in this case, might otherwise lessen or distract from the historical values of this area to the community.

Required Action

Planning and Zoning Commission:

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

Report Preparation

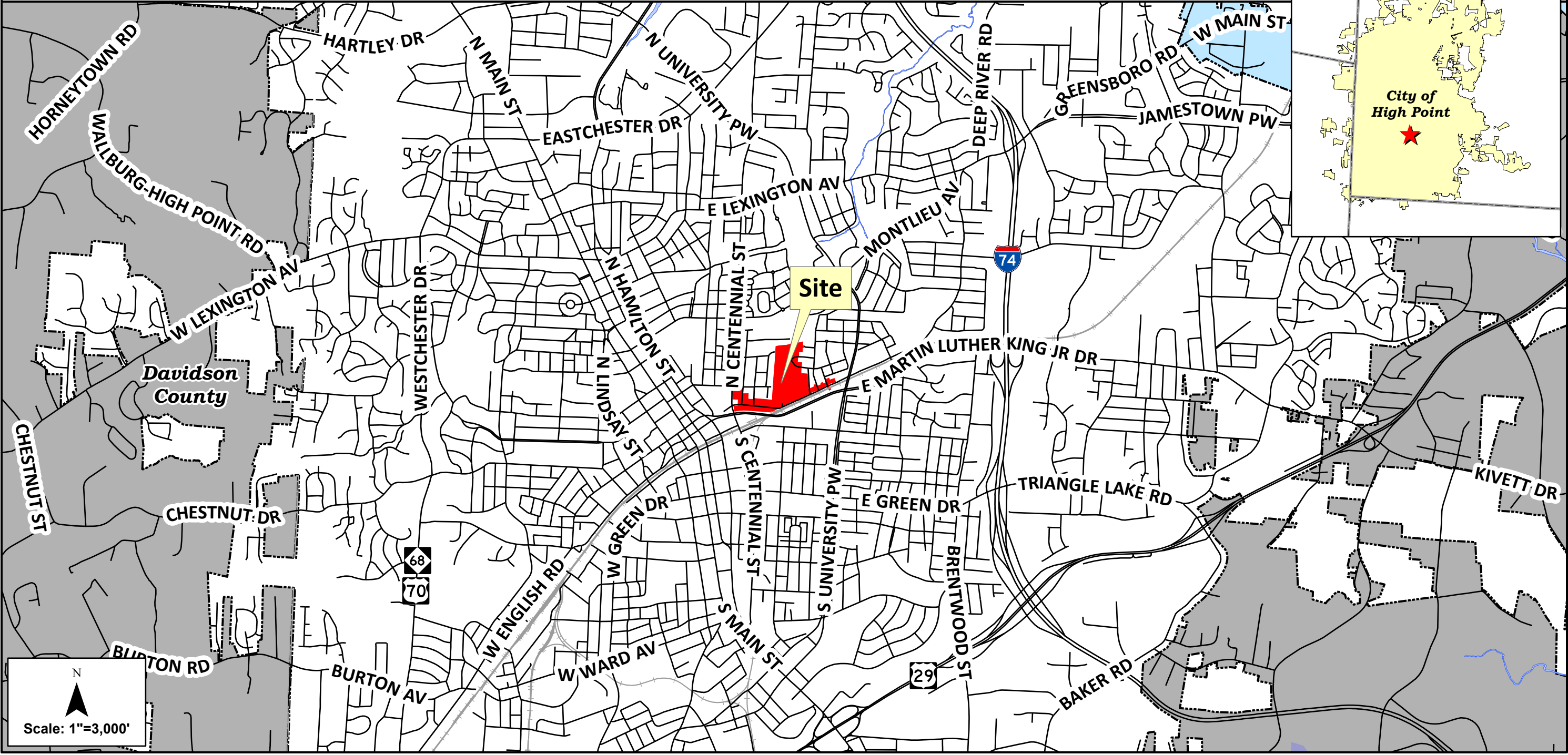
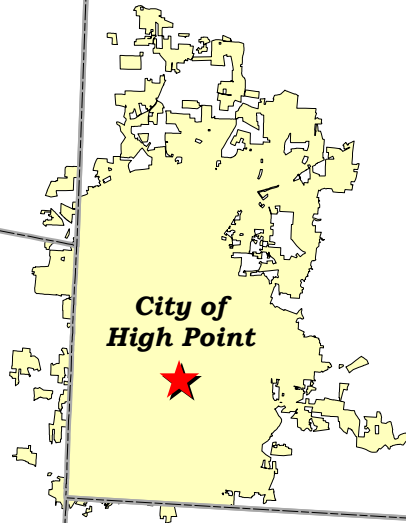
This report was prepared by Planning and Development Department staff member David Fencl, AICP, Senior Planner and reviewed by Sushil Nepal AICP, Planning and Development Director.



LOCATION MAP

ZONING MAP AMENDMENT: ZA-23-26
Applicant: City of High Point

Vicinity Map



N

Scale: 1"=3,000'

PROPOSED WASHINGTON STREET LOCAL HISTORIC DISTRICT ZA-23-26

Legend

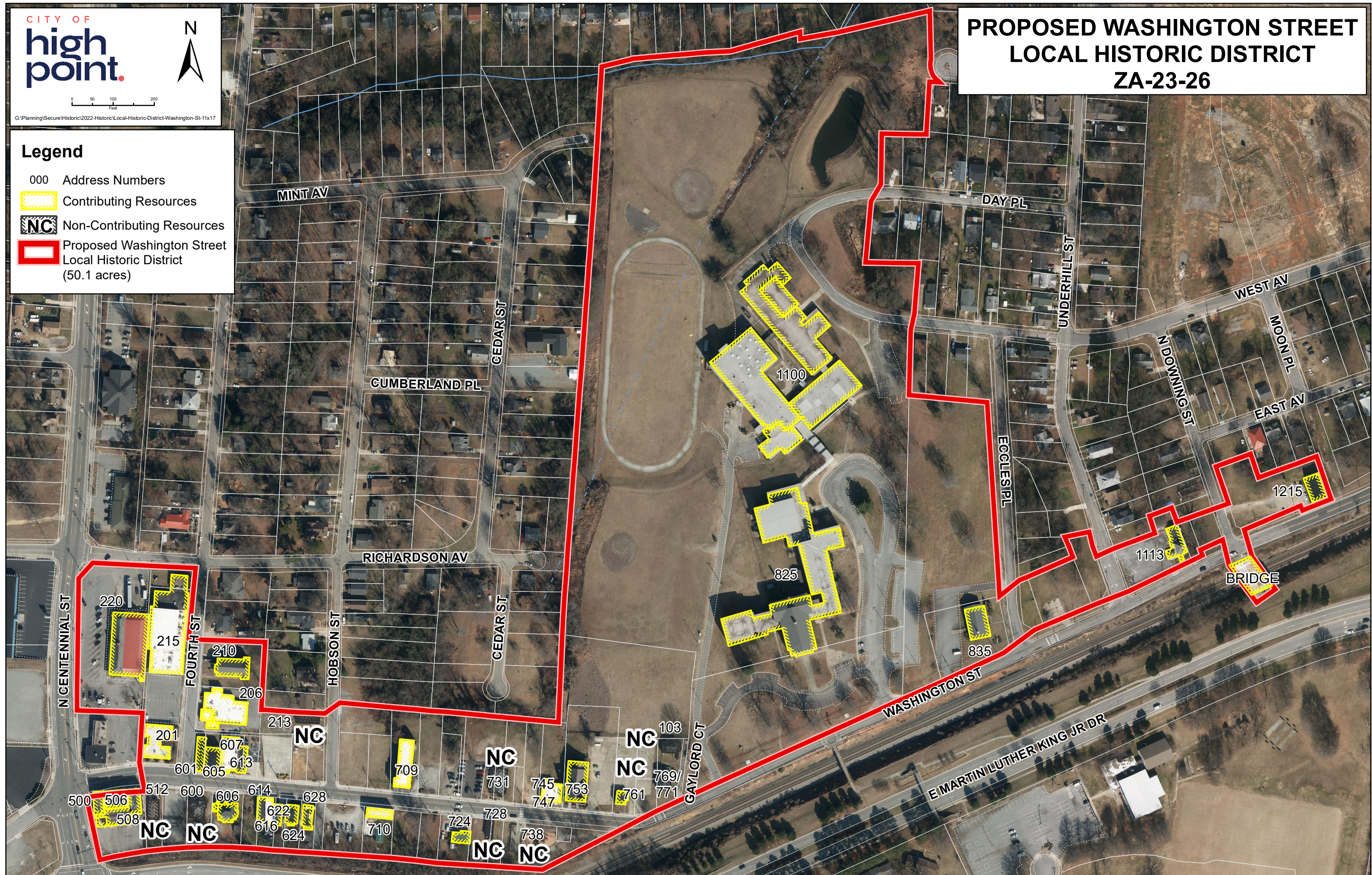
000 Address Numbers

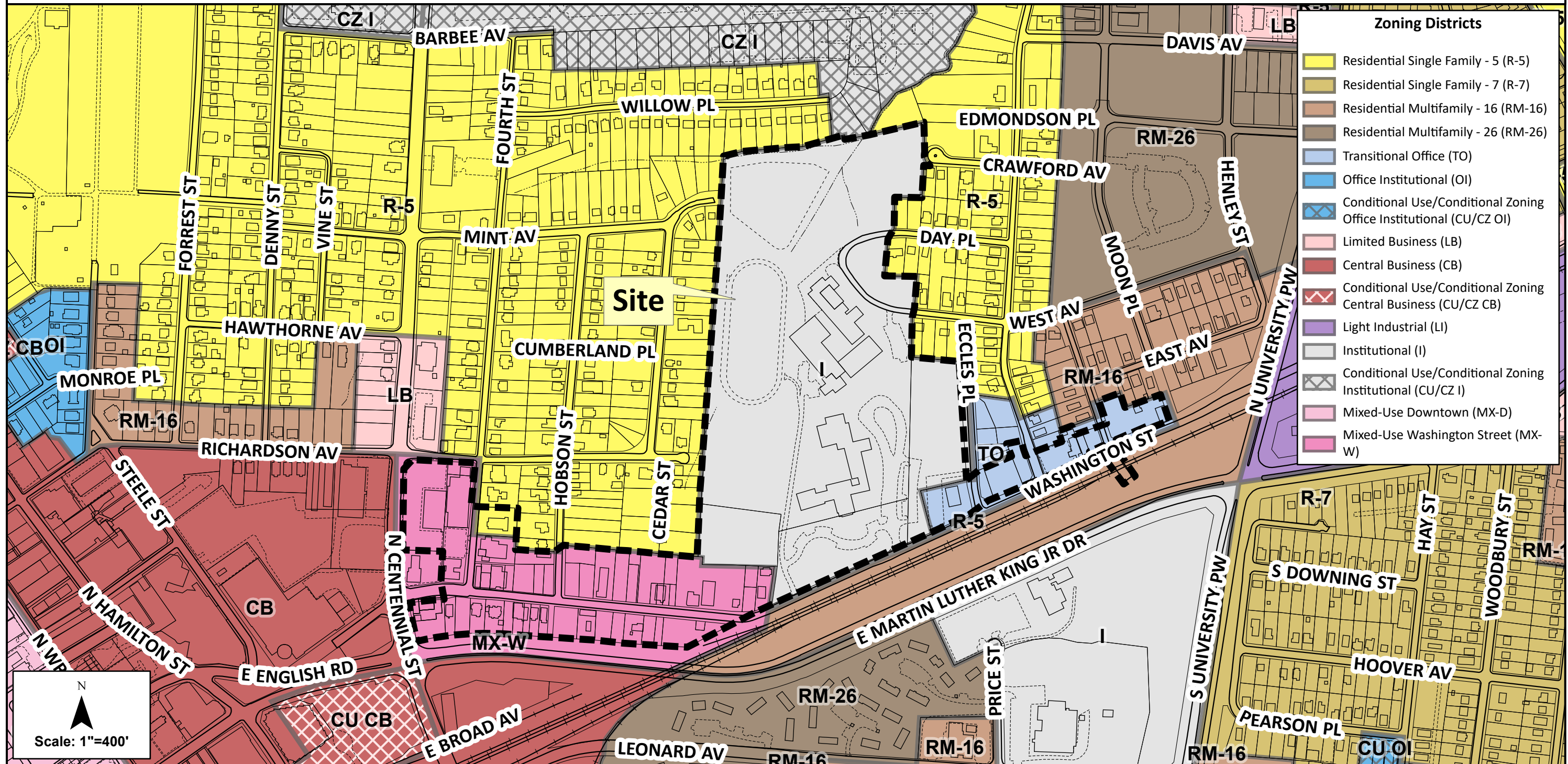
Contributing Resources

NC Non-Contributing Resources



Proposed Washington Street
Local Historic District
(50.1 acres)





AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on September 26, 2023 and before the City Council of the City of High Point on November 20, 2023 regarding **Zoning Map Amendment Case 23-26 (ZA-23-26)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on September 16, 2023, for the Planning and Zoning Commission public hearing and on November 8, 2023 and November 15, 2023, for the City Council public hearing pursuant to Chapter 160D-602 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **November 20, 2023**.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1.

That the Official Zoning Map of the City of High Point be amended to establish the area noted upon the attached map as the **Washington Street Local Historic District**. The area is comprised of approximately 50.1 acres, located on Washington Street from N. Centennial Street east to 1215 Washington Street (Toussaint L’Ouverture Lodge No. 524). The property is also known as Guilford County Tax Parcels 171565, 171566, 171567, 171568, 171569, 171570, 171571, 171572, 171573, 171574, 171575, 171576, 171577, 171578, 171579, 171580, 171581, 171582, 171583, 190459, 190460, 190461, 190463, 190464, 190465, 190466, 190467, 190468, 190469, 190471, 190479, 190480, 190481, 190646, 190647, 190648, 190649, 190651, 190654, 190655, 190656, 190657, 190658, 190659, 190660, 190661, 190662, 190663, 190669, 190670, 190676, 190677, 190678, 190687, 190688, 190693, 190890, 190891, 190892, 190912, and part of 190640 and 190685.

SECTION 2

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 3

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 20th day of November, 2023

By: _____
Jay W. Wagner, Mayor

ATTEST:

Sandra Keeney, City Clerk



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

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

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

February 10, 2023

David Fencl
High Point Historic Preservation Commission
P.O. Box 230
High Point, NC 27261

Email: david.fencl@highpointnc.gov

RE: Proposed Designation of the **Washington Street Local Historic District, High Point, Guilford County.**

Dear Mr. Fencl:

Thank you for the report you submitted on the proposed designation of the Washington Street Local Historic District, High Point, Guilford County. We have reviewed the report and offer the following comments in accordance with North Carolina General Statute 160D-944.

Archaeological remains may be an important component of the significance of the Washington Street Local Historic District. At this time no investigation has been done to discover these remains, but it is likely that they exist, and these potential remains should be considered in any future development within the district.

The report provides a thorough examination of the history, the residents, the businesses, the historic architecture, and the important contextual analyses of the architecture and commerce of this community. We believe it provides the preservation commission and local governing board sufficient information to determine whether the Washington Street Local Historic District possesses the requisite special local significance and integrity for local historic district designation.

Local historic district designation means the community recognizes the district is worthy of preservation because of its special significance to the local community. If designated, any substantial changes in design, materials, and appearance to properties within the district are subject to the design review procedures of the preservation commission.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, nonbinding. Once the governing board has received a recommendation from the High Point

Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form to our office.

This letter serves as our comments on the proposed designation of the Washington Street Local Historic District. Please contact me at Kristi.brantley@ncdcr.gov (preferred) or 919-814-6576 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive style with a large, sweeping initial "K" and a long, horizontal flourish extending from the end of the name.

Kristi Brantley
Local Preservation Commissions / CLG Coordinator

CC: Commission Chair

Enclosure

**Washington Street Historic District, High Point, North Carolina
Local Historic District Designation Report**



Report prepared for:
Washington Street Historic Preservation Society
P. O. Box 642
Jamestown, NC 27282

High Point Preservation Commission, City of High Point
211 S. Hamilton Street
High Point, NC 27261

Report prepared by:
Heather Fearnbach
Fearnbach History Services, Inc.
3334 Nottingham Road
Winston-Salem, NC 27104

March 2023

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Statement of Significance

The Washington Street Historic District, which contains the most cohesive, intact collection of early- to mid-twentieth-century commercial, institutional, ecclesiastical, and residential buildings associated with High Point's African American community, possesses the requisite historical and architectural significance for designation as a local historic district. Given the politics of the Jim Crow South, which mandated racial separation, High Point's African American citizens erected dwellings, offices, shops, restaurants, churches, and entertainment venues in the Washington Street vicinity beginning in the late nineteenth century, creating a thriving mixed-use community that prospered for much of the twentieth century. Social and economic disparities had little impact on development patterns, as African American entrepreneurs, craftsman, professionals, laborers, and their families lived, worked, studied, worshipped, and recreated together.

The High Point Normal and Industrial Institute campus, established by the New York Yearly Meeting of the Society of Friends, commonly known as Quakers, has served as a vital component of the Washington Street community since the school began offering African American children and adults vocational, academic, and spiritual instruction in 1893. Many new commercial, residential, and religious buildings were erected soon after a 1907 fire destroyed the modest frame edifices lining Washington Street west of the school, and the area's development continued to escalate during the 1910s and 1920s. High Point's economy boomed during this period, and architecture reflected the social and economic changes occurring as industrial production increased exponentially, providing unprecedented opportunities for African American citizens.

Little construction occurred during the Great Depression, but the Washington Street Historic District includes an architecturally-significant 1937 Art Moderne-style bridge, the sole surviving structure erected by the City of High Point as part of a \$1.5-million railroad crossing improvement campaign. Buildings in the district represent architectural styles including Queen Anne, Craftsman, Classical Revival, Gothic Revival, Art Moderne, and Modernist; and forms such as the foursquare that were common in High Point and throughout North Carolina from the early twentieth century through the early 1960s. Most of the district's extant edifices were constructed from the 1940s through the early 1960s. Commercial and institutional buildings dating from the late 1950s and early 1960s embody elements of the Modernist style, manifesting the optimistic and progressive attitude of the post-World War II recovery period and the early civil rights era.

The Washington Street Historic District's period of significance begins in 1906, at which time the district's oldest standing building, the one-story frame Dr. C. J. H. and Sallie Gaylord House, was under construction, and ends in 1976, the year the Modernist Pearson Memorial A. M. E. Church, was erected. Although the district's businesses, institutions, and churches continued to operate after 1976, repercussions of integration victories dramatically reshaped the Washington Street community. New malls and shopping centers enticed former Washington Street customers, and the once vibrant area slowly began to deteriorate. Only a few new buildings have been constructed since 1976, and the activities and architecture associated with the district since that time are not of exceptional significance.

District Overview

The largely linear district spans approximately fifty acres bordering Washington Street from Centennial Street on the west to the Toussaint L'Ouverture Lodge No. 524 on the east. At the time of National Register of Historic Places listing in 2010, the district encompassed forty-one primary resources, three of which—the Kilby Hotel, First Baptist Church, and William Penn High School—were individually listed in the National Register. Although seven buildings including the Kilby Hotel, Kilby Building, and First Baptist Church have been demolished since 2010, the remaining resources maintain the requisite local historical and architectural significance necessary for the area's designation as a local historic district. The former Griffin Elementary

School, which is part of the Penn-Griffin School for the Arts complex, was not included in the 2010 Washington Street Historic District National Register boundary but is within the local historic district boundary.

Setting

High Point, population 114,059 in 2020, is North Carolina's ninth-largest city.¹ The metropolitan area, located in the western piedmont south of Interstate 40 and west of Interstate 85, occupies Guilford County's southwest corner. U. S. Highway 311 Business/Main Street runs north-south through the city's center. Commercial development, much of which is related to High Point's furniture industry and associated trade shows, fills the four blocks between Main and Centennial streets. Washington Street was originally called Jamestown Road and once served as a primary connector between downtown and points east, but most through traffic now utilizes Martin Luther King Jr. Drive (originally Kivett Drive), a parallel four-lane road.² Martin Luther King Jr. Drive becomes a one-way pair with English Road west of Centennial Street, and Washington Street terminates less than one block west of Centennial Street at a parking lot between Centennial Street and English Road.

The city renamed East Washington Street in conjunction with the Kivett Drive realignment project and a citywide street renaming program in the late 1960s, calling it East Washington Drive.³ The road name reverted to Washington Street in 2010, and "East" was dropped in order to avoid confusion with East Washington Street in Greensboro. For the purposes of this nomination, Washington Street is used in the inventory list addresses and current property location references, but East Washington Street appears in historic address mentions.

The district is bounded by a depressed railroad corridor and Martin Luther King Jr. Drive to the south, Centennial Street to the west, early- to mid-twentieth century residential neighborhoods including the Moon Lands and Griffin Park subdivisions and the site of the Daniel Brooks Homes (High Point's first African American public housing project) to the north, and the unpaved alley east of the Toussaint L'Ouverture Lodge No. 524 to the east. Daniel Brooks Homes, a complex of one- and two-story, side-gable-roofed, brick-veneered buildings encompassing 246 units built in phases beginning in 1942, was demolished in 2020 and will be replaced with an affordable housing complex named Legacy Ridge. Intersecting north-south roads include Fourth Street near the western end, followed by Hobson Street, Gaylord Court, Eccles Place, Underhill Street, and Downing Street to the east. The railroad tracks and Martin Luther King Jr. Drive create a distinct separation between the Washington Street community and neighborhoods to the south. Pedestrian and vehicular bridges provided connectivity between these areas for much of the twentieth century, but the only intact historic bridge within the district, a Moderne-style structure that carried Downing Street over the railroad to Kivett Drive, has been closed to traffic. Recently constructed pedestrian bridges provide safe passage over the railroad tracks and Martin Luther King Jr. Drive south of the Penn-Griffin School for the Arts campus.

Although downtown High Point's topography is generally flat, the elevation gradually rises in the Washington Street Historic District's eastern section. This grade change is natural for the most part. The William Penn High School, now incorporated into the approximately thirty-five-acre Penn-Griffin School for the Arts campus, occupies a prominent site north of Washington Street on a hill above a creek near the district's center. Earlier campus buildings stood closer to Washington Street, but the school now has a deep setback and curving roads lined with parking spaces occupy the areas to the south and east. A vacant lot, once the site of Piedmont Hosiery Mill No. 2 (which became Adams-Millis Mill No. 3, also a hosiery plant), is west of the high school. The former Griffin Elementary School, which currently houses Penn-Griffin School for the Arts' middle school

¹ U. S. Census Bureau, "High Point, North Carolina," <https://www.census.gov/quickfacts/highpointcitynorthcarolina>.

² The city renamed Kivett Drive on January 1, 2016. For the purposes of this report, Martin Luther King Jr. Drive is used when describing the current setting and the original name remains in historic references to Kivett Drive.

³ City Council meeting minutes, March 21, 1968, transcribed by Glenn R. Chavis.

students, is north of the former William Penn High School complex at the base of the hill.

Toussaint L'Ouverture Lodge No. 524 and Hoover's Funeral Home at the district's east end are also at a higher elevation than the core commercial area at the west end. The City of High Point further elevated the Washington Street road bed section near Hoover's Funeral Home in 1937 to facilitate the railroad's depression and the construction of the Kivett Drive Bridge.

Building rhythm and massing is more regular in the district's western section, where most edifices are brick, one or two stories in height, and situated close to concrete sidewalks. The Odd Fellows Hall and Kilby Hotel were three-stories tall. Quite a few of the commercial buildings and dwellings that once lined Washington Street have been demolished, leaving vacant lots, some of which now serve as parking areas. One infill building, Becky's and Mary's Restaurant, was erected at 731 Washington Street in 1996.

The majority of the district's commercial buildings have a standard form and austere appearance, although some exhibit stylistic influences ranging from Art Moderne to Modernist. The commercial block at 500-510 Washington Street displays common early-twentieth-century commercial architectural elements including the corbelled cornice and segmental-arched second-story windows at 500 Washington Street and brick pilasters framing eight second-story one-over-one sash windows below six-pane transoms at 502-506 Washington Street. No-longer-extant edifices such as the Odd Fellows Hall, the Kilby Hotel, and the one-story building at 213 Hobson Street featured decorative elements such as corbelled cornices, sawtooth brick bands, and arched window surrounds. The buildings that served as Whitten Clinic and Dr. Murray B. Davis's office are among High Point's few extant examples of Art Moderne-style architecture. Both one-story brick edifices have streamlined façades with curved corners and originally featured glass-block windows.

Most of the buildings erected in the Washington Street Historic District from the late 1940s through the early 1960s display elements of the Modernist style, thus manifesting the optimistic and progressive attitude of the post-World War II recovery period and the civil rights era. The Yarborough Law Building and the Washington Street Branch of the High Point Public Library utilize colored spandrel panels in combination with brick to add visual interest, while the brick Haizlip Funeral Home features a concrete-masonry-unit façade pierced by tall, narrow windows containing colored-glass panes. The William Penn High School gymnasium, the Carl Chavis YMCA/Mary McLeod Bethune YWCA, and Toussaint L'Ouverture Lodge No. 524 employ clerestory windows as part of their Modernist design.

The Washington Street Historic District includes three African American sanctuaries erected over the course of the twentieth century. The oldest, St. Mark Methodist Episcopal Church (1908), occupies a prominent location on Washington Street's north side and reflects the influence of the Gothic Revival style in its corner tower and pointed-arched windows. The church had been expanded and remodeled several times by the 1950s. The former Second Presbyterian Church, completed in 1952, features classical elements such as a pedimented front-gable roof, a pedimented portico supported by grouped Tuscan columns, a double-leaf entrance surmounted by a stained-glass transom, and arched window openings. The one-story, brick-veneered Pearson Memorial A. M. E. Church, erected in 1976 on the site of two earlier sanctuaries, presents a Modernist front-gable façade with a central stuccoed panel flanked by two projecting brick pilasters to Washington Street.

Penn-Griffin School for the Arts, which opened in 2003, encompasses two historic buildings: William Penn High School and gymnasium at 825 Washington Street and Alfred J. Griffin Elementary School at 1100 Day Place. Both manifest typical features of educational buildings constructed from the 1930s through the 1950s. The 1930 William Penn High School auditorium and classroom building is an imposing two-story brick edifice intended to evoke a sense of tradition and permanence. The building features a pedimented front-gable roof, robust molded cornices, and large double-hung windows which have round-arched surrounds with cast-stone

keystones and fanlights at the second-story level. The 1930 building stands between a 1949 classroom addition to the east and the 2001 John Coltrane Hall of Music and Dance to the west. The east wing extends north to the 1955 gymnasium, a one-story, brick, mid-century Modernist building designed by Raleigh architects William Henley Deitrick and John C. Knight. The gymnasium, like the one-story, flat-roofed, brick, Modernist, 1954 Alfred J. Griffin Elementary School to the north, emphatically broke with tradition and embraced the progressiveness of the postwar era. Griffin Elementary School's L-shaped plan of the was intended to facilitate later additions. High Point architects Voorhees and Everhart designed the first expansion, which encompassed ten classrooms, in 1956. High Point architect Robert W. Conner and Watson Engineering of Greensboro rendered plans for the two-story, flat-roofed, brick, 1960 gymnasium and classroom wing.⁴

The district also includes six residential buildings that represent the area's development from the early twentieth century through the 1960s. As proprietors, professionals, employees, and laborers lived within walking distance of Washington Street businesses, offices, and institutions, the residences in the historic district range from owner-occupied homes to rentals for working-class tenants. The oldest extant single-family dwellings—the Dr. C. J. H. and Sallie Gaylord House (1906) and the Robinson House (1907)—were erected near Washington Street's west end and exhibit elements of the Queen Anne style. Hoover's Funeral Home occupied in 1932 a two-story hip-roofed dwelling known as a foursquare with Craftsman stylistic features including truncated porch posts on piers. Two front-gable bungalows and the flat-roofed Modernist Anita Apartments remain in the neighborhood. Although single and multi-family residences and apartment buildings once lined Washington Street, these are the only survivors.

⁴ Carl Jobe, Guilford County Schools Facility Services Department, email correspondence with Heather Fearnbach, May 2010; "Big Plans Cause Jump in Permits," *High Point Enterprise* (hereafter abbreviated *HPE*), January 11, 1960, p. 9; "School Construction Put on Rush Basis," *HPE*, August 5, 1960, p. 1B; "Construction at Griffin is Rushed," *HPE*, August 17, 1960, p. 1C; Lee Mortimer, "Griffin to Retain Both Its Gymnasiums," *HPE*, May 20, 1977, p. 1B; Glenn R. Chavis, *Our Roots, Our Branches, Our Fruit: High Point's Black History, 1859-1960* (High Point, NC: High Point Historical Society, 2010), 229.



NORTH CAROLINA'S INTERNATIONAL CITY™

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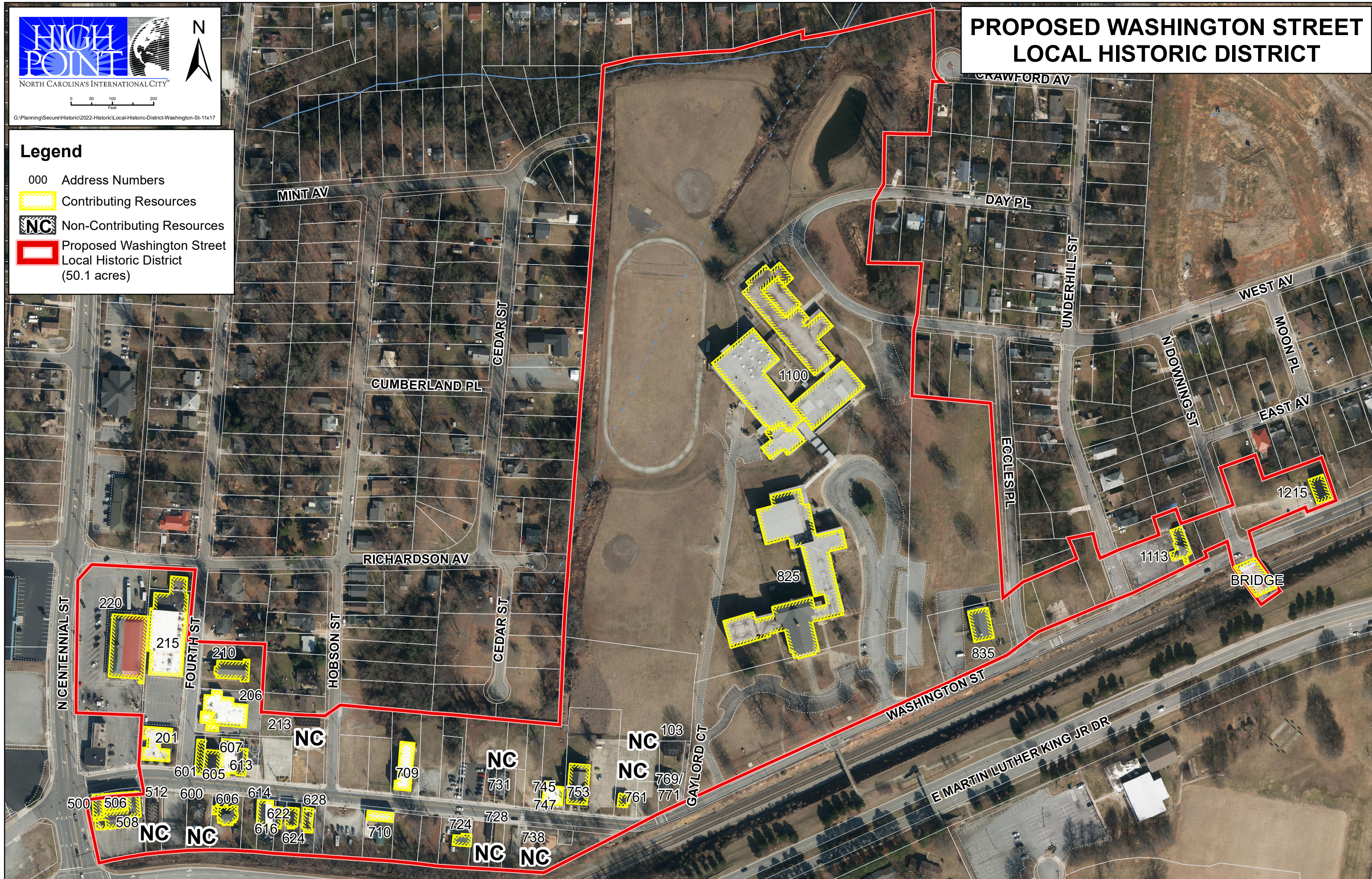
000 Address Numbers

 Contributing Resources

 Non-Contributing Resources

 Proposed Washington Street
Local Historic District
(50.1 acres)

PROPOSED WASHINGTON STREET LOCAL HISTORIC DISTRICT



Inventory List

Properties are arranged alphabetically by street name. Street addresses are listed in ascending order. Vacant and parking lots are illustrated on the district map.

Each historic property in the inventory is assigned a name, where possible, based on the first-known and/or a long-term occupant. Most information about these early tenants comes from the High Point *City Directories* (1908-1965) located at the High Point Public Library and the Wilson Library at UNC-Chapel Hill. The 1908 city directory is the first to include listings by street address. The date or approximate date of construction and the date or dates of any major alterations or additions follow the property name. Dates of construction are based on Sanborn Map Company fire insurance maps (the first map that shows the Washington Street Historic District area was published in 1911; the company issued updates in 1917, 1924, 1950, and 1956), historic photographs, Guilford County property record cards, interviews with local informants, city directory research, newspaper articles, previous architectural surveys by Peter Kaplan and Benjamin Briggs, and the buildings' style and form.

Each resource is designated as contributing or noncontributing to the district's historic significance and integrity. The evaluations are based on age and degree of alteration. Buildings constructed in or before 1976 are considered contributing if they retain architectural and historic integrity. Contributing resources must retain integrity of location, design, setting, materials, workmanship, feeling, and association. Noncontributing buildings have been heavily altered and therefore have lost their architectural and historical integrity. Buildings demolished since National Register of Historic Places listing in 2010 are enumerated at the end of the inventory list to provide architectural and historical context for the district. All photographs were taken by Heather Fearnbach on November 5, 2022, unless otherwise noted.

North Centennial Street, East Side



A & P Grocery Store, 1959, 220 North Centennial Street, Contributing Building

This one-story brick-veneered building, originally an A & P grocery store, faces west toward Centennial Street. The store has two distinct parts: a slightly taller and narrower western (front) main block with a pyramidal hip roof and an eastern (rear) section with a low hip roof. Shallow, flat-roofed bays project from the north and south elevations. The sunflower mural on the south bay's south elevation was painted in the 2010s.

Colonial Revival-style features include the central gable above the main entrance and cupola with a large square base, pyramidal hip roof, weathervane, and metal balustrade. A taller metal balustrade extends along the roof

ridge, with five sections on either side of the cupola base. The central entrance comprises two single-leaf aluminum-framed doors with plate-glass sidelights and transoms. Three of the façade's four large plate-glass display windows have been covered with siding. A flat-roofed metal canopy supported by metal posts wraps around the façade and side elevations.

George Huntington Hartford and George Gilman established a New York-based mail order tea, coffee, and spice business in 1859. The enterprise, renamed the Great Atlantic and Pacific Tea Company in 1869 in honor of the transcontinental railroad, expanded exponentially over the next few decades. The first A & P Economy Store opened in 1912, and in 1936 the chain erected their first supermarket in Braddock, Pennsylvania. Three years later, A & P operated 1,100 supermarkets and thousands of economy stores nationally. A & P was the dominant grocery store chain in High Point in the 1920s and early 1930s, with ten stores in downtown and suburban areas. The economic depression resulted in store consolidation and closure, leaving only two stores open through most of the 1940s. A & P began replacing outdated stores in the early 1950s, erecting new buildings on South Main Street in 1953 and North Main Street in 1955.⁵

A & P developed a brick-veneered, Colonial Revival-style store prototype with a central cupola to commemorate the company's one-hundredth anniversary in 1959. They opened 227 Colonial Revival-style stores nationally in 1958, and erected or remodeled 3,900 of their 4,700 stores to reflect the centennial theme between 1962 and 1967.⁶ The company constructed their centennial anniversary prototype on North Centennial Street in 1959, which was, coincidentally, the centennial of High Point's founding.

North Downing Street



Kivett Drive Bridge, 1937, North Downing Street south of Washington Street over railroad tracks, Contributing Structure

This rolled steel stringer bridge carried Normal Street, which later became North Downing Street, over the Southern Railway tracks that run parallel to Washington Street. The bridge was executed in the same Moderne aesthetic as two office buildings constructed on Washington Street in the 1940s. Curved concrete abutments with stepped edges and horizontal fluting anchor the bridge's north and south ends, which are spanned by tubular metal railings with incremental concrete posts ornamented with vertical fluting at the upper edge. The bridge, which has a concrete deck and a reinforced concrete bent substructure, is now closed to vehicular traffic but the Washington Street Drive District Plan includes a proposal to reopen the bridge for pedestrian use. The bridge condition has deteriorated since 2010.

⁵ "A & P's History," <http://www.aptea.com/history.asp>; "A & P History," <http://www.grocertia.com>.

⁶ Walt Waholek, A & P Historical Society president, email correspondence with Heather Fearnbach, May 2010.

The Kivett Drive Bridge, so called as it connected Washington Street to Kivett Drive, was erected as part of a 1.5-million-dollar railroad crossing improvement campaign funded by the City of High Point, the State Highway Commission, the federal government's Works Progress Administration, and the Southern Railway. The project entailed depressing, raising, and relocating railroad tracks, creating underpasses and overpasses in an attempt to reduce accidents and eliminate traffic congestion. Three African American workmen lost their lives over the course of the construction project.⁷

New bridges were erected at Oak, Willowbrook, Elm, Main, Wrenn, Hamilton, Beamon, Perry, and Dalton streets between 1937 and 1947. These bridges, which manifested the same Art Moderne aesthetic as the Kivett Drive Bridge, have all been replaced with higher structures in compliance with new railroad regulations.⁸ The Dalton Street Bridge was determined eligible for the National Register in 2000 before its demolition around 2006. Litchenstein Consulting Engineers found that the state highway commission used Modern-style elements and rolled steel stringer construction in standard and custom-designed bridges erected from the late 1920s through the 1950s.⁹

Fourth Street, East Side



Haizlip Funeral Home, 1961, 206 Fourth Street, Contributing Building

Architect Leon Schute designed the one-story, flat-roofed, Modernist Haizlip Funeral Home, which was constructed on the east side of Fourth Street in 1961 opposite the Washington Street Branch Library and the Carl Chavis YMCA/Mary McLeod Bethune YWCA, both completed in 1958. The funeral home's facade has three distinct parts. The large southern section features a taupe-colored concrete-masonry-unit facade pierced by four tall, narrow windows, each containing four colored-glass panes. Each window's two upper panes are taller than the lower two. The red brick-veneered north and south elevation are blind. A flat-roofed metal canopy supported by round metal posts shelters an auxiliary entrance on the south elevation.

The shorter and slightly recessed central entrance bay encompasses a double-leaf plate-glass door flanked by a plate-glass transom and sidelights at its west end and a stuccoed panel on its east end. The western bay presents a blind red brick-veneered wall to the street. A flat-roofed porte cochere projects to the north, and is supported by a brick-veneered wall that rises to the same height as the funeral home. A large four-bay garage extends to

⁷"Elimination of Railroad Grade Crossings," in High Point Chamber of Commerce, ed., *The Building and the Builders of a City* (High Point: Hall Printing Company, 1947), 86-87; Blackwell P. Robinson and Alexander R. Stoesen, *The History of Guilford County, U. S. A. to 1980 A. D.* (Greensboro: The Guilford County Bicentennial Commission, 1980), 183; Benjamin Briggs, *The Architecture of High Point, North Carolina* (Charleston, South Carolina: The History Press, 2008), 78.

⁸ Ibid.

⁹ Litchenstein Consulting Engineers, Inc., "Bridge No. 400386: Dalton Street Bridge," Historic Bridge Inventory Report, prepared for the North Carolina Department of Transportation, 2000.

the east and has been updated with vinyl siding and replacement roll-up garage doors.

H. A. Phipps and Son served as the general contractors in 1960-1961, coordinating the work of local mason J. C. Burton, concrete installer W. E. Linthicum and Son, the Turpin Electric Company, and Welborn Plumbing and Heating. Southland Supply provided the building materials. The 4,500-square foot building originally encompassed a 125-seat chapel, an expansive receiving room, offices, and staff living quarters.¹⁰ The interior space has been slightly reconfigured since the 1960s.

Forsyth County, North Carolina native Louis B. Haizlip (born August 29, 1898) graduated from the Askin College of Embalming in Indianapolis (which was later absorbed by Indiana State University) in 1921 and worked for an Indianapolis funeral home for several years before returning to his home state. He established a funeral home in High Point in 1924, first operating out of a small frame building on Taylor Street. Mr. Haizlip remodeled a dwelling at 711 Fairview Street to serve as a funeral home in 1935, relocated to 612 East Washington Street in 1941, and, in 1957, purchased the Fourth Street lot upon which this building was erected. Haizlip's Funeral Home is said to be the first building in High Point constructed specifically to function as a funeral home. Staff at the time of the 1961 opening included assistant embalmer and funeral director Campe E. Friende, secretary and embalmer Lois C. Haizlip (the founder's eldest daughter who had joined the company in 1953), burial insurance manager A. B. Tyson, and ambulance attendant and general assistant Donald Lindsey.¹¹ Haizlip's Funeral Home provided ambulance service for many years, but was one of seven High Point funeral homes that discontinued this practice in 1966.¹²

Mr. Haizlip was active in a variety of professional and civic organizations, serving as president of the North Carolina Funeral Directors and Morticians' Association and the High Point Chapter of the NAACP, and as a member of the Carl Chavis YMCA, the High Point Chamber of Commerce, the Furniture City Elks Lodge, the Toussaint L'Ouverture Masonic Lodge, the Grand Rapids Lodge, the Knights of Pythias, and the Professional Men's Club. He campaigned for a High Point City Council seat in 1959 and, although he was not elected, his attempt made an important statement during the civil rights era. Mr. Haizlip, his wife Mattie, and his three daughters—Lois, Bernice, and Jacquelyn—attended Brooks Memorial Church.¹³

After Mr. Haizlip's death in 1978, his family continued to operate the funeral home. Lois Haizlip Powell established the Washington Drive Resource and Enrichment Center in 1990, perpetuating the family's community service legacy. She retired from the funeral home in 2005. Her youngest sister Jacquelyn L. Haizlip joined the Haizlip Funeral Home staff in 1994 continued to work for the company after its August 2009 acquisition by James F. Johnson. James Johnson and Sons Funeral Homes sold the property to Phillips Funeral Service in January 2017.¹⁴

¹⁰ "New Funeral Home Under Construction," *HPE*, August 21, 1960, 10D; "Haizlip Funeral Home in Move," *HPE*, February 5, 1961, p. 5C.

¹¹ *Ibid.*; "Haizlip Funeral Home Remodeled," *HPE*, September 8, 1935; "Daughter Joins Father in Business Here," *HPE*, August 27, 1953; Braxton Younts, "Busy Funeral Director Finds Time for Church, Civic Work," *HPE*, January 15, 1978, p. 5A.

¹² "Local Funeral Home Give Notice of Canceling Ambulance Service," *HPE*, June 2, 1966, p. 1C.

¹³ Glenn R. Chavis, "Haizlip's bid for office paved the way for others," *Greensboro News and Record* (hereafter abbreviated *GNR*), April 18, 2004.

¹⁴ "Staff," Haizlip's Funeral Home, [HTTP://WWW.WEBFH.COM/FH/HOME](http://www.webfh.com/fh/home), 2010; Lois Haizlip Powell, conversations with Heather Fearnbach, 2010; DB 7052, p. 2752; DB 7893, p. 2682;



Second Presbyterian Church, 1952, 210 Fourth Street, Contributing Building

This one-story, brick-veneered, Classical Revival-style church features classical elements such as a pedimented front-gable roof, a pedimented portico supported by grouped fluted columns, a double-leaf entrance surmounted by a stained-glass transom, and round-arched window openings. Paired, lancet-arched, stained-glass windows illuminate the sanctuary interior; metal casements light the basement fellowship hall. Short gabled wings containing auxiliary entrances flank the sanctuary's east (rear) end. A concrete accessibility ramp with a metal railing provides access to the north wing; brick and concrete steps lead to the south wing's entrance. A tall stovepipe chimney rises from the east elevation.

The sanctuary's cornerstone reflects its 1952 construction date. The footprint is illustrated on the 1956 Sanborn map. The congregation undertook interior and exterior building improvements between 1973 and 1975 including installing central air-conditioning and purchasing a new organ. Following a donation of Mt. Airy granite, T. Bynum erected an outdoor kiosk, or "bulletin board," in front of the church. The City of High Point constructed the ramp in 1975. During 1985 and 1986, the congregation renovated the foyer and fellowship hall and painted the sanctuary.¹⁵

Presbyterian pastor L. D. Twine of Thomasville led services for a small group of High Point worshippers beginning in August 1904, initially meeting at the Perry Street School and on the High Point Normal and Industrial School campus. The congregation's founding members included elders Henry A. Donnell, A. R. Graham, and J. Hall, and deacons D. N. Moore, William Brown, and John Little. C. W. Robinson, his wife Jessie, Mattie Phifer, and Lucy Phifer joined the church in 1905. The congregation was known as Second Presbyterian Church by 1906, when Jennie N. Campbell sold the church trustees a lot near the northeast corner of what is now East Avenue and Downing Street (just north of Washington Street) in the Moon Lands subdivision for ninety dollars. H. A. Donnell constructed a small frame Presbyterian mission church that year and C. W. Robinson organized a Sunday School.¹⁶

The 1911 Sanborn map and the 1913 Bird's Eye view do not extend far enough east to show this area, but the 1917 Sanborn map illustrates that the East Avenue church was no longer standing at that time. D. N. Moore purchased the lot from the Second Presbyterian Church trustees for three hundred dollars in 1919.¹⁷

¹⁵ "Synoptic Chronology of Saint Paul Presbyterian Church," compiled by church members for annual bulletin, 2004.

¹⁶ DB 293, p. 525; "Cherry Street Presbyterian Church," circa 1930s historical sketch in the files of St. Paul Presbyterian Church; "Churches," *HPE*, January 25, 1985, Section VI, p. 14.

¹⁷ DB 327, p. 470.

The congregation continued to grow under the leadership of pastors J. C. Phifer, William Burton, J. C. James, and J. H. Clement, and, in 1919, they erected a granite cross-gable-roofed sanctuary on Cherry Street (now Centennial Drive). The national Presbyterian Church Board loaned the Second Presbyterian Church trustees \$1,450 in 1920 to assist with the construction cost. The congregation was subsequently renamed Cherry Street Presbyterian to reflect their new location.¹⁸

Johnson C. Smith graduate C. A. Washington became the church's first full-time pastor in 1923. Reverend Washington established a Vatican Bible School, the Brotherhood, the Home Church League, the Benevolence Commission, and two women's missionary circles during his six-year tenure at Cherry Street Presbyterian Church. Reverend C. H. C. White served the congregation from 1929 until 1942.¹⁹

The congregation purchased property on Fourth Street upon which they began erecting a new sanctuary in 1950. Upon its completion in 1952, they changed their name back to Second Presbyterian Church. The sanctuary dedication took place on November 25, 1956. Records as to the contractors involved in the construction project do not exist, but it is possible that architectural draftsman Fred Lander, who lived nearby on Underhill Street and was a church member and trustee, contributed to the new church's design.²⁰

Mrs. V. D. Maddox operated a day care in the church basement during the 1960s. In late 1963 or early 1964, under Reverend John Pharr's leadership, the congregation became St. Paul United Presbyterian Church. Edisto, South Carolina native James W. Brown served as the church's pastor from 1965 until 1971. Robert A. Massey led the congregation from 1972 until his death in 1980.²¹

Soon after Reverend Elijah B. Freeman Jr. was called to serve as pastor in 1987, the church name changed once again, to St. Paul Presbyterian Church. The congregation encompassed only twenty members in 1987, but grew to around one hundred by the time St. Paul moved to a new location—a renovated house on 7.3 acres at 309 Summit Road—in 2001. They sold the Fourth Street sanctuary to Whole Life Ministries on June 7, 2001 and soon raised funds to erect a fellowship hall, the first building in a new worship center complex, which was completed in 2004.²² Iglesia Pentecostes Monte El Sinai purchased the Fourth Street church in December 2011.²³

¹⁸ DB 356, p. 72-74; "Cherry Street Presbyterian Church," circa 1930s historical sketch.

¹⁹ "Cherry Street Presbyterian Church," circa 1930s historical sketch.

²⁰ "Lander Funeral Set Thursday," *HPE*, February 10, 1965. Sanctuary dedication date courtesy of Glenn R. Chavis, from his research notes extracted from the *HPE*.

²¹ "Synoptic Chronology of Saint Paul Presbyterian Church," 2004.

²² *Ibid.*; Justin Cord Hayes, "99-year-old St. Paul Presbyterian Church poised for rebirth," *GNR*, March 23, 2003; DB 5241, p. 1244.

²³ DB 7297, p. 3072.

Fourth Street, West Side



Washington Street Branch of the High Point Public Library, 1958, 201 Fourth Street Contributing Building

High Point architect Robert W. Conner designed this one-story, flat-roofed, H-shaped, Modernist public library, which stands at the northwest corner of Washington and Fourth streets. The buff-colored concrete-masonry-unit building that faces east toward Fourth Street features high bands of aluminum-framed windows surmounted by pale green porcelain-enameled steel panels on the south elevations and aluminum-framed glass curtain walls with dark green porcelain-enameled steel base panels on the north elevations and facing the two central courtyards.

A metal canopy frames the landscaped eastern courtyard, where a tree rises through the canopy's large rectangular opening. Pale green porcelain-enameled steel panels sheath the canopy's outer edges and slender steel posts support the canopy's north section, which extends to cover the sidewalk leading to the main entrance.

The Washington Street Branch Library, erected at a cost of \$35,000, replaced a much smaller facility that had been located in the Williard Building at 603-605 E. Washington Street since 1949. The new 5,000-square-foot, air-conditioned building encompassed a large circulation area, a children's reading room, an audiovisual room, offices, and greatly expanded library stack space. Neil Austin and Mozelle Landers continued to serve as the branch's head librarian and assistant librarian, respectively. The library opened on September 21, 1958, shortly after the new Carl Chavis YMCA/Mary McLeod Bethune YWCA was completed to the north.²⁴

High Point public libraries were integrated in 1959 after the NAACP's local chapter protested the central library branch's exclusion of African American patrons. The Washington Street Branch remained open until 1996.²⁵ The City of High Point still owns the building, which currently houses the Weed and Seed program.

High Point's first publicly-organized library for African American patrons was the Anderson Community Library, named in honor of Myrtle B. Anderson and sponsored by Fairview Street School's Parent-Teacher Association. The library opened on Fairview Street in early June 1933 with a collection of more than three hundred books, newspapers, and periodicals. Reverend J. E. Melton and other African American community leaders served on the executive committee.²⁶

²⁴ Dick Rigby, "New Branch Library Completed," *HPE*, September 21, 1958, p. 10D.

²⁵ "Access to Library Voted for Negroes," *HPE*, April 23, 1959.

²⁶ "Colored Library Recently Opened Has Good Showing," *HPE*, June 13, 1933.

The High Point Altrusa Club, a white civic organization, sponsored a public library for High Point's African American residents that opened on May 22, 1934 in the building that had previously functioned as the manual trades classroom on the William Penn High School campus. Local residents contributed books, magazines, and supplies to stock the library shelves and Margaret Johnson Simmons became the first librarian. It appears that the City of High Point began operating the library within a few years, as City Council meeting minutes state that municipal funds were allocated to replace the library's floor in 1937 and for building repairs in 1941. In 1944, the city moved the library from the William Penn campus to the commercial building at 616 East Washington Street that had once functioned as the Dixieland Theater. In 1949, the library moved into the newly completed Williard Building, where the city rented space for \$80 per month.²⁷

Parking Lot



Carl Chavis YMCA/Mary McLeod Bethune YWCA, 1958, 215 Fourth Street, Contributing Building

This important brick-veneered community building, which faces east toward Fourth Street, shares a parking lot with the former Washington Street Branch Library to the south. The former Carl Chavis YMCA/Mary McLeod Bethune YWCA features a tall flat-roofed gymnasium originally illuminated by clerestory windows. One-story flat-roofed sections that encompassed offices, classrooms, and meeting spaces extend to the north, east, and south.

Deep eaves shelter the recessed central entrance and the large steel-framed plate-glass windows on the southern section's east elevation. The northern bays of the one-story east wall, originally identical to the southern bays, have been enclosed with brick veneer and narrow windows. The south elevation contains two large, centrally-located, steel-framed plate-glass windows and an auxiliary entrance near the southeast corner.

The northeast addition, which is slightly taller than the other one-story sections, has blind east and west parapeted walls. Tall, deep cornices shelter the north elevation's central entrance and the flanking tall, narrow windows as well as the double-leaf entrance on the west elevation. Two auxiliary entrances provide access to the original one-story northern section, which is illuminated by steel-framed plate-glass windows. Brick and concrete steps lead to those entrances as well as an entrance at the gymnasium's northwest corner.

The building is substantially intact although a low-pitched roof now protects the gymnasium and vinyl siding covers its clerestory windows.

Quaker Meeting annual reports indicate that High Point Normal and Industrial School students attended

²⁷ Glenn R. Chavis, "First library for black High Point residents came along in 1934," *GNR*, 2004; Glenn R. Chavis, "Washington Street Branch Library," *GNR*, August 20, 2006; City Council meeting minutes, May 25, 1944 and May 17, 1949, transcribed by Glenn R. Chavis.

meetings of the Young Men's and Women's Christian Associations (YMCA and YWCA) on their campus beginning in the late nineteenth century. The YMCA had thirty members in 1899 and numbers increased over the next twenty years.²⁸ It appears that association meetings may have either diminished or ceased after High Point Normal and Industrial School became a public high school in 1923, but experienced resurgence when community leaders organized a new African American YMCA chapter at Reverend Saulter's home on May 23, 1931.²⁹

A group of young women, many of whom graduated from William Penn High School, founded the Girls' Civic Club, an Adams Memorial YWCA branch, in October 1941. On August 11, 1943, the North Carolina Secretary of State incorporated the "Robbins and Saunders Memorial YWCA Club of High Point," an organization intended to create an African American YWCA. Just over a year later, Maybelle Nixon led the effort to launch the Mary McLeod Bethune Branch of the YWCA, donating \$1.50 toward the cause at an organizational meeting in December 1944 at St. Mark Methodist Church. The YWCA operated out of a dwelling at 730 East Washington Street before moving to rooms in the Williard Building, erected in 1949.³⁰

A two-story dwelling with a wraparound front porch that stood at 722 East Washington Street near the YWCA housed High Point's African American YMCA, which was named in memory of local star athlete Carl H. Chavis when it opened in 1945. William Penn High School teacher C. E. Yokely chaired the Chavis YMCA's membership campaign, which recruited 775 charter members by March 1945.³¹

High Point industrialist J. Ed Millis initiated a campaign to erect a new YMCA/YWCA to serve the African American community in May 1957. Carl Chavis YMCA Board president O. H. Leak and other prominent citizens led the fundraising effort. Architect Leon Schute of William F. Freeman Engineers designed the facility and R. K. Stewart and Son began constructing it in November of 1957. Contractors and building suppliers donated some of their time and materials so that the project stayed within budget and the African American community raised almost \$7,000 to furnish the interior.³²

The new facility at 215 Fourth Street, completed in 1958, functioned as an important community center and recreational complex for almost forty years. The north end served as the Mary McLeod Bethune YWCA until 1976, when the YWCA moved out. The Carl Chavis YMCA was subsequently renovated in 1977 and expanded and remodeled in 1987, but the building was still not large enough to meet the YMCA's programming needs. The long-vacant William Penn High School campus was thus renovated to serve as the new Carl Chavis YMCA branch, which opened in June 1995.³³ The branch relocated to Granville Street in April 2004 after the Penn-Griffin School for the Arts opened in 2003.³⁴

Carl H. Chavis was born in Cullowhee, North Carolina, on November 11, 1921. His family moved to High Point when he was a child, and Carl attended Leonard Street School and William Penn High School, where he was an outstanding student and athlete, serving as captain of the football and basketball teams and winning many Golden Glove boxing tournaments. Chavis was one of the first lifeguards at the Washington Terrace Park

²⁸ Society of Friends, *Annual Reports of the New York Yearly Meeting*, 1899-1920, Quaker Collection, Haverford College, Haverford, Pennsylvania.

²⁹ Chavis, *Our Roots*, 54.

³⁰ "Girls' Circle Club to Meet," *HPE*, October 19, 1941, p. 10B. YWCA incorporation, organization meeting location, and founder information courtesy of Glenn R. Chavis, from his research notes extracted from the *HPE*. See Chavis, *Our Roots*, 146-147.

³¹ "YMCA named for former Pennite," *The Students' Pen*, William Penn High School, February 28, 1945; "Posthumous Presentation of Bronze Star Medal," *HPE*, September 2, 1945; Chavis, *Our Roots*, 148.

³² "Dedication of Branch YM-YWCA Today," *HPE*, October 12, 1958, p. 2D; "Branch Y Formal Opening Today," *HPE*, June 22, 1958, p. 10D.

³³ Jimmy Tomlin, "YMCA Branch gets set for relocation," *HPE*, February 12, 1995, p. 1D.

³⁴ Carlvena Foster, email correspondence with Heather Fearnbach, July 26, 2010.

swimming pool. He earned a football scholarship to Morgan State University and was a starting fullback before enlisting in the U. S. Army in 1943. Tragically, Chavis was killed in France, becoming High Point's first World War II casualty. The army recognized his heroism by posthumously awarding him with a Purple Heart and a Bronze Star.³⁵

Gaylord Court, West Side



House, late 1920s, 103 Gaylord Court, Noncontributing Building

This one-story, front-gable-roofed, frame house has a front-gable entrance porch with square replacement posts, replacement one-over-one sash windows, a brick interior stovepipe chimney, a stuccoed foundation, and German vinyl siding. A wooden balustrade has been added to the west entrance porch; a metal handrail serves the east porch. The shed-roofed rear addition, which has concrete block steps with a metal railing, was constructed after 1956.

The building was likely almost identical in appearance to the duplex just to the south at 769-771 Washington Street, which retained original features including five-over-one sash windows on the façade, three-over-one sash windows on the side elevations, German siding, and exposed rafter ends in 1984 but had been remodeled by 2000.

This house was erected on the site of an earlier dwelling, which faced east toward what was originally Washington Lane (now Gaylord Court), an unpaved drive that led to Piedmont Hosiery Mill No. 2 (which became Adams-Millis Mill No. 3, also a hosiery plant). The earlier dwelling was still standing in 1924. This house was probably constructed in the late 1920s and first appears on the 1950 Sanborn map. Mount Zion Baptist Church currently owns the building.

³⁵ Jimmy Tomlin, "More than a name, Carl H. Chavis left legacy of sportsmanship, heroism," *HPE*, February 12, 1995, p. 1D.

Hobson Street, West Side



Anita Apartments, ca. 1960, 213 Hobson Street, Noncontributing Building

Around 1960, a two-story, flat-roofed apartment building was erected on the west end of a one-story, brick, circa 1940 commercial building's north elevation. The commercial building was demolished in December 2013 and the apartment building is in poor condition.³⁶ The north and side walls are capped with metal coping that emulates terra-cotta tile and project past the façade to flank the second-story balcony. Since 2010, one of the two slender square posts that supported the balcony and the slender metal balcony railing have been removed, along with three single-leaf doors on the façade and horizontally-sliding windows. The pent roof that spanned the façade's second story has partially collapsed. Tenants included Austin Springs and Carlton Bell in 1965.

Washington Street, North Side



Commercial Building, 1951, 601 Washington Street, Contributing Building

This one-story, flat-roofed, concrete block commercial building is veneered with common bond brick and has large plate-glass windows on the façade and west elevation. The single-leaf entrance at the southwest corner is angled to face the intersection of Washington and Fourth streets. Three additional entrances provide interior access from the Fourth Street (west) elevation, which encompasses two storefronts near the north end. Most of the window openings and the transoms above the entrances have been boarded up. Metal coping that emulates terra-cotta tile caps the parapet walls.

Real estate agent Moses Stadiem began advertising in May 1951 that this “modern day light store” was available to rent for \$37.50 per month.³⁷ The address is first listed in the 1954 city directory, when Stadiem’s

³⁶ City of High Point demolition permit, Planning and Development Department.

³⁷ HPE, May 10, 1951, p. 7D.

Store, which sold general merchandise, occupied the building. The 1956 Sanborn map illustrates the building. Bernie's, Inc., a craft and hobby store, leased the property in 1963.



Williard Building, 1949, 603-605 Washington Street, Contributing Building

The Williard Building, constructed in 1949 as indicated by the cast-stone plaque at the parapet's center, was one of the first commercial structures erected on East Washington Street during the post-World War II era. The two-story, brick-veneered edifice has two recessed storefronts with canted, three-part, plate-glass windows angled away from the building's center toward single-leaf entrances surmounted by transoms. A third door at the façade's east end provides access to the upstairs rooms, which are illuminated by two large, four-section, metal casement windows. The rear elevation's window openings have been enclosed with concrete block. An exterior metal stair leads to a second-story rear entrance. Metal coping that emulates terra-cotta tile caps the parapet walls. Brian Davis painted the butterfly mural on the east elevation in October 2014. The sunset mural on the west elevation signed "JRM" was created in 2017.

This building appears on the 1950 Sanborn map. From 1949 until 1958, the western section (603) housed the local public library branch, the Sanitary Seafood Market occupied the eastern section's first floor (605) and the Mary McLeod Bethune Branch of the YWCA utilized the eastern section's second floor (605 1/2). After the new library and YMCA/YWCA facilities were erected on Fourth Street in 1958, the 603 storefront was vacant for a year and the Patrician Club occupied 605 1/2. In 1960 and 1961, Club Fantasy Restaurant operated from 603 and the Sanitary Seafood Market remained at 605. The 603 storefront was vacant in 1962 and occupied by Gnato's Children's Clothing Center, Gnato's Janitorial Services, and Gnato's Enterprises in 1963. Dante's Discount House, a clothing store, had moved into 605, and the Simmons Roscoe Conklin Lodge, a social hall, rented the space at 605 1/2. In 1965, a North Carolina Mutual Life Insurance Company office occupied the building's eastern section (605), and it remained in that location for many years.

Washington Street community leader C. W. Robinson, a Tuskegee graduate and Spanish-American War veteran, began selling real estate as well as insurance in 1927 and eventually became the North Carolina Mutual Life Insurance Company's district manager. Robinson moved from Asheville to High Point in 1905, opening a store with two other partners. According to a 1966 biographical sketch, he subsequently published a weekly newspaper, *The High Point News*, for several years in the 1920s, but had to give up that endeavor to focus on other business pursuits. Robinson attended St. Paul Presbyterian Church and volunteered at the Carl Chavis YMCA. He resided at 110 Downing Street.³⁸

³⁸ Robert Marks, "C. W. Robinson," *HPE*, June 12, 1966, p. 5A.

Entrepreneur Fletcher N. Waden Jr. graduated from William Penn High School in 1946 and attended the American Business Institute in Chicago before enlisting in the United States Army in 1948. He returned to High Point after his honorable discharge from the military in 1951, and subsequently owned Washington Street businesses including Gnato's Children's Clothing Center, Gnato's Janitorial Services, and Gnato's Enterprises, Gnato's Construction Company, the Ritz Loan Company, Waden Supply Company, and National Financial and Business Consultants, Inc. Mr. Waden still operates his last two businesses, both established in 1979, from a Winston-Salem office.³⁹

High Point industrialist Coy O. Williard, Sr. erected the building that bears his family name. After his death in 1954, his wife Patty M. Williard took over the property's management. Their son, Coy O. Williard, Jr. inherited the building in 1989.⁴⁰ Coy Williard Sr. was a partner in the Thomasville Bedding Company and secretary of the Carolina Upholstery Company at the time of his death.⁴¹



Commercial Building, 1950, 607 Washington Street, Contributing Building

This one-story, brick-veneered building features Modernist elements such as bands of slightly recessed bricks on the façade parapet and a deep setback that creates a small courtyard. A flat-roofed canopy wraps around the western storefront's east elevation and the eastern storefront's south elevation, sheltering two entrances and the large metal casement windows that illuminate the interior. Aluminum coping caps the front parapet and canopy; metal coping that emulates terra-cotta tile tops the side walls.

The building was erected in 1950 according to Guilford County property records and is listed with a 607 East Washington address in the 1954 city directory, when it was occupied by Haithcock Friendly Market, a grocery store. The establishment's name changed to Columbia Food Market in 1955, but was back to Haithcock Friendly Market from 1956 until 1961. The building appears on the 1956 Sanborn map with a 609 East Washington Street address, but that address does not appear in city directories. This edifice had a 611 East Washington Street address and was occupied by Sanitary Seafood and Market beginning in 1962.

The west storefront had been enclosed with brick by 1984 and was embellished with a mural celebrating African American history after the building began to function as the Washington Drive Resource and Enrichment Center, incorporated by Lois Haizlip Powell on October 1, 1990. Following Lois's death on September 22, 2011, her youngest sister Jacquelyn L. Haizlip inherited the property in February 2012.

³⁹ Fletcher N. Waden Jr., telephone conversations and correspondence with Heather Fearnbach, July and August 2010.

⁴⁰ Coy O. Williard Jr., survey form for National Register nomination, 2009.

⁴¹ "Coy O. Williard," *HPE*, February 24, 1954, p. 9A; "Industrial Leader Passes," *HPE*, February 22, 1954, p. 14.

Jacquelyn renovated the building that year to serve as Jackie's Place, a live music and events venue. The name is emblazoned in aluminum letters on the canopy cornice. The courtyard was enclosed with a black metal railing embellished with musical notes that spans square brick post and the interior upfitted with a dining area, dance floor, and bar. Jacquelyn died on May 3, 2019. Haizlip Enterprises, managed by her daughter Raynetta Jackson and Raynetta's daughter Rishaunda Moses, assumed the property's ownership in October 2022 and has perpetuated its use as a community gathering place and events venue.⁴²



Commercial Building, 1949, 1975, 2010, 613 Washington Street, Contributing Building

This one-story brick-veneered commercial building's original front (south) section appears on the 1950 and 1956 Sanborn maps with a 611 East Washington Street address. According to Guilford County property records, the building was altered in 1975, which may have been the date that the concrete block rear addition was constructed. The original section has a large two-part aluminum-frame window and a single-leaf aluminum-frame glass door on the façade and three window openings filled with translucent textured glass block on the side elevation. The northernmost side window opening was infilled with concrete block for many years, but the block was removed as part of the 2010 renovation. The side entrance, located in the rear addition, has a brick-veneered surround that creates visual continuity between the building's two sections. Metal coping that emulates terra-cotta tile caps the parapet walls.

The Washington Street Seafood Market occupied this building in 1950, but the store was vacant from 1951 until 1960, when Benjamin J. Worrell utilized the space. Quality Shoe Shop operated at this location in 1961 and moved next door in 1962. The street addresses changed at that time, and Monk Development and Realty Company owner George Monk Jr. and attorney John Langford opened the L & M Restaurant in the building, which then had a 613 East Washington Street address. H. H. LeMon owned the property in the 1960s. Langford purchased Monk's interest in the business in December 1962 and continued to operate the restaurant.⁴³ J. Patrick Harman of the Hayden Harman Foundation purchased the building in March 2010 and renovated it to serve as a community center. The foundation conveyed the property to D-Up, Inc., the nonprofit founded by Jakki and Corvin Davis that also owns 512 Washington Street, in January 2019. The building houses the Washington Street Community Enrichment Center.⁴⁴

⁴² DB 3280, p. 103; DB 7318, p. 660; DB 8668, p. 1657; "A Place to Celebrate: Jackie's Place," *High Point Discovered*, February 11, 2022.

⁴³ "Notice of Dissolution of L & M Restaurant," *HPE*, December 14, 1962, p. 7B; City Council meeting minutes, June 1, 1961, May 1, 1964, March 30, 1965, transcribed by Glenn R. Chavis.

⁴⁴ DB 7107, p. 1170; DB 7130, p. 13; DB 8118, p. 1683.

Parking Lot

Vacant Lot

Vacant Lot (*Kilby Building site*)

Vacant Lot (*Kilby Hotel site*)

Vacant Lot (*First Baptist Church site*)

Vacant Lot



Ritz Theater/Commercial Building, 1939, 709 Washington Street, Contributing Building

This two-story brick commercial building once encompassed retail space on the first floor, offices on the second floor, and a movie theater in the rear section. Three ocular attic vents pierce the variegated brick veneer façade above the six second-story, one-over-one, metal-sash replacement windows. The storefront consists of a central recessed entrance bay with two single-leaf doors flanked by two large replacement plate-glass windows with new red brick kneewalls. An entrance at the façade's west end leads to the second-story office space, as does the exterior metal stair on the east elevation. A central double-leaf entrance sheltered by a gabled hood supported by metal posts and a shed-roofed entrance near the building's northeast corner provide access to the theater space. Brick buttresses with cast-stone caps provide additional support for the theater walls. Cast stone coping caps the front parapet; metal coping that emulates terra-cotta tile tops the side walls.

This building appears on the 1950 and the 1956 Sanborn maps with three street addresses—709, 711, and 713; one for each retail space and one for the theater. The 1956 Sanborn shows a shallow projection—perhaps a marquee—at the building's entrance. Two stores flanked a central corridor, which opened into a larger foyer outside of the theater.

Max Zager, the Ritz Theater's first manager, selected the movie "State Police" for the grand opening show on August 30, 1939.⁴⁵ Realtor and insurance salesman C. W. Robinson, attorney Walter G. Hamilton, dentist Jerome J. Wilson, Byrd & McLean's Beauty Shop, the Ritz Tailoring Shop, and the Ritz Sweet Shop occupied

⁴⁵ Chavis, *Our Roots*, 110.

the offices and storefronts in the newly-constructed commercial space in front of the theater in 1940. Hamilton, Wilson, and Byrd & McLean's remained in 1945, along with tailor William W. Wright and confectioner C. R. Gaddy. Beatrice Hayes operated the confectionary shop in 1950 and Ritz Tailoring and Sports Shop and the Record Bar occupied the other storefronts. Professionals occupying the second-story office space included architect Otis D. Clements Jr., a Hampton and University of Chicago graduate, who established a High Point firm in February 1952 but only remained in town for a short time.⁴⁶

Dr. Wilson was the only original tenant remaining in 1954, when Ossie E. Davis provided notary services at his office for the city's Commission for Boys at 709 East Washington Street. Attorney John W. Langford and The Bostic Record Bar also utilized commercial space at that time. Langford, Wilson, and the Winston Mutual Life Insurance Company had second-floor offices in 1960, when Gnato's Children's Clothing Center and Washington Street Television Sales and Service rented the storefronts. Dr. Wilson's office, the Ritz Beauty Nook, and the Ritz Theater were tenants in 1965. The City of High Point and Central Savings Bank assisted with the former theater's rehabilitation during the 1980s to serve as a flea market, restaurant, and barber shop.⁴⁷

Norfolk, Virginia native Jerome J. Wilson attended Virginia Union University in Richmond, Virginia, and Meharry Medical College in Nashville, Tennessee, before moving to High Point in 1927 to start a dental practice. Dr. Wilson was active in civic affairs, serving on the executive committees and boards of the Old North State Dental Association, High Point's Business and Professional Men's Club, the YMCA, and the NAACP. He was a leader in the Boy Scout District Committee and at First Baptist Church, where he superintended the Sunday School and chaired the board of trustees, in addition to other duties.⁴⁸

Montgomery, Alabama native John W. Langford graduated from Clark University in Atlanta and attended law school at what is now North Carolina Central University in Durham before being drafted for military service during World War II. He returned to North Carolina Central after completing his tour of duty and graduated in February 1947. After passing the North Carolina bar in March 1947, he established a High Point law practice. Mr. Langford was active in civic organizations and attended St. Mark Methodist Church. He was a proponent of civil rights throughout his career, serving as a member of High Point's Biracial Committee in the 1960s, the High Point Black Caucus, the North Carolina Civil Liberties Union, and the High Point City Council.⁴⁹

Vacant Lot

Parking Lot

⁴⁶ "Architect Opening Office Here," *HPE*, February 3, 1952, p. 8A.

⁴⁷ "City, Central Savings Bank Join Forces to Fund Rehabilitation of Ritz Theater," *HPE*, June 3, 1982.

⁴⁸ "Dr. Wilson Heads Professional Club 3rd Time," *HPE*, November 16, 1941; "Dr. Wilson Heads Dentists," *HPE*, June 8, 1958; "Club Elects Dr. Wilson President," *HPE*, September 17, 1967; "Wilson," *HPE*, November 4, 1981, p. 8C.

⁴⁹ "To Practice Law," *HPE*, June 1, 1947; Eric Ries, "Outspoken Attorney Has Had Strong Impact On High Point," *HPE*, February 14, 1988; Owen Covington, "Friends remember Langford as man of integrity, grit," *HPE*, February 2, 2000, p. 1B.



Becky's and Mary's Restaurant, 1996, 731 Washington Street, Noncontributing Building

This one-story, front-gable-roofed commercial building is executed in red rusticated concrete block with two courses of grey concrete block encircling the building at each elevation's center. A single grey concrete block course extends across the façade's western section above three narrow plate-glass windows. The front-gabled entrance vestibule that projects from the façade's east section has grey concrete block courses on the upper half of each wall.

Vacant Lot



Whitten Clinic/Commercial Building, 1948, 745-74 Washington Street, Contributing Building

This one-story brick commercial building, which stands just west of what is now Mount Zion Baptist Church, and the small office building east of the church at 761 Washington Street are two of High Point's few extant examples of the Art Moderne style. Both edifices have streamlined façades with curved corners and originally featured glass block windows.

Three single-leaf entrances punctuate the 745-749 Washington Street façade, which is topped with a stepped parapet with cast-stone coping. Two large plate-glass windows with transoms illuminate the eastern two commercial spaces, while a curved, glass-block, corner window and five original metal casement windows pierce the west elevation. The building is executed in five-to-one common bond with a band of basketweave-patterned brick surmounting the storefronts and soldier course lintels above the office windows. The western office section is slightly deeper than the commercial spaces. All three units have back entrances; a flat-roofed metal canopy shelters the eastern section's rear elevation.

Dr. Clifford Thomas Whitten commissioned construction of this building to house his medical practice and utilized the western section (745) for that purpose until his 1971 retirement. A Bristol, Tennessee, native, Whitten attended Agricultural and Technical College of North Carolina in Greensboro and Meharry Medical College in Nashville, Tennessee. Following his 1927 graduation, he interned at St. Agnes Hospital in Raleigh, was a resident physician at Roger's Hospital in Bluefield, West Virginia, and pursued post-doctoral studies at Lincoln Hospital and Duke University in Durham, St. Philip Hospital in Richmond, Virginia, and Provident Hospital in Chicago. Dr. Whitten established a medical office in Kingsport, Tennessee, and moved his practice to High Point in 1929, renting second-floor office space in the commercial building at what is now 500 E. Washington Street for almost twenty years.⁵⁰

Dr. Whitten became the first African American physician to operate at High Point Memorial Hospital and served as the first president of High Point's African American medical council, organized in July 1937. He conducted screenings for the Selective Service from 1941 until 1946, receiving seven presidential citations for his work, and was appointed to serve as the Imperial Life Insurance Company's medical examiner in 1950. Although Dr. Whitten was a general practitioner, he specialized in obstetrics and gynecology. He was active in fraternal organizations including the Elks Club, the Masons, the Professional Men's Club, and the Ki Delta Mu Honorary Medical Society. Dr. Whitten and his wife, Winston-Salem native Terah Walser, attended St. Mark United Methodist Church. Dr. Whitten announced his retirement on April 4, 1971, and died on April 26th.⁵¹

A two-story dwelling was removed from this site to allow for the Whitten Clinic's construction. Businesses that utilized the eastern two storefronts include K & S Modern Barber Shop/Beauty Salon (747, 1951-1958; 749, 1960-1965); Guilford Mercantile, a home furnishings store (749; 1954); Oliver Business College (749; 1955); Fashionette Shop, women's clothes (749; 1957); Mae's Beauty Salon (747; 1959). Brother Archie's Barber Shop occupied the 747 storefront during the early twenty-first century.



St. Mark Methodist Episcopal Church, 1908, 1928, 1943, 753 Washington Street, Contributing Building

⁵⁰ "Doctor Ends Long Practice," *HPE*, April 4, 1971, p3A; "Death Claims Dr. Whitten," *HPE*, April 28, 1971, p5C.

⁵¹ Ibid.; "Dr. C. T. Whitten," *HPE*, July 25, 1937; "Appointed Medical Examiner," *HPE*, December 24, 1950.

St. Mark Methodist Episcopal Church, which has served as Mt. Zion Baptist Church since 1982, is one of the oldest and most prominent buildings in the Washington Street Historic District.⁵² The Gothic Revival-style brick sanctuary stands at the commercial area's east end. The façade is asymmetrical, with two square crenellated towers flanking the front-gable main block. The larger tower, at the southeast corner, has three stages, while the southwest tower has only two levels. Both towers feature pointed-arch stained-glass windows accented by granite sills and lintels at the first story and all-header brick panels with soldier-course borders at the second story. The southeast tower's third story encompasses large rectangular openings infilled with vinyl siding and louvered vents.

Soldier-course bands frame the façade's central feature: a large, pointed-arch, second-story window opening containing three smaller pointed-arch windows and three diamond-shaped sections, all filled with stained glass. Two double-hung stained-glass windows with pointed-arch transoms flank the central window. All-header spandrel panels separate the first and second-story windows. A group of three central, double-hung, rectangular, stained-glass windows with a granite lintel illuminate the entrance foyer. Brick and concrete steps with metal railings lead to two double-leaf glass doors surmounted by stained-glass transoms. The stained-glass windows and transoms on the façade and towers were fabricated and installed by Sanctuary Glass of Burlington in 2022 emulate the original windows and transoms.⁵³ Salient buttresses rise at the corners of the towers and on the sanctuary's side elevations. The front gable's central oculus has been covered with vinyl siding. A granite watertable encircles the façade and towers.

The sanctuary's side (east and west) elevations feature central front-gable sections encompassing large pointed-arch windows flanked by smaller, pointed-arch windows, all originally filled with stained-glass removed when the St. Mark congregation vacated the building in the late 1970s. After Mt. Zion Baptist Church acquired the property in May 1982, sash with colored textured plexi-glass panes were installed. Replacement of those windows with stained-glass windows began in 2022 and should be finished in 2023.⁵⁴ Sanborn maps and J. J. Farris's 1913 Bird's Eye view of High Point illustrate that the front-gable bays originally projected from the main block, but the church expansion and remodeling in 1928 involved extending the areas to the north and south so that the side walls were flush with the exception of the buttresses. The original 1908 brick is different in texture and color than the 1928 brick. A shallow addition with two projecting shed-roofed bays extends from the north (rear) elevation. One-over-one sash windows illuminate the annex and metal steps provide access to an auxiliary entrance on the west elevation. The sanctuary interior features a vaulted ceiling, beadboard wainscoting, plaster walls, a wood-paneled partition wall separating the altar from the choir and organ loft, and wooden pews.

The congregation that became St. Mark Methodist Episcopal Church began meeting in members' homes in 1871 and subsequently held worship services in the Freedman's School on Perry Street, alternating Sundays with High Point's African American Baptist congregation. Daniel Brooks served as the pastor from 1874 until 1876. On January 27, 1877, Methodist Episcopal church trustees Henry Booker, Charles Albright, B. C. Bunting, J. J. Morehead, and Anderson Nelson entered into a mortgage agreement with D. W. C. Benbow, purchasing an approximately one-acre tract of land for \$477.18. William Henry Smith led the fellowship beginning that same year, and the congregation soon erected a frame church that was named Smith Chapel in his honor. They were able to satisfy the terms of their loan on October 2, 1880.⁵⁵

⁵² DB 3213, p. 67.

⁵³ Reverend Frank Thomas, email correspondence with Heather Fearnbach on November 11, 2022.

⁵⁴ Reverend Frank Thomas, email correspondence with Heather Fearnbach on November 11, 2022.

⁵⁵ DB 54, pp. 200-201; DB 76, p. 44; Mrs. E. E. Curtright, "Brief History of St. Mark M. E. Church," program for October 19-29, 1928 services in the High Point Museum's vertical file; Junior Stewards of St. Mark Methodist Church, "Historical Sketch of St. Mark Methodist Church," photocopy of circa 1950s pamphlet in the High Point Museum's vertical file; "St. Mark Church Story:

The congregation's continued growth necessitated the construction of larger sanctuary in the late 1890s under the leadership of Dr. J. P. Morris, whom they recognized by renaming the church Morris Chapel. After a fire destroyed the sanctuary and many other East Washington Street buildings on March 27, 1907, the congregation met in High Point Normal and Industrial Institute while planning and raising funds for a new sanctuary, which was erected within a year. The church trustees secured construction loans from the High Point Perpetual Building and Loan Association, Snow Lumber Company, and the Methodist Episcopal Church Board of Home Missions and Church Extension between 1907 and 1910, and repaid them by 1916.⁵⁶

The 1911 Sanborn map and the 1913 Bird's Eye view of High Point illustrate the new brick sanctuary's cross-gable roof and southeast corner tower, which was topped by a tall spire. After the church was expanded by the construction of a rear addition and the façade was remodeled at a cost of \$50,000 in 1928, the congregation changed their name to St. Mark Methodist Episcopal Church to reflect their new beginning. In the late 1930s, the congregation became St. Mark Methodist Church.⁵⁷

Reverend W. S. McLeod became pastor in 1941, and the parsonage (which stood east of the church) and the sanctuary were updated in 1942 and 1943, respectively. Other pastors who served the church from the 1940s through the 1960s include R. B. McRae, J. J. Patterson, J. E. Brower, J. B. Jowers, O. W. Burwick, R. C. Sharpe, and Liston Sellars Jr.⁵⁸

The church served as an important community center throughout its history. In May 1933, St. Mark hosted the National Association for the Advancement of Colored People (NAACP) meeting where fifty-five High Point citizens chartered a local chapter.⁵⁹ During the civil rights era, the Washington Street community gathered at St. Mark as well as other churches, schools, and the Carl Chavis YMCA/Mary McLeod Bethune YWCA for organizational meetings and rallies.

The Brooks Memorial United Methodist and St. Mark Methodist Church congregations merged in 1972 to create Memorial United Methodist Church. Reverend Daniel Brooks served as the first pastor of Brooks Memorial Church, organized in 1904. The congregation erected a church on Fairview Street in 1907 and, in 1949, constructed a new sanctuary. Louis Haizlip chaired the fourteen-member committee that mediated the Brooks Memorial Methodist and St. Mark Methodist consolidation. Reverend Clarence Strickland led worship services at the former Brooks Memorial Church until a new sanctuary was erected in 1979.⁶⁰

Reverend Emmanuel T. Rucker organized the Mt. Zion Baptist Church congregation in 1982 and served as pastor until his death in 1991. The fellowship hall in the church basement was remodeled and dedicated in his memory on February 7, 2010, and again renovated in 2016. Other improvements include repair and repainting of the sanctuary's plaster walls and light fixture installation in 2014 and kitchen remodeling in 2021.⁶¹

Heartbreak and Fruition," *HPE*, January 16, 1971, p. 6).

⁵⁶ Ibid.; Glenn R. Chavis, "Church able to bounce back from great loss," *GNR*, August 29, 2004; DB 190, pp. 280 and 332; DB 207, pp. 205 and 206; DB 218, pp. 11 and 12.

⁵⁷ Junior Stewards of St. Mark Methodist Church, "Historical Sketch of St. Mark Methodist Church;" J. J. Farris, "Bird's Eye View of High Point," 1913, enlarged Washington Street image courtesy of the High Point Museum. Fred Lander, an African American architectural draftsman who resided in Griffin Park, purportedly designed the additions. Chavis, *Our Roots*, 44.

⁵⁸ Robert Robbins, Lola Curtright, and Dorothy Rice, "History of St. Mark United Methodist Church," circa 1971.

⁵⁹ Chavis, *Our Roots*, 63.

⁶⁰ Nathanael S. Morehead, Ruth Chavis, Ann Dixon, Lois Powell, Faye Ashe, and Gwen Davis, "125th Anniversary History, 1871-1996," photocopy of circa 1996 Memorial United Methodist Church program in the High Point Museum's vertical file.

⁶¹ Reverend Frank Thomas, conversation with Heather Fearnbach on May 20, 2010, and email correspondence on November 11, 2022.

Parking Lot



Dr. Murray Brooks Davis Office, ca. 1941, 761 Washington Street, Contributing Building

Although this one-story brick building is diminutive in size, it has great historical significance, as it appears to be the first free-standing medical office constructed in High Point for an African American physician.⁶² Dr. Murray Davis began practicing medicine in High Point around 1935 and continued until his untimely death in 1963. His office, which has a streamlined façade with curved corners and originally featured glass block windows, is one of High Point's few extant examples of the Art Moderne style.⁶³

The building is executed in five-to-one common bond with a projecting western section that steps back to a southeastern corner entrance sheltered by a flat-roofed metal canopy. By 2010, paired one-over-one sash windows had replaced the two large glass-block windows on the façade. The metal casement windows that originally illuminated the rest of the building had also been replaced. Double-hung and fixed vinyl sash were installed in all window openings between 2010 and 2022.

Murray Brooks Davis was born on East Washington Street on November 1, 1907 to highly regarded community members Ossie E. Davis, an educator, and Sara Brooks Davis, Methodist minister Daniel Brooks' daughter, whose residence stood just east of the location upon which he eventually erected his office.⁶⁴ He graduated from William Penn High School in 1926, Howard University in 1930, and Howard University's Medical School in 1934. Davis interned at the Kansas City General Hospital in Missouri in 1934-35. He returned to High Point in the fall of 1935 to practice for a few years before continuing his medical studies in New York in 1938. Dr. Davis worked at the City of High Point Health Department from around 1939 until 1943, when he returned to full-time private medical practice at his Washington Street office erected by 1941. He also became a staff member at High Point Memorial Hospital.⁶⁵

Dr. Davis married Agricultural and Technical College of North Carolina graduate and William Penn High School science teacher Gwendolyn Peterson in 1944. He was involved with a myriad civic and professional organizations in High Point and throughout the state, serving as president of the Old North State Medical

⁶² Glenn R. Chavis, "Black doctors' offices now history," *GNR*, October 18, 2009.

⁶³ Briggs, *The Architecture of High Point*, 157.

⁶⁴ Ossie and Sara Davis purchased the lot between the St. Mark United Methodist Church parsonage and their home, upon which Dr. Davis erected his office from Ina Day McGirk on December 21, 1939, perhaps as a gift for their son. DB 897, p. 509.

⁶⁵ "Dr. Davis," *The Students Pen*, William Penn High School, November 14, 1940; "Negro Selectees Will Be Given Examinations," *HPE*, December 6, 1941, p. 7; "Dr. Michael to Assume Work of Dr. Davis," *HPE*, January 18, 1942, p. 10.

Society and as a member of the High Point Committee for Better Schools, Agricultural and Technical College of North Carolina's Board of Trustees, the State Prison Commission, and the North Carolina Civil Rights Commission in the 1950s and early 1960s. Dr. Davis was one of eighteen African American physicians selected by the National Medical Association to travel to Africa in the fall of 1961 to assess medical conditions and make suggestions for improvement. The community suffered the loss of this prominent leader on January 14, 1963, when Dr. Davis had a heart attack while driving to his office. His car plunged into High Point Lake, where he drowned.⁶⁶

City directories indicate Dr. Edgar A. Proctor subsequently operated Dr. Davis's practice for a short time. Mount Zion Baptist Church currently owns the building, which has functioned as commercial/retail space for many years.



Duplex, late 1920s, 769-771 Washington Street, Noncontributing Building

This one-story, front-gable-roofed, frame duplex has two front-gable entrance porches with square replacement posts, replacement one-over-one sash windows, three brick interior stovepipe chimneys, a stuccoed foundation, and vinyl siding that also wraps the triangular eave brackets. A wooden balustrade has been added to the west entrance porch; a metal handrail serves the east porch. The shed-roofed rear porch has been reconstructed, and a new wooden handicapped ramp provides access from the concrete parking pad to its east side.

The building retained original features including five-over-one sash windows on the façade, three-over-one sash windows on the side elevations, German siding, and exposed rafter ends in 1984 but had been remodeled by 2000.

This duplex was erected on the site of an earlier dwelling, which stood just west of what was originally Washington Lane (now Gaylord Court), an unpaved drive that led to Piedmont Hosiery Mill No. 2 (which became Adams-Millis Mill No. 3, also a hosiery plant). The earlier dwelling was still standing in 1924. The duplex was probably constructed in the late 1920s and first appears on the 1950 Sanborn map. Laborer Wade McMurry and his wife Orrie occupied 769 in 1930; the other unit was vacant. Globe Taxicab Service operated out of the building in 1935. By 1940, Austin A. Springs, a stoker for Duke Power Company, and his wife Alma resided in 769. Curtis Chavis, a Burris Memorial Hospital orderly, and his wife Nellie, who worked as a transferor at the Adams-Millis plant, occupied 771. The families remained in residence through 1965 (the last year that city directory information was gathered for this nomination). Mount Zion Baptist Church currently

⁶⁶ Frank Warren, "Dr. Murray Davis," *HPE*, July 30, 1961, p. 5C; "Doctor Suffered Heart Attack," *HPE*, January 16, 1963.

owns this building.



William Penn High School, 1930, 1949, 1955, 2001, 825 Washington Street, Contributing Building

The 1930 William Penn High School auditorium and classroom building and the 1949 addition are listed in the National Register. It does not appear that the 1955 gymnasium was included within the 1978 National Register boundaries. Two early-twentieth-century buildings that stood on the campus's west side within the 1978 National Register boundaries have since been demolished. The one-story, frame, gable-roofed industrial skills workshop, which had a formed concrete foundation and corrugated metal siding, was illuminated by large eight-over-eight wood sash and a central roof monitor with clerestory windows. A one-story brick building with a low-pitched roof and deep bracketed eaves featured large paired six-over-six sash surmounted by six-light transoms.

The oldest extant edifice on what is now the Penn-Griffin School for the Arts campus is the 1930 William Penn High School auditorium and classroom building, named in memory of long-time principal Samuel E. Burford when the facility reopened as a Guilford County magnet school in 2003.⁶⁷ The two-story, brick, Classical Revival-style building, which faces Washington Street, stands between a 1949 classroom addition to the east and the 2001 John Coltrane Hall of Music and Dance to the west. The east wing extends north to the 1955 gymnasium. A flat-roofed metal breezeway shelters the sidewalk leading from the gym's northeast corner down the hill to the former Griffin Elementary School, which currently houses Penn-Griffin's middle school students.

Architect Fred B. Klein designed the 1930 auditorium.⁶⁸ The building's main block and projecting entrance bay feature pedimented front-gable roofs, robust molded cornices, and large double-hung windows, most of which contain nine-over-nine or twelve-over-twelve sash. An oculus window pierces the entrance bay's gable above the arched, slightly-recessed brick panel that frames the central second-story window. Cast-stone panels surmount the two flanking windows, which, like the doors below them, have cast-stone keystones in their flat-arch lintels. Plain pilasters delineate the façade's second-story window bays. The majority of the side elevation's second-story windows have round-arched surrounds with cast-stone keystones above fanlights.

A central, pedimented, double-leaf entrance surmounted by a seven-light transom and two flanking single-leaf doors provide access to the building's first floor entrance hall. Two flat-roofed stair halls extend from the

⁶⁷ The 1930 auditorium was originally named in memory of John R. Taber. Chavis, *Our Roots*, 58.

⁶⁸ *Ibid.*, 50.

entrance bay's east and west elevations, leading to the second-floor auditorium. A cupola rises from the center of the auditorium's roof and a projecting belt course encircles the building.

Classrooms occupy the 1930 building's first floor and side-gable-roofed rear wing. Four large windows on the rear wing's north elevation have been enclosed with brick and the basement windows covered with louvered panels, but the metal casement windows that illuminate the second floor are intact, as are the arched central windows and two flanking oculus windows in each gable end. A tall brick smokestack rises from the rear (north) wall.

The 2001 renovation retained the original interior floor plan, brick and plaster wall surfaces, wood window and door surrounds, baseboards, and some bulletin boards and black boards. The hall doors, which have wooden panels below nine glazed lights, are surmounted by multi-pane transoms. Vinyl-composite floor tiles, acoustical tile ceilings, and fluorescent lighting were added in the halls and classrooms.

The auditorium features beadboard sheathing on the stage kneewall, decoratively-painted paneled pilasters with classical capitals above brick kneewalls on the side elevations, double-leaf entrances with classical surrounds, and two ornate cast-iron grilles flanking the entrance on the south (rear) elevation. The replacement hardwood floor slopes to the north, providing a clear view of the stage. Commercial carpeting has been installed in the aisles and at the entrances and the wood and metal auditorium seating replicate the original chairs.

High Point architects Louis F. Voorhees and Eccles D. Everhart designed the two-story, brick, L-shaped east wing in 1949. The addition encompassed seven classrooms, a woodworking shop, a drafting studio, a courtyard, an auxiliary entrance, and restrooms.⁶⁹ Although the interior is substantially intact, the exterior appearance was first altered when the Guilford County School system renovated the building in the late 1970s per the plans of architect Aaron Allred to provide additional classroom space for the adjacent Griffin Elementary School.⁷⁰ It appears that the stuccoed panels that enclose most of the original window openings on the long rear wing's east and west elevations were added at that time. A high band of tinted windows illuminates the second floor and tall, narrow, tinted windows light the first floor. A tall stuccoed cornice wraps around the building. The Carl Chavis YMCA remodeled the building in 1995 to serve as their new branch location, but the Guilford County School System removed most of the exterior changes from that renovation in 2001.⁷¹ The south entrance's concrete surround is original to the building as it appeared in 1949, but the doors, transoms, and the three plate-glass windows above them are 2001 replacements. The remaining windows on the south elevation have been infilled with brick.

Raleigh architects William Henley Deitrick and John C. Knight designed the red brick, mid-century Modernist gymnasium erected in 1955.⁷² The building has two distinct parts: the gymnasium and a flat-roofed, one-story wing that includes a lobby with a central ticket booth, restrooms, locker rooms, and offices. The wing's east elevation is blind, with recessed entrance bays at the façade's center and northeast corner and a tall stuccoed cornice, which was a later addition, most likely part of the late 1970s remodeling. Metal casement windows pierce the north elevation. The interior retains terrazzo floors, brick and concrete block walls, and original doors with chrome hardware and room identification plaques.

⁶⁹ Carl Jobe, Guilford County Schools Facility Services Department, email correspondence with Heather Fearnbach, May 2010; "Additions to William Penn High School, High Point, N. C., Washington Street Elevation," July 28, 1949, revised August 30, 1949, renderings in the Alumni Room, Penn-Griffin School for the Arts.

⁷⁰ Lee Mortimer, "Penn Renovation to Benefit Griffin," *HPE*, April 22, 1977, p. 1B.

⁷¹ Jimmy Tomlin, "YMCA Branch gets set for relocation," *HPE*, February 12, 1995, p. 1D.

⁷² Carl Jobe, Guilford County Schools Facility Services Department, email correspondence with Heather Fearnbach, May 2010. Chavis, *Our Roots*, 207.

The gymnasium features collapsible stadium seating, exposed steel roof trusses, and an original hardwood floor. Clerestory windows illuminate the interior. Flat-roofed canopies supported by round posts shelter two sets of double-leaf metal doors on the gymnasium's rear (west) elevation. Concrete coping contributes to the building's streamlined, modern appearance. The gymnasium reflects the statewide trend toward modern, hygienic, well-lit athletic facilities for North Carolina students during the 1950s.

The Guilford County School System erected the two-story John Coltrane Hall of Music and Dance on the 1930 building's west elevation in 2001. Large plate-glass windows illuminate the halls and studios, but most of the red brick exterior walls are blind. The project architect was Walter Robbs Callahan & Pierce of Winston-Salem. Sutton-Kennerly of Greensboro and Davis Martin Powell of High Point provided the engineering plans.⁷³ The new building replaced a one-story classroom wing addition.

The New York Yearly Meeting (NYYM) of the Society of Friends, commonly known as Quakers, advanced educational opportunities for High Point's African American residents by moving their Asheboro mission school to High Point in 1891. High Point's proximity to the railroad and sizable African American population provided the impetus for the relocation. The Quakers initially utilized an existing two-room frame Freedmen's school to house their classes, but the building's small size and poor condition prompted them to purchase five acres from James and S. L. Day on March 17, 1893 upon which to erect a new facility. After soliciting donations from local white and African American citizens and Northern benefactors, the Quaker trustees commissioned the construction of a frame classroom building in 1894 at a cost of \$2,900.⁷⁴

The High Point Normal and Industrial School offered children and adults vocational, academic, and spiritual instruction—a much broader range of classes than the public schools that educated High Point residents in the late nineteenth and early twentieth centuries. Enrollment climbed to 174 pupils by 1896, when industrial trades students participated in the construction of a frame barn, carpentry shop, and teachers' residence on campus. Quaker teachers managed the school until 1897, at which time the NYYM trustees hired St. Augustine College graduate Alfred James Griffin to serve as principal. Griffin immediately reorganized the course of study and recruited additional African American faculty. The trustees purchased eighty-one acres from J. C. and Mary F. Welch in 1898 to serve as the school's farm, where students tended livestock and cultivated crops, learning agricultural skills in addition to providing much of the food they consumed.⁷⁵

Most students were local and resided with their families, but by 1903 enrollment numbered 303, including 53 pupils who paid \$8.00 for room and board (\$5.00 in cash and \$3.00 in labor) in addition to \$1.50 for tuition every month. Masonry and carpentry students assisted in the construction of new campus facilities including Congdon Hall, an expansive brick classroom and girls' dormitory building named in honor of its benefactor, New York Quaker Ellen L. Congdon, and completed in 1901; a frame blacksmith shop, erected in 1904; a frame carpentry shop, built in 1906; and a frame boys' dormitory, finished in 1908. Students also constructed foundations, chimneys, and buildings throughout High Point. After a January 26, 1909 fire destroyed the 1894 school, four new brick edifices including classrooms and a boys' dormitory, two frame buildings, and a barn were erected utilizing student labor. Pupils built brick blacksmith and masonry shops in 1913.⁷⁶

⁷³ Ibid.

⁷⁴ Jerry L. Cross and H. McKeldon Smith, "William Penn High School," National Register of Historic Places Nomination, 1978; DB 91, p. 267; Society of Friends, *Annual Reports of the New York Yearly Meeting*, 1885-1894, The Quaker Collection, Haverford College, Haverford, Pennsylvania. The Society of Friends' *Annual Reports* refer to their Washington Street campus as the High Point Normal and Industrial School from the time it opened until 1923, when the Quakers sold the property to the High Point Board of Education after the spring semester. Publications such as school brochures and catalogs, as well as other secondary sources, also refer to the school as the High Point Normal and Industrial Institute. Both names are therefore used in the context of this nomination.

⁷⁵ DB 113, p. 256; Society of Friends, *Annual Reports of the New York Yearly Meeting*, 1896-1898.

⁷⁶ Society of Friends, *Annual Reports of the New York Yearly Meeting*, 1900-1910; *Annual Catalogue of the High Point*

Enrollment surged to a high of 724 students, 118 of whom lived on campus, in 1914, and averaged around 600 pupils a year through 1919 before dropping to 417 students in 1920. The NYYM annual report reflected the institution's financial difficulties in 1921, and a year later, after the City of High Point School Board withdrew their annual funding assistance (which had amounted to \$6,000 in 1920), the Quaker trustees sold eighteen acres of the farm tract to pay their debts and finance the year's operations. Enrollment decreased dramatically, numbering only 112 students in 1922, and the trustees made the difficult decision to sell the campus to the High Point Board of Education in 1923. The last class graduated from the Quaker-owned school in the spring of that year. Between 1897 and 1922, 8,750 students enrolled at the High Point Normal and Industrial Institute, with 131 pupils attaining high school diplomas and hundreds of students completing vocational and industrial training.⁷⁷

Alfred Griffin, who served as principal from 1897 until 1923, remained at the school as an English and history instructor and his wife Ophelia continued to teach home economics. Atlanta University graduate Edward E. Curtright, who had been employed at High Point Normal and Industrial Institute since 1902, became the public school's first principal in 1923 and began to shift the school's focus from vocational education to college preparation. The institution was known as "Normal High School" until the name was changed to William Penn High School around 1929, and in 1930 Curtright supervised ten teachers with degrees from Shaw, St. Augustine, Wilberforce, and Fisk universities. The Association of Colleges and Secondary Schools of the Southern States added William Penn High School to their roster of fully accredited schools in 1932, making it one of only five African American public schools in North Carolina that had achieved this recognition.⁷⁸

William Penn High School also functioned as a social and cultural center for the Washington Street area, hosting countless speakers, musical and theatrical performances, association meetings, civic group activities, and community events over the years. Internationally-renowned poets James Weldon Johnson and Langston Hughes read their work to capacity crowds and many other notable speakers educated and entertained the community.⁷⁹ The construction of a spacious auditorium in 1930 facilitated the campus's ability to accommodate large groups. Architect Fred B. Klein drafted the plans executed by general contractor J. O. Connor & Son, Red Rowe Plumbing & Heating, and Clinard Electric at a cost of approximately \$56,000. According to newspaper accounts, the Rosenwald Fund contributed a portion of the cost.⁸⁰

After Edward Curtright's death in 1933, Lynchburg, Virginia, native Samuel Burford was appointed principal, a position he held until the school's closure in 1968. The institution continued to expand academic and vocational course offerings, enrolling 337 students who attended classes in the five brick buildings on campus in 1940-1941. Clarence Yokely updated the building trades program to provide training in drafting, electrical wiring, carpentry, painting, wallpaper-hanging, window glazing, plastering, and cement and masonry construction in

Normal and Industrial Institute, 1910-1913.

⁷⁷ Society of Friends, *Annual Reports of the New York Yearly Meeting, 1921-1923.*

⁷⁸ "William Penn High," High School Principal's Preliminary Report, form completed for the Division of School Inspection, Raleigh, N. C., September 12, 1930, on file at the State Archives in Raleigh; "William Penn School is Approved as Fully Accredited High School," *HPE*, January 7, 1932, p. 14; Chavis, *Our Roots*, 33.

⁷⁹ "Langston Hughes to Give Reading on Monday, Dec. 7," *HPE*, November 29, 1931, p. 7; "Famed Negro Poet Draws Full House," *HPE*, February 3, 1947; Glenn R. Chavis, "Schools well-used after hours," *GNR*, September 30 and October 7, 14, 21, and 28, 2007.

⁸⁰ "Two Architects named in school project," *HPE*, February 12, 1930; "High Point Firm Awarded Contract," *HPE*, May 21, 1930; Chavis, *Our Roots*, 49-50, 52. The newspaper mention that the Rosewald Fund contributed to the cost of William Penn High School's 1930 auditorium construction needs to be verified, as the William Penn project is not listed in the Fisk University's Rosenwald Fund database, nor is it mentioned in Tom Hanchett's article about North Carolina Rosenwald schools or other secondary sources. However, the project does fit with the Rosenwald Fund's shift in philosophy after 1928, moving from a focus solely on constructing rural schools to providing assistance to high schools and colleges.

1940.⁸¹ It appears that the agricultural training program was defunct by that time.

Eleven teachers instructed 286 pupils under Burford's supervision during the 1946-1947 school year. Most course offerings were standard academic subjects, but home economics and business administration and bookkeeping classes were popular. Agricultural and Technical College of North Carolina graduate James E. Reid administered the building trades (vocational shop) and industrial arts program, which enrolled 18 and 69 students, respectively.⁸²

Enrollment and faculty increased through the 1950s, numbering 404 pupils and 17 instructors in 1955 and 509 students and 28 teachers in 1960.⁸³ Campus improvements during this period encompassed the construction of new recreational facilities including a gymnasium, an outdoor basketball court, and two tennis courts north of the school. Greensboro general contractor L. B. Gallimore Construction Company supervised the gymnasium's subcontractors S. P. Kinney (High Point; plumbing), Turpin Electric (High Point), and Allred-Gardner, Inc. (Greensboro; heating). The overall project cost was approximately \$159,000.⁸⁴

The school was in need of renovation by the early 1960s, but the High Point Board of Education elected to defer repairs as they explored school integration plans. After years of debate, the board decided to close William Penn High School after the 1967-1968 term and appointed Burford to serve as the principal of the newly-constructed, integrated T. Wingate Andrews High School that opened in September, overruling Superintendent Dean Pruette's recommendation of W. E. Rogers for the job. Burford thus became the first African American principal of a predominantly white high school in North Carolina.⁸⁵ William Penn High School's last class graduated in spring 1968.

After the high school's closure, the school system offered some vocational courses in the building and leased a portion to Guilford Technical Community College. The mostly vacant building was heavily damaged by vandals in the mid-1970s and slated for demolition before Black and white High Point residents rallied to save it in the late 1970s. The east wing was subsequently renovated to serve as part of the Griffin Junior High School campus. The remainder became the Carl Chavis YMCA in 1995. The Guilford County School system undertook a comprehensive renovation of the former William Penn and Griffin buildings in 2001 to serve as a magnet school. The project architect was Walter Robbs Callahan & Pierce of Winston-Salem, assisted by the engineering firms Sutton-Kennerly of Greensboro and Davis Martin Powell of High Point. Penn-Griffin School for the Arts opened in 2003 and the first high school class graduated in June 2010.⁸⁶

⁸¹ "William Penn Will Present Improved Vocational Courses," *HPE*, September 1, 1940.

⁸² "William Penn," High School Principal's Annual Report, North Carolina State Department of Public Instruction, Raleigh, N. C., June 1948, on file at the State Archives in Raleigh.

⁸³ "William Penn," High School Principal's Annual Reports, North Carolina State Department of Public Instruction, Raleigh, N. C., June 1955 and June 1960, on file at the State Archives in Raleigh.

⁸⁴ *HPE*, February 1954; Chavis, *Our Roots*, 207. Information regarding outdoor basketball courts and tennis courts courtesy of Glenn R. Chavis, from his research notes.

⁸⁵ Burford retired in 1971 and was elected to the High Point City Council for three terms between 1971 and 1979. He died in 1985. "Board Votes to Close Penn School," *HPE*, June 17, 1966, p. B1; Duke Conover, "Principal move opened door to integration," *HPE*, February 8, 1998, pp. 1C and 4C.

⁸⁶ "Frustrating Vandals," *HPE*, July 16, 1975, p. 4; Carl Jobe, Guilford County Schools Facility Services Department, email correspondence with Heather Fearnbach, May 2010; Lee Mortimer, "Penn Renovation to Benefit Griffin," *HPE*, April 22, 1977, p. 1B; Jimmy Tomlin, "MCA Branch gets set for relocation," *HPE*, February 12, 1995, p. 1D.



Alfred J. Griffin Elementary School - Alfred J. Griffin Junior High School, 1954, 1956, 1960, late 1970s, 1100 Day Place, Contributing Building

Alfred J. Griffin Elementary School opened on March 1, 1954, accommodating approximately two hundred students from the overcrowded Leonard Street Elementary School and about seventy-five seventh graders from the adjacent William Penn High School due to classroom shortages. The one-story, flat-roofed, brick, L-shaped, Modernist building, completed a cost of \$256,000, contained nine classrooms, a library, offices, and a “cafetorium,” a multipurpose space that contained folding benches and a small stage in addition to the cafeteria. The building was similar in appearance to the 1951 Charles F. Tomlinson School, both lauded for their Modernist design. Large steel-frame exterior windows and aluminum-frame glazed portions of corridor walls provided ample light. Classrooms designed for young children had exterior doors that allowed for playground access.⁸⁷

Griffin Elementary School’s original L-shaped plan was intended to facilitate later additions. High Point architects Voorhees and Everhart designed the first expansion, which encompassed ten classrooms, in 1956. High Point architect Robert W. Conner and Watson Engineering of Greensboro rendered plans for the two-story, flat-roofed, brick gymnasium and classroom wing completed by general contractor R. K. Stewart and Son at a cost of \$384,606 in summer 1960. The 44,500-square-foot addition, which was necessary to accommodate a junior high school curriculum, included science laboratories, band and music rooms, and vocational shop, home economics, and art classrooms. Although the interior is substantially intact, a late 1970s renovation designed by architect Aaron Allred obscured portions of the original red brick veneer exterior and large steel-frame casement windows.⁸⁸ Stuccoed panels cover the central section of 1953 classroom windows on the south elevation and most of the second-story walls and windows between brick pilasters in second-story 1959 classrooms. In both cases, tall, narrow portions of the windows remain exposed. A tall concrete-panel cornice wraps around the building. On the south elevation, stuccoed square posts on concrete plinths support the deep cornice overhang above mulched planting areas. A flat metal canopy extends from the high school gym’s northeast corner to the flat-roofed, four-tier breezeway with square brick posts and concrete-panel cornices that shelters the stair and walkway providing egress to the south entrance. The building currently houses Penn-Griffin School for the Arts’ middle school students.

The school was named for Madison County native Alfred James Griffin, who graduated from St. Augustine College in Greensboro and subsequently became High Point Normal and Industrial School’s principal in 1897, a

⁸⁷ Tom Alston, “Negro School to Relieve Overcrowded Classrooms,” *HPE*, February 8, 1952; Forrest Cates, “New Alfred J. Griffin School Has Most Modern Plant in City,” *HPE*, March 14, 1954, p. 5C.

⁸⁸ Carl Jobe, Guilford County Schools Facility Services Department, email correspondence with Heather Fearnbach, May 2010; “Big Plans Cause Jump in Permits,” *HPE*, January 11, 1960, p. 9; “School Construction Put on Rush Basis,” *HPE*, August 5, 1960, p. 1B; “Construction at Griffin is Rushed,” *HPE*, August 17, 1960, p. 1C; Lee Mortimer, “Griffin to Retain Both Its Gymnasiums,” *HPE*, May 20, 1977, p. 1B; Chavis, *Our Roots*, 229.

position he held until the school became a public institution, William Penn High School, in 1923. Griffin and his wife Ophelia remained at the school as instructors in history, English, and home economics, respectively until their retirement. Former William Penn High School teacher Clarence E. Yokely served as Griffin Elementary School's first principal. Subsequent principals included Orlando Hudson (1959-1966, Nathanael H. Morehead (1966-1970), William Stanton (1970), Henry E. Bizzell (1970-1972), Emerson A. Heatherly (1972-1976), and James Atkinson (1976-1984).⁸⁹

Griffin Elementary School's transition to a junior high school began in fall 1960. Although first through fifth-grade youth were assigned to Boundary Street, Leonard Street, and Fairview Street schools at that time, sixth-grade students remained at Griffin Junior High School through the 1962-1963 term. Eighth-grade youth moved from William Penn High School to Griffin Junior High School. Beginning in fall 1963, Griffin Junior High School served seventh through ninth-grade students. However, ninth-grade classrooms were in William Penn High School. Both schools served only African American students, even after the Civil Rights Act of 1964 mandated school integration as a prerequisite for federal funding eligibility. The freedom of choice plan, enacted in 1965, would presumptively allow parents to choose which schools their children would attend. However, few High Point citizens took advantage of this opportunity due to the social and economic ramifications of challenging the entrenched Jim Crow system. Following a 1968 federal court ruling that the freedom of choice plan was unconstitutional and an invalid means of desegregating schools, the High Point Board of Education, like most North Carolina school systems, initiated efforts to completely integrate school districts. There was strong local resistance against assignments of white students to schools that historically enrolled African American youth in predominately Black neighborhoods, as well as assignments of African American and white children to schools located at greater distance from their homes. Griffin Junior High School was one of four High Point public schools that remained segregated during the 1968-1969 term, precipitating attorney Sammie Chess Jr.'s filing of a federal lawsuit to force faculty and student body integration. Two white children attended Griffin Junior High School during the 1968-1969 term. The campus was fully integrated in fall 1970.⁹⁰

Griffin School and the north portion of the 34.33-acre Penn-Griffin School for the Arts campus were excluded from the 2010 Washington Street Historic District National Register boundary. However, the building and site possess the requisite historical significance for inclusion in the local historic district. The campus encompasses four tax parcels of 24.5, 4.94, 2.66, and 2.23 acres. Athletic fields are west of the buildings; parking areas surround them.

Parking Lot

⁸⁹ "Negro Elementary School Named for A. J. Griffin," *HPE*, April 30, 1953, p. 1C; "Retired Teacher Passes While on New York Visit," *The Students' Pen*, William Penn High School, December 20, 1944; Annual Catalogue of the High Point Normal and Industrial Institute, 1910-1911; Michael G. Pierce, *History of the High Point Public Schools* (Charlotte: Delmar Printing, 1993), 114, 241.

⁹⁰ "School Construction Put on Rush Basis," *HPE*, August 5, 1960, p. 1B; Frank Warren, "School Bells To Ring for 13,000-Plus," *HPE*, August 14, 1963, p. C1; Ray Hubbard, "Local School Desegregation Suit Will Be Reopened," *HPE*, January 14, 1969, p. 9; Robert Marks, "School Board to Ask for Year Delay," *HPE*, August 1, 1969, p. 1B.



Pearson Memorial A. M. E. Church, 1976, 835 Washington Street, Contributing Building

This one-story, brick-veneered, Modernist church, which stands on the site of two earlier African Methodist Episcopal (A. M. E.) sanctuaries, presents a front-gable façade with a central stuccoed panel flanked by two projecting brick pilasters to Washington Street. A pyramidal spire rises from the roof. A double brick stair shielded by a brick end wall leads to the primary entrance's double-leaf doors at the building's northeast corner, facing Eccles Place. Sidelights and a transom surround the main entrance. Concrete steps with a metal railing provide access to the single-leaf auxiliary entrance at the southeast corner. A concrete handicapped ramp extends from the west elevation's entrance. Textured, colored glass windows illuminate the interior.

Sarah Waddell sold a small tract of land at the northwest corner of Reed and a new unnamed street to A. M. E. Church trustees Dr. G. A. Garren, John Kilby, W. M. Raeford, Nannie Kilby, and Robert Dark on May 15, 1903 for \$100, the day after she purchased the same property from L. J. and Mina P. Ingram for \$75. The trustees and Pastor V. M. Worth secured a \$500 loan from People's Building and Loan in June 1904, presumably to erect a church at that location.⁹¹ Upon its completion, founding members Dr. and Marie Gerran donated the steeple bell in honor of their children.⁹²

The 1908-09 High Point city directory lists an African Methodist congregation on Leonard Street near Reed, and the 1910 and 1913 city directories give the church address as 226 Leonard Street, but the 1917 Sanborn map illustrates a dwelling and store at that location. An African American Lutheran church stands several blocks to the north at the corner of Leonard and Myrtle Streets. The 1919, 1921-22, and 1923-24 city directories lists St. Stephen A. M. E. Zion, Brooks Memorial Methodist Episcopal, and Morris Chapel Methodist Episcopal, but not an African Methodist Episcopal congregation, so the worship location during this period is unknown.

Marie Gerran advocated for a sanctuary to serve High Point's A. M. E. congregants at the Asheboro meeting of the Western North Carolina Conference branch of the Women's Missionary Society of the A. M. E. Church. The society's subsequent \$300 donation allowed for purchase of the Washington Street property upon which a church was constructed by 1930.⁹³ City directories first list Women's Memorial A. M. E. Church at 905 East

⁹¹ One-quarter of lot number 15 in Section 2 of the Perry Addition to High Point, Guilford County DB (hereafter abbreviated DB) 150, pp. 682-684; DB 156, p. 38; DB 179, p. 597.

⁹² High Point Normal and Industrial Club, "The African Methodist Episcopal Church," *History of the Negro in High Point, North Carolina, 1867-1950* (High Point: Creative Print Shop, ca. 1950), 29.

⁹³ *Ibid.*, 29-30.

Washington Street that year. Under the leadership of Reverend A. M. Jones, the congregation's name was changed to Pearson Memorial A. M. E. Church in November 1941. The name commemorates the legacy of Minnie Sumner Pearson of Durham, who died on September 5, 1940. Pearson, a long-tenured public school teacher in Durham County, was the third president of the Western North Carolina Conference branch of the Women's Missionary Society. She also served as president of the N. C. Women's Federation and State Federation of Colored Women's clubs, vice president of the Women's Home and Foreign Missionary Society, and on the boards of Lincoln Hospital, Warren Library, and the YMCA.⁹⁴

The 1950 and 1956 Sanborn maps illustrate the original sanctuary footprint. A 1957 fire destroyed that building, but the congregation was able to construct a new classical-revival style church the following year. Bishop Frank Madison Reid of the Second Episcopal District presided at the sanctuary's dedication on April 27, 1958.⁹⁵

After almost two decades in their new sanctuary the Pearson Memorial A. M. E. congregation purchased additional land—formerly part of the William Penn High School campus—from the City of High Point in October 1975, demolished their existing building, and commissioned construction of the current sanctuary, which was completed in 1976.⁹⁶ As was the case with many religious buildings erected during this period, the church reflects Modernist tenets, perhaps as a means of demonstrating an egalitarian world view. Although the church was classified as noncontributing due to age in the 2010 Washington Street Historic District National Register nomination, it possesses the requisite architectural and historical integrity and significance to contribute to the local historic district.

Vacant Lot (*Morgan Apartments site*)

Vacant Lot (west of Underhill Street)

Parking Lot (east of Underhill Street)

⁹⁴ "Rev. A. M. Jones Returned to High Point," *HPE*, November 17, 1941, p. 5; "Changes Name," *HPE*, November 22, 1941, p. 9; "Pearson Memorial Church," *HPE*, January 24, 1942, p. 10; Western North Carolina Conference Branch Women's Missionary Society of the A. M. E. Church, "Minnie Sumner Pearson," <https://wnccwms.com/our-legacy> (accessed in November 2022).

⁹⁵ "Early Morning Fire Destroys Church on East Washington Street," *HPE*, January 8, 1957; Pete Jones, "Congregation Rebuilds Burned Church," *HPE*, February 23, 1958. The original sanctuary date is unclear. Newspaper articles assert that the congregation held a ground-breaking ceremony on September 5, 1938, but the City of High Point's building inspector issued a \$1,000 permit for a new sanctuary in July 1944. Chavis, *Our Roots*, 103. Another High Point church with a similar name, Woman's Memorial Lutheran, was a white congregation that worshipped in a sanctuary on English Street near Elm Street.

⁹⁶ *HPE*, October 10, 1975, p. 2B; "Businesses Register for Building Permits," *HPE*, June 11, 1976, p. 12B.



Hoover's Funeral Home, ca. 1915, 1940s, 1113 Washington Street, Contributing Building

This two-story, hip-roofed dwelling has a front porch with stuccoed posts on brick piers, round-metal-pole railings, a concrete floor and steps, and robust, curved, stuccoed stair end walls. Decorative gables surmount the central entrance and the porte cochere at the porch's west end. The porch once wrapped around the west elevation, but its northwest section has been enclosed as a sunroom.

A hip-roofed dormer with two small square windows pierces the front roof slope. The house retains some original windows, including the rectangular sash with a clear glass central pane bordered by yellow and green textured-glass panes on the façade east of the main entrance.

The 1917 Sanborn map illustrates the one-story hip-roofed rear wing. The long flat-roofed rear mortuary addition, likely constructed in the 1940s, appears on the 1950 Sanborn map. The house was first sheathed with rolled asphalt siding and then covered with aluminum siding before 1984. The building is vacant and its condition has significantly deteriorated since 2010. Most first-story windows and doors are covered with plywood. The rear ell has sustained roof damage. The stuccoed posts supporting the porte cochere are spalling.

Although the property record card gives a construction date of 1921, this residence appears on the 1917 Sanborn map with an address of 617 East Broad Street. The address is not listed in the 1910 or 1913 city directory, but does appear in 1919, when Lillian Ford was in residence. Lee Flakes, who sold soft drinks, occupied the dwelling in 1930.

W. E. Newsom and Walter Poteat established a funeral service in 1910 with the financial assistance of Mary Holiday Hoover. After Mr. Newsom's death in 1914, Mr. Poteat and Will Hoke purchased his interest in the company. Mr. Hoke sold his share in 1921, and Mr. Poteat followed suit in 1923, making Mrs. Hoover the sole proprietor. When her son Walter, a newly-licensed funeral director and embalmer, began running the business in 1925, the company became known as Hoover's Funeral Home. The funeral home was initially located at 731 East Washington Street and moved to the corner of Beamon and High streets before relocating to what is now 1113 Washington Street in 1932. Hoover's Funeral Home provided ambulance service for many years, but was one of seven High Point funeral homes that discontinued the practice in 1966.⁹⁷

⁹⁷ "Local Funeral Home Give Notice of Canceling Ambulance Service," *HPE*, June 2, 1966, p. 1C. "Walter Hoover," *HPE*, July 10, 2004, p. 6B; Eric Swenson, "Walter Hoover, funeral home owner, dies," *GNR*, July 9, 2004; Ronda Cranford, "Colleagues recall funeral director," *HPE*, July 9, 2004; W. W. Hoover, interview with High Point Museum staff, January 24, 1996 at Hoover's Funeral Home.

Walter Whitted Hoover had a long and distinguished professional career, serving as High Point's first African American Justice of the Peace and operating the Dixieland, a theater for African American patrons, on East Washington Street for a short time beginning in 1929. Mr. Hoover asserted that he established North Carolina's first African American burial association and owned the state's largest funeral home chain at one time. He was an active Mason, a member of the Grand United Order of Odd Fellows, and attended First Baptist Church from 1916 until he passed away on July 7, 2004 at the age of one hundred. Mr. Hoover's wife Rebekah continued to manage the funeral home until the early 2010s. She conveyed the property to Loving Care Cremations in April 2019.⁹⁸

Garage, ca. 1940s, Contributing Building

This one-story, two-bay, concrete-block garage has two roll-up doors and aluminum-sided gables. The building appears on the 1950 Sanborn map.

Vacant Lot (west side of Downing Street)

Parking Lot (east side of Downing Street)



Toussaint L'Ouverture Lodge No. 524, 1963, 1215 Washington Street, Contributing Building

This two-story, flat-roofed, rectilinear building is executed in running bond with randomly projecting decorative headers adding visual interest. As with many other Modernist edifices, the building's form is paramount and conceals its function. The façade (south) and rear (north) walls project slightly farther than the side walls and the end bricks are laid in a pattern of alternating recessed and flush bricks. The primary entrance is recessed at the façade's center and consists of an aluminum-framed double-leaf door and sidelights sheltered by a flat-roofed, metal-frame canopy with an opaque green plastic roof. A T-shaped metal staircase leads to the entrance, which is at the second-story level.

The roof overhang shelters the clerestory windows that line the top edge of the east and west elevations. Three metal doors provide access to the first story from the west elevation. Metal stairs lead to the rear second-story entrance.

The Prince Hall Grand Lodge of Free and Accepted Masons of North Carolina granted High Point's Toussaint

⁹⁸ Ibid.; DB 8357, p. 1188.

L'Ouverture Masonic Lodge No. 524 a charter on December 14, 1916. Worshipful Master Jessie Edmondson, Senior Warden S. R. Cole, and Junior Warden John Henley became the first lodge officers. The fraternal organization initially met in a house on High Street, but soon moved to the Odd Fellows Hall on Washington Street. African American community leaders including Dr. Gaylord, Ed Wheeler, Fred Lander, Will Sanders, Robert Beatty, Adam Brown, T. W. White, Ellis Cornelius, and Paul Wright served as Worshipful Masters.⁹⁹

The lodge met in Pythian Hall on Centennial Street from 1946 until 1963, when their new building on East Washington Street was completed under the leadership of Worshipful Master Aaron Lightner. William J. Burton and Thomas Fuller co-chaired the Building Committee and the Board of Trustees during this period. Local realtor George Monk orchestrated the construction process, and the Order of the Eastern Star's White Rose Chapter No. 157 (a fraternal organization consisting of women and men related to masons) made the first mortgage payment and continues to meet in the building. Lodge No. 524 had forty-two members in January 2010.¹⁰⁰



Picnic Shelter, ca. 1980s, Noncontributing Structure

This one-story, side-gable-roofed picnic shelter has a concrete floor and bracketed square wood posts.

Washington Street, South Side



Commercial Building, 1912, ca. 1920, 2006, 500 Washington Street, Contributing Building

⁹⁹ Daniel Bell, "The history of Toussaint L'Ouverture Masonic Lodge No. 524," unpublished document compiled by lodge historian, July 2010.

¹⁰⁰ Ibid.; Building cornerstone; Paul B. Johnson, "Haiti Hits Home," *HPE*, January 19, 2010, p. 2A.

This two-story, four-bay, brick commercial building has a corbelled cornice, segmental-arched second-story windows, and a slightly recessed storefront enclosed with T1-11 paneling. The long stuccoed panel above the storefront was likely once the location of a transom. The flat-roofed metal canopy that sheltered the storefront for much of the twentieth century has been removed since 2000, the side and rear elevations have been stuccoed, and the entire building, including the two-over-two sash windows on the façade's second story, painted bright red in keeping with the Asian exterior decoration. Two faux, arched, double-leaf doors; a three-part entrance; and chinoiserie sculpture ornament the west elevation, which fronts North Centennial Street. The sculpture continues across the one-story addition's rear elevation. The addition had been constructed by 1924, probably at the same time the adjacent two-story commercial building was erected.

A one-story, T-plan dwelling occupied this approximate location, facing what was then Cherry Street (now Centennial), in 1911. The lot also encompassed a one-story duplex at its southeast corner and a one-story "pressing club" (dry cleaners) at its northeast corner in 1911. It appears that the T-plan dwelling was moved east toward the duplex to allow for the commercial building's construction in 1912, when High Point Normal and Industrial Institute principal A. J. Griffin received a permit to erect a brick store at an approximate cost of \$2,800.¹⁰¹ The 1917 Sanborn map indicates that the two-story building housed a grocery store.

The building, which originally had a 400 East Washington Street address, had a vacant first floor in 1919, when John J. Parks, William Keeble, hair dresser Louella Chavis, and the North Carolina Mutual Life Insurance Company utilized the second-story space. By 1921, the Washington Street Grocery occupied the first floor and second-floor tenants included the Piedmont Pressing Club, Reverent J. B. Bennett, insurance salesmen M. B. Byrd and William Guy in addition to Chavis and North Carolina Mutual. In 1923, Joseph Levine operated the grocery and attorney T. F. Sanders, dentist J. C. Morgan, Ms. Chavis, North Carolina Mutual, and Winston Mutual Life Insurance Company rented second-floor offices. By 1930, Overcash Grocery occupied the first floor and Dr. Morgan and the Winston Mutual Life Insurance Company had second-floor offices. In 1935, the grocery was called Hylton's Cash Store and physician Clifford T. Whitten shared the second floor with Dr. Morgan. The two medical practices remained at that location through 1949, during which time the store was named Malpass Cash Grocery and the Washington Street Grocery. In 1954, the first-floor commercial space was vacant and Dr. Morgan's office remained upstairs. C. W. Robinson and the North Carolina Mutual Life Insurance Company also occupied second-story offices, where they remained through 1960, when Specialty Food Products Company, a baked goods wholesaler, utilized the first floor. In 1965, the Bargain Center, a used clothes store, occupied the first floor and Dr. Morgan's office the second floor.

Jamaica, West Indies native James Christopher Morgan graduated from Howard University and established his High Point dental practice in 1921, serving African American and white clients. Dr. Morgan married Ophelia Robinson, whose family residence was located only a few hundred yards north of his Washington Street office. The couple built a home at 121 Underhill Street in the Griffin Park subdivision in 1941. Dr. Morgan also erected several commercial investment properties on East Washington Street, including the Morgan Apartments southwest of his home and the Yarborough Law Building near his office. Dr. Morgan's many civic leadership roles included his tenure as City Municipal Park chairman, Federal Housing Authority Board commissioner, High Point Professional Men's Club president, Citizen's Advisory Committee member, and Chamber of Commerce All-American City Committee member. The Morgans attended St. Paul United Presbyterian Church.¹⁰²

John Yeh purchased the commercial block containing 500-510 Washington Street in 2006 and it served as the

¹⁰¹ "Building Permits," *HPE*, October 8, 1912, p. 1.

¹⁰² "Dr. J. C. Morgan Dies in Hospital," *HPE*, May 18, 1973, p. 1B.

American Lighting Showroom for several years. It is currently vacant.¹⁰³



Griffin Building, ca. 1920, 502-506 Washington Street, Contributing Building

This two-story brick commercial building has three storefronts enclosed with T1-11 paneling and topped with a modillion cornice. Brick pilasters separate the second story into eight bays surmounted by a pent canopy with a modillion cornice and metal-shingle roof. The second-story window openings contain paired one-over-one sash windows below six-pane transoms. The shed-roofed canopy that sheltered the storefronts for much of the twentieth century had been removed and the storefronts enclosed by 2000. The building, including the windows on the façade's second story, has been painted bright red since that time. A one-story section extends across the rear elevation.

This building and the one-story rear section appear on the 1924 Sanborn map. According to oral tradition, High Point Normal and Industrial Institute principal A. J. Griffin funded the building's construction. The 1923-1924 city directory lists the Cut Rate Motor Company and watchmaker F. P. Coble as the tenants in 402 and confectioner F. L. Montgomery in 404. Local historian Glenn R. Chavis's research collection includes a 1927 advertisement for the Griffin Casino, which appears to have operated at this location. By 1930, the street addresses had changed, and Washington Furniture Store occupied 502, the St. Louis Café 504, and W. M. James operated a shoe repair shop at 506. In 1935, 502 was vacant, the café was still in operation, and Isaac Rose managed the shoe repair shop. By 1940, Bruce H. Atkins was using 502 as storage for his hardware and furniture store at 506 and Williams Dining Room had opened at 504. Atkins continued to sell used furniture in 1945, when 504 housed the Haygood Dining Room. Saunders Furniture occupied the building's commercial space from 1947 until 1965, when Ralph's TV & Appliance Center utilized the 506 storefront.

John Yeh purchased the commercial block containing 500-510 Washington Street in 2006 and it served as the American Lighting Showroom for several years. It is currently vacant.

¹⁰³ City of High Point, Planning and Development Department, *High Point, North Carolina: Washington Drive District Plan*, October 10, 2008.



Commercial Building, ca. 1940, 508-510 Washington Street, Contributing Building

This austere two-story brick commercial building has two storefronts enclosed with T1-11 paneling, plain pilasters flanking the façade, six-over-six sash windows at the second-story, and a flat parapet. The storefronts had been enclosed by 2000 and most of the side and rear elevation's windows and doors boarded-up. The facade, including the windows, has been painted bright red since that time. A one-story shed once extended across the rear elevation, but is now approximately half of its original size.

This building and the one-story rear shed appear on the 1950 Sanborn map. Johnson's Poultry occupied the building in the early 1940s and it was vacant in 1945. Pointer Real Estate occupied 508 in 1947 and City Stove Works and City Radio Service rented the storefronts in 1948 and 1949. In 1950 and 1951, A. L. Candler and Son utilized the building as storage for their plumbing and heating company. In 1952, Saunder's Furniture took over the first floor and used it as storage for their furniture store, which operated in the adjacent building from 1947 until 1965. The second-floor apartment had two long-term tenants—Postel McIntosh and Dennis Nick—during the 1950s and 1960s.

John Yeh purchased the commercial block containing 500-510 Washington Street in 2006 and it served as the American Lighting Showroom for several years. It is currently vacant.



Duplex, 1957, 2021, 512 Washington Street, Noncontributing Building

This one-story, front-gable-roofed duplex was extensively altered between 2000 and 2010 by the replacement of

the original metal casement windows with six-over-six sash, the installation of vinyl siding over the concrete block walls and the shingled front gable, the removal of the metal awning and posts that sheltered the east entrance, and the construction of wooden railings around the concrete entrance stoops. A curved, Y-shaped, concrete walkway led to the entrances and a chain-link fence surrounded the yard. In 2021, the vinyl siding was and windows were again replaced, a brick-paver walkway installed in lieu of the concrete walkway, and a wood picket fence erected at the lot's north end adjacent to the municipal sidewalk.

The duplex does not appear on the 1956 Sanborn map. Guilford County property records indicate that it was constructed in 1957. The first city directory listing is in 1959, when James K. Royal and James K. Royal Jr. occupied the dwelling. Rebecca Ingram and Janice E. Moore were in residence in 1965.

The building was remodeled during 2020 and 2021 to serve as the Congdon Wellness and Education Center, which officially opened in November 2021. D-Up, Inc., founded by executive director Jakki Davis and her husband Corvin Davis, collaborated with the Congdon Family Foundation, Hayden-Harman Foundation, High Point University, Lynch Landscape and Design, Holbrook and Associates, and other entities to subsidize the renovation and the nonprofit organization's work. Volunteers included High Point University students participating in the Bonner Leadership Program who painted the fence shades of purple with a lime-green gate in mid-September 2021. D-Up operates after-school and summer nutrition and physical education programs for area youth.¹⁰⁴



Piedmont Natural Gas Company Lot

Piedmont Natural Gas Company purchased this parcel in September 2017. A gravel parking area and gas tanks are enclosed with black-plastic-coated chain-link fence.

¹⁰⁴ Laura Greene, "Colorful curb appeal for new wellness center," *HPE*, September 13, 2021; Cinde Ingram, "Wellness center fosters hope," *HPE*, November 18, 2021.



Dr. C. J. H. and Sallie Gaylord House, 1906, 600 Washington Street, Noncontributing Building

This one-story Queen Anne cottage has a hipped roof with a central front gable and projecting gabled bays with cornice returns. The hip-roofed front porch had been enclosed as a sunporch and the house sheathed with rolled asphalt siding when architectural historian Peter Kaplan surveyed it in 1982. Fibrous wood panels had been installed on the exterior walls and the foundation covered with rough stucco and painted by 2000. The building's condition has deteriorated since 2010. As the house retains some original two-over-two sash windows and the façade weatherboards are visible inside the sunporch, this dwelling could become a contributing building in the district if the later siding materials were removed and porch alterations reversed.

Dr. C. J. H. Gaylord and his wife Sallie Holmes were early owners and occupants of this dwelling, which appears on the 1911 Sanborn map with a 500 E. Washington Street address. Roper, North Carolina, native Dr. Gaylord graduated from Shaw University's Leonard Medical College in 1905 and interned at Howard University before establishing his High Point medical practice, which he operated from 1907 until his retirement in 1960. He rented office space in the newly-erected Kilby Hotel in 1919, but saw patients in his home office during most of his career. The Gaylords attended First Baptist Church, where Dr. Gaylord served on the Board of Trustees. His professional and fraternal memberships included the Furniture City Medical Society, the North Carolina Medical Association, the Toussaint L'Ouverture Masonic Lodge, the Odd Fellows, and the Knights of Pythias. The Gaylords resided in their Washington Street home until their deaths.¹⁰⁵

The Gaylords are listed in the 1908 City Directory between Reverend Daniel Brooks at what was then 410 E. Washington Street and George G. Gray, a laborer, at 500 E. Washington Street. It is possible that they rented rooms from the Brooks family at that time. Dr. Gaylord's office was located at 220 Hobson Street in 1910, but his residential address is not listed that year. The Gaylords resided at 500 E. Washington Street in 1913, after they purchased George and Priscilla Gray's home for \$1,000 at a foreclosure auction on February 24, 1913. Gray paid \$650 for the half-acre lot east of Daniel Brooks' property on April 5, 1906 that was previously part of the John L. and Lou J. Kraber "homeplace" and received a building permit to construct a one-story, five-room dwelling valued at \$600 that year.¹⁰⁶

¹⁰⁵ "Dr. Gaylord is Dead at 84," *HPE*, April 5, 1965, p. 3A.

¹⁰⁶ DB 245, p. 164; DB 188, p. 34; Glenn R. Chavis, "List of Blacks Building Homes, 1903-1907," extracted from the *HPE*. The George Gray permit information appeared in a January 1907 listing. The 1911 Sanborn map does not show 220 Hobson Street, but the 1917 map illustrates a two-story dwelling at that address, so Dr. Gaylord likely lived and worked at the same location.



Robinson House, 1907, 606 Washington Street, Contributing Building

This early-twentieth-century, two-story, weatherboarded dwelling is the largest and most intact extant residence on Washington Street, which was once lined with comparable homes erected by successful African American entrepreneurs and professionals. The house manifests elements of the Queen Anne style in its asymmetrical massing, hip roof, and the projecting, full-height, cutaway bay with a shaped bargeboard and corner pendants on the east elevation. Original two-over-two sash windows, larger on the first story than the second story, illuminate the interior. The hip-roofed dormer on the front roof slope has three small square windows.

The projecting hip-roofed bay on the façade's east side encompasses a small second-story porch that shelters a single-leaf door surmounted by a six-pane transom. The truncated Tuscan column on a paneled plinth and wood railing appear to be original, as do the Tuscan columns and wood railing on the wraparound front porch. Eight-pane sidelights and a three-part, fourteen-light transom surround the main entrance.

Four Tuscan columns on a concrete block wall support the porte cochere that extends west from the wraparound porch. A one-story gabled ell and a series of hip-roofed wings project from the rear elevation. This house originally had a 502 East Washington Street address. The 1911 and 1917 Sanborn maps illustrate the one-story wraparound porch and a rear porch. By 1924, the rear porch had been enclosed. Sometime before 1950, most likely in the late 1920s or the 1930s, the porte cochere and a small hip-roofed rear addition were constructed. The building's condition has deteriorated since 2010.

This house was built for brick mason John Robinson, who was one of High Point's most successful African American businessmen during the late nineteenth century. Robinson once owned an entire block of Wrenn Street and erected many of High Point's reconstruction-era brick buildings.¹⁰⁷ He purchased an approximately one-third-acre lot from High Point Bargain House proprietor Nathan H. Silver for \$975 on January 22, 1907 and erected a home soon after, as his family is listed in the 1908 city directory at this location.¹⁰⁸

John Robinson and his wife Celia had five children: Walter, Ava, Raeford, Ophelia, and Gladys. Ophelia married dentist J. C. Morgan, and their daughter Elaine has researched the Robinson family's business

¹⁰⁷ Thomas B. Smith, "Negroes of City Have Won and Retain Respect for Splendid Achievement;" Briggs, *The Architecture of High Point*, 154.

¹⁰⁸ DB 206, p. 579.

investments, which included rental property ownership throughout south and east High Point.¹⁰⁹ After John Robinson's death, his two surviving daughters, Ophelia and Gladys, inherited the property. Dr. Morgan and Ophelia built a home at 121 Underhill Street in the Griffin Park subdivision in 1941. City directories list various family members as the head of the 606 East Washington Street household over the years, but Gladys Robinson had the longest tenure, occupying the house from around 1940 until her death in 1968. She conveyed the family home to her nieces Geraldine Morgan Hawkins and Sarah Elaine Morgan Jones and their husbands, who in turn sold the property to the current owner, Acey G. Spencer, on May 8, 1979.¹¹⁰

Shed - general storage, ca. 1920, Contributing Building

This one-story, German-sided shed has a double-leaf entrance on its west elevation and a board-and-batten door in the shed addition on its south elevation. Wood panels cover some of the original siding. Sanborn maps indicate that the building was constructed between 1917 and 1924.

Outbuilding – undetermined function, ca. 1940s, Contributing Building

One-story, shed-roofed, masonry outbuilding constructed primarily of concrete block with variegated brick courses. Small one-over-one sash windows illuminate the interior, which is accessed by a single-leaf door on the north elevation.



Haizlip Aquatic Garden, 2013, 612 Washington Street

Jacquelyn L. Haizlip purchased this lot in March 2013 to create Haizlip Aquatic Garden, a place of respite on Washington Street. The existing fence was replaced with the black aluminum fence that surrounds the garden. A black metal bench is located outside the fence at its west end. Jacquelyn died on May 3, 2019. Haizlip Enterprises assumed ownership in October 2022.¹¹¹

¹⁰⁹ Glenn R. Chavis, "Robinson Home was one of the city's finest," *GNR*, April 9, 2006.

¹¹⁰ DB 2998, p. 996.

¹¹¹ DB 7458, p. 158; DB 8668, p. 1662.



**Dixieland Theater/Restaurant, ca. 1920, ca. 1930, 1950s, 614-616 Washington Street,
Contributing Building**

This one-story commercial building was constructed in two phases, with the slightly taller eastern section appearing as a theater on the 1924 Sanborn map. The western section originally served as a restaurant and was built by 1930. The façade treatment of both sections, thus the entire façade may have been constructed when the western section was added. The side and rear walls are executed in five-to-one common bond. Plain pilasters flank the storefronts and brick panels with soldier course borders surmount them.

Both plate-glass storefronts had been enclosed with brick and the transoms covered with wood or metal siding by 2010. A double-leaf door provided access to the eastern building. The western storefront, which appeared to have been modified in the 1950s, encompassed a central single-leaf entrance beneath a jalousie window flanked by two long, horizontal windows. Aluminum-frame storefronts spanned by straight-slope canvas awnings were installed in December 2013. Thomasville artist Brian Davis painted a mural depicting prominent musicians on the west elevation in 2017. Winston-Salem artist Leo Rucker's mural depicting Washington Street community leader and funeral home owner Louis Haizlip on the east elevation was completed in October 2021.¹¹²

Architectural historian Peter Kaplan photographed the interior in 1982, when the western section served as a pool hall. Intact interior features included a pressed-tin ceiling, rough plaster walls, and a patterned maroon-and-white hexagonal tile floor.

One of High Point's first theaters for African American patrons—the Dixieland, later known as the Eagle—operated at this location. The address does not appear in the 1919 city directory. In May of that year F. K. Watkins, William Holt, and W. S. Smith applied for a license to operate a movie theater at 504 East Washington Street, but City Council denied their petition.¹¹³ The 1921-1922 and 1923-1924 city directories list the Dixieland Theater at 506 East Washington Street.

W. W. Hoover operated the Dixieland Theater for several years beginning in 1929. He hired vaudeville performers for week-long engagements.¹¹⁴ In 1930, Mamie Cureton ran the eating house in the building's west section (614) and the theater (616) name had changed to the Eagle. Both storefronts were vacant in 1935, and

¹¹² Terry Rader, "Commercial artist depicts High Point in murals," *Yes! Weekly*, May 8, 2019; Charles Ewing, "Ceremony set for unveiling of Louis Haizlip mural in High Point," Fox8 News, October 15, 2021.

¹¹³ May 1919 City Council meeting minutes transcribed by Glenn R. Chavis.

¹¹⁴ W. W. Hoover, interview with High Point Museum staff, January 24, 1996 at Hoover's Funeral Home.

614 remained empty in 1940, when confectioner Elijah Johnson occupied 616. The City of High Point leased the former theater building at 616 E. Washington Street from R. B. Gannett for \$35 a month beginning on June 1, 1944, and subsequently moved the African American public library branch from the William Penn High School campus to that location.¹¹⁵ In 1945, Garfield Campbell operated the restaurant in 614. By 1954, East End Lunch occupied 614 and 616 was vacant. In 1960, 614 was vacant and the United House of Prayer was utilizing 616. By 1965, Dante's Fine Food Restaurant and Nelson's Record Shop occupied 614 and the East Washington Street laundromat had opened at 616.



Yarborough Law Building, 1958, 622 Washington Street, Contributing Building

This distinctive, two-story, flat-roofed, Modernist office building is executed in thin red Roman brick with projecting corner pilasters and a deep concrete cornice. The full-height, aluminum-framed curtain wall on the façade's west two-thirds contains three rows of blue spandrel panels above, between, and below the one-over-one aluminum-frame windows. A flat canopy shelters two single-leaf aluminum-frame glazed doors. Raised aluminum letters above the canopy spell out "Yarborough Law Building." One-over-one aluminum-frame windows pierce the side and rear elevations. A metal exterior stair, covered by a metal awning, provides access to the second story from the rear elevation.

Local African American contractor Joseph Hutton erected this building as an investment property for Dr. J. C. Morgan. Guilford County property records indicate that the building was constructed in 1958. The first city directory listing is in 1963, when B & C Associates, a public relations firm; attorney Sammie Chess Jr.; and George Monk Realty Company rented office space. In 1965, Big Brush Paint Company had replaced Sammie Chess, but the other tenants remained the same.

Sammie Chess Jr. attended William Penn High School, matriculated at N. C. Central University in Durham as an undergraduate and a law student, and served in the U. S. Army before moving back to High Point to open a law practice in 1960. Chess soon became a leading civil rights attorney, advocating for school desegregation as he advanced in the justice system. In 1971, Governor Robert Scott appointed him to the North Carolina Superior Court, making Chess, according to the *Greensboro News and Record*, the first African American judge named to a southern Superior Court during the twentieth century. He returned to private practice in High Point

¹¹⁵ City Council meeting minutes, May 25, 1944, transcribed by Glenn R. Chavis.

in 1975 after serving one term on the Superior Court circuit and retired in 2007.¹¹⁶



Office Building, 1958, 624 Washington Street, Contributing Building

This austere two-story office building is executed in thin red Roman brick with canted pilasters separating the façade's first story into two bays. A shed-roofed canopy shelters the single-leaf plate glass door and the large multi-pane storefront window on the façade's west side. Aluminum-framed windows with horizontal panes illuminate the building. A metal exterior stair, covered by a metal awning, provides access to the two second-story rear entrances. A metal awning also covers the rear elevation's first-story entrance.

Local African American contractor Joseph Hutton erected this building to serve as physician Joseph A. Martin's office. Dr. Martin had an office in the Kilby Building, which belonged to his wife, Ora Kilby's family, for many years before moving across the street to his new office, which is first listed in the 1959 city directory. In 1962, attorney Sammie Chess Jr. and Vera J. Cureton rented second-floor office space. In 1963, James E. Borders replaced Ms. Cureton, and Bobby L. Lewis replaced Mr. Chess in 1965.

¹¹⁶ Frank Warren, "Assignment Plan Target of Motion," *HPE*, July 18, 1963, p. 1C; Ray Hubbard, "School Board Faces Certain Lawsuit Over 4 All-Negro Schools," *HPE*, December 20, 1968, p. 1B; "Chess to Open Law Office," *HPE*, June 24, 1975, p.1B; Bob Burchette, "Chess is giving up job but taking new challenge," *GNR*, October 28, 2007; City of High Point and the High Point Convention and Visitors Bureau, "Sam Chess," *African American Heritage Guide*, no date.



Little Dental Office, 1957, 628 Washington Street, Contributing Building

This two-story Modernist dental office was the first of three professional buildings erected in a row on East Washington Street's south side during 1957 and 1958. Local African American contractor Joseph Hutton constructed the edifice, which has a storefront veneered in thin red Roman brick with matching canted pilasters separating the façade's first story into three bays. The outer pilasters, which are taller and more robust, extend above the first story to serve as the second-story balcony's end walls and to anchor the metal balustrade. A flat-roofed canopy supported by metal posts covers the balcony and the two plate-glass sliding doors at the second-story level. Aluminum siding sheathes the façade's second story.

A concave canopy shelters the two central first-story entrances and the bay window on the façade's east side, which has replaced the original canted plate-glass window since 2000. The west bay also originally contained a canted plate-glass window, but most of the window opening has been covered with T1-11 siding and a small horizontal window installed. The west door opening was enclosed with T1-11 siding and the east door replaced at the same time.

Aluminum-framed windows originally illuminated the interior, but most of the first-floor windows have been replaced with vinyl-clad windows with horizontally-sliding sash. The side elevations are executed in five-to-one common bond red brick at the first story level and variegated brick at the second story level, indicating that the second story was erected after the first story had been completed. A flat-roofed metal canopy with metal posts shelters the rear elevation's first-story entrance. The rear elevation's second story has been sheathed in vinyl siding.

African American community leader Dr. Perry Little established an office above the Washington Street Pharmacy in the early 1950s and subsequently erected this building to house his dental practice and a second-story apartment. His son, Dr. Carl P. Little, took over the practice upon his father's retirement.

Dr. Perry Little graduated from Morehouse College in Atlanta, Georgia, and Meharry Medical College in Nashville, Tennessee, and was a World War II veteran. After moving to High Point in the early 1950s, he became an active community leader as well as a respected dentist. Dr. Little opened his first High Point office, which was located above the Washington Street Pharmacy, in August 1952. He subsequently became the first African American oral surgeon to practice at High Point Memorial Hospital. In 1959, he was among the men

who escorted Brenda Jean and Miriam Lynn Fountain (his cousins) to their classes when the girls became the first African American students to integrate High Point's public schools. Dr. Little also led in the effort to integrate local hotels, restaurants, golf courses, and other businesses. He made a bid for a High Point City Council seat in 1961 and, although he was not elected, his campaign made an important statement during the civil rights era. He served on the High Point Board of Education (1961-1972) and the Mayor's Committee on Human Relations, as a director on the boards of the Carl Chavis YMCA and the Red Cross, and as a First Baptist Church trustee. Dr. Little married Mildred Harris of North Wilkesboro.¹¹⁷

Parking Lot



Club Carolina, 1947, 1990s, 710 Washington Street, Contributing Building

This two-story commercial building was erected in front of a two-story, L-shaped dwelling that stood at this location from around the turn of the twentieth century until at least the 1950s. The concrete block building has a brick-veneered façade with two entrances at the first story's west end, a large central picture window, and eight-over-eight sash windows sheltered by fabric awnings on the second story. The slightly projecting header course that extends across the façade just below the second story windows is the building's only exterior embellishment.

The first story's fenestration originally consisted of a central glass block window flanked by two wide doors surmounted by transoms and wide doors near each of the façade's corners. The two east entrances were enclosed with brick, the glass block window replaced with plate glass, and the two western entrances closest to the center altered by the installation of a narrower door and the partial enclosure of that bay. The west corner door has been replaced and a small square window added on its east side since that time. Despite the changes, the western two-thirds of the storefront retains a functional configuration that is similar to the original fenestration.

Guilford County Property Tax records indicate that this building was constructed in 1947. It is first listed in the

¹¹⁷ "Dr. Little, Culler Enter Council Race," *HPE*, March 5, 1961, D1 and 12; "Little Resigns Post on School Board," *HPE*, December 9, 1972; Sean Olson, "Noted civic leader dies," *HPE*, April 8, 2003, p. B1; Eric Swenson, "Civil rights activist, dentist, dead at 76," *GNR*, April 9, 2003, p. B4; Barbara Taylor, "Dr. Perry P. Little, Sr., Civil Rights Leader," February 21, 2005, document in the vertical file at the High Point Public Library; Chavis, *Our Roots*, 190.

1949 city directory, when it housed Club Carolina, a billiard parlor that was originally located in the two-story Kilby Building. The establishment operated at this location through the 1960s. Beverage license applications state that D. N. Moore Jr. of Moore & Ingram owned the building.¹¹⁸

Storage Building, 2019, Noncontributing Building

A large prefabricated corrugated-metal storage building stands to the south.

Vacant Lot (*David S. and Martha Saulter House site*)

Vacant Lot



Service Station, 1954, 724 Washington Street, Contributing Building

This one-story, flat-roofed, concrete block building has two garage bays sheltered by a flat-roofed metal canopy at the east end and an office with a single-leaf entrance and two tall narrow windows on the west end. A concrete block stovepipe chimney pierces the roof.

The building housed Gray's Richfield Service Station in 1955, Leach's Gas & Fuel Oil Service Station in 1960, Carver Enterprises and Ebony Cab in 1965, and Robertson's Service Station by the 1970s. The building originally had a more streamlined Modern appearance, as the plate-glass office window wrapped around its northwest corner. The metal canopy had been added and the gas pumps removed by 2000 and the building has functioned as Rock Body Shop since at least that time.

This lot was residential during the first decades of the twentieth century, with the 1911 and 1924 Sanborn maps illustrating a two-story dwelling with a front porch and a one-story rear wing at this location. The house had been demolished by 1950.

Commercial Building, ca. 1915, 728 Washington Street, Noncontributing Building (address was 734 Washington Street in 2010)

This narrow, one-story, brick commercial building has been sheathed in vinyl siding, which covers the sawtooth brick in the parapet and required the removal of the molded cornice above the wooden storefront. The storefront fenestration is roughly the same as it was originally—a central door flanked by plate-glass windows below a transom with five large square panes—but the door has been replaced and the window openings appear

¹¹⁸ City Council meeting minutes, May 6, 1952, transcribed by Glenn R. Chavis.

to be slightly smaller. The east elevation was covered in vinyl siding following the November 2015 demolition of the adjacent Odd Fellows Hall that stood at 736 Washington Street. If the vinyl siding was removed and storefront alterations reversed it is possible that 728 Washington Street could become a contributing building in the district.

The building was constructed after 1911 and before 1917, when it first appears on a Sanborn map and functioned as a store. The 1919 city directory lists the Guy & Young Barber Shop at this location, which had a 612 1/2 East Washington Street address. An early-twentieth-century, two-story dwelling stood to the west and the three-story Odd Fellows Hall to the east. By 1924, the no-longer-extant two-story Henry Davis Building had replaced the dwelling to the west. The barber shop moved to the Odd Fellows Building's east storefront in 1923, and the Stepping Stone Shoe Shop occupied 612 1/2. The street address changed to 734 by 1930, and subsequent tenants included the Opal Smoke Shop (1930); the Dixie Café (1935), which became the New Dixie Café by 1940 and moved next door to 732 in 1941; the city's commission for African American boys, likely an office associated with the city's juvenile probation program managed by Ossie E. Davis (1945); Parr's Self-Serve Laundry (1950); White's Self Service Laundry (1955); and Ideal Beauty Shop (1960-1965). A small section of the Davis Building's façade was left standing. The building housed the Full Gospel Church of Jesus Christ during the early twenty-first century.

(Odd Fellows Hall site)



Washington Street Park, 2014, 738 Washington Street, Noncontributing Site

The City of High Point commenced constructing the park on a vacant lot at the commercial area's east end adjacent to the railroad corridor in April 2013 and completed work in summer 2014.¹¹⁹ A black-plastic-coated chain-link fence surrounds the playground. A wood picnic platform topped with a pergola occupies the park's west end. A walking path winds through the 0.45-acre park. was constructed in 2014.

¹¹⁹ City of High Point demolition permit, Planning and Development Department.

Integrity Statement

The Washington Street Historic District currently contains thirty-five primary buildings and two structures. Although some of the historic properties have been altered by the installation of modern windows, storefronts, and synthetic siding and two buildings post-dating the period of significance have been constructed, the relationships among the district's extant historic resources have not changed since the period of significance. The bridge and buildings in the district represent architectural styles including Queen Anne, Craftsman, Classical Revival, Gothic Revival, Art Moderne, and Modernist; and forms such as the foursquare that were common in High Point and throughout North Carolina from the early twentieth century through the 1970s. Seven buildings including the Kilby Hotel, Kilby Building, and First Baptist Church have been demolished since 2010. However, the remaining resources possess the requisite local historical and architectural significance necessary for the area's designation as a local historic district. The City of High Point's Washington Street Park, containing a playground, wood picnic platform topped with a pergola, and a walking path, was constructed in 2014 on a vacant lot at the commercial area's east end adjacent to the railroad corridor and does not adversely impact the district's setting. The Washington Street Historic District retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to qualify for local historic district designation.

Demolished Buildings

All photographs of demolished buildings were taken by Heather Fearnbach in January 2010.

Hobson Street



Commercial Building (at center)

The one-story, brick, ca. 1940 commercial building that stood at 213 Hobson Street until December 2013 featured corbelled cornices above each of the two storefronts and two sawtooth brick bands in the parapet.¹²⁰ The southern storefront's door and transom had been covered with plywood and the window infilled with glass block by 2010. The northern storefront's window and transom were also covered with plywood and the door had been replaced, but the façade's original configuration (central entrances flanked by windows) was intact.

Although the commercial building is similar in appearance to others constructed Washington Street during the

¹²⁰ City of High Point demolition permit, Planning and Development Department.

first quarter of the twentieth century, it was not illustrated on Sanborn maps until 1950. The Byrd & Mclean Beauty Shop and the Hobson Street grocery occupied the building in 1954. By 1960, the grocery store moved across the street and the Jehovah's Witnesses Kingdom Hall occupied the 213 ½ storefront. By 1965, the beauty shop utilized the entire building.

Washington Street, North Side



Kilby Building (in foreground)

The ca. 1920 Kilby Building that stood at 621-623 Washington Street and the adjacent Kilby Hotel were individually listed in the National Register and had been designated local historic landmarks by the Guilford County Historic Preservation Commission

The two-story, three-bay, brick, commercial building and the adjacent three-story, three-bay, brick Kilby Hotel were among Washington Street's most imposing edifices. A shallow bracketed hood sheltered the altered storefronts, each of which was surmounted by a multi-pane transom. Paired windows topped with fanlights and round-arched, corbelled hoods illuminated the upper floor. The large square plate-glass window at the façade's second-story center appeared to be a later modification. A slightly-projecting brick border outlined the panel in the façade parapet's center, which likely once held the building's sign. A corbelled cornice embellished the parapet, wrapping around the façade, east, and west elevations. The west elevation's first-story was blind, as a one-story commercial building stood at that location for much of the twentieth century. Corbelled stovepipe chimneys pierced the roof. A metal fire escape on the rear elevation led to the second floor.

The Kilby Building's original commercial tenants are unknown. The 1919 city directory states that 511 East Washington Street—which appears to have been a small, frame, one-story commercial building—had been demolished and lists the three-story Kilby Hotel with a 513 ½-517 East Washington Street address. The two-story Kilby Building had not yet been constructed. The 1921-1922 city directory lists 511 as vacant, indicating that the Kilby Building had been erected by that time. The Kilby Hotel's address was 513-515 that year, and tenants included Meeks Grocery Store at 513 and the Peoples Café at 515 East Washington Street. In 1923, the Holt Grocery Company occupied the Kilby Building. The 1924 Sanborn map illustrates the three-story Kilby Hotel on the corner with an address of 515-519 and the adjacent two-story Kilby Building with an address of 511-513.¹²¹

¹²¹ DB 587, p. 417.

By 1930, the two-story building's address had changed to 621-623 and the Washington Street Billiard Hall occupied the entire first floor. In 1935, the establishment was known as Club Carolina. The space was vacant in 1940. On April 15, 1941 city building inspector E.K. Ingram condemned the Kilby Arcade due to structural defects including leaning walls and a sagging second-story floor, perhaps a result of the large gatherings hosted by local social clubs in that venue.¹²² The problems were soon remedied, however, as the 623 storefront housed a shoe repair shop from 1941 until 1946. The Kilby Club operated at that location from 1947 until 1948. The space was vacant until 1961, when the Tar Heel Cosmetic Company occupied the building. Beginning in 1963, the Gardenia Chapter of the Order of the Eastern Star and the Mt. Herman Masonic Lodge utilized the second floor.

The Kilby Building's condition deteriorated after it was vacated in the early 2000s. The structure sustained damage during the Kilby Hotel's June 11, 2014, but remained standing. The City of High Point acquired the property in September 2020 and demolished the building in March 2021.¹²³



Kilby Hotel

The 1917 Kilby Hotel that stood at 625-627 Washington Street and the adjacent Kilby Building were individually listed in the National Register and had been designated local historic landmarks by the Guilford County Historic Preservation Commission.

A shallow bracketed hood sheltered the storefronts and the central entrance, each of which was surmounted by a diamond-paned transom. Paired windows topped with diamond-paned fanlights and round-arched, corbelled hoods illuminated the upper floor. A slightly-projecting brick border outlined the panel in the façade parapet's center, which likely once held the building's sign. A corbelled cornice topped the parapet, wrapping around the façade, east, and west elevations, and corbelled stovepipe chimneys pierced the roof.

¹²² City Council meeting minutes, April 15, 1941, transcribed by Glenn R. Chavis.

¹²³ Robert C. Lopez, "Historic Kilby Hotel collapses in High Point," *Greensboro News and Record*, June 12, 2014; DB 8336, p. 638; Pat Kimbrough, "Washington Street building demolished," *HPE*, March 20, 2021.

A recessed bay on the east elevation, which fronted Hobson Street, provided access to additional commercial space illuminated by double-hung windows and diamond-paned transoms. Matching sidelights flanked the first-floor doors and a door at the second-story level that may have originally served a second-story balcony. The segmental-arched window and door openings on the north (rear) elevation were devoid of corbelling. A metal fire escape led to the upper floors.

Although the Kilby Hotel cornerstone indicates that the buildings were erected from 1910 to 1913, they do not appear on the April 1911 Sanborn map, the 1913 Bird's Eye view, or the July 1917 Sanborn map. John and Nannie Kilby purchased three tracts on the northwest corner of Washington and Hobson streets in 1908 and 1913. On October 14, 1913, blacksmith Lane Sechrest and his wife Rose sold Nannie Kilby a lot including “three little buildings,” likely the same three structures illustrated on the 1911 Sanborn map: a diminutive one-story building with a front porch that faced Washington Street and two hip-roofed buildings to the north, one of which abutted Hobson Street. A three-story brick building stood on the lot by December 1, 1917, when Nannie Kilby used the property as collateral for a \$2000 loan from the High Point Perpetual Building and Loan Association.¹²⁴

The Kilby Hotel appears in the 1919 city directory with a 513 1/2 East Washington Street address. Hair dresser Eunice Baldwin and physician C. J. H. Gaylord rented space to operate their businesses at that time; the storefronts at 515 and 517 were vacant. The 1921-1922 city directory lists the building as the “Kirby” Hotel, with Meeks Grocery Store at 513 and proprietor James Meeks living above the store. The People's Café occupied 515. In 1923, John Kilby and the Martins leased the western storefront to James Johnson and John Karas, who operated the National Café for three years. Simmons Pressing Club, a dry cleaners, utilized one storefront. The Holt Grocery Company occupied the eastern storefront (511) of the adjacent building, also owned by the Kilbys, during that time. The 1924 Sanborn map illustrates the three-story Kilby Hotel on the corner with an address of 515-519 and the adjacent two-story building with an address of 511-513. C.N. Bambalis rented the Kilby Hotel's western storefront in 1926 and his lease was amended to encompass that space and the storefront to the west in 1928, when he signed a six-year rental agreement.¹²⁵

By 1930, the Kilby Hotel's address had changed to 625 1/2 East Washington Street, J. S. Hall operated a grocery store in the western storefront, and the eastern storefront was vacant. In 1935 the hotel had a 627 1/2 East Washington Street address, Mamie Mitchell's Beauty Shop was in the western storefront, and Blue Ribbon Taxi Service was housed in the eastern storefront. Entrepreneurs occupying the first-floor rear commercial space included photographer Leo Dubose and beautician Hattie Leach. A series of beauty shops, with the Ritz-Anne Beauty Salon (1940-1946) and the Square Deal Barber Shop (1948-1957) having the longest tenure, utilized the 627 storefront through the 1960s. Dr. Joseph Martin occupied 625 from 1940 until 1958, when he erected a new office building across the street. Dr. Otis Tillman opened a medical practice at 625 in 1960.¹²⁶

Alamance County natives John Kilby and Nannie Pinnix married and moved to High Point in the 1890s, where they labored for years to save enough money to erect a complex that encompassed retail space, offices, twenty-one hotel rooms, and an entertainment hall. John was employed as a packer in a furniture factory and by the Southern Railway. Nannie worked as a hairdresser and a practical nurse in addition to selling fish and firewood. The Kilbys purchased a lot on the south side of Washington Street (which later had a 608 E. Washington Street address) in 1900 and continued to invest in real estate, eventually owning numerous properties in the vicinity of Washington and Leonard streets. They were active in many civic and fraternal

¹²⁴ DB 205, p. 612; DB 252, p. 623; DB 255, p. 56; DB 301, p. 241.

¹²⁵ DB 427, p. 335; DB 541, p. 81; DB 587, p. 417.

¹²⁶ High Point City Directories. See also Glenn R. Chavis, “Meet High Point's first black doctors,” *GNR*, March 8, 2009; Glenn R. Chavis, “First Black photographer in High Point found,” *GNR*, August 30, 2009; Glenn R. Chavis, “Black doctors' offices now history,” *GNR*, October 18, 2009; Glenn R. Chavis, “Bits of history; better understanding,” *GNR*, June 15, 2010.

organizations and founding members of High Point's A. M. E. congregation. Nannie Kilby, who *High Point Enterprise* reporter Thomas B. Smith noted was “the hardest working woman in the city...everything she touched turned to money,” owned and operated the Kilby Hotel. After she succumbed to cancer in 1921, her daughter Ora Martin managed the building. John Kilby passed away in 1940, and, in 1941 the City of High Point sold thirteen of the Kilby’s properties in order to satisfy approximately \$4,500 in property tax debt.¹²⁷

Ora Kilby Martin, John and Nannie Kilby’s only surviving child, attended High Point Normal and Industrial School and Shaw University in Raleigh. After receiving her teaching certification, she was employed in a Burlington school for two years. In 1914, Ora married Winston-Salem native Joseph Martin Jr., who attended Orangeburg, South Carolina State College, Shaw University in Raleigh, and the Howard University Medical School before establishing a High Point medical practice in 1925. Dr. Martin had an office at 203 Hobson Street before moving his practice into the Kilby Building, where the couple also resided for many years. Dr. Martin constructed a freestanding office building at 624 East Washington Street (south of the Kilby Hotel) in 1958.¹²⁸

The Martins attended St. Mark Methodist Episcopal Church, where Dr. Martin served as treasurer and Mrs. Martin was active in Circle 2 and the Women's Society of Christian Service. She was also a proponent of civic activities including the Alpha Art Club, the Helping Hand Community Club, the Flower Garden Club, the High Point Normal and Industrial Alumnae Club, the Pinochle Social Club, and the YWCA. Dr. Martin was a member of the Professional Men's Club and the North State Medical Society.¹²⁹

The Martins had two daughters, Marion Burnie McElrath and Josephine Marzella Smith, both of whom are deceased. Marion’s children—William Joseph, known as “Joe;” Walter Alfred; and Burnie Marzella—assumed the hotel’s operation in 1985 when she became ill. After Walter was killed outside the hotel in a drug-related incident, Joe returned to High Point from Seattle and eradicated the drug problem that plagued the hotel. Joe and Burnie McElrath operated the hotel until the late 1990s, after which it was vacant. The building’s condition rapidly deteriorated following roof collapse in the early 2010s. Wind and heavy rain during a severe thunderstorm triggered a partial wall collapse followed by complete structural failure on June 11, 2014. The only wall that survived the event was demolished the following day. The City of High Point purchased the vacant lot in September 2020.¹³⁰

¹²⁷ “Nannie Kilby, Well Known Negro, Dead,” *HPE*, April 25, 1921, p. 1; “Funeral Services for John Kilby This Afternoon,” *HPE*, March 8, 1940, p. 5; Thomas B. Smith, “Negroes of City Have Won and Retain Respect for Splendid Achievement,” High Point Normal and Industrial Club, “John Kilby” and “Mrs. Nannie Phenix Kilby,” *History of the Negro in High Point, North Carolina, 1867-1950*, 38-39; L. W. Cates, “Notable Families of High Point--John and Nannie (Pinnix) Kilby,” 9/22/2008, from the “Kilby” vertical file in the North Carolina Collection at High Point Public Library; DB 948, p. 25. Nannie Kilby’s maiden name is spelled a variety of ways in secondary sources, but “Pinnix” appears to be the correct spelling.

¹²⁸ L. W. Cates, “Notable Families of High Point--John and Nannie (Pinnix) Kilby,” pp. 4-5.

¹²⁹ Ibid.; “Mrs. J. A. Martin dies in Hospital,” *HPE*, February 15, 1972, p. 5A; “Death Takes Dr. Martin,” *HPE*, April 10, 1976, p. 3A.

¹³⁰ L. W. Cates, “Notable Families of High Point--John and Nannie (Pinnix) Kilby,” pp. 5-6; Ronald Jordan, “Landmark Under Seige,” *HPE*, July 11, 1993, p. 1B; DB 3744, p. 9; DB 7446, p. 3084; DB 8336, p. 638.



First Baptist Church

First Baptist Church was individually listed in the National Register and was one of the oldest and most prominent buildings in the Washington Street Historic District. The 1907 Romanesque-style brick sanctuary, updated with a Gothic Revival-style façade in the early 1950s, stood at 701 Washington Street opposite the Kilby Hotel near the commercial area's west end. The symmetrical façade featured two square crenellated towers flanking the front-gable main block. Cast-stone pyramidal finials topped the tower parapets' corners. Both towers had corbelled cornices, double-leaf paneled doors surmounted by stained-glass transoms on the south elevation, and rounded-arch, double-hung, stained-glass windows on the side elevations.

A belltower with a pyramidal copper roof, a pointed spire, and round-arched vent openings rose from the roof at the façade's center. A stained-glass oculus window pierced the gable above the large, central, pointed-arch façade window opening that contained three smaller pointed-arch windows and three diamond-shaped sections, all filled with stained glass. Two rounded-arch, double-hung, stained-glass windows flank the central window. A concrete step provided access to the west entrance and a short concrete handicapped ramp with a metal railing led to the east entrance. A brick water table encircled the building.

The sanctuary's side elevations were three bays deep with central front-gable sections encompassing large rounded-arch windows flanked by shorter rounded-arch windows, all filled with stained glass. That fenestration was repeated in the smaller windows in each elevation's northern and southern bays. The west elevation was remodeled at the same time as the façade, but the east elevation retained its 1907 appearance. The brick was different in texture and color than the later wire-cut brick on the other elevations. The slightly-projecting central bay, corbelled cornice, and the windows' granite keystones, impost blocks, and sills are all original. The tall brick stovepipe chimney that rose from the central bay's north end was a later addition.

The 1916 classroom and office annex extended from the north (rear) elevation. The addition had a flat roof with a central hexagonal clerestory that contained circular windows with frosted-glass panes set in square frames. Round-arched, one-over-one sash windows, most of which are grouped in pairs, illuminated the annex. A hip-roofed hood sheltered the annex's primary entrance on the west elevation and full-height brick pilasters

flanked the entrance bay. The north elevation's basement windows had been bricked-up and a tinted plate-glass window and door added near the east end. A concrete handicapped ramp and steps descended from the sidewalk to the below-grade basement entrance.

Reverend Harry Cowan led the congregation that became First Baptist Church when they began holding worship services in the Freedman's School on Perry Street in 1871, alternating Sundays with the Methodist Episcopal congregation. Albert Miller, Peter Gray, Dock Carr, and Willis Hinton served as the first deacons. On July 25, 1873, church trustees Peter Gray, Harry Hargrove, and Willis Hinton paid Thomas A. and Lydia Sechrest forty dollars for a tract of land near the school, upon which the congregation erected a frame church in 1875. J. B. Richardson, pastor of High Point's predominantly white First Baptist Church, facilitated the purchase of lumber used for the sanctuary. Reverend Richardson's forty-member congregation included three African Americans in 1870 and "quite a goodly number were added to the membership both by letter and by baptism" under his leadership. Richardson left First Baptist in 1873, and the congregation's African American members may have also departed at that time and participated in the formation of High Point's black Baptist church.¹³¹

Reverend Anthony Welborne led the African American Baptist congregation from 1874 until 1900. By 1890, membership growth necessitated the church's expansion and new frame wing was erected that year, creating a T-shaped building. The congregation soon began planning for a more permanent building, and, in 1899, purchased a quarter-acre lot on the north side of Washington Street (then called Jamestown Road) from church trustee Anderson Graves for \$275. E. T. Corbit loaned the trustees \$125 of this amount.¹³²

The congregation became known as First Baptist around the turn of the twentieth century. Reverend David S. Saulter pastored the church for about two years before organizing Mt. Vernon Baptist Church on August 28, 1902. Some prominent members of the First Baptist congregation, including Willis Hinton and Anderson Graves, departed with Saulter and served as deacons of the new church.¹³³

Reverend Oscar S. Bullock came to First Baptist in 1906, and during his tenure a new sanctuary, parsonage, and Sunday School annex were erected. A building permit for the construction of the First Baptist sanctuary, valued at \$6,000, was issued in January 1906.¹³⁴ Fundraising efforts took several years, but contractor A. W. Council completed the new sanctuary in 1907. A two-story frame parsonage was built east of the sanctuary about the same time. Church trustees executed a mortgage agreement with Mr. Council on October 14, 1908, using their former sanctuary and lot and the Washington Street property as collateral for the \$1,644.89 they still owed him. Church member Mathew A. Hoover purchased the original frame church and lot from the congregation for \$1,500 on October 26, 1910, allowing the trustees to satisfy the terms of their land acquisition loan on October 31, 1910. They repaid the construction loan in full on January 2, 1912. By 1916, the congregation was "anxious to build a Sunday School" annex and received a \$4,000 loan from the High Point Building and Loan Association to fund the construction project.¹³⁵

The church interior was remodeled in the late 1940s and the exterior modified in the early 1950s. The new

¹³¹ "A Condensed History of First Baptist Church of High Point, N. C.," in High Point Chamber of Commerce, ed., *The Building and the Builders of a City*; High Point Normal and Industrial Club, "Historical Sketch of the First Baptist Church," *History of the Negro in High Point, North Carolina, 1867-1950*, 12.

¹³² DB 116, pp. 139-143; DB 117, pp. 576-578.

¹³³ High Point Normal and Industrial Club, "Historical Sketch of the First Baptist Church," *History of the Negro in High Point, North Carolina, 1867-1950*, 12-15.

¹³⁴ Glenn R. Chavis, "List of Blacks Building Homes, 1903-1907," extracted from the *HPE*.

¹³⁵ DB 207, pp. 125-127; DB 224, p. 274; DB 287, pp. 144-145.

interior furnishing and windows were dedicated in a week-long celebration beginning on February 26, 1951.¹³⁶ Christian Builders, Inc. of Brentwood, Tennessee refurbished the sanctuary interior in 1980.

Structural deficiencies that would have required prohibitively expensive remediation precipitated the congregation's decision to demolish the church. Stained-glass windows, pews, and other elements were salvaged in September 2013. The building was demolished in September 2015.¹³⁷



Morgan Apartments

The two-story, brick, four-unit, 1939 apartment building that stood at 1015 Washington Street until February 2017 featured a façade parapet with a crenellated central bay flanked by two pent-roofed sections. Three sets of concrete steps and stoops led to the apartment entrances. An arched opening surrounded the two central doors, which were slightly recessed and angled toward the building's center beneath a pent-roofed hood. Brick pilasters framed the all-header brick panel at the central bay's second-story level. Double-tier porches supported by metal posts sheltered the two corner entrances and create balconies for the upstairs apartments. Replacement one-over-one sash windows, paired in some locations, illuminated the interior. Brick interior chimneys served the apartments.

It appeared that the rear porch configuration was originally identical to the front porches, but by 2010 comprised an almost-full-width shed-roofed porch on the second-story level with replacement wood posts, a wood railing, and a wood exterior stair. A stone retaining wall ran north-south on the rear yard's west end. A concrete sidewalk led from the parking lot on the building's west side to the rear entrances.

Sanborn maps illustrate that four modest one- and two-story dwellings stood on the north side of East Washington Street between Eccles Place and what was originally called Normal Street (now North Downing Street) in 1917. Underhill Street was created when the Griffin Park subdivision was developed in 1922, splitting the long block in half. The apartment building replaced the one-story dwelling at what was then 605 East Washington Street, and, by 1956, was the only remaining property facing East Washington Street in the

¹³⁶ "Dedicational Services," *HPE*, February 27, 1951, p. 2; 1956 Sanborn Map; Beth Keane, "First Baptist Church," National Register of Historic Places nomination, July 2008.

¹³⁷ Nancy McLaughlin, "106-year-old Baptist church in High Point to be demolished," *Greensboro News and Record*, September 4, 2013; Nancy McLaughlin, "Historic First Baptist Church in High Point Demolished," *Greensboro News and Record*, September 30, 2015.

block between Eccles Place and Underhill Street.

Dentist J. C. Morgan erected the apartments at about the same time he and his wife Ophelia Robinson built a home just a few hundred yards to the north at 121 Underhill Street in 1941. Guilford County property tax records indicate that the building was constructed in 1939, but was first listed in the 1941-42 city directory, when John Eccles, Ennis Smith, John W. Weston, Richard A. Leak were tenants. Although the units were rentals, most tenants were in residence for many years. Eccles, Leak, and their families resided in units A and D, respectively, until at least 1965 (the last year city directory information was gathered for this National Register nomination). Ida Staton moved into unit B in 1945 and remained in residence through 1965. John H. Harris occupied unit C from 1946 until 1959. Dr. J. C. and Ophelia Morgan's daughter Geraldine Morgan Hawkins inherited the property on February 12, 1974.¹³⁸

Washington Street, South Side



David S. and Martha Saulter House

The two-story, two-bay, hip-roofed, frame, late 1920s dwelling that stood at 716 Washington Street until November 2020 had a hip-roofed front porch supported by tapered wood posts on brick piers spanned by a metal railing. A hip-roofed dormer with two small, square, three-pane windows pierces the front roof slope. A full-height, hip-roofed bay projects from the west elevation's center and one-story shed-roofed rooms flank the main block's south end. The first-story windows and doors have been covered with plywood to protect them, as the dwelling is currently vacant, but some original three-over-one sash windows illuminate the second floor. Two stuccoed interior chimneys serve the house, which has been sheathed with vinyl siding.

The residence does not appear on the 1924 Sanborn map. Based on its form and appearance, it was most likely constructed in the late 1920s or the early 1930s. The house replaced an earlier one-story residence occupied by David S. and Martha Saulter at what was then 606 East Washington Street.

Tarboro native and Shaw University graduate David S. Saulter began his career pastoring the Martin Street Baptist and First Baptist congregations in Raleigh, where he married Mississippi native Martha Ann Birdsell in 1883. The Saulters moved to High Point in 1900 and Reverend Saulter served at First Baptist Church for about

¹³⁸ "Realty Transfers," *HPE*, March 10, 1974, p. 15C.

two years before organizing Mt. Vernon Baptist Church at his home on August 28, 1902. He left a few months later to lead a Virginia congregation and ministered to a variety of other North Carolina and Virginia congregations before his 1932 retirement, but the family retained their Washington Street home. Reverend Saulter passed away in 1937 and was survived by his wife and ten children.¹³⁹

The Saulter's daughter Gertrude, a nurse, occupied the family home for many years. Gertrude's sister Sadie Irene Saulter was the last family member to live in the home during the district's period of significance. Sadie was born in Raleigh in 1890 and graduated from High Point Normal and Industrial Institute and St. Augustine in Raleigh. She became a teacher at the Fleming Street School in Greenville, North Carolina, in 1924 and served as principal from 1942 until her retirement in 1963. The replacement school, erected in 1967, was named in her honor and still bears her name. Ms. Saulter retired after a fifty-two-year-career as an educator and resided in her family's High Point home, where she hosted events such as meetings of the Blue Iris Garden Club and the Daughters of Dorcas until her death in 1969. Four of her siblings were living at that time: Charlotte Saunders Inwood of Long Island, New York; Reverend Charles L. Saulter of Chicago, Illinois; and Annie E. L. Smith and Thomas Saulter of High Point.¹⁴⁰



Odd Fellows Hall

The three-story, brick, 1907 Odd Fellows Hall that stood at 736 Washington Street until November 2015 had arched windows with stone sills and a flat parapet with a course of alternating slightly projecting and recessed bricks and a band of sawtooth bricks above a corbelled cornice. The façade was parged with a skim coat of stucco and a thicker layer of stucco was applied to the side and rear elevations by the mid-twentieth century. Fanlights surmounted the façade's three third-story windows, which also have stone keys and impost blocks. The storefront had been altered to its current configuration—three single-leaf entrances and two plate-glass windows separated by infill brick—and most of the transoms covered with plywood by 2000. The molded

¹³⁹ "Funeral Services for Rev. D. S. Saulter," *HPE*, April 6, 1937, p. 11; High Point Normal and Industrial Club, "Mount Vernon Baptist Church," and "Historical Sketch of the First Baptist Church," *History of the Negro in High Point, North Carolina, 1867-1950*, 12-15.

¹⁴⁰ "Miss Sadie Saulter," *HPE*, May 22, 1969, p. 7D; J. H. Rose, "A Tribute to Miss Sadie Saulter," *HPE*, May 31, 1969, p. 4A.

wooden cornice that extended across the façade above the storefront has been removed since that time.

Most of the original two-over-two wood sash windows were intact in 1982, but the window openings had been boarded-up by 2000. The east elevation's first story was blind, as a one-story commercial building stood at that location during the first half of the twentieth century. An exterior metal stair provided access to the rear (south) elevation's second- and third-story entrances.

This building is one of High Point's oldest edifices constructed to house a fraternal organization and is the earliest commercial structure remaining on Washington Street. The building permit for the construction of the Odd Fellows Hall and store, valued at \$2,000, was issued in January 2006.¹⁴¹ The cornerstone read: "God of the Morning Lodge No. 2281, G. U. O. of O. F., Inst. Nov. 14, 1881, Erec. Oct. 28, 1907." Three interlocking rings were carved in the cornerstone's center.

The Odd Fellows Building initially had a 614-616 East Washington Street address. The Odd Fellows utilized the building's upper floors for most of the twentieth century, while a number of businesses operated out of the two commercial spaces on the first floor. In 1910, Patterson's Drug Store occupied 614 and Guy & Hoskins grocery rented the 616 storefront. In 1913, Mary Gray, who resided in a two-story dwelling at 615 East Washington Street, ran an "eating house" in 614, and barber Rufus Williams and dry cleaner James Morrison utilized 616. Ramsey Drug Company occupied 614 in 1919 and 1921, when O. E. Simmons operated a dry cleaners at 616. In 1923, the Guy & Young Barber Shop moved from their 612 1/2 East Washington Street location to 616. By 1930, the street address had changed to 738 A & B, with A. Blackwelder's Barbeque Lunch operating out of the building's west side and Dixie Café out of the east. By 1935, the Dixie Café moved to the one-story building just west of the Odd Fellows Building, which then had an address of 736-738. Henry Eccles, a confectioner, occupied 736 and the Beatty and Martin Pressing Club (dry cleaners) 738. By 1940, the building's address was 736, with Robert Beatty's dry cleaners, United Cab Service, and White's School of Beauty Culture sharing the commercial space. In 1945, Van S. Gibson operated the dry cleaners and Connie Tyson a beauty shop, which remained at that location through the 1960s.

Archaeological Potential Statement

The buildings and structures within the Washington Street Historic District are closely related to the surrounding environment. Archaeological remains such as trash pits, privies, wells, remains of garden planting beds and fence lines, former outbuildings, and other structural remains which may be present can provide information valuable to the understanding and interpretation of the contributing resources. Information concerning the character of daily life, social standing and social mobility, and land-use patterns, as well as the structural evolution of African American commercial, institutional, ecclesiastical, and residential buildings, can be obtained from the archaeological record. Therefore, archaeological remains may well be an important component of the property's significance. At this time no investigation has been done to discover these remains, but it is likely that they exist, and this should be considered in any future development within the district.

¹⁴¹ Glenn R. Chavis, "List of Blacks Building Homes, 1903-1907," extracted from the *HPE*.

Historic Background and African American Heritage and Commerce Context

Guilford County's development escalated in the mid-nineteenth century with the construction of improved transportation routes through the region. The Fayetteville and Western Plank Road linked Salem to Wilmington in 1852, greatly facilitating travel and trade between the Piedmont and the coast. The North Carolina Railroad soon followed, connecting Charlotte to Raleigh and points east in 1855. Surveyors determined that a site near the transportation arteries' intersection in southwestern Guilford County had the highest elevation along the railroad corridor and indicated it as such on their maps. The locale thus became known as "High Point."¹⁴²

Entrepreneurs seized upon the opportunity to purchase land, construct homes, and establish businesses in the crossroads vicinity. Thomas Sechrest, Solomon Kendall, and Nathan Johnson sold acreage near High Point's center to investors including William Welch and Salem industrialist Francis Fries, who promptly launched new commercial ventures including land subdivision and sales. The community burgeoned after the railroad line opened, and, in 1857, encompassed 441 white residents, seventy enslaved people, and fourteen free Blacks. The North Carolina General Assembly incorporated the new town in 1859.¹⁴³

Although the Civil War's onset dramatically slowed High Point's growth, the young municipality was largely spared from destruction with the exception of a Union raid that destroyed the frame depot and a cotton warehouse near the war's end in 1865. As the economy began to recover, industrialists W. H. Snow (a Vermont native and former Union officer), A. A. Barker, J. Elwood Cox, and H. R. Welborn opened tobacco factories, textile mill apparatus manufactories, lumber yards, and millwork plants, providing myriad employment prospects for laborers including newly emancipated African Americans who moved to town from rural areas. Banks, construction companies, restaurants, and retail outlets followed these primary economic engines, resulting in a population increase from 591 residents in 1870 to approximately on thousand occupants in 1880.¹⁴⁴

The last decades of the nineteenth century brought even more significant growth. Ernest A. Snow (Captain Snow's son), John H. Tate, and Thomas F. Wrenn opened High Point's first furniture factory in 1889 and many others soon followed. High Point's population quadrupled to 4,163 residents in 1900.¹⁴⁵ The population influx fueled a need for additional housing, and builders erected dwellings for both the elite and working classes near the central business district. Merchants, tradesmen, industrialists, bankers, doctors, dentists, and lawyers resided in elaborate Queen Anne-style homes that lined Main, Hamilton, High, and Washington streets. Mill and factory workers occupied modest shotguns, L-plan houses, and hip-roofed cottages in villages adjacent to manufacturing complexes south of downtown. Although most laborers rented their homes, Captain Snow "personally supervised the savings of his employees," many of whom were African American, and encouraged them to invest in real estate.¹⁴⁶

Brick makers Albert Miller and Mose Nailor and brick masons John and Bill Robinson were among the Black

¹⁴² Briggs, *The Architecture of High Point*, 27-28; Catherine W. Bishir and Michael T. Southern. *A Guide to the Historic Architecture of Piedmont North Carolina* (Chapel Hill: University of North Carolina Press, 2003), 341.

¹⁴³ Ibid., 27; Thomas B. Smith, "Negroes of City Have Won and Retain Respect for Splendid Achievement," *HPE*, January 20, 1935. High Point's population was not quantified separately in official government records until 1900. Various sources give different numbers for the population upon incorporation in 1859, varying from 525 residents according to Eli Denny (Greensboro Patriot, July 1857) to 596 inhabitants according to Robert F. Hicks Jr., *The Spirit of Enterprise: The History of High Point's Formative Period: 1851-1926* (High Point: Robert Franklin Hicks, 1989), 15.

¹⁴⁴ Again, estimated population numbers vary. High Point's 1880 statistics range from 991 according to High Point historian Mary Lib Clark Joyce to about 1000 in Robert F. Hicks Jr., *The Spirit of Enterprise*, 53.

¹⁴⁵ Leon E. Truesdell, *Sixteenth Census of the United States: 1940, Census of Population, Volume I, Characteristics of the Population, Part A, Number of Inhabitants* (Washington, D. C. Government Printing Office, 1942), 772.

¹⁴⁶ Thomas B. Smith, "Negroes of City Have Won and Retain Respect for Splendid Achievement."

craftsmen who facilitated the construction of these new residences as well as downtown commercial buildings, factories, mills, offices, churches, and schools in High Point during the reconstruction era. Another ambitious African American entrepreneur, Willis Hinton, who was Albert Miller's brother, moved to High Point in 1868 and worked at the freight depot and in Captain Snow's factory before opening a café on South Main Street in 1883. He subsequently built a hotel on Jamestown Road (Washington Street) and was also a fish vendor until his death in 1922.¹⁴⁷

Other notable early African American residents include George "Major" Gray, who provided public conveyance in his wagon during the 1870s; confederate army veteran and minister Daniel Brooks, who came to High Point in 1872 to lead the Methodist Episcopal congregation and founded Brooks Memorial Methodist Church in 1907; and Chatham County native and stagecoach driver Henry Clay Davis, who frequently stopped in High Point on his trips between Fayetteville and Salem on the plank road and eventually settled in town. Davis worked as a porter for Manliff Jarrell at the Jarrell Hotel for many years and later became the first Black employee of the High Point post office, where he was a custodian and special delivery carrier from 1898 until he passed away in 1915.¹⁴⁸

These men and many other prominent members of High Point's African American community purchased land on or near Jamestown Road from white property owners including the Sechrest, Kraber, and Benbow families beginning in the 1870s. Black and white citizens lived and worked in the blocks adjacent to Centennial Street through the first decades of the twentieth century, but, starting around Hobson Street, two blocks east of Centennial, the neighborhood became predominantly African American. As social, economic, and political pressures to racially segregate neighborhoods, businesses, churches, schools, institutions, parks, and other facilities escalated in the late nineteenth century, early residents including Willis and Fannie Hinton and Nannie and John Kilby subdivided their property and sold building lots.¹⁴⁹ James Day and S. L. Day conveyed five acres to the New York Yearly Meeting of the Society of Friends, commonly known as Quakers, in March 1893, to serve as the site of a new school which would offer African American children and adults vocational, academic, and spiritual instruction.¹⁵⁰

By the turn of the twentieth century, one- and two-story frame dwellings, commercial buildings, and the 1877 Smith Chapel Methodist Episcopal church flanked the road leading east to the High Point Normal and Industrial School. Many of Washington Street's first commercial buildings, including Willis Hinton's hotel, were simply-finished, one- or two-story, weatherboarded structures with full-width front porches. Jamestown Road became Washington Street around 1900, just before several large and elaborately-detailed residences were erected near Centennial Street. On the street's south side, Reverend Daniel Brooks and his family occupied a triple-A-roofed I-house, so called due to its side-gable roof with an ornamental central gable on the front roof slope; two-story, one-room-deep form; and center-hall plan. The house, located at what is now 514 Washington Street, featured sawnwork eave brackets; ornamental millwork on the hip-roofed front porch, which was supported by turned posts; and interior mantels with applied decoration.¹⁵¹

¹⁴⁷ Ibid.; Jerry L. Cross, "Washington Street Historic District," September 23, 1982; Chavis, *Our Roots*, 32.

¹⁴⁸ Colonel W. A. Blair, "Characters, Incidents and Stories of Half a Century," and "Henry Davis, Coachman," *HPE*, January 20, 1935; Ethel Griffin Hughes, "Black People Have Contributed Much to the Development of High Point," in Holt McPherson, *High Pointers of High Point* (High Point: Hall Printing Company, 1976), 90.

¹⁴⁹ High Point's regulations regarding segregation were officially codified in an ordinance passed by City Council on March 8, 1915. Chavis, *Our Roots*, 27.

¹⁵⁰ Jerry L. Cross and H. McKeldon Smith, "William Penn High School," National Register of Historic Places Nomination, 1978; DB 91, p. 267; Society of Friends, *Annual Reports of the New York Yearly Meeting*, 1885-1894, The Quaker Collection, Haverford College, Haverford, Pennsylvania.

¹⁵¹ This dwelling appears on the 1911 Sanborn map with a 410 East Washington Street address and had been demolished by 2000. Cleveland County native Daniel Brooks pursued his calling to become a minister in 1872, when he joined the North Carolina Conference of the Methodist Episcopal Church. He led congregations in Oxford, Greensboro, and Oberlin Village (near Raleigh)

George Gray, a laborer, paid \$650 for the half-acre lot east of Daniel Brooks' property in April 1906 that was previously part of the John and Lou Kraber "homeplace" and received a building permit to construct a one-story, five-room dwelling valued at \$600 that year. Brick mason John Robinson, who once owned an entire block of Wrenn Street, purchased an approximately one-third-acre lot east of Gray's property from Nathan Silver for \$975 on in January 1907 and erected a two-story residence soon after. Dr. C. J. H. Gaylord, who established his High Point medical practice in 1907, acquired the Gray home for \$1,000 at a foreclosure auction in February 1913 and resided there until his death in 1965.¹⁵² The Gaylord and Robinson houses are the oldest extant dwellings in the Washington Street Historic District.

Greensboro native Garland Alfonso Gerran paid Willis and Fannie Hinton \$500 for a quarter-acre lot on the north side of East Washington Street in January 1901 and commissioned the construction of a two-story, triple-A-roofed, frame residence with a two-tier front porch. Dr. Gerran moved to High Point shortly after graduating from Shaw University's Leonard Medical School in 1897, becoming the city's first African American physician. He saw patients in his home, and, in addition to operating his medical practice, served as the High Point Normal and Industrial School's physician and as a health and hygiene lecturer at the campus.¹⁵³

The aforementioned dwellings were erected in close proximity to established commercial endeavors that continued to operate through the first decades of the twentieth century. The Hinton's house and eleven-room hotel stood east of the Gerran residence. Neighboring white tradesmen and merchants included blacksmith Lane Sechrest, shoemaker Winfield S. Brittain, and two grocers: the McCloud brothers and Fred D. Burchfield, who also sold firewood. The Sechrest and Brittain families lived beside their Washington Street shops; the grocery store owners resided elsewhere in High Point.¹⁵⁴

The African American Baptist congregation's physical presence in the Washington Street community became more prominent when they acquired a quarter-acre lot at the northeast corner of Washington and Hobson streets (just west of Dr. Gerran's residence) in 1899. The congregation continued to worship in their frame sanctuary located south of Daniel Brooks' property during the fundraising effort and the new church's construction. Contractor A. W. Council completed the new brick Gothic Revival-style sanctuary and a two-story frame parsonage to the east in 1907.¹⁵⁵

African American entrepreneurs John and Nannie Kilby purchased three tracts west of First Baptist Church (on the northwest corner of Washington and Hobson streets) in 1908 and 1913. In October 1913, Lane Sechrest and his wife Rose sold Nannie Kilby a lot including "three little buildings," likely the same three structures illustrated on the 1911 Sanborn map: a diminutive one-story building with a front porch that faced Washington

while attending schools sponsored by the Freedman's Aid Bureau. Reverend Brooks then moved to High Point, where he was an active proponent of African American education, serving on the committee that negotiated the sale of land to establish the High Point Normal and Industrial Institute. He retired from the ministry in 1909 due to failing health and passed away in 1933 at the age of ninety-five. Sara Alderman, "Daniel Brooks, Old Negro Elder, has Been Preaching Gospel Over Half Century and Is Still At It," *HPE*, October 25, 1925; "Colorful Negro Minister Dies; Was Well Liked," *HPE*, May 14, 1933, p. 13; "Influence for Good on His People is Tribute Paid Daniel Brooks," *HPE*, June 7, 1942, p. 7B.

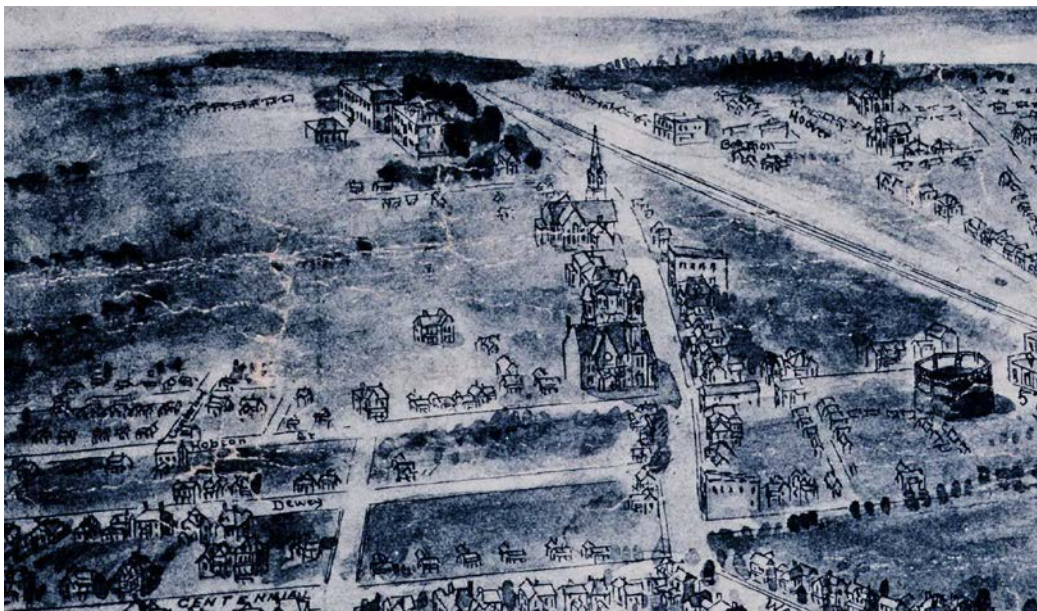
¹⁵² DB 211, p. 602; DB 206, p. 579; DB 245-164; Glenn R. Chavis, "List of Blacks Building Homes, 1903-1907," extracted from the *HPE*. The George Gray permit information appeared in a January 1907 building permit listing. Thomas B. Smith, "Negroes of City Have Won and Retain Respect for Splendid Achievement;" Briggs, *The Architecture of High Point*, 154.

¹⁵³ DB 128, pp. 631 and 632; "Annual Catalogue of the High Point Normal and Industrial Institute, 1910-1911." The residence is listed in the 1980-09 city directory and appears on the 1911 Sanborn map with a 603 East Washington Street address, which later became 707 E. Washington Street. Dr. Gerran passed away in 1928 at the age of fifty-nine. His widow Marie still occupied their home in 1930, but soon moved. She resided at 1309 East Washington Street at the time of her death in 1950.

¹⁵⁴ High Point city directories and Sanborn maps, 1908-1924.

¹⁵⁵ DB 116, pp. 139-143; DB 117, pp. 576-578; DB 207, pp. 125-127; DB 224, p. 274; DB 287, pp. 144-145.

Street and two hip-roofed buildings to the north, one of which abutted Hobson Street. Washington Street's second three-story brick commercial building, the Kilby Hotel, stood on the property by December 1917, and the Kilbys erected the adjacent two-story brick building within a few years to provide additional commercial space and an entertainment venue.¹⁵⁶



J. J. Farris, “Bird’s Eye View of High Point,” 1913, image courtesy of the High Point Museum

The Odd Fellows Hall, completed in 1907, was the only three-story commercial building on East Washington Street before the Kilby Hotel was constructed. The edifice stood southwest of the growing High Point Normal and Industrial School campus and was surrounded by unassuming residences and a few one-story commercial buildings for most of the twentieth century. Henry Clay Davis’s property, where he had erected a two-story frame house for his wife Carrie and their children, was west of the school and Odd Fellows Hall on the south side of Washington Street.

A March 27, 1907 fire destroyed the Morris Chapel Methodist Episcopal Church and many other East Washington Street buildings.¹⁵⁷ The Methodist Episcopal congregation erected a new brick Gothic Revival-style sanctuary within a year, and other property owners also replaced damaged frame buildings with more permanent brick structures. By 1911, entrepreneurs had constructed grocery and general merchandise stores, cafes, a blacksmith shop, and a “pressing club,” or dry cleaners, along Washington Street east of Centennial Street. Despite the risk of fire, some of these buildings were modest, one-story, frame structures, and comparable buildings continued to be constructed through the 1920s.¹⁵⁸

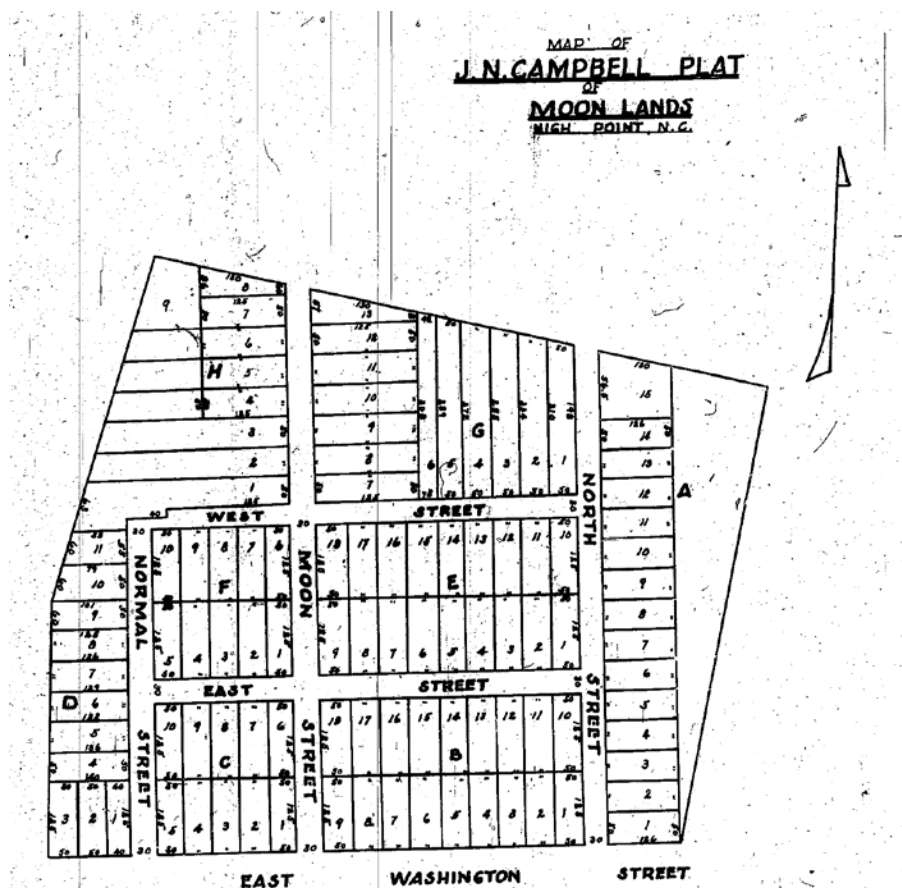
As High Point’s population doubled during the twentieth century’s first decade, subdivision development in the Washington Street vicinity provided opportunities for African American residents to purchase lots upon which to build homes. Widow Jennie N. Campbell, High Point mayor and High Point Furniture Company owner M. J. Wrenn, and the James Day family owned much of the land immediately north of Washington Street in the early twentieth century. Jennie Campbell developed her property on the east and west edges of the Washington Street

¹⁵⁶ DB 205, p. 612; DB 252, p. 623; DB 255, p. 56; DB 301, p. 241.

¹⁵⁷ Chavis, *Our Roots*, 21; Glenn R. Chavis, “Church able to bounce back from great loss,” *GNR*, August 29, 2004.

¹⁵⁸ A front-gable-roofed, German-sided building initially utilized as a cobbler’s shop stood at 737 East Washington Street through the 1980s. Three similar buildings were located to the east on the same side of the street in 1924, but they had been demolished by 1950.

Historic District in 1906. The eastern subdivision was called “Moon Lands” and encompassed a small area with a grid plan. Mrs. Campbell sold the Second Presbyterian Church trustees a lot near the northeast corner of what is now East Avenue and Downing Street (just north of Washington Street) for ninety dollars and H. A. Donnell soon constructed a small frame mission church.¹⁵⁹



Campbell’s land at the district’s west end was bounded by Centennial, Dewey (now Fourth), Poplin, and Richardson streets. The 1911 Sanborn map and 1913 Bird’s Eye view show that the street grid had been laid out per the 1906 plat and modest frame houses stood on Campbell’s property and in the adjacent area to the east, which was owned by M. J. Wrenn at that time. Wrenn’s property extended from Fourth Street on the west to Cedar on the east, Barbee on the north, and Washington on the south.¹⁶⁰

Although many Washington Street residents were property owners, others rented humble homes. By 1911, a series of six connected, shotgun-style, frame flats with continuous front and back porches stood east of the Odd Fellows Hall across from the Methodist Episcopal church. Other rental dwellings lined unpaved alleys on Washington Street’s north and south sides. The area south of what is now the 500 block of Washington Street was called “Baptist Bottom” as it encompassed small houses lining Baptist Street, which extended east from Cherry Street to Hobson Alley north of the Freedmen’s School and the frame 1875 African American Baptist church. An alley located approximately halfway between the Baptist and Methodist Episcopal churches led north from Washington Street to Troy Place, a group of one-story dwellings.

¹⁵⁹ The building was no longer standing in 1917, when the Sanborn map was extended to illustrate the one- and two-story frame dwellings that lined the subdivision’s streets, but long-time church member C. W. Robinson lived at what is now 110 Downing Street for decades. DB 293, p. 525; “Cherry Street Presbyterian Church,” circa 1930s historical sketch in the files of St. Paul Presbyterian Church; “Churches,” *HPE*, January 25, 1985, Section VI, p. 14.

¹⁶⁰ This area wasn’t heavily built out until 1944, when R. B. Gantt and George L. Hundley owned and developed the property.

The 1913 Bird's Eye view and 1917 Sanborn map illustrate rows of gable-roofed dwellings lining Eccles Street, which was east of High Point Normal and Industrial School, and Washington Lane (now Gaylord Court), to the west. Industrialists John Hampton Adams and James Henry Millis built their second Piedmont Hosiery plant on Washington Lane's west side around 1915, providing African American laborers with new employment prospects. The few adjacent residences provided some mill employee housing and additional accommodations were soon erected. By 1924, a row of twenty connected shotgun dwellings known as the Bencini Flats had been constructed on the west side of Narrow Street (later called Booker Alley), which was between the campus and Eccles Street. City directories indicate that most of the occupants of these three-room dwellings worked in furniture factories, textile mills, Washington Street businesses such as the dry cleaners and the barber shop, or as day laborers for local contractors.¹⁶¹

The booming 1920s economy provided unprecedented opportunities for High Point's citizens. Commercial and industrial expansion and city infrastructure improvements created thousands of new jobs, resulting in the population more than doubling during the decade—increasing from 14,302 inhabitants in 1920 to 36,745 residents in 1930. R. G. Lassiter directed a street paving campaign that employed approximately eight hundred African American laborers, many of whom moved to High Point from Georgia and South Carolina.¹⁶² A large section of Washington Street had already been paved, as property owners including Morris Chapel Methodist Episcopal Church and the Odd Fellows trustees successfully petitioned the city to create a hard-surfaced road from Centennial Street to the Southern Railroad crossing in 1916.¹⁶³

Building permit issuance reached an all-time high—just over four million dollars—in 1926 as residential developers struggled to match housing needs.¹⁶⁴ High Point attorney J. Allen Austin, who owned vacant land north of East Washington Street and west of Moon Lands, capitalized on housing demands by platting the Griffin Park subdivision in 1922. Only a few houses at the neighborhood's north end are listed in the 1923-24 city directory, but multiple addresses appear on Underhill Street in 1925-26 and the subdivision eventually wrapped around Moon Lands' north and west sides. The City of High Point constructed a pumping station with a three-million-gallon water reservoir on Washington Street's north side (east of the Moon Lands neighborhood), by 1924 to serve the area.

James C. Hill and W. F. Smith were among the African American builders who erected homes in Griffin Park. On March 3, 1927, Moses Leach commissioned the men to construct a five-room dwelling with front and back

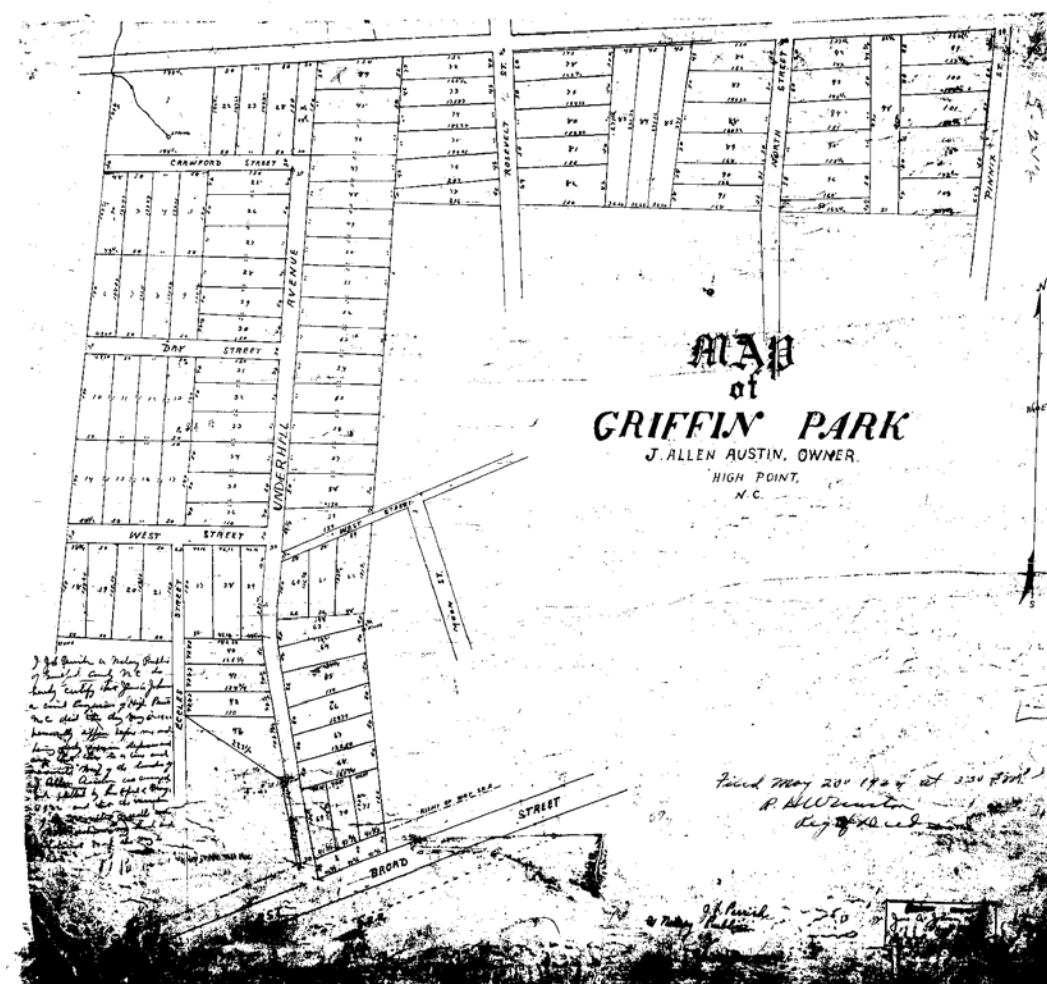
¹⁶¹ Eccles Street was likely named in honor of High Point native P. L. Eccles, an educator, Odd Fellow, and Morris Chapel Methodist Church superintendent. High Point Normal and Industrial Club, "Prof. and Mrs. P. L. Eccles," *History of the Negro in High Point, North Carolina, 1867-1950*, 30-31. Lewis Hine, who documented the appalling child labor conditions in textile mills during the early twentieth century, photographed mill and factory worker housing in High Point in 1936-37. His archived descriptions don't include specific location information, but comparison of the High Point images and Sanborn maps, in combination with oral history, indicates that several photographs may depict the shotgun flats on the west side of Booker Alley and the side-gable-roofed dwellings on Eccles Street. The 1924 Sanborn map matches Lewis Hine's photograph number 518533/Local Identifier 69-RP-260 almost exactly, with a two-story house on the east side of the alley north of the flats and a one-story dwelling at the flats' south end. The two-story house illustrated on the Sanborn map has a slightly different footprint (a projecting bay at the facade's west end) than the house in the photograph, but that may have just been the map maker's error. See photographs ARC 518533/Local Identifier 69-RP-260 and ARC 518532/Local Identifier 69-RP-259 (same caption) "Housing. Row of shacks occupied by colored textile and furniture workers - High Point, North Carolina. Last Xmas [sic] a fire destroyed some of the homes but the others are still occupied, 1936-1937;" and ARC 518530/Local Identifier 69-RP-257, "Housing. Row of hovels occupied by colored workers from furniture and cotton mills - High Point, North Carolina," Still Picture Records Section, National Archives, College Park, Maryland.

¹⁶² Thomas B. Smith, "Negroes of City Have Won and Retain Respect for Splendid Achievement."

¹⁶³ Chavis, *Our Roots*, 27.

¹⁶⁴ High Point Chamber of Commerce, ed., *The Building and the Builders of a City*, 78, 85.

porches, two plastered rooms, double-hung windows, a French door, and an asphalt-shingle roof at a cost of \$1,530.75.¹⁶⁵ The house still stands at 205 Underhill Street.



Washington Street business owners and professionals, in addition to many other African American residents, occupied the new houses in Griffin Park. Architectural draftsman Fred Lander, who moved to High Point in the 1920s and designed St. Stephen A. M. E. Zion Church's brick Gothic Revival-style sanctuary, was an early Underhill Street homeowner.¹⁶⁶ Over the years, Griffin Park residents included physicians H. Craft, J. C. Morgan, C. T. Whitten, and Murray B. Davis; attorney T. F. Sanders; school principals C. Yokley and O. Hudson; grocery and hotel owner J. Henly; Ritz theater manager T. Bennett; police captain O. H. Leak; ministers J. J. Patterson and F. Miller; beauticians Hattie Leach, M. Boss, and Mrs. Nelson; teachers Ann Johnson, Mrs. Smoot, and Mrs. Ingram; United Cab Company owner Leon Sharpe; bondsman and Ingram Billiard's owner D. Ingram; tailor and dry cleaner's owner S. Deberry; brick mason Tom Bynum; mortician W. W. Hoover; and plumber Jessie Staton.¹⁶⁷

Ambitious African American entrepreneurs replaced some East Washington Street dwellings with new commercial buildings during the 1920s and early 1930s. Although many of these edifices—such as the Davis

¹⁶⁵ "Moses Leach, James C. Hill, and W. F. Smith contract," March 3, 1927, from the collection of Glenn R. Chavis. The house in question was constructed for Mayfield and Hattie Leach, Mr. Chavis's grandparents.

¹⁶⁶ "Lander Funeral Set Thursday," *HPE*, February 10, 1965.

¹⁶⁷ Glenn R. Chavis, "Recalling Underhill in its prime," *GNR*, July 27, 2003, p. 1R.

Building and the Bullock Building on Washington Street's south side and a series of brick commercial buildings including the Washington Street Pharmacy on the north side—are no longer standing, significant edifices such as the commercial block at the southeast corner of Centennial and Washington streets and the Dixieland Theater continue to tell the story of the area's development during this period.

Ossie E. Davis erected an austere, two-story, brick commercial building on the former site of his parents' home at 730 East Washington Street around 1925. He operated a pool room on one side of the first floor and rented the other storefront, which was initially a grocery store, as well as the second floor office space. Ossie and Sara Brooks Davis and their children resided in a one-story, early-twentieth-century, triple-A-roofed house with a hip-roofed front porch that stood to the east at 767 East Washington Street. Mr. Davis graduated from the High Point Normal and Industrial Institute in 1907 and attended Winston-Salem Teacher's College, the Agricultural and Technical College of North Carolina, Shaw University, and Hampton Institute before returning to High Point, where he served the community in a variety of ways during his long and illustrious career as an educator and advocate for African American youth that included a thirty-year tenure as Fairview Street School's principal.¹⁶⁸

E. S. McLeod's grocery store and the Piedmont Barber Shop were among the first occupants of the two-story brick Bullock Building, erected nearby at 700-702 East Washington Street around 1930. A central entrance led to the second-story rooms rented by William McDonald, Robert Bracey, C. C. Morrison, dentist Eva M. Zeigler, and hairdresser Anna Hairston.¹⁶⁹ The more elaborately finished one-story, brick, circa 1930 commercial building that stood at 619 East Washington Street (just west of the Kilby Building), featured a raised, basketweave-patterned, brick panel at the parapet's center and originally housed the Mid-City Café, followed by restaurants operated by Sadie Jones, Effie Able, and their families through the early 1960s. Various family members resided in the adjacent bungalow at 617 East Washington Street.

A series of two-story, brick commercial buildings was constructed on the north side of East Washington Street during this period. A corbelled cornice and stepped parapet side walls distinguished the circa 1930 building at 721-723 E. Washington Street, where McCallum & Barnhill Barber Shop and G. A. Smith's ice cream parlor utilized the storefronts and Daisy Williams resided upstairs in 1930. The late 1920s commercial building at 727-729 E. Washington Street was similar in appearance, with a corbelled cornice and a decorative basketweave brick panel above the second story façade windows' continuous soldier-course lintel. W. M. Guy operated an eating house at 729 in 1930 and Dr. J. J. Wilson, a dentist, had an office on the second floor.

One of the community's most iconic buildings, the Washington Street Pharmacy, stood at 731 E. Washington Street. The late 1920s building had a corbelled cornice above six decorative brick courses laid in Flemish bond with projecting headers. Soldier-course lintels surmounted the cast-stone plaque inscribed with "Drug Store" that was inset at the façade's center. A diminutive one-story building that housed the Broadway Shoe Shine Parlor from the late 1930s through the early 1940s stood just east of the pharmacy until the early 1950s, when a one-story commercial building with two narrow storefronts, a brick-veneered façade, and a stuccoed east elevation was erected at that location (733-735 E. Washington Street).¹⁷⁰

John C. Henly constructed a two-story frame commercial building on the northeast corner of Washington and Underhill streets in the late 1920s. The edifice, which was known as the Henly Hotel, encompassed two

¹⁶⁸ Frank Warren, "Dr. Murray Davis," *HPE*, July 30, 1961, p. 5C; Barbara Taylor, "High Point had its own Ossie Davis," *GNR*, February 13, 2005.

¹⁶⁹ African American dentist Eva M. Zeigler became High Point's first female dentist in 1924. Chavis, *Our Roots*, 36.

¹⁷⁰ Agricultural and Technical College of North Carolina graduate and U. S. Army veteran George Monk Jr. opened a High Point real estate and development company in 1960, operating out of 735 East Washington Street office for many years. "New Firm," *HPE*, February 2, 1960, p. 6A.

storefronts facing Underhill Street, two fronting Washington Street, and second-story hotel rooms. Henly operated a grocery store in the eastern Washington Street storefront, while Drake's Place, a confectionary shop, occupied the western storefront for many years.¹⁷¹ A post office substation opened in the grocery store in April 1937.¹⁷²

Standing buildings from this period include the commercial block at the southeast corner of Centennial and Washington streets. The first section—the two-story, four-bay, brick building at what is now 500 Washington Street—was likely constructed in 1912, when High Point Normal and Industrial Institute principal A. J. Griffin received a permit to erect a brick store at an approximate cost of \$2,800.¹⁷³ The building initially housed a grocery store and second-floor offices. Tenants including John J. Parks, William Keeble, hair dresser Louella Chavis, and the North Carolina Mutual Life Insurance Company utilized the second-story space in 1919. In 1923, attorney T. F. Sanders, dentist J. C. Morgan, Ms. Chavis, North Carolina Mutual, and Winston Mutual Life Insurance Company rented second-floor offices.

A. J. Griffin also commissioned construction of the adjacent two-story brick commercial building in the early 1920s. The 1923-1924 city directory lists the Cut Rate Motor Company, watchmaker F. P. Coble, and confectioner F. L. Montgomery as the tenants. Local historian Glenn R. Chavis's research collection includes a 1927 advertisement for the Griffin Casino, which appears to have operated at this location. By 1930, the Washington Furniture Store, the St. Louis Café, and shoe repair shop operator W. M. James, occupied the building.

The one-story commercial building at what is now 614 Washington Street was also constructed in phases, beginning around 1920 with the slightly taller eastern section that initially served as the Dixieland Theater. W. W. Hoover managed the theater for several years beginning in 1929, hiring vaudeville performers for week-long engagements.¹⁷⁴ The western section, where Mamie Cureton ran an eating house, was erected by 1930. The theater name changed to the Eagle at that time.

Mr. Hoover's primary business was the operation of the funeral service that W. E. Newsom and Walter Poteat established in 1910 with the financial assistance of Mary Holiday Hoover (W. W. Hoover's mother). Mrs. Hoover became the company's sole proprietor in 1923, and Walter, a newly-licensed funeral director and embalmer, began running the business in 1925. The funeral home was initially located at 731 East Washington Street and moved to the corner of Beamon and High streets before relocating to a two-story, hip-roofed, frame dwelling at what is now 1113 Washington Street in 1932, where it operated until the early 2010s.¹⁷⁵

The stock market crash of October 1929 and the subsequent economic depression slowed High Point's rapid growth. Building permits plummeted to approximately \$118,000 in 1932 from \$1.1 million in 1929, reflecting that only a small number of projects financed before the economic downturn, such as the construction of a new auditorium and classroom building at William Penn High School in 1930, were completed.¹⁷⁶ Many businesses did not survive the depression, and High Point's furniture industry experienced significant hardship, but most factories remained open. Some textile mills actually increased production, as the national market for woven goods remained strong.

¹⁷¹ It appears that the second-floor hotel rooms were converted into thirteen apartments in 1948, which is the first year the city directory lists second-floor occupants.

¹⁷² Chavis, *Our Roots*, 95.

¹⁷³ "Building Permits," *HPE*, October 8, 1912, p. 1.

¹⁷⁴ W. W. Hoover, interview with High Point Museum staff, January 24, 1996 at Hoover's Funeral Home.

¹⁷⁵ Ibid.; "Walter Hoover," *HPE*, July 10, 2004, p. 6B; Eric Swenson, "Walter Hoover, funeral home owner, dies," *GNR*, July 9, 2004; Ronda Cranford, "Colleagues recall funeral director," *HPE*, July 9, 2004.

¹⁷⁶ High Point Chamber of Commerce, ed., *The Building and the Builders of a City*, 85.

The North Carolina Emergency Relief Administration (NCERA) attempted to mitigate the impact of economic hardship in High Point in the early 1930s by funding civic projects such as repairing City Hall, remodeling the public library, improving city parks, constructing Blair municipal golf course, landscaping the city cemetery, road improvements, water and sewer line installation, mosquito control, surplus commodity distribution, school maintenance and repair, privy construction, landscaping, and crop harvesting.¹⁷⁷ The NCERA and the Works Progress Administration (WPA) reduced food preservation costs by erecting facilities where residents could bring their own food and tins and collaborate on the canning process.¹⁷⁸

One of High Point's largest WPA-funded projects was the construction of a \$100,000 park for the city's African American residents. The facility, advertised as one of "the finest for colored people in the south," encompassed tennis, basketball, baseball, and softball courts; picnic grounds; a swimming pool; a circular wading pool; and a bath house with showers, dressing rooms, the park's administrative offices, and a second-story entertainment pavilion. Dr. J. A. Martin presided at the park's June 10, 1938 dedication, when district WPA supervisor E. W. Cole formally presented the facility to the city. Dr. J. C. Morgan, who, along with educator Alfred J. Griffin and others formed the citizen's committee that began advocating for the African American park in 1935, accepted the recreational facility on the community's behalf.¹⁷⁹

Another project that received WPA funding was the City of High Point's \$1.5-million railroad crossing improvement campaign, undertaken in conjunction with the State Highway Commission and the Southern Railway. The endeavor, which began in 1937, entailed depressing, raising, and relocating railroad tracks, creating underpasses and overpasses in an attempt to reduce accidents and eliminate traffic congestion. The Kivett Drive Bridge, so called as it connected East Washington Street to Kivett Drive, was completed in the program's first year. New bridges were erected at Oak, Willowbrook, Elm, Main, Wrenn, Hamilton, Beamon, Perry, and Dalton streets by 1947. Three African American workmen lost their lives over the course of the construction project.¹⁸⁰

The new bridges were intended for vehicular traffic, and, in the case of the Washington Street area, pedestrians initially had to utilize rickety wooden steps to access and cross the railroad tracks. After Moon Street resident Rufus McCain was injured in a fall at the Beamon Street crossing south of William Penn High School in December 1938 and sued the City of High Point for damages, the city's public works director designed a pedestrian bridge to span the tracks. R. K. Stewart & Son erected the wooden structure in February 1939.¹⁸¹

The railroad track depression and Kivett Drive bridge construction project required adjacent sections of Washington Street to be elevated, which made it difficult for residents including Mrs. L. B. Curtright, whose property at the northwest corner of what is now Washington and Downing streets was "left in a hole, with high

¹⁷⁷ J. S. Kirk, Walter A. Cutter and Thomas W. Morse, ed., *Emergency Relief in North Carolina* (Raleigh: Edwards & Broughton Company, 1936), 476.

¹⁷⁸ Anita Price Davis; *North Carolina During the Great Depression: A Documentary Portrait of a Decade* (Jefferson, NC: McFarland and Company, Inc, Publishers, 2003), 104.

¹⁷⁹ "Expansion of Public Parks: Negro Park Will Prove Big Boon for Residents," *HPE*, November 14, 1937; "Dedication is Held at High Point Park," June 11, 1938 newspaper clipping from the Washington Terrace Park vertical file at the High Point Public Library; "Negro Citizen's Want Recreation Park Here," *HPE*, March 20, 1935; Chavis, *Our Roots*, 102, 199. The park, originally called the "High Point Colored Park," became officially known as Washington Terrace Park in December 1953 and is located at 1899 Brooks Avenue (east of the Washington Street Historic District). The City of High Point completely refurbished the facility in 1999.

¹⁸⁰ "Elimination of Railroad Grade Crossings," in High Point Chamber of Commerce, ed., *The Building and the Builders of a City* (High Point: Hall Printing Company, 1947), 86-87; Blackwell P. Robinson and Alexander R. Stoesen, *The History of Guilford County, U. S. A. to 1980 A. D.* (Greensboro: The Guilford County Bicentennial Commission, 1980), 183; Briggs, *The Architecture of High Point*, 78.

¹⁸¹ City Council meeting minutes, January 18, 26 and February 8, 1939, transcribed by Glenn R. Chavis; Glenn R. Chavis, "Some not-so-fond memories of old walking bridge," *GNR*, December 2, 2007.

embankments,” to access their homes. Mrs. Curtright sued the City of High Point for \$2,500 in damages in October 1939, and it is likely that the city constructed the concrete steps that still lead to those lots soon after.¹⁸²

Several private-sector endeavors provided new recreational opportunities for the Washington Street community during the 1930s. The High Point Altrusa Club, a white civic organization, sponsored a public library for High Point's African American citizens that opened in May 1934 in the building that had previously functioned as the manual trades classroom on the William Penn High School campus. Local residents contributed books, magazines, and supplies to stock the library shelves and Margaret Johnson Simmons became the first librarian.¹⁸³ The Pioneer Tennis Club, founded by Ossie Davis, erected lighted tennis courts at the northwest corner of Washington and Fourth streets (the future Washington Street Branch of the High Point Public Library location) that same year.¹⁸⁴

Property development and residential sales resumed when the economy started to recover in the late 1930s. Reflecting the frugality of the period, the J. C. Henley Corporation purchased houses to remodel and resell rather than constructing new dwellings. Ina Day McGirk commissioned the survey of a small unnamed residential subdivision property north and west of the William Penn High School campus in 1939, and followed with a neighborhood called William Penn Village, platted in 1940, but most lots remained unsold until the late 1940s.¹⁸⁵

High Point experienced negligible population growth during the 1930s—only gaining 1,750 occupants over the course of the decade—but industrial production increased exponentially. In 1939, the city contained North Carolina's second-largest number of manufacturing establishments, with 115 factories and mills employing 11,187 residents, almost a third of the population. Another 1,856 citizens worked in High Point's 470 stores, including those on East Washington Street, which prospered during this period.¹⁸⁶

Dentist J. C. Morgan capitalized on this growth, erecting a two-story, brick, four-unit apartment building at 1015 Washington Street in 1939, only a few years before he and his wife Ophelia Robinson built a home just a few hundred yards to the north at 121 Underhill Street in the Griffin Park subdivision. Although the units were rentals, most tenants were in residence for many years.

The construction of the Ritz Theater—a two-story brick commercial building at 711 Washington Street that encompassed retail space on the first floor, offices on the second floor, and a movie theater in the rear section—manifested both optimism in the economy's recovery given its expansive size and frugality in terms of its austere design. Max Zager, the theater's first manager, selected the movie “State Police” for the grand opening

¹⁸² City Council meeting minutes, October 3, 1939, transcribed by Glenn R. Chavis.

¹⁸³ Glenn R. Chavis, “First library for black High Point residents came along in 1934,” *GNR*, 2004; Glenn R. Chavis, “Washington Street Branch Library,” *GNR*, August 20, 2006; City Council meeting minutes, May 25, 1944 and May 17, 1949, transcribed by Glenn R. Chavis.

¹⁸⁴ “Intra-City Tennis Tournament,” *HPE*, 1934, information courtesy of Glenn R. Chavis, from his research notes.

¹⁸⁵ October 1938 J. C. Henley Corporation information courtesy of Glenn R. Chavis, from his research notes extracted from the *HPE*. James Day and his wife sold five acres to the New York Yearly Meeting of the Society of Friends in 1893 upon which to erect a new facility that became the High Point Normal and Industrial School. The Day family still owned the adjacent property in the late 1930s.

¹⁸⁶ Leon E. Truesdell, *Sixteenth Census of the United States: 1940, Census of Population, Volume I, Characteristics of the Population, Part A, Number of Inhabitants* (Washington, D. C. Government Printing Office, 1942), 772; Fred A. Gosnell, *Sixteenth Census of the United States: 1940, Census of Business, Volume I, Retail Trade: 1939, Part 3, Kinds of Business by Areas, States, Counties, and Cities* (Washington, D. C. Government Printing Office, 1941), 743; Thomas J. Fitzgerald, *Sixteenth Census of the United States: 1940, Manufactures: 1939, Volume 3, Reports for States and Outlying Areas* (Washington, D. C. Government Printing Office, 1942), 745.

show on August 30, 1939.¹⁸⁷ Realtor and insurance salesman C. W. Robinson, attorney Walter G. Hamilton, dentist Jerome J. Wilson, Byrd & McLean's Beauty Shop, the Ritz Tailoring Shop, and the Ritz Sweet Shop occupied the offices and storefronts in 1940.

The two-story brick commercial building erected at 508-510 Washington Street around 1940 has an even simpler design, perhaps as it initially housed Johnson's Poultry in the early 1940s and then served as a warehouse for most of its history. By 1940, the seven blocks of Washington Street east of Centennial Street encompassed numerous professional offices and businesses including a pharmacy, grocery stores, restaurants, beauty salons, barber shops, funeral homes, theaters, pool halls, hotels, and cab companies interspersed with residences, churches, a post office substation, and a public library branch.

The 1940s brought some movement toward civic equality for High Point's African American residents. Mayor Arnold Koonce appointed a "Negro Citizen's Advisory Commission" in 1943 in order to address the community's concerns about adequate representation in city government. The committee, whose first members were Reverend John E. Melton (chairman), H. I. Keno, Louis B. Haizlip, Reverend William S. McLeod, Dr. James C. Morgan, J. C. Crawford, and Walter W. Hoover, met frequently for several years and then, after a period of inactivity, Mayor Bill Bailey disbanded the group in June 1949.¹⁸⁸ The City of High Point also hired its first two African American officers—O. H. Leak and B. A. Steel—in 1943. The two men patrolled High Point's Black neighborhoods on foot until 1948, when two additional African American officers joined the police force and the department assigned them a squad car. O. H. Leak had strong connections to the Washington Street community, as he resided in Griffin Park, was a First Baptist Church Deacon, and served as a director on the Carl Chavis YMCA, Red Cross, Cancer Society, and United Fund boards.¹⁸⁹ He was also one of the founding members and the second president of the North State Law Enforcement Officers Association, formed in Durham in May 1952 to advance educational and professional opportunities for minority law enforcement personnel.¹⁹⁰ The O.H. Leak Law Enforcement Center on Leonard Avenue in High Point is named in his memory.

Many High Point residents served in World War II, and those left behind were occupied with the war effort in a variety of ways, from filling vacant positions in mills and factories to participating in bond drives and other volunteer activities. William Penn High School principal Samuel Burford, Dr. Murray Brooks Davis, and other Washington Street community leaders led an African American membership drive for the Red Cross beginning in 1939, and this initiative continued during the war years.¹⁹¹ Employees at the Adam-Millis Company's Washington Street plant (originally known as Piedmont Hosiery Mill No. 2) donated a portion of their wages to the Red Cross War Fund.¹⁹² William Penn High School students were among the youth who joined the Junior Red Cross and solicited donations. The Red Cross trained local women to roll surgical dressings and set up a workroom in the Daniel Brooks Homes to facilitate the project. Dr. Clifford T. Whitten, who was the first Black physician to operate at High Point Memorial Hospital and had a Washington Street office, chaired High Point's African American Red Cross chapter and conducted screenings for the Selective Service from 1941 until 1946, receiving seven presidential citations for his work.¹⁹³

¹⁸⁷ Chavis, *Our Roots*, 110.

¹⁸⁸ "Negro Advisory Board," *HPE*, November 28, 1943; "Negro Civic Group Dies Natural Death," *HPE*, June 22, 1949, p. 16; Chavis, *Our Roots*, 140.

¹⁸⁹ Don Follmer, "O. H. Leak," *HPE*, July 4, 1965, p. 5A.

¹⁹⁰ "North State Law Enforcement Officers Association History," <http://northstateofficers.com/history.html>.

¹⁹¹ Glenn R. Chavis, "Charities segregated divisions in times past," *GNR*, January 13, 2008, pp. 6 and 15.

¹⁹² "Adam-Millis Employees Will Donate to War Fund," *HPE*, January 23, 1942, p. 12.

¹⁹³ Glenn R. Chavis; "War effort not limited to just one community," *GNR*, January 20, 2008; "Appointed Medical Examiner," *HPE*, December 24, 1950.

The Washington Street community lost an illustrious young man to the war effort when William Penn High School graduate Carl H. Chavis was killed in France, becoming High Point's first African American World War II casualty. The United States Army recognized his heroism by posthumously awarding him with a Purple Heart and a Bronze Star. High Point's African American YMCA, initially housed in a two-story dwelling with a wraparound front porch that stood at 722 East Washington Street, was named in Chavis's memory when it opened in 1945.¹⁹⁴

An African American YWCA branch was also organized during this period. On August 11, 1943, the North Carolina Secretary of State incorporated the "Robbins and Saunders Memorial YWCA Club of High Point," an organization intended to create an African American YWCA. Just over a year later, Maybelle Nixon led the effort to found the Mary McLeod Bethune Branch of the YWCA, donating \$1.50 toward the cause at an organizational meeting in December 1944 at St. Mark Methodist Church. The YWCA operated out of a Washington Street dwelling near the YMCA before moving to rooms in the Williard Building upon its completion in 1949.¹⁹⁵

Some notable edifices were constructed on and near Washington Street in the 1940s. High Point's first public housing project for African American tenants, erected north of East Washington Street in phases beginning in 1942, was named in memory of Reverend Daniel Brooks. The 246-unit superblock development, which contained densely concentrated one- and two-story, side-gable-roofed, brick-veneered buildings with common green space, was a vast improvement over the area's early-twentieth-century tenement housing.¹⁹⁶ Dr. Murray Brooks Davis commissioned construction of a streamlined Art Moderne-style office, though to be the first freestanding medical office constructed for an African American physician in High Point, between the St. Mark Methodist Church parsonage and his parent's home around 1941.¹⁹⁷

High Point's development increased as building materials became more readily available at the end of World War II. The city issued 919 permits for new construction valued at approximately \$2.4 million in 1946, a dramatic increase from \$330,000 per year average from 1942 until 1944.¹⁹⁸ Washington Street's commercial district was expanded by the construction of several new buildings in the late 1940s. Dr. Whitten replaced a two-story dwelling that stood west of St. Mark Methodist Church with an Art Moderne-style clinic and commercial building that was similar in appearance to Dr. Murray Brooks Davis's office. The austere two-story concrete block commercial building erected at 710 Washington Street in 1947 housed Club Carolina (a billiard parlor that was originally located in the two-story Kilby Building) by 1949. Coy O. Williard Sr. constructed a two-story, brick building at 603-605 Washington Street—the first in the new commercial block erected at the northeast corner of Washington and Fourth streets—in 1949. This building housed various establishments including the local public library branch, the Sanitary Seafood Market, the Mary McLeod Bethune Branch of the YWCA, the Patrician Club, Club Fantasy Restaurant, Gnato's Children's Clothing Center, Gnato's Janitorial Services, Gnato's Enterprises, Dante's Discount House, the Simmons Roscoe Conklin Lodge (a social hall), and the North Carolina Mutual Life Insurance Company through 1965.

¹⁹⁴ Carl H. Chavis earned a football scholarship to Morgan State University and was a starting fullback before enlisting in the U. S. Army in 1943. Jimmy Tomlin, "More than a name, Carl H. Chavis left legacy of sportsmanship, heroism," *HPE*, February 12, 1995, p. 1D; "YMCA named for former Pennite," *The Students' Pen*, William Penn High School, February 28, 1945; "Posthumous Presentation of Bronze Star Medal," *HPE*, September 2, 1945.

¹⁹⁵ "Girls' Circle Club to Meet," *HPE*, October 19, 1941, p. 10B; YWCA incorporation, organization meeting location, and founder information courtesy of Glenn R. Chavis, from his research notes extracted from the *HPE*.

¹⁹⁶ "Influence for Good on His People is Tribute Paid Daniel Brooks," *HPE*, June 7, 1942, p. 7B;

¹⁹⁷ Glenn R. Chavis, "Black doctors' offices now history," *GNR*, October 18, 2009.

¹⁹⁸ High Point Chamber of Commerce, ed., *The Building and the Builders of a City*, 85; "Building in '46 Approaches All-Time High," *HPE*, January 5, 1947, p. 1.

High Point's population expanded by over a third during the 1950s, from 39,973 at the decade's beginning to 62,063 in 1960.¹⁹⁹ In order to accommodate growing numbers of children, the City of High Point utilized funds from a school bond issue to improve the William Penn High School campus and to erect the new Alfred J. Griffin Elementary School to the north. Local architects Louis F. Voorhees and Eccles D. Everhart designed the two-story, brick, L-shaped wing that extends from William Penn High School's 1930 auditorium and classroom building's east elevation. The 1949 addition encompassed seven classrooms, a woodworking shop, a drafting studio, a courtyard, an auxiliary entrance, and restrooms. The south entrance's concrete surround is original to the building as it appeared at the time of its construction.²⁰⁰ The addition extends north to the 1955 gymnasium, a one-story, brick, mid-century Modernist building designed by Raleigh architects William Henley Deitrick and John C. Knight.

Alfred J. Griffin Elementary School opened on March 1, 1954, accommodating two hundred students from the overcrowded Leonard Street Elementary School and about seventy-five seventh graders from the adjacent William Penn High School due to classroom shortages. The one-story flat-roofed, brick, L-shaped building, which was similar in appearance to the 1951 Charles F. Tomlinson School, contained nine classrooms, a library, offices, and a "cafetorium," a multipurpose space that contained folding benches and a small stage in addition to the cafeteria.²⁰¹ Griffin Elementary School's original plan was intended to facilitate later additions. High Point architects Voorhees and Everhart designed the first expansion, which encompassed ten classrooms, in 1956. High Point architect Robert W. Conner and Watson Engineering of Greensboro rendered plans for the two-story, approximately 36,000-square-foot gymnasium and classroom wing addition completed in summer 1960.²⁰²

High Point's economy remained strong during the 1950s. Textile mill and furniture factory owners upgraded and expanded their operations and facilities, reflecting High Point's standing as one of North Carolina's largest industrial centers during this period. In 1954, High Point's 219 manufacturing establishments employed 17,056 laborers who produced merchandise valued at \$92,561,000. The Adams-Millis Company closed their outdated circa 1915 Washington Street knitting and finishing mill between 1950 and 1956, but continued to utilize the circa 1920 warehouse at that location to store finished goods.²⁰³

The company maintained a strong connection with the Washington Street community, however, as co-owner J. Ed Millis initiated the campaign to erect a new YMCA/YWCA to serve High Point's African American residents in May 1957. Carl Chavis YMCA Board president O. H. Leak and other prominent citizens led the fundraising effort. Architect Leon Schute of William F. Freeman Engineers designed the facility and R. K. Stewart and Son began constructing it in November of 1957. Contractors and building suppliers donated some

¹⁹⁹ "Population Statistics: Guilford County and the City of High Point," 1790-1990, document in the "population" vertical file in the North Carolina Collection at the High Point Public Library.

²⁰⁰ Although the interior is substantially intact, the exterior appearance was first altered when the Guilford County School system renovated the building in the late 1970s per the plans of architect Aaron Allred to provide additional classroom space for the adjacent Griffin Elementary School. The Carl Chavis YMCA subsequently remodeled the building in 1995 to serve as their new branch location, but the Guilford County School System removed most of the exterior changes from that renovation in 2001. Carl Jobe, Guilford County Schools Facility Services Department, email correspondence with Heather Fearnbach, May 2010; "Additions to William Penn High School, High Point, N. C., Washington Street Elevation," July 28, 1949, revised August 30, 1949, renderings in the Alumni Room, Penn-Griffin School for the Arts; Lee Mortimer, "Penn Renovation to Benefit Griffin," *HPE*, April 22, 1977, p. 1B; Jimmy Tomlin, "YMCA Branch gets set for relocation," *HPE*, February 12, 1995, p. 1D.

²⁰¹ Tom Alston, "Negro School to Relieve Overcrowded Classrooms," *HPE*, February 8, 1952; Forrest Cates, "New Alfred J. Griffin School Has Most Modern Plant in City," *HPE*, March 14, 1954, p. 5C.

²⁰² Carl Jobe, Guilford County Schools Facility Services Department, email correspondence with Heather Fearnbach, May 2010; "School Construction Put on Rush Basis," *HPE*, August 5, 1960, p. 1B; "Construction at Griffin is Rushed," *HPE*, August 17, 1960, p. 1C; Lee Mortimer, "Griffin to Retain Both Its Gymnasiums," *HPE*, May 20, 1977, p. 1B; Chavis, *Our Roots*, 229.

²⁰³ U. S. Bureau of the Census, *U. S. Census of Manufactures: 1958, Volume III, Area Statistics* (Washington, D. C.: U. S. Government Printing Office, 1961), 32-7.

of their time and materials so that the project stayed within budget and the African American community raised almost \$7,000 to furnish the interior.²⁰⁴



Mary McLeod Bethune YWCA/ Carl Chavis YMCA, image courtesy of the High Point Museum

The new facility at 215 Fourth Street, completed in 1958, functioned as an important community center and recreational complex for almost forty years. The north end served as the Mary McLeod Bethune YWCA until 1976, when the YWCA moved elsewhere. The Carl Chavis YMCA was subsequently renovated in 1977 and expanded and remodeled in 1987, but the building was still not large enough to meet the YMCA's programming needs. The long-vacant William Penn High School campus was thus renovated to serve as the new Carl Chavis YMCA branch, which opened in June 1995.²⁰⁵ The branch relocated to Granville Street in April 2004 after the Penn-Griffin School for the Arts opened in 2003.²⁰⁶

Another significant resource for the Washington Street community—a new building to house the African American public library branch—opened on September 21, 1958, shortly after the YMCA/YWCA was completed to the north.²⁰⁷ High Point architect Robert W. Conner designed the H-shaped, Modernist edifice, erected at a cost of \$35,000. The new 5,000-square-foot, air-conditioned building encompassed a large circulation area, a children's reading room, an audiovisual room, offices, and greatly expanded library stack space. High Point's public libraries were integrated in 1959 after the NAACP's local chapter protested the central library branch's exclusion of African American patrons, but the Washington Street Branch remained open until 1996.²⁰⁸

²⁰⁴ "Dedication of Branch YM-YWCA Today," *HPE*, October 12, 1958, p. 2D; "Branch Y Formal Opening Today," *HPE*, June 22, 1958, p. 10D.

²⁰⁵ Jimmy Tomlin, "YMCA Branch gets set for relocation," *HPE*, February 12, 1995, p. 1D.

²⁰⁶ Carlvena Foster, email correspondence with Heather Fearnbach, July 26, 2010.

²⁰⁷ Dick Rigby, "New Branch Library Completed," *HPE*, September 21, 1958, p. 10D.

²⁰⁸ "Access to Library Voted for Negroes," *HPE*, April 23, 1959.

The development of the block containing the library and YMCA/YWCA continued with the construction of a new A & P grocery. The A & P chain developed a brick-veneered, Colonial Revival-style store prototype with a central cupola to commemorate the company's one-hundredth anniversary, and constructed one of the new designs facing North Centennial Street on the YMCA/YWCA's west side in 1959. Although the grocery store's ownership has changed several times since its construction, it is still in operation.



A & P Grocery Store, 220 North Centennial Street, 1960, image courtesy of the High Point Museum

African American community leaders built two significant edifices within the Washington Street Historic District in the midst of early 1960s civil rights struggles. Louis B. Haizlip erected a funeral home, thought to be the first High Point building constructed specifically to function as such, opposite the new library and YMCA/YWCA on Fourth Street in 1961. The Toussaint L'Ouverture Masonic Lodge No. 524 built an East Washington Street meeting hall in 1963 during the tenure of Worshipful Master Aaron Lightner.

The new buildings erected in the Washington Street neighborhood during the 1950s and early 1960s manifested the African American community's optimistic attitude as civil rights activism in High Point escalated with positive results. Blair Park Golf Course's 1956 integration was particularly notable, as the facility became one of North Carolina's first golf clubs to desegregate. In 1959, when Brenda Jean and Miriam Lynn Fountain became the first African American students to attend High Point's predominantly white public schools, Washington Street leaders including dentist Perry Little and Reverend J. Elton Cox escorted them to their classes.²⁰⁹

Another key event in High Point's civil rights movement occurred on February 11, 1960, when twenty-six William Penn High School students marched from campus to the Woolworth's on South Main Street after school. They proceeded to study at the lunch counter, which had been closed upon their arrival. The students left peaceably when the store closed early that evening. The demonstration was one of many in High Point during the 1960s, but is said to be one of the nation's first documented sit-in orchestrated by high school students.²¹⁰

²⁰⁹ "Key points in High Point-area race relations from 1949 to 1966," *HPE*, September 18, 1995, p. 5A;

²¹⁰ Jimmy Tomlin, "High-schoolers made history at first sit-in," *HPE*, February 11, 2005, pp. 1-2C; "Key points in High Point-area race relations from 1949 to 1966," *HPE*, September 18, 1995, p. 5A.

By 1963, High Point was North Carolina six-largest city, with a population of 66,543, approximately seventeen percent of whom were African American. The National Civic League designated the municipality as an “All-American City” that year after a series of visits. *Look Magazine* correspondent David Maxey interviewed African American residents including attorney Sammie Chess Jr., major league baseball player Dick Culler, and dentists J. C. Morgan and J. J. Wilson, all of whom testified that while race relations in High Point were imperfect, they were better than in many places. Dr. Morgan reported, as an example, that he treated more white than African American patients.²¹¹

The All-American City recognition came at a particularly volatile time, as High Point’s African American residents continued to advocate for civil rights. The Washington Street community gathered at churches, schools, and the Carl Chavis YMCA/Mary McLeod Bethune YWCA for organizational meetings and rallies. Demonstrations involved thousands of protestors and spectators from May until September 1963, culminating with events such as the arrest of a group of student protestors from William Penn High School on September 13, 1963 after the group refused police orders to disband outside the A & W Root Beer, a North Main Street restaurant. Physician Otis Tillman, who took a short break from his work to express his support, was arrested and jailed with the students.²¹²

Mayor Floyd D. Mehan had appointed a temporary “Biracial Committee” in May 1963, which became the Human Relations Commission in September, to ameliorate tensions. Local Congress of Racial Equality (CORE) and National Association for the Advancement of Colored People (NAACP) chapters demanded desegregation of city departments, programs, and venues including hospitals, schools, recreational facilities, and privately-owned concerns such as stores, restaurants, and hotels/motels. The commission was successful in many instances as they encouraged local business owners and service providers to integrate facilities and hire African American employees, reporting that most of the city’s public and many private establishments were desegregated by the end of 1963.²¹³ The Civil Rights Act of 1964 codified these mandates at the federal level.

The High Point Board of Education purchased the Adams-Millis’s Washington Street plant for \$25,000 in May 1965 as they explored renovation possibilities for the William Penn High School campus.²¹⁴ However, after years of debate, the board decided to close the high school as part of their school integration program. With the graduation of William Penn’s last class in the spring of 1968, Washington Street lost one of its most venerable institutions. The school board appointed William Penn’s principal Samuel Burford to serve the same role at the newly-constructed T. Wingate Andrews High School, and Burford became the first African American principal of a predominantly white high school in North Carolina.²¹⁵

Integration victories had social, economic, and political repercussions that dramatically reshaped the Washington Street community. As High Point’s public and private establishments were desegregated, patronage of Washington Street’s businesses declined. New malls and shopping centers enticed former Washington Street customers, and the once vibrant area slowly began to deteriorate. Vacant buildings fell into disrepair and were demolished, and crime became a problem. Despite the commercial area’s decline, community members invested in a few new buildings. After almost two decades in their 1958 sanctuary the Pearson Memorial A. M. E. congregation purchased additional land—formerly part of the William Penn High

²¹¹ “We’re All-America,” *HPE*, March 18, 1963, p. 1A; Holt McPherson, “Good Afternoon,” *HPE*, December 18, 1962, p. 4A.

²¹² Erica Kinnaird, “Reliving black history: Doctor’s scrapbooks filled with articles, photos chronicling fight for freedom,” *HPE*, February 27, 2005, p. 1-2E.

²¹³ Capus M. Waynick, John C. Brooks, and Elsie Pitts, ed. *North Carolina and the Negro* (Raleigh: North Carolina Mayors’ Co-operating Committee, 1964), 107-113. Former *HPE* editor and state adjutant general Capus M. Waynick was well-regarded for his work in racial mediation.

²¹⁴ Jim Hawkins, “County Subdivision Rules Draw Support at Hearing,” *HPE*, May 7, 1965, p. 7B.

²¹⁵ Duke Conover, “Principal move opened door to integration,” *HPE*, February 8, 1998, pp. 1C and 4C.

School campus—from the City of High Point in October 1975, demolished their existing church, and commissioned construction of the current sanctuary, which was completed in 1976.²¹⁶

Road realignment in the late 1960s further isolated East Washington Street. In order to move traffic around, rather than through, the neighborhood, the city terminated Washington Street at its intersection with English Street and renamed the road Washington Drive.²¹⁷ The road name reverted to Washington Street in 2010, and the City of High Point recently recognized years of community efforts to revitalize the neighborhood by developing a master plan for the area.

The Guilford County School system renovated a neighborhood landmark—the former William Penn High School and Alfred J. Griffin Elementary School campus—in 2001 to serve as a magnet school, Penn-Griffin School for the Arts, which opened in 2003. These remodeled buildings continue their legacy of serving High Point’s African American children. Developers are currently exploring options for the rehabilitation of other Washington Street buildings, which will hopefully breathe new life into this very significant African American historic district.

Architecture Context

Commercial/Institutional

By the early twentieth century, some Washington Street business owners advertised their success and attempted to attract customers by constructing substantial masonry structures with ornamental brickwork and expansive plate-glass storefronts. Edifices such as the Odd Fellows Hall, the Kilby Hotel and the adjacent Kilby Building, the two-story structure at 500 East Washington Street, and the one-story building at 213 Hobson Street displayed decorative elements including corbelled cornices, sawtooth brick bands, and arched window surrounds commonly seen in early-twentieth-century commercial architecture. All but 500 East Washington Street have been demolished since 2010.

Many brick commercial buildings were erected on Washington Street during High Point’s 1920s construction boom. A few of the new edifices were executed in the same manner as those built earlier, but most were much simpler in design. The Commercial Style represented a complete departure from ornate Victorian-era architectural styles. Patterned masonry; sparingly-used tile, concrete, stone, or terra cotta insets; shaped parapets; and bands of large rectangular windows—all relatively inexpensive ways to enliven a façade—distinguish these otherwise austere commercial buildings.

Only a few of the district’s extant commercial buildings date to this period. The commercial block at 500-510 Washington Street exemplifies early-twentieth-century commercial architecture. The two-story, four-bay, brick, 1912 commercial building at 500 Washington Street has a corbelled cornice and segmental-arched second-story windows. High Point Normal and Industrial Institute principal A. J. Griffin commissioned construction of that building as well as the adjacent two-story, brick, circa 1920 building at 502-506 E. Washington Street. The façade features brick pilasters separating the second story into eight bays surmounted by a pent canopy with a modillion cornice and metal-shingle roof. The second-story window openings contain paired one-over-one sash windows below six-pane transoms. A modillion cornice spans the storefront. The one-story commercial building to the east at 614 Washington Street was constructed in two phases, with the slightly taller, circa 1920 eastern section appearing as a theater on the 1924 Sanborn map. The western section originally served as a restaurant and was built by 1930. Plain pilasters flank the storefronts and brick panels

²¹⁶ *HPE*, October 10, 1975, p. 2B; “Businesses Register for Building Permits,” *HPE*, June 11, 1976, p. 12B.

²¹⁷ City Council meeting minutes, March 21, 1968, transcribed by Glenn R. Chavis.

with soldier course borders surmount them. The side and rear walls are executed in five-to-one common bond.

By the late 1930s, as the nation started to recover from the great depression, American buildings began to reflect European design tenets in their streamlined modern forms. The early-twentieth-century Italian Futurist movement, which completely rejected historical precedents and celebrated progress, inspired edifices that embodied a machine aesthetic. The resulting architectural style, known as Art Moderne, reflects the speed, energy, and power of automobiles, trains, steamships, and factories in buildings with horizontal lines, asymmetrical facades, flat roofs, and curved corners.²¹⁸

The Washington Street Historic District's earliest example of the Art Moderne style is a 1937 bridge erected by the City of High Point as part of a railroad crossing improvement campaign. The bridge once connected Washington Street to Kivett Drive, allowing for safe vehicular passage between the two areas. Curved concrete abutments with stepped edges and horizontal fluting anchor the bridge's north and south ends, which are spanned by tubular metal railings with incremental concrete posts ornamented with vertical fluting at the upper edge. The bridge has a concrete deck and a reinforced concrete bent substructure. The other High Point bridges constructed in this campaign were replaced with higher structures in compliance with new railroad regulations, making the Kivett Drive Bridge an extremely significant survival.

Most of the commercial buildings erected in the Washington Street Historic District in the late 1930s display standard forms and austere appearances. The 1939 Ritz Theater at 711 Washington Street and the circa 1940 commercial building at 508-510 Washington Street—both two-story brick edifices—reflect the economical design sensibilities and construction practices of that time. The three ocular attic vents that pierce the variegated brick veneer façade above the Ritz Theater's second-story windows serve as the building's only adornment. The edifice constructed at the end of the commercial block at the southeast corner of Washington Street and Centennial Street has an even simpler design, with plain pilasters flanking the two façade storefronts.

Given World War II materials shortages, only a few commercial buildings—predominantly projects underway before the war's onset—were constructed on East Washington Street during the early 1940s. The one-story brick buildings that served as the Whitten Clinic and Dr. Murray B. Davis's office are particularly noteworthy, as they are among High Point's few extant examples of Art Moderne architecture. Dr. Davis erected his office at 761 Washington Street around 1941 and Dr. Whitten followed with his clinic and commercial building at 745-751 Washington Street in 1948. Both edifices alluded to modern technological advances through their streamlined, curved façades and glass block windows.

Washington Street's development in the post-World War II period rivaled that of the 1920s building boom. Most structures erected in the district in late 1940s, like those constructed earlier in the decade, exhibit functional design with minimal ornamentation. Club Carolina, a two-story concrete block building at 710 Washington Street completed in 1947, serves as a good example of this trend, as the slightly projecting header course that extends across the brick-veneered façade just below the second story windows is the streamlined building's only exterior embellishment.

By the late 1940s, East Washington Street experienced a dramatic transformation. High Point architects were undoubtedly influenced by the Modernist principles espoused by leaders of the International Style movement,

²¹⁸ Mark Gelernter. *A History of American Architecture: Buildings in Their Cultural and Technological Context* (Hanover, New Hampshire: University Press of New England, 2001), 227-228; Peter Gossel and Gabriele Leuthauser. *Architecture in the Twentieth Century* (Koln, Slovenia: Taschen, 2001), 319; Antonio Sant'Elia, *Manifesto of Futurist Architecture*, <http://www.unknown.nu/futurism/architecture.html>. French architect Le Corbusier also equated streamlined building appearance with modern technological advances. Sara Allaback, "Essays on Modern Architecture for the National Historic Landmark Program," Unpublished draft, April 2, 2003, p. 74.

so called given its European genesis and subsequent diffusion throughout the world. Architects including Walter Gropius and Ludwig Mies van der Rohe of Germany, Le Corbusier of France, and J. J. P. Oud of Holland designed buildings distinguished by planar surfaces and cubic volumes rather than mass, regularity rather than symmetry (in structure and fenestration), and architectural detail rather than applied ornament.²¹⁹ The International Style proved more popular in commercial than residential applications in the United States, as flat roofs, sleek surfaces, and angular lines were often perceived as being impersonal and harsh.

It was not until 1948, when University of Oklahoma architecture program head Henry Kamphoefner was appointed the first dean of the School of Design at North Carolina State College in Raleigh, that Modernism really arrived in the state. Kamphoefner, drawn by North Carolina's progressive reputation, recruited George Matsumoto, James Walter Fitzgibbon, Edward W. Waugh, and several other University of Oklahoma-Norman faculty members and students to move to Raleigh with him. School of Design professors and visiting lecturers including Frank Lloyd Wright, Walter Gropius, and Mies van der Rohe had a significant impact on North Carolina's mid-century built environment, both through the buildings they designed and the students they trained.²²⁰

Eleven of the fourteen commercial and institutional buildings that were erected in the Washington Street Historic District between 1949 and 1963 were Modernist in style, reflecting the progressive thinking and optimism of the era in their use of new materials, construction techniques, and spatial arrangements. These Washington Street buildings display sleek lines, smooth facades, and the aluminum-framed plate-glass windows, doors, and curtain walls that characterize the Modernist design aesthetic. Storefronts featured asymmetrical entrances, angled or cantilevered display windows and side walls, flat-roofed canopies, and neon or aluminum-lettered signage in an effort to project an up-to-date image and attract customers. Materials including structural and spandrel glass, glass block, porcelain-enameled steel, anodized aluminum, natural and cast stone, wood, textured concrete masonry units, and long, thin Roman brick were used to embellish facades on Washington Street and throughout the nation during this period.²²¹

The commercial block at the northeast corner of Washington and Fourth streets is an excellent example of this trend. The two-story, brick Williard Building at 603-605 Washington Street and the neighboring one-story brick building at what is now 613 Washington Street were erected in 1949 as the first two structures in the newly-developed block. The Williard Building features two recessed storefronts with canted, three-part, plate-glass windows angled away from the building's center toward single-leaf entrances surmounted by transoms. A third door at the façade's east end provides access to the upstairs rooms, which are illuminated by two large, four-section, metal casement windows. The one-story building at 613 Washington Street's façade is devoid of ornamentation, encompassing a large two-part plate-glass window and a single-leaf entrance. A one-story brick commercial building (607-609 Washington Street) filled the space between the block's first two buildings in 1950. The edifice features Modernist elements such as bands of slightly recessed bricks on the façade parapet and a deep setback that creates a small courtyard. A flat-roofed canopy wraps around the western storefront's east elevation and the eastern storefront's south elevation, sheltering two entrances and the large metal casement windows that illuminate the interior. The one-story brick commercial building erected at 601 Washington Street in 1951 has large plate-glass windows on the façade and west elevation and an angled corner entrance.

²¹⁹ Henry-Russell Hitchcock, Jr. and Philip Johnson. *The International Style: Architecture since 1922* (New York, W. W. Norton & Company, 1932), 20.

²²⁰ Ernest H. Wood III, "The Opportunities are Unlimited: Architects and Builders since 1945," in Bishir, Catherine, et al. *Architects and Builders in North Carolina* (Chapel Hill: UNC Press, 1990), 361-363.

²²¹ Carol J. Dyson, "How to Work with Storefronts of the Mid-Twentieth Century," presentation for the National Main Streets Conference, Philadelphia, April 2, 2008, <http://www.illinois-history.gov/ps/midcentury.htm>.

Edifices such as the Yarborough Law Building at 622 Washington Street (architect unknown) and the Washington Street Branch of the High Point Public Library at 201 Fourth Street designed by High Point architect Robert W. Conner exemplify a more high-style Modernist aesthetic, as their embellishment—colored panels used in combination with brick to add visual interest—is also a functional component of their curtain walls’ structure. These edifices, both completed in 1958, manifest Mies van der Rohe’s minimalist philosophy, with the buildings’ exposed structures serving as their primary design element. His aphorism “less is more” came to define Modernist architecture.²²²

The Yarborough Law Building, which was an investment property for dentist J. C. Morgan, was the most distinctive professional building erected by local African American contractor Joseph Hutton, who also constructed the two buildings to the east to house the practices of dentist Perry Little and physician Joseph A. Martin. The flat-roofed two-story Yarborough Law Building is executed in thin red Roman brick with projecting corner pilasters and a deep concrete cornice. The full-height, aluminum-framed curtain wall on the façade's west side contains three rows of blue spandrel panels above, between, and below the one-over-one aluminum-frame windows. A flat canopy shelters the two single-leaf plate glass doors on the façade. Raised aluminum letters above the canopy spell out the edifice’s name: “Yarborough Law Building.”

Dr. Little’s 1957 office at 628 Washington Street also employs mid-twentieth-century design principles and materials, as it is veneered in thin red Roman brick with canted pilasters separating the façade's first story into three bays. The outer pilasters, which are taller and more robust, extend above the first story to serve as the second-story balcony's end walls and to anchor the metal balustrade. A flat-roofed canopy supported by metal posts covers the balcony and a concave canopy shelters the two central first-story entrances. Dr. Martin’s austere, two-story, 1958 office building at 624 Washington Street, executed in thin red Roman brick with canted pilasters separating the façade's first story into two bays, is similar in feeling and design.

High Point architect Robert W. Conner designed the one-story, flat-roofed, H-shaped, Modernist Washington Street Branch of the High Point Public Library erected at 201 Fourth Street in 1958. The buff-colored concrete-masonry-unit building, which faces east toward Fourth Street, features high bands of aluminum-framed windows surmounted by pale green porcelain-enameled steel panels on the south elevations and aluminum-framed glass curtain walls with dark green porcelain-enameled steel base panels on the north elevations facing the two central courtyards. A metal canopy frames the landscaped eastern courtyard, where a tree rises through the canopy's large rectangular opening. Pale green porcelain-enameled steel panels sheath the canopy's outer edges and slender steel posts support the canopy’s north section, which extends to cover the sidewalk leading to the main entrance.

The Washington Street library, like many other mid-twentieth-century buildings, expressed the Modernist aesthetic of connectivity between indoor and outdoor spaces through the glass curtain wall and courtyard arrangement. The flexible interior spaces were intended to efficiently accommodate library collections, meet the needs of employees and patrons, and to allow for future modifications.

Local architect Leon A. Schute’s design for the one-story flat-roofed Haizlip Funeral Home erected at 206 Fourth Street in 1961 differs from the district’s other Modernist buildings in its form, massing, and materials. The funeral home's façade has three distinct parts. The large southern section features a taupe-colored concrete-masonry-unit façade pierced by four tall, narrow windows, each containing four colored-glass panes. Each window’s two upper panes are taller than the lower two. The red brick-veneered north and south elevation are blind.

²²² Gossel and Leuthauser, *Architecture in the Twentieth Century*, 426.

Schute also designed the neighboring Carl Chavis YMCA/Mary McLeod Bethune YWCA (1958) at 215 Fourth Street, which, like the William Penn High School gymnasium (1955), and the Toussaint L'Ouverture Lodge No. 524 (1963) employed clerestory windows as part of its Modernist design. This important brick-veneered community building features a tall flat-roofed gymnasium originally illuminated by clerestory windows. One-story flat-roofed sections that encompassed offices, classrooms, and meeting spaces extend to the north, east, and south. Deep eaves shelter the recessed central entrance and the large steel-framed plate-glass windows on the southern section's east elevation. The northeast addition, which is slightly taller than the other one-story sections, has blind east and west parapeted walls. Tall, deep cornices shelter the north elevation's central entrance and the flanking tall, narrow windows as well as the double-leaf entrance on the west elevation.

The two-story, flat-roofed, rectilinear Toussaint L'Ouverture Lodge No. 524 is executed in running bond with randomly projecting decorative headers adding visual interest. As with many other Modernist edifices, the building's form is paramount and conceals its function. The façade (south) and rear (north) walls project slightly farther than the side walls and the end bricks are laid in a pattern of alternating recessed and flush bricks. The primary entrance is recessed at the façade's center and consists of an aluminum-framed double-leaf door and sidelights sheltered by a flat-roofed, metal-frame canopy with an opaque green plastic roof. A T-shaped metal staircase leads to the entrance, which is at the second-story level. The roof overhang shelters the clerestory windows that line the top edge of the east and west elevations.

In marked contrast to the Washington Street community leaders who embraced progressive new architectural trends in the buildings they commissioned during this period, the A & P grocery store chain celebrated their long history, commemorating the company's one-hundredth anniversary by developing a brick-veneered Colonial Revival-style store prototype. They opened 227 such stores nationally in 1958, and erected or remodeled 3,900 of their 4,700 stores to reflect the centennial theme between 1962 and 1967.²²³

A & P constructed a hip-roofed example of their anniversary store on North Centennial Street in 1959. The overall building design is very planar, with the central gable above the main entrance and a cupola with a large square base, a pyramidal roof, a weathervane, and a metal balustrade providing symbolic historical references. Although most of the surrounding buildings erected about the same time were Modernist in style, the Classical Revival-style Second Presbyterian Church, built just to the east at 210 Fourth Street in 1952, also manifests a traditional design. Architectural historian Richard Guy Wilson's definition of the Colonial Revival as "the United States most popular and characteristic expression" applies to both buildings. He goes on to state that "Neither a formal style or a movement, Colonial Revival embodies an attitude that looks to the American past for inspiration and selects forms, motifs, and symbols for replication and reuse."²²⁴

Religious

The Washington Street Historic District includes three African American sanctuaries. St. Mark Methodist Episcopal Church (1908, 1928) at 755 Washington Street occupies a prominent location on Washington Street's north side. Like many African American churches constructed in small towns and rural areas throughout the country from the late nineteenth century through the first few decades of the twentieth century, the sanctuary manifests elements of the late Gothic Revival style including a steeply-pitched gable roofs, pointed-arch windows, castellated towers, and patterned masonry. Church interiors often utilized white plaster walls as a foil for dark, robust woodwork. St. Mark's sanctuary exemplifies this trend, with dark beadboard wainscoting and a wood-paneled partition wall separating the altar from the choir and organ loft. St. Mark Methodist Episcopal Church was expanded and remodeled with the district's period of significance, but retains character-defining

²²³ Walt Waholek, A & P Historical Society president, email correspondence with Heather Fearnbach, May 2010.

²²⁴ Richard Guy Wilson, *The Colonial Revival House* (New York: Harry N. Abrams, Inc., 2004), 6.

features.

Religious institutions experienced widespread growth in the mid-twentieth century, perhaps, as author Carole Rifkind suggests, in reaction to fears of rampant materialism, atomic warfare, and communism.²²⁵ Many sanctuaries erected during this period, including Second Presbyterian Church, constructed at 210 Fourth Street in 1952, looked to the past for design inspiration. Second Presbyterian features classical elements such as a pedimented front-gable roof, a pedimented portico supported by grouped Tuscan columns, a double-leaf entrance surmounted by a stained-glass transom, and arched window openings. Others, such as the one-story, brick-veneered Pearson Memorial A. M. E. Church, erected in 1976 on the site of two earlier sanctuaries, embraces the future by reflecting Modernist tenets, perhaps as a means of demonstrating an egalitarian world view. The front-gable façade features a central stuccoed panel flanked by two projecting brick pilasters to Washington Street.

Educational

Consolidated schools constructed throughout North Carolina during the 1920s reflected new design standards intended to result in buildings that were commanding in appearance as well as fireproof and hygienic. The Division of Schoolhouse Planning in the Department of Public Instruction provided standardized plans and specifications to city and county school boards, who then hired architects to design the schools, which were often imposing brick, concrete, or stone edifices with Classical Revival or Gothic Revival-style features. Floor plans allowed for wide bands of windows to illuminate classrooms, libraries, auditoriums and gymnasiums. The new buildings also encompassed central heating plants, multiple bathrooms, and cafeterias; amenities that were not present in earlier one- and two-room frame schools.

The schools constructed to serve High Point students between 1920 and 1931 reflected these statewide trends. The school board erected new brick facilities designed by a variety of architects on eleven campuses—Fairview, Emma Blair, Ray Street, Leonard Street, Cloverdale, Johnson Street, Oak Hill, High Point High, Ferndale Junior High, William Penn, and Brentwood—during this period. Most displayed Classical Revival-style features, a popular choice since the turn of the twentieth century for buildings intended to symbolize “democratic ideals, inspire patriotism, and elevate public taste.” Greensboro architect Harry Barton’s Collegiate Gothic design for the expansive High Point High School campus was the most elaborate.²²⁶

The two-story brick auditorium and classroom building erected at William Penn High School in 1930 manifests classical architectural elements that evoke a sense of tradition and permanence. The imposing edifice features a pedimented front-gable roof, robust molded cornices, and large double-hung windows which have round-arched surrounds with cast-stone keystones and fanlights at the second-story level. The new building replaced some of the campus’s earlier brick and frame structures that had been constructed by students in the High Point Normal and Industrial School’s building trades program.

North Carolina school design changed dramatically in the late 1940s, when the State Board of Education and the Superintendent of Public Instruction evaluated educational buildings statewide and found that the 1920s consolidated schools and austere depression-era facilities were in many cases functionally inadequate given rapid postwar population growth and suburban development. In 1949, the General Assembly allocated fifty million dollars and local bond issues made an additional seventy-five million dollars available for school

²²⁵ Carole Rifkind, *A Field Guide to Contemporary American Architecture* (New York, Penguin Putnam, Inc., 1998), 189-193, 206.

²²⁶ Catherine W. Bishir, *North Carolina Architecture*, portable edition (Chapel Hill: University of North Carolina Press, 2005), 457.; Briggs, *The Architecture of High Point*, 58-59; Michael G. Pierce, *History of the High Point Public Schools* (Charlotte: Delmar Printing, 1993), 66-80; High Point Chamber of Commerce, ed., *The Building and the Builders of a City*, 79.

construction. The desire for a fresh, progressive image for the new campuses led to consultation with North Carolina State College's newly created School of Design faculty, all strong proponents of Modernism. The School of Design and the Office of School Construction advocated contemporary architecture at workshops for local officials and architects in 1949 and 1950, and professor Edward W. Waugh took a leave of absence in 1949 to develop design standards for the Office of School House Planning.²²⁷

Waugh called the new approach to school design "organic" in the sense that both the physical and psychological needs of children at different ages were considered. He recommended centrally locating communal spaces such as the administrative offices, library, cafeteria, and auditorium-gym and arranging classrooms in outlying wings as "a series of beads strung on a main string of circulation." Acknowledging that learning does not solely take place indoors, the standards suggested that each classroom should have an exterior door to facilitate connectivity with the "outside classroom." School designs were to be well-integrated into their sites and allow for flexible use and future expansion.²²⁸

The William Penn High School additions (1949), Tomlinson Elementary School (1951), and Alfred J. Griffin Elementary School (1954) were the first High Point schools to manifest these new trends. Local architects Louis F. Voorhees and Eccles D. Everhart designed the two-story, brick, L-shaped wing that extends from William Penn High School's 1930 auditorium and classroom building's east elevation. The addition encompassed seven classrooms, a woodworking shop, a drafting studio, a courtyard, an auxiliary entrance, and restrooms. Although the interior is substantially intact, the exterior appearance was first altered when the Guilford County School system renovated the building in the late 1970s per the plans of architect Aaron Allred to provide additional classroom space for the adjacent Griffin Elementary School. The Carl Chavis YMCA subsequently remodeled the building in 1995 to serve as their new branch location, but the Guilford County School System removed most of the exterior changes from that renovation in 2001. The south entrance's concrete surround is original to the building as it appeared in 1949.²²⁹

The east wing extends north to the 1955 gymnasium, a one-story, brick, mid-century Modernist building designed by Raleigh architects William Henley Deitrick and John C. Knight. The building has two distinct parts: the gymnasium and a flat-roofed, one-story wing that includes a lobby with a central ticket booth, restrooms, locker rooms, and offices. The interior retains terrazzo floors, brick and concrete block walls, and original doors with chrome hardware and room identification plaques. The gymnasium features collapsible stadium seating, exposed steel roof trusses, and an original hardwood floor. The gymnasium reflects the statewide trend toward modern, hygienic, well-lit athletic facilities for North Carolina students during the 1950s.

The one-story, flat-roofed, brick, L-shaped Alfred J. Griffin Elementary School contained nine classrooms, a library, offices, and a "cafetorium," a multipurpose space that contained folding benches and a small stage in addition to the cafeteria. Large steel-frame exterior windows and aluminum-frame glazed portions of corridor walls provided ample light. Classrooms designed for young children had exterior doors that allowed for

²²⁷ Edward Waugh and Elizabeth Waugh, *The South Builds: New Architecture in the Old South* (Chapel Hill: The University of North Carolina Press, 1960), preface, 8; David R. Black, "Early Modern Architecture in Raleigh Associated with the Faculty of the North Carolina State University School of Design, Raleigh, North Carolina," National Register of Historic Places Multiple Property Documentation Form, 1994, E15-16.

²²⁸ Waugh and Waugh, *The South Builds*, 43-44.

²²⁹ Carl Jobe, Guilford County Schools Facility Services Department, email correspondence with Heather Fearnbach, May 2010; "Additions to William Penn High School, High Point, N. C., Washington Street Elevation," July 28, 1949, revised August 30, 1949, renderings in the Alumni Room, Penn-Griffin School for the Arts Lee Mortimer, "Penn Renovation to Benefit Griffin," *HPE*, April 22, 1977, p. 1B; Jimmy Tomlin, "MCA Branch gets set for relocation," *HPE*, February 12, 1995, p. 1D.

playground access.²³⁰ High Point architects Voorhees and Everhart designed the first expansion, which encompassed ten classrooms, in 1956. High Point architect Robert W. Conner and Watson Engineering of Greensboro rendered plans for the two-story, flat-roofed, brick gymnasium and classroom wing completed in summer 1960. The 44,500-square-foot addition, which was necessary to accommodate a junior high school curriculum, included science laboratories, band and music rooms, and vocational shop, home economics, and art classrooms. Although the interior is substantially intact, a late 1970s renovation designed by architect Aaron Allred obscured portions of the original red brick veneer exterior and large steel-frame casement windows.²³¹ Stuccoed panels cover the central section of 1953 classroom windows on the south elevation and most of the second-story walls and windows between brick pilasters in second-story 1959 classrooms. In both cases, tall, narrow portions of the windows remain exposed. A tall concrete-panel cornice wraps around the building. On the south elevation, stuccoed square posts on concrete plinths support the deep cornice overhang above mulched planting areas. A flat-roofed, four-tier breezeway with square brick posts and concrete-panel cornices shelters the stair and walkway providing egress to the south entrance.

Residential

As High Point's population grew, landowners near downtown took advantage of the opportunity to profit from the subdivision of their large parcels of land into smaller residential lots. This push outward from the center of town translated into the construction of houses on streets only one or two blocks beyond main transportation arteries and commercial and industrial areas. During the first decades of the twentieth century, it was common for professionals and workers to live in close proximity to their work places and each other. The differences in the two groups' income and social standing were made clear by the size of their houses and the lots they occupied.

This disparity is still apparent in the Washington Street Historic District, but was more pronounced when more housing stock was intact. The district currently includes nine residential buildings that manifest the area's development from the early twentieth century through the 1960s. The oldest extant single-family dwellings—the Dr. C. J. H. and Sallie Gaylord House (1906) and the Robinson House (1907)—stand near Washington Street's west end and reflect the influence of the Queen Anne style. The 1911 Sanborn map, which appears to be the earliest published rendering of the area, illustrates one- and two-story frame dwellings with front porches lining Washington Street from Cherry Street (now Centennial Street) to the Methodist Episcopal Church, where the map ends.

Most of these dwellings were undoubtedly modest frame houses with minimal ornamentation, but some reflected the increasingly elaborate architectural expression made possible by the industrial advances of the late nineteenth century. Steam-powered factories produced vast quantities of dimensional lumber and inexpensive millwork which was sold locally and moved by rail throughout the country.²³² High Point manufacturers such as Snow Lumber Company, located near Washington Street at the corner of Commerce and Hamilton streets, supplied contractors with construction materials including window sash, doors, shutters, porch elements, and eave brackets.

²³⁰ Tom Alston, "Negro School to Relieve Overcrowded Classrooms," *HPE*, February 8, 1952; Forrest Cates, "New Alfred J. Griffin School Has Most Modern Plant in City," *HPE*, March 14, 1954, p. 5C.

²³¹ Carl Jobe, Guilford County Schools Facility Services Department, email correspondence with Heather Fearnbach, May 2010; "Big Plans Cause Jump in Permits," *HPE*, January 11, 1960, p. 9; "School Construction Put on Rush Basis," *HPE*, August 5, 1960, p. 1B; "Construction at Griffin is Rushed," *HPE*, August 17, 1960, p. 1C; Lee Mortimer, "Griffin to Retain Both Its Gymnasiums," *HPE*, May 20, 1977, p. 1B; Chavis, *Our Roots*, 229.

²³² Catherine W. Bishir, *North Carolina Architecture*, portable edition (Chapel Hill: University of North Carolina Press, 2005), 328.

The Queen Anne style, which became popular in the 1880s, utilized these mass-produced components to exemplify the most up-to-date design sensibilities. Queen Anne-influenced buildings were characterized by irregular massing, manifested on the exterior by features such as projecting bays, wings, towers, gables, dormers, and balconies, and on the interior by asymmetrical plans. Tall hipped roofs often sheltered these dwellings, and porches wrapped around facades and side elevations, sometimes encompassing corner towers or pavilions. Contrasting siding materials including various weatherboard styles, wood shingles, brick, stucco, faux half-timbering, and pebbledash were employed to add decorative interest, as were sawnwork porch elements, eave brackets, and gable ornament. Windows of different shapes, sizes, and sash configurations illuminated interior spaces. Local and regional builders quickly incorporated these elements into their repertoires.²³³

The Gaylord House, erected in 1906 at what is now 600 Washington Street, is a modest Queen Anne-style cottage, a one-story, hip-roofed dwelling with a central front gable and side gables with cornice returns. The hip-roofed front porch likely originally featured turned posts and sawnwork brackets. The porch has been enclosed as a sunporch and the original weatherboards covered with later siding, but the house retains some original two-over-two sash windows and the façade weatherboards are visible inside the sunporch. Washington Street was once lined with comparable homes.

The adjacent two-story, weatherboarded, 1907 Robinson House at 606 Washington Street is the neighborhood's largest and most intact extant residence. The house manifests elements of the Queen Anne style in its asymmetrical massing, hip roof, and the projecting, full-height, cutaway bay with a shaped bargeboard and corner pendants on the east elevation. Tuscan columns support the wraparound front porch and the porte cochere that extends from the west elevation. The projecting hip-roofed bay on the façade's east side encompasses a small second-story porch that shelters a single-leaf door surmounted by a six-pane transom. Both the Robinson and Gaylord houses use scale and massing rather than an abundance of architectural ornament to convey the wealth and social status of their early owners.

Building forms that rejected the extravagance of late-nineteenth-century eclectic architecture began to exert a greater influence on High Point's residential design by the 1910s. Two-story, square plan, gable- or hip-roofed dwellings, known as "foursquares" given their form, were inherently cost-effective to construct and remained popular through the 1920s. These houses usually had open first floor plans with corner staircases and three or four second-floor bedrooms and a bathroom.²³⁴

The Craftsman style also became prevalent during this period. American stonemason, furniture maker, and metalworker Gustav Stickley visited England in 1898 and, upon his return home, promoted the tenets of the English Arts and Crafts movement—a reaction against the loss of manual skills and traditional crafts due to the mechanization of the Industrial Revolution—through his magazine, *The Craftsman* (1901-1916). The publication emphasized the use of natural, handcrafted materials and low, horizontal massing to allow for harmony between a house and its surrounding environment. Henry H. Saylor's 1911 book, *Bungalows*, guided the consumer through the process of planning, designing, and building informal, cozy homes. Building plans for these houses, with their wide overhanging eaves, open arrangement of rooms, and inviting porches, appeared in national magazines such as *House Beautiful* and *The Ladies Home Journal*. Stickley, Radford, Sears, Montgomery Ward, Aladdin, and others sold bungalow plans by mail.²³⁵

²³³ Ibid., 329, 402-403.

²³⁴ Thomas W. Hanchett, "The Four Square House Type in the United States," In Camille Wells, ed., *Perspectives in Vernacular Architecture, I* (Columbia: University of Missouri Press, 1982), 51-53.

²³⁵ Paul Duchscherer and Douglas Keister, *The Bungalow: America's Arts and Crafts Home* (New York: The Penguin Group, 1995), 2, 7-8, 14-15.

Such promotion resulted in the Craftsman bungalow's national popularity during the 1910s and 1920s and the construction of typically scaled-down versions of the form throughout North Carolina into the early 1940s. Bungalows were inexpensive, easy to build, and appealed to families' desires for modern, efficient houses. Foursquares often incorporate Craftsman features including the combination of natural siding materials such as weatherboards and wood shingles, triangular eave brackets, and tapered or square paneled posts on brick piers supporting front porches.

Although many bungalows once stood on Washington Street, only a few dwellings that manifest Craftsman-style elements remain with the district. The foursquare erected at 1113 Washington Street around 1915, which has served as Hoover's Funeral Home since 1932, features stuccoed porch posts on brick piers and robust, curved, stuccoed stair end walls. Decorative gables surmount the central entrance and the porte cochere at the porch's west end. A hip-roofed dormer with two small square windows pierces the front roof slope. The house retains some original windows, including the rectangular sash with a clear glass central pane bordered by yellow and green textured-glass panes on the façade east of the main entrance.

The two extant dwellings in the Washington Street Historic District erected to provide housing for High Point's blue-collar workers are even simpler in form and finish and are located on the opposite (east) side of the commercial area. A front-gable duplex stands at 769-771 Washington Street and the modest front-gable house directly behind it faces what was originally Washington Lane (now Gaylord Court), an unpaved drive that led to Piedmont Hosiery Mill No. 2 (which became Adams-Millis Mill No. 3, also a hosiery plant). Both houses were constructed on the sites of earlier dwellings which still stood just west of Gaylord Court in 1924. The new residences, probably built in the late 1920s, reflected the influence of the Craftsman style in their five-over-one and three-over-one sash windows, German siding, and exposed rafter ends, but both have been updated with vinyl siding and replacement windows and porch posts.

The district's newest multi-family dwelling is the austere, two-story, brick-veneered, Modernist Anita Apartments, erected around 1960 on the one-story commercial building at 213 Hobson Street's north elevation. The commercial building was demolished in December 2013 and the apartment building is in poor condition. The north and side walls are capped with metal coping that emulates terra-cotta tile and project past the façade to flank the second-story balcony. Since 2010, one of the two slender square posts that supported the balcony and the slender metal balcony railing have been removed, along with three single-leaf doors on the façade and horizontally-sliding windows. The pent roof that spanned the façade's second story has partially collapsed.

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Boundary Description and Justification

The boundaries of the Washington Street Historic District are drawn to encompass the greatest concentration of historic buildings constructed during the period of significance—1906 to 1976—that contribute to the district’s historic and architectural character. Vacant lots flanking Washington Street are included to preserve the district’s setting. The area immediately outside the district is characterized by residential and later commercial development. The irregular boundary, which conforms to tax parcel lines, is indicated by the bold line on the map on page six.

AN ORDINANCE REPEALING AN ORDINANCE ADOPTED ON THE 20TH DAY OF JUNE OF 2023 REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 411 W. WILLIS AVE HIGH POINT, NORTH CAROLINA

WHEREAS, on June 20, 2023, the High Point City Council adopted an ordinance requiring Triad Housing Group I, LLC owner of the property located at 411 W. Willis Ave., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

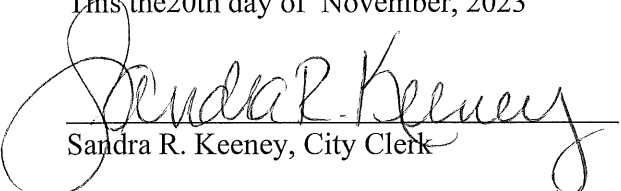
WHEREAS, the owner demolished the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 411 W Willis Ave., High Point, North Carolina, recorded in Deed Book 8738, Page 2378, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name of the Triad Housing Group I, LLC in the grantor index as provided by law.

Adopted by City Council
This the 20th day of November, 2023


Sandra R. Keeney, City Clerk



City Clerk's Office

Sandra Keeney

CITY CLERK

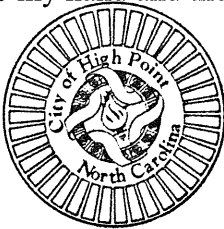


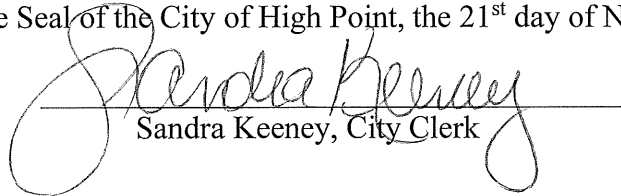
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Sandra Keeney, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on November 20, 2023, and upon approval by City Council will be recorded in Book 98 of the Official Minute Books and Ordinance Book Volume XXIII, Ordinance No. 7977/23-25, page 25, Legislative File No. 2023-508 of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 21st day of November 2023.

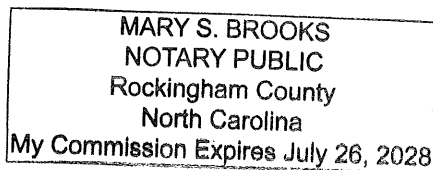


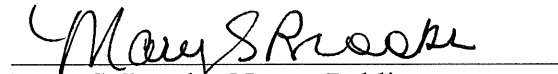

Sandra Keeney, City Clerk

ACKNOWLEDGEMENT

I, Mary S. Brooks, a Notary Public of said County and State, do hereby certify that Sandra Keeney, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 21st day of November 2023.




Mary S. Brooks, Notary Public

Commission Expires: 07/26/2028

Profile

Raul

First Name

Cardona Torres

Middle Initial

Last Name

1106blair@gmail.com

Email Address

4312 Gelding Ct, High Point, NC, 27265

Street Address

Suite or Apt

High Point

City

NC

State

27265

Postal Code

Home: (336) 259-8000

Primary Phone

Home: (336) 709-0001

Alternate Phone

Rome Analytics LLC

Employer

President

Job Title

Which Boards would you like to apply for?

Historic Preservation Commission: Submitted

County Commissioner District *☒ District 5

Interests & Experiences**Why are you interested in serving on a board or commission?**

I would like to contribute to the preservation of historic properties. I currently own with my wife the Mendenhall-Blair House at 1106 Skeet Club Rd.

[Raul Cardona Resume 13 VP TFS.docx](#)

Upload a Resume

Demographics

Ethnicity

☒ Hispanic

Gender

☒ Male

02/06/1960

Date of Birth

Raúl Cardona Torres, Ph.D.

4312 Gelding Ct
High Point, NC 27265

Home: (336) 709-0001
Mobile: (336) 259-8000
raulcardona1960@gmail.com

Summary A highly motivated professional with a strong background in the healthcare industry. Oriented towards operational excellence, productivity, quality and innovation. Knowledgeable of the pharmaceutical drug and medical device industries with 27 years of experience in Manufacturing, Quality Assurance, R&D and Materials Management. A published, **OE belt** certified and well-respected individual who brings strong credentials to the benefit of its employer. Searching for a position in a World Class Organization that rewards achievement and ensures corporate growth.

Education

1987 – 1988 Post-Doctoral Fellow in Chemistry, University of Texas at Arlington
1982 – 1987 Ph.D. in Physical Organic Chemistry, University of Texas at Austin
1978 – 1982 B.S. Chemistry, University of Puerto Rico at Río Piedras

Employment History

2017-Present **Thermo Fisher Scientific- Group Vice President of Quality for the Pharmaceutical Services Group (PSG)**
Responsible for all Quality & regulatory compliance of the pharmaceutical services within the Drug Substance Division (BIO & API), Drug Product Division (NA & EU) and Clinical Trials Division (CTD)

2015-2017 **Patheon Italia, Inc.- Country Vice President of Commercial Operations**
Responsible for manufacturing operations of both Monza and Ferentino Sterile Operations. Ex-pat assignment to bring the operations to material quality compliance and profitability.

2014-2016 **Banner Pharmacaps, Inc. a subsidiary of Patheon, Inc.- Vice President of Commercial Operations PRO/CRO/UBC**
Responsible for manufacturing operations in High Point, NC, Manati, PR and Cincinnati, OH with sales of over \$300M. Solid dosage Manufacturing & Softgels. Drove company performance to >95% OTD & RFT

... ..

2012-2014 **Patheon, Inc.- Vice President of Commercial Operations Latinamerica & General Manager**
Responsible for the largest Contract Manufacturing Facility in PR as well as manufacturing operations in Mexico with sales of over \$140M. Solid dosage Manufacturing & Softgels.

.. ..

2010-2012 **Cardona Compounds Corp., Humacao, PR- President-** Founder and owner of 60,000 sq ft plant dedicated to the Manufacturing of Natural Products, Vitamins and Supplements. Responsible for the corporate legal structure, Investor Relations, Operations, Sales and Marketing of the corporation.

2008 – 2010 **Abbott Medical Optics, Añasco, PR - General Manager (P/L responsibility)** – AMO is dedicated to the production of Intraocular lenses and consumable product lines for the Eye Care division of Abbott. The plant cost of production was \$74M with 900 employees, and 127K sq. ft. in four buildings. Implemented new Operational Excellence Strategy and obtained approval for plant expansion project. Recently passed FDA and ISO 13485 external audits with excellent compliance profile.

2004-2008 **Covidien Ltd / USSC Puerto Rico, Inc., Ponce, PR - Plant Site Director/(GM with P/L)** - Responsible for surgical devices manufacturing with a cost of production of \$213M, 1,550 employees, and 315K sq. ft. Implemented a Lean environment for sutures, access ports, surgical staplers and clip applicators. Successfully achieved first pass quality of >95%, service and fill rates of over 95% while providing significant cost savings (\$4.3M in 2008).

1996 – 2004 **Johnson & Johnson**
McNeil Consumer Healthcare at Las Piedras – Plant Manager. Responsible for the manufacturing of 120 SKUs (Tylenol, Motrin, Imodium). Sales over \$900MM. Responsible for all areas of manufacturing and the effective management of its resources to comply and exceed corporate goals in terms of: quality, scheduling, process excellence, productivity and overall excellence in manufacturing than ensure longevity of the Las Piedras plant. Responsible for over 700 employees.

McNeil Consumer Healthcare at Las Piedras – QA/QC Manager. Responsible for the Analytical and Microbiology laboratories as well as the QA and Compliance systems: Non-conformance investigations, complaints, documentation department and production disposition. Responsible for 109 employees. Zero FDA 483 observations in FDA audit.

OMJ Pharmaceuticals – Assistant QA Director. Responsible for the quality assurance systems of a parenteral multi-product/multi-business facility. In charge of the following areas: product disposition, documentation department, incoming, in-process and labeling areas, as well as investigation system, compliance auditing and the Supplier Quality program. Responsible for 45 employees and DEA responsible head.

1994 – 1996 **Dupont Merck/Faulding Pharmaceuticals, Aguadilla, PR**
QA/R&D Director- Responsible for all QA/QC operations including microbiology and Chemistry laboratories, documentation and change control systems. Responsible for the implementation of an R&D department and the development of the first three initial generic drugs.

1988 – 1994 **Baxter Diagnostics of Puerto Rico, Inc. – Aguada, PR**
Operations Manager. Responsible for the manufacturing, quality control, production inventory control and technical service departments of the Stratus Immunochemistry division. Responsible for the operations with over \$80 million in sales and 113 employees. Total Quality Management and self-directed teams were implemented during tenure in this position.

QA Superintendent Technical Services – responsible for the testing of raw materials, on-process solutions and finished products, as well as, the approval and maintenance of all QA documentation and batch formulation records. Responsible for the regulatory compliance of the department and the training of 14 medical technicians. Also, responsible for the technical support and link with R&D department. Cost reduction projects implemented in the Laboratory resulting in over \$250K savings in 1989.

QC Manager – in 1990, I was assigned to support the headquarter operations in Miami, Florida. Responsible for the transfer of all documentation to an Electronic Data System.

1988 **Interamerican University, Bayamón, PR**
Chemistry Assistant Professor – Responsible for teaching two classes of Organic Chemistry including laboratories.

Honors and Achievements

- Industrialist of the Year-South Region PRMA- 2007
- People to Watch-2007-Caribbean Business
- WIA Management Board for Consorcio del Este. 2010
- Manufacturing Manager 2009-Camara de Comercio Oeste
- Green Belt certification – 2006
- Businessman of the Year 2005 (local newspaper association)
- Co-founder of ARCAM Pharmaceutical Company, Hormigueros, PR 2000
- Magna Cum Laude, University of Puerto Rico, 1978- 1982
- J&J Process Excellence Green Belt training
- Fellowship from Graduate and Professional Program, UT Austin, 1988-1991
- Certified Professional Chemist of the National Commission in Chemistry & Engineering
- Graduate Teaching Assistantship , UT Austin for Organic and General Labs
- Undergraduate Assistantship, UPR at Rio Piedras for "Synthesis of anti-cancer drugs"
- PR 2000, PR Manufacturers Association: "Innovation Award" Baxter 1992
- PR 2000, PR Manufacturers Association: "Technology Awards" Baxter 1991

Memberships & Social Involvement

- PRMA Board of Directors- 2007
- PRMA Associate Director South Region - 2006
- PRMA Associate Director of the East Region – 2003
- Parenteral Drug Association member (PDA) since 1996-2000
- American Chemical Society Member (ACS) since 1982-2002
- American Association for the Advancement of Science, 1987 – 1989
- Treasurer/Representative of the Puerto Rican Student Association, UT Austin 1984-1986
- Member of the folk Music band "El Trebol". Guitar player and illustrator, 1976-1979

Publications & Presentations

- Photoactivation of Metal Oxide Surfaces: The Photocatalyzed Oxidation of Alcohols by Heteropolytungstates. *J.Am.Chem. Soc.* **1987**, 109, 6347.
- Secondary Orbital Overlap in Diels-Alder Reactions, MNDO and AM1 Studies. *J.Org. Chem.*, **1987**, 52, 1469
- Effect of Cu(I) in the Photodimerization of Cycloenones. *J. Org. Chem.* **1985**, 50, 5016
- The effect of Various Minerals on the Catalyzed Decomposition of Ethyl Diazoacetate: implications on the reaction of Ethyl diazoacetate with Coal, *Fuel*, **1988**, 67, 1906.
- Synthesis of Thiazolo(3,2-a)benzo(f)quinolinium Salts. 17th ACS Junior Technical Meeting, Rio Piedras, PR 1982
- Application of the PMO Method of Conducting Polymers, *Macromolecules*, **1989**, 22, 304

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Ordinance to Demolish – 509 Lawndale Ave.	
FROM: Thanena Wilson, Director Community Development & Housing	MEETING DATE: November 20, 2023
PUBLIC HEARING: Yes	ADVERTISED DATE/BY: November 1, 2023 November 8, 2023
ATTACHMENTS: A. Staff report B. Ordinance to Demolish C. Photos D. Maps	

PURPOSE:

A request by Community Development and Housing, Local Codes Division, to adopt an ordinance ordering the inspector to demolish the dwelling at 509 Lawndale Avenue.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 9/27/2022. No action occurred by the compliance date of 10/27/2022. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

There are sufficient funds in the FY23-24 budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested Ordinance to Demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

The Ordinance to Demolish becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the Ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.



**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

509 Lawndale Ave.

OWNER:

Estate of Vernon Wilson

**REASON FOR
INSPECTION:**

Complaint from neighbor

**FIRST
INSPECTION:
8/18/2022**

Summary of Major Violations

1. Repair or replace roof sheathing & covering
2. Repair or replace floor, wall and ceiling material throughout
3. Repair or replace siding
4. Repair, replace or install required plumbing fixtures
5. Repair or replace exposed wiring

**HEARING
RESULTS:
9/15/2022**

No one appeared for the Hearing. The inspector spoke with the owner, who advised they plan to sell the property. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:
9/27/2022**

Order to Repair or Demolish
Date of Compliance 10/27/2022

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

None

ORDINANCE

AN ORDINANCE REQUIRING THE INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH AND REMOVE CERTAIN PROPERTY PURSUANT TO ARTICLE 12 OF CHAPTER 160D OF THE GENERAL STATUTES OF NORTH CAROLINA AND TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That after a hearing held before the Code Enforcement Manager and/or Inspector on 9/15/2022, the dwelling located at 509 Lawndale Avenue was found to be unfit for human habitation due to violations of the City of High Point Minimum Housing Code. Additionally, the costs to repair, alter, or improve the dwelling to comply with the Minimum Housing Code were found to be in excess of sixty-five percent (65%) of the value of the dwelling. As a result, on 9/27/2022, the Inspector ordered the property owner, Vernon Wilson, to repair or demolish by 10/27/2022.

SECTION 2: That the property owner was given a reasonable opportunity to repair or demolish and remove the dwelling, but has failed to do so.

SECTION 3: That the Inspector of the City of High Point is hereby authorized and directed to proceed with demolition and removal of the following described dwelling in accordance with the Minimum Housing Code and Article 12 of Chapter 160D of the General Statutes of North Carolina.

PROPERTY LOCATION

509 Lawndale Ave.

OWNER(S)

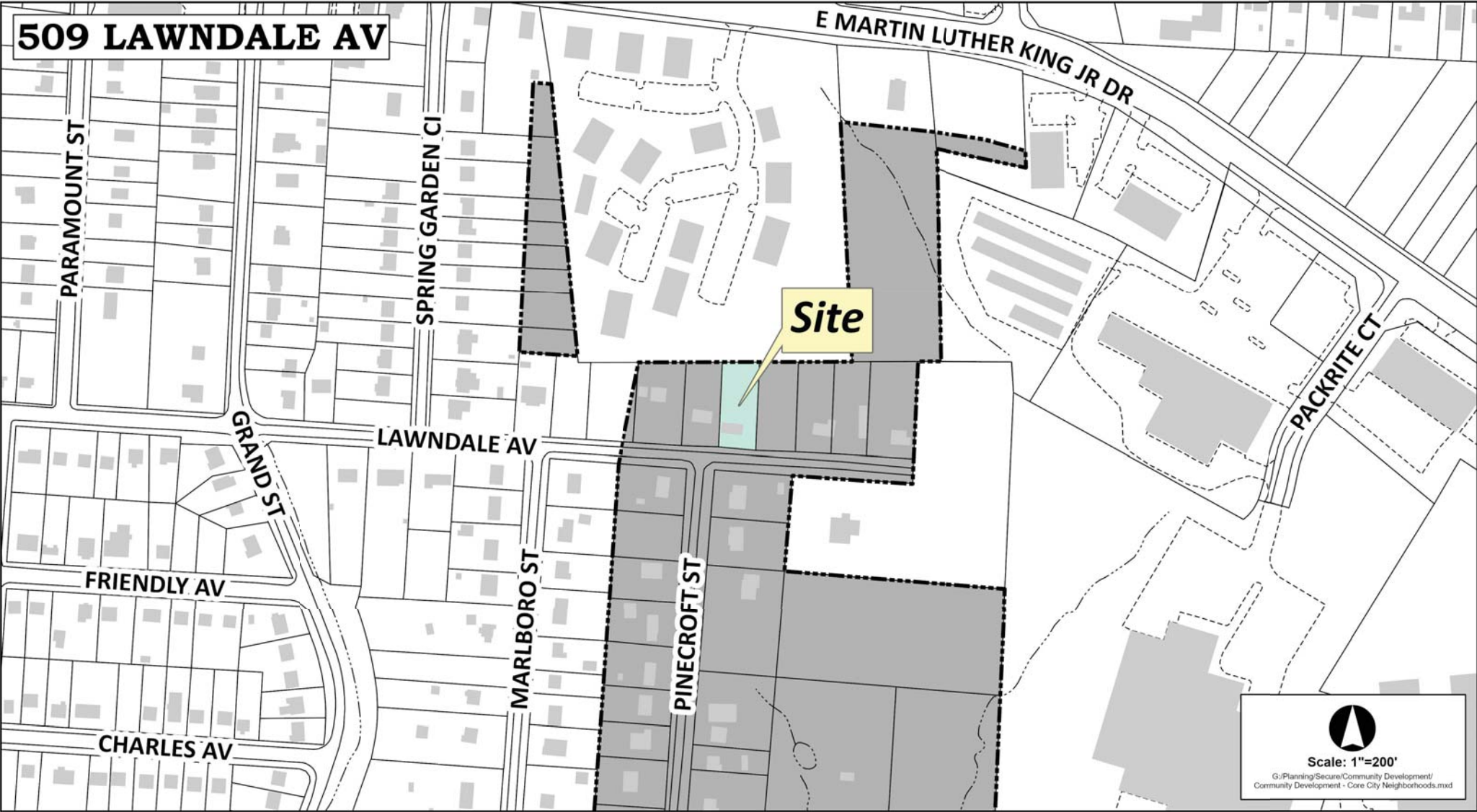
Estate of Vernon Wilson
5892 Canter Rd.
Archdale, NC 27263

SECTION 4: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5: That this ordinance shall become effective from and after its passage.

Adopted by City Council,
This the 20th day of November, 2023

Sandra Keeney, City Clerk




Scale: 1"=200'
G:\Planning\Secure\Community Development\Community Development - Core City Neighborhoods.mxd

