

(Oct. 1990)

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

204

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

1. Name of Property

historic name Green Meadows/Poplar Glen Historic District

other names/site number N/A

2. Location

street & number Roughly along Union Ave. Extended, Patricia Dr., Madison Ave.,
Ashlawn Rd., Ashlawn Cove, and Alicia Dr..

N/A not for publication

city or town Memphis

NA vicinity

state Tennessee code TN county Shelby code 157 zip code 38112

3. State/Federal Agency Certification

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

Herbert L. Harger
Signature of certifying official/Title
Deputy State Historic Preservation Officer
State or Federal agency and bureau

3/7/03
Date

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
 entered in the National Register.
 See continuation sheet
- determined eligible for the National Register.
 See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other,
(explain:)

Edson A. Beall
Signature of the Keeper

Date of Action

4/22/03

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
188	42	buildings
1		sites
		structures
		objects
189	42	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Historic Residential Resources of Memphis, Shelby County, TN

Number of Contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling, multiple dwelling

DOMESTIC: secondary structure

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling, multiple dwelling

DOMESTIC: secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

Colonial Revival

OTHER: Modernist Ranch

Minimal Traditional

Materials
(Enter categories from instructions)

foundation BRICK, STONE, CONCRETE

walls WOOD, BRICK, STONE, STUCCO

ASPHALT SHINGLES

roof ASPHALT SHINGLES

other WOOD, BRICK

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations NA

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance

1941-1952

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Chandler, Aetna K.; Goodwin, John; multiple; unknown;
Faires and Sanford Architects

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS): NA

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

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository: _____

City of Memphis _____

Green Meadows/Poplar Glen Historic District
Name of Property

Shelby County, TN
County and State

10. Geographical Data

Acreage of Property Approximately 50 acres Northeast Memphis, TN 409 NW

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>228392</u>	<u>3892357</u>	3	<u>16</u>	<u>228757</u>	<u>3891697</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>228798</u>	<u>3892149</u>	4	<u>16</u>	<u>228382</u>	<u>3891717</u>

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Michael Sicuro, Preservation Analyst
 organization City of Memphis, Division of Housing and Community Dev. date September 2, 2002
 street & number 701 North Main Street telephone 901-529-9828
 city or town Memphis state TN zip code 38107

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name More than fifty; legal notice
 street & number _____ telephone _____
 city or town _____ state _____ zip code _____

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

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Tennessee

NARRATIVE DESCRIPTION

The Green Meadows/Poplar Glen Historic District is located in the city of Memphis, Shelby County, in western Tennessee. It encompasses an area roughly fifty acres and is bounded by Union Avenue Extended on the south, the rear property lines of Madison Avenue, Ashlawn Road, and Ashlawn Cove on the west, and the rear property lines of Alicia Drive on the north and east. It is located just to the east of East Parkway, the general eastern boundary of Midtown Memphis and the third leg of the Memphis Parkway System National Register listing (NR 7/3/1989), and to the south of the city's major east/west thoroughfare of Poplar Avenue. The Overton Parkway Historic District (NR 11/18/1999) is also just to the west.

The district is an excellent example of a mid-twentieth century middle class suburban neighborhood consisting of houses mainly built during the years 1941 to 1952. Containing a total of 137 principal buildings, of which 117 are contributing, the Green Meadows/Poplar Glen Historic District retains an impressively intact collection of popular mid-twentieth century architectural styles including the post-war Minimal Traditional and Colonial Revival as well as the emerging Modernist Ranch from the late 1940s to early 1950s. The nearly homogenous architectural styling of the district consists of the two adjacent and largely similar developments of Green Meadows (Union Avenue Extended, Madison Avenue, Patricia Drive, and Monroe Avenue) and Poplar Glen (Ashlawn Road, Ashlawn Cove, Alicia Drive, and Union Avenue Extended). Green Meadows/Poplar Glen features a housing stock with plans consisting of the 1940s Minimal Traditional houses, cape cottages, and various forms of the ranch that evolved in post-World War II suburban development. The building stock consists almost entirely of single-family houses with attached and detached garages.

The majority of the district's detached garages feature one-story, mostly one-bay, gable-front roofs, and are clad in weatherboard, brick, or asbestos shingle siding. In many cases, attached garages become common in a western progression through the district with a transition from one-story garages attached by a side-gable hyphen to a full one or two-bay attached example.

The district's layout, in terms of street configuration and lot dimensions, exemplify suburban subdivision design in the post-World War II period in Memphis. The main entrance and character of the district is defined by the curvilinear boulevard design of Alicia Drive. With its two forty-foot lanes flanking a central grass median, the thoroughfare serves as a direct entrance and exit to the district as it traverses the eastern edge of the district from Union Avenue Extended on the south to Poplar Avenue on the north. The remainder of the district's streets are also indicative to a period of subdivision development known as the "automobile suburb" pattern complete with uniform street widths of 50 feet, interior district minimum and maximum building setbacks of 30 and 40 feet respectively, and larger setbacks of 45 and 65 feet respectively

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along Union Avenue Extended.¹ The landscaping of the district consists of well-manicured lawns and mature hardwoods. The lots are generally flat with the exception of the slightly terraced lots along Alicia Drive. The streetlights, sidewalks, and curbs are all cast-concrete. Many of the original cast-concrete double-track driveways remain as a contributing feature, especially in the Poplar Glen section. Overall, the district's combination of grid pattern and curvilinear streets, driveways and similar features remain as a contributing feature.

The houses within the district are generally single-family, feature one-and-one-half stories, and are clad in brick veneer with weatherboard gables.

Glossary of Survey Terms Used in the Inventory

Colonial Revival style

This was the dominant style of domestic architecture throughout America during the first half of the twentieth century. Identifying features include an accentuated front door, usually with an engaged-pediment supported by pilasters; a symmetrical facade; and windows with double-hung sashes, usually with multi-pane glazing.

Minimal Traditional style

Dominating architecture from ca. 1935-1950, this overwhelmingly popular style and house type is found throughout the entire district. It has a form similar to that of the English Cottage and simplified detail stemming from previous Colonial Revival precedents, but with a lower roof pitch, at least one front-facing gable or chimney, and height of one to one-and-one-half stories. Porches are often small and may be either sheltered by the main roof or have a separate roof. Stylistic embellishments are most often found at the entrance. Like the Minimal Ranch, it often features a prominent picture window. Minimal Traditional is also a general term used as a house type within the post-war period. Minimal Traditional houses are often a pre-ranch form rather than the English Cottage and have Colonial Revival or Tudor Revival influence.

Modernist style

An architectural style that represents the abandonment of historical stylistic precedents in favor of new variations of modern styles begun in Europe before World War I. Minimal Traditional style is viewed as the

¹Office of the Shelby County Register, *Shelby County Plat Book 10* (Memphis: Office of the Shelby County Register, 1941), 36.

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earliest of the Modernist styles following the Great Depression and becomes outnumbered by more restrained detailing found in the minimal, massed, and traditional ranch house forms. By the early 1950s, Modernist style houses, mostly found in ranch house forms, typify the evolution from cape cottage and double-pile cottage forms that exhibit Minimal Traditional or Colonial Revival stylistic influence. This phase of Modernism is often termed "Post-Depression Modern" and is characterized by the use of new materials and technologies. It is set apart from its architect-influenced, truly Modern cousin by its use of applied ornament. Typical stylistic elements include low pitch hipped or flat roofs with little or no eave, masonry walls with a horizontal emphasis, and corner casement windows that are usually steel casements.

By the 1960s, the European Modernist style's lack of decorative detailing and sense of horizontality emerges into the American Prairie split-level house form first popularized by Frank Lloyd Wright and the Chicago School in the early years of the twentieth century.

Minimal Ranch form

This type reflects the early growing popularity of the ranch design as it is a scaled-down version of the Traditional Ranch built as an inexpensive choice. Most often found in suburban housing projects, clustered together on curved streets with small lots it blends features of both Minimal Traditional and the newer modernist ranch type. Its characteristics include side-gabled roofs and a strict linear plan and footprint. Integral garages are often small, thus allowing only a single car. Like other ranch forms and the Minimal Traditional style, the Minimal Ranch often featured a prominent picture window.

Massed Ranch form

A common subtype of the ranch house without the defining element of a linear plan, this house type does exhibit many of the same features. Its distinction is derived from its differing footprint width and depth. It generally does not present as wide a frontage to the street as does the Traditional Ranch. Instead, it extends much deeper. Garages are typically attached, but not integral as found on Traditional Ranch examples. Massed Ranch houses were generally built on smaller and older lots.

Traditional Ranch form

This form traces its development from the mid-1930s, but saw its popularity rise in the early 1950s. The "rambling" ranch features a horizontal orientation, an asymmetrical facade, and a dominant low-pitch roof. It is loosely based on early Spanish Colonial precedents of the American southwest, modified by influences borrowed from Craftsman and Prairie modernism of the early 20th century. The footprint of the house usually features an "L" or "U," but sometimes cross or linear plans are found. Native stone, brick, or a combination of the two is most typically used wall cladding. The use of casement windows, often seen in bands, complements the sense of horizontality.

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English Cottage form

This house type is a variation of the bungalow and is similar to the Tudor Revival style; however, it is generally scaled down. Tudor Revival buildings usually have false half-timbering, while the English Cottage building has stone or brick without the wood detailing in the gables. Notable features include asymmetrical massing of steeply pitched cross-gable roofs, stucco walls, unusual window patterns, tall front chimneys, and English detailing. Most prominent is the cross-gable roof. Entries generally feature an uncovered stoop or an entry hood. Porches are generally to the side.

Cape Cottage form

This house form is derived from a vernacular type developed in early Colonial New England. It gained renewed national popularity in the late 1920s with the rise in popularity of the Colonial Revival style and with the advent of the Great Depression of the 1930s, its initial small size and low cost made it synonymous with the suburban landscape. The home has a simple plan, and is square or rectangular in shape, with a longer width than depth. It is generally One-and-one-half stories with a side-gabled roof and central front entrance, often pedimented. Paired-end chimneys are often common. Single windows are symmetrically arranged and usually feature six-over-six double-hung sashes. The upper half-story often featured gable-front dormers. A low porch of a front-gabled porch is also sometimes found.

INVENTORY

A survey of resources in the Green Meadows/Poplar Glen Historic District was prepared by David Royer, Rachel Engstrom, and Candice Carr, as part of the *Memphis Cultural Resources Survey* by Memphis Heritage, Inc. Properties on the east side of Alicia Drive were surveyed by Michael Sicuro. The neighborhood history and development, contained in the "Statement of Significance," is drawn from David Royer's "Green Meadows/Poplar Glen Coverform." The survey was done in June 2001 and rechecked for this nomination.

Note on Contributing/Noncontributing Buildings: Buildings in Green Meadows/Poplar Glen Historic District are listed as contributing (C) if they were built within the period of significance, retain integrity, and add to the historic sense of time and place of the district. Noncontributing buildings (NC) were built within the last fifty years or are historic buildings that have been altered to a degree that has substantially diminished their historic integrity. This notation follows each address and is also given at the end of each outbuilding description.

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ALICIA DRIVE

1. 1 Alicia N. (NC). One-and-one-half-story, four-bay, brick veneer gable-front and wing house with Minimal Traditional and Colonial Revival influence, built 1947 and altered ca. 1965. Gable roof with box cornice, covered with asphalt shingles. Windows are 8/8 double-hung sash and single-light stationary. One-story side-gable side portico with wrought iron support. Entrance has a 6-panel Colonial Revival door with fluted pilaster door surround, lintel, and keystone.
2. 7 Alicia N. (C). One-and-one-half-story, three-bay, brick veneer Cape Cottage with Minimal Traditional and Colonial Revival influence, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are paired 6/6 double-hung sashes and a bay window flanked by 4/4 double-hung sashes. Entrance is set within a gable-front pediment and features a Colonial Revival door with pilaster surround and Neo-classical pediment with incised floral motif.
3. 8 Alicia N. (NC). One-story, five-bay, brick veneer and weatherboard siding Minimal Ranch house, built 1947 and altered with facade and rear additions ca. 1980. Gable roof with flush eaves, covered with asphalt shingles. Windows are 4/4 and 6/6 double-hung sashes, some in pairs. Partial-width flat roof porch of new construction supported by box piers, segmental arches, and spindled balustrade. Entrance is obscured by ornamented wrought iron storm door.
4. 11 Alicia N. (C). One-story, five-bay, brick veneer Cape Cottage with Minimal Traditional influence, built 1947. Gable roof with flush eaves, covered with asphalt shingles. Windows are 8/8 and 6/6 double-hung sashes, some in pairs, and single-light sliding windows on enclosed side-porch. Single-bay gable-front porch with round arch and box cornice supported by box piers. Entrance has a paneled Colonial Revival door flanked by plain pilasters.

Garage, ca. 1947. One-story, one-bay, vinyl siding, gable-front roof. (C).
5. 14 Alicia N. (C). One-story, four-bay, brick veneer gable-front cottage with Minimal Traditional and Colonial Revival influence, built 1947. Gable roof with five-light gable-end fanlight, flush eaves, and covered with asphalt shingles. Windows are 8/8 double-hung sashes, one with segmental arch brick soldier course lintel. Single-bay side screened porch with box pier support and Chippendale balustrade. Entrance has a 2-light Colonial Revival door with fluted pilaster surround topped with triglyph adorned frieze and cornice.
6. 17 Alicia N. (C). One-and-one-half story, four-bay, brick veneer gable-front cottage with Minimal

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Traditional influence, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are paired 6/6 double-hung sashes with shed roof aluminum window hoods. Single-bay undercut screened porch supported by box piers. Entrance is recessed with a replacement 3-light ca. 1960s door, but retains fluted pilaster surround.

Garage, ca. 1947. One-story, one-bay, weatherboard siding, gable-front roof. (C).

7. 20 Alicia N. (C). One-story, three-bay, brick veneer Cape Cottage with Colonial Revival influence, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are paired 6/9 double-hung sashes. Single-bay gable-front porch with board and batten siding supported by wrought iron balustrade. Side-gable side-porch supported by box piers and wrought iron balustrade. Entrance has a 6-panel Colonial Revival door with broken pediment.

Garage, ca. 1947. One-story, one-bay, weatherboard siding, gable-front roof. (C).

8. 25 Alicia N. (C). One-and-one-half-story, three-bay, brick veneer and weatherboard gable-front cottage with Minimal Traditional influence, built 1947. Gable roof with box cornice with corner brick corbelling, covered with asphalt shingles. Windows are 6/6 double-hung sashes and a single-light stationary flanked by 4/4 double-hung sashes with sunburst and round brick arch. Single-bay shed roof porch supported by wrought iron. Offset entry has a Colonial Revival door.

Garage, ca. 1947. One-story, one-bay, weatherboard siding, gable-front roof. (C).

9. 26 Alicia N. (NC). One-story, four-bay, brick and vertical board siding veneer gable-front and wing cottage with Minimal Traditional influence, built 1947 and altered with later porch enclosures at entrance and side elevation. Gable roof with box cornice, covered with asphalt shingles. Windows are 8/8 double-hung sashes and 6-light round window addition at porch enclosure. Single-bay shed roof porch with wrought support and balustrade. Offset entry has a 6-panel Colonial Revival door.

Garage, ca. 1947. One-story, one-bay, weatherboard siding, gable-front roof. (C).

10. 32 Alicia N. (C). One-story, four-bay, brick veneer Minimal Traditional house, built 1947. Gable roof with box cornice and return, covered with asphalt shingles. Windows are 6/6 double-hung sashes, some in pairs and a single-light stationary picture window flanked by 4/4 double-hung sashes topped by a sunburst and round brick arch. Single-bay undercut corner porch supported by box piers. Offset entry has a 2-light Colonial Revival door.

Garage, ca. 1947. One-story, one-bay, weatherboard siding, gable-front roof with exposed rafter tails. (C).

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11. 38 Alicia N. (C). One-story, four-bay, brick veneer Minimal Traditional house with Colonial Revival influence, built 1947. Gable roof with 5-light gable-front fanlight, flush eaves, and covered with asphalt shingles. Windows are paired 6/6 double-hung sashes. Entrance has a 2-light Colonial Revival door with fluted pilaster surround and shed roof awning.

Garage, ca. 1947. One-story, one-bay, weatherboard siding, gable-front roof. (C).

12. 39 Alicia N. (C). One-and-one-half-story, four-bay, brick veneer Cape Cottage with Colonial Revival influence, built 1948. Gable roof with flush eaves, covered with asphalt shingles. Windows are 8/8 double-hung sashes. Entrance has a 4-light Colonial Revival door with fluted pilaster surround topped with segmental pediment and incised floral motif.

Garage, ca. 1948. One-story, one-bay, weatherboard siding, gable-front roof. (C).

13. 44 Alicia N. (NC). One-story, four-bay, brick veneer Cape Cottage with Colonial Revival and Minimal Traditional influence, built 1947 and altered ca. 1965. Gable roof with flush eaves, covered with asphalt shingles. Windows are paired 6/6 double-hung sashes. Single-bay gable-front porch supported by wrought iron and balustrade. Side porch at addition is supported by brick piers and infilled with lattice. Entrance has a 6-panel Colonial Revival door with fluted pilaster surround.

Guesthouse, ca. 1950, altered ca. 1965 with infill. One-story, one-bay, weatherboard siding, gable roof. (NC).

14. 45 Alicia N. (NC). One-story, four-bay, brick veneer, board and batten, and vinyl siding veneer Minimal Traditional house, built 1948 and altered with side corner porch enclosure ca. 1965. Gable roof with flush eaves, covered with asphalt shingles. Windows are original paired 6/6 double-hung sashes and oriel window of 8-light casements; 1/1 double-hung sashes at infilled porch. Single-bay shed roof porch supported by wrought iron and balustrade. Entrance has a Colonial Revival door with 4-light fanlight.

Garage, ca. 1948. One-story, one-bay, weatherboard siding, gable-front roof. (C).

15. 48 Alicia N. (NC). One-and-one-half-story, four-bay, brick veneer gable-front and wing house with Minimal Traditional influence, built 1948 and altered with possible ½ story addition, replacement door, and newly constructed porch ca. 1975. Gable roof with flush eaves, covered with asphalt shingles. Windows are 6/6 double-hung sashes. Three-quarter length shed roof porch supported by box piers and spindled balustrade. Entrance has a replacement single-light door.

Garage, ca. 1948. One-story, one-bay, weatherboard siding, gable-front roof. (C).

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16. 52 Alicia N. (C). One-story, four-bay, brick veneer gable-front and wing house with Minimal Traditional influence, built 1948. Gable roof with flush eaves, covered with asphalt shingles. Windows are paired 6/6 double-hung sashes and an 8/8 topped with a sunburst detail. Single-bay shed roof porch supported by wrought iron. Entrance has a 6-panel Colonial Revival door.

17. 53 Alicia N. (NC). One-and-one-half-story, three-bay, brick veneer Cape Cottage with Colonial Revival influence, built 1947 and altered ca. 1965 with picture windows. Complex gable roof with 6-light gable-end fanlight, box cornice and return, and covered with asphalt shingles. Windows are multi-light stationary windows. Entrance has a 4-light Colonial Revival door with fluted pilaster surround topped by molded segmental pediment.

Garage, ca. 1947. One-story, one-bay of vertical board siding double-doors, brick veneer, gable-front roof attached to house by breezeway. (C).

18. 56 Alicia N. (C). One-and-one-half-story, five-bay, brick veneer Minimal Traditional house, built 1948. Gable roof with box cornice, covered with asphalt shingles. Windows are 6/6 double-hung sashes and bay window of 8/8 flanked by 4/4 double-hung sashes. Entrance has a 6-light cottage door with shed roof aluminum hood. Single-bay attached garage with weatherboard siding.

19. 57 Alicia N. (NC). One-and-one-half-story, three-bay, brick veneer gable-front and wing house with Minimal Traditional influence, built 1948 and altered ca. 1965 with vinyl siding possible side addition entry. Gable roof with flush eaves, covered with asphalt shingles. Windows are 6/6 double-hung sash and band of 8-light casements at shed roof bay. Entrance has a replacement single-light door.

20. 59 Alicia N. (C). One-and-one-half-story, four-bay, brick veneer and wood shingle Minimal Traditional house, built 1948. Gable roof with rear shed roof addition, flush eaves, and covered with asphalt shingles. Windows are 6/6 and 8/8 double-hung sashes, some in band of three. Entrance has a multi-light cottage door.

Garage, ca. 1948. One-story, one-bay, weatherboard siding, gable-front roof. (C).

21. 62 Alicia N. (C). One-story, four-bay, brick veneer Minimal Traditional house, built 1947. Gable roof with flush eaves, covered with asphalt shingles. Windows are 6/6 and 8/8 double-hung sashes, some in pairs. Entrance has a 2-light Colonial Revival door with pilaster surround and shed roof awning.

Garage, ca. 1955 and altered ca. 1975. One-story, one-bay, board and batten siding, gable-front roof. (NC).

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22. 63 Alicia N. (C). One-and-one-half-story, four-bay, brick veneer and asbestos siding veneer Cape Cottage with Colonial Revival influence, built 1948. Gable roof with gable-front dormers featuring 4/4 double-hung sash windows, flush eaves, and covered with asphalt shingles. Windows are 6/6 double-hung sashes, some in pairs and two flanking an 8/8 at bay window. Entrance is set within gable-front projection and has a 2-light Colonial Revival door with pilaster surround topped by broken pediment.

Garage, ca. 1948. One-story, one-bay, weatherboard siding, gable-front roof. (C).

23. 64 Alicia N. (NC). One-story, four-bay, brick veneer gable-front and wing house with Minimal Traditional influence, built 1948 and altered ca. 1965 with corner undercut porch infill. Gable roof with box cornice, covered with asphalt shingles. Windows are paired 6/6 double-hung sashes and single-light stationary picture window. Single-bay gable-front porch supported by box piers. Entrance has a 6-panel door.

Garage, ca. 1948. One-story, one-bay, weatherboard siding, gable-front roof. (C).

24. 65 Alicia N. (C). One-story, four-bay, brick veneer Minimal Traditional house, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are 8/8 and 6/6 double-hung sashes, some in pairs. Single-bay shed roof porch supported by wrought iron. Entrance has a 4-light Colonial Revival door.

Garage, ca. 1947. One-story, one-bay, weatherboard siding, gable-front roof. (C).

25. 66 Alicia N. (C). One-story, four-bay, brick veneer and weatherboard siding gable-front and wing house with Minimal Traditional influence, built 1947. Gable-front roof with 4-light fanlight, flush eaves, and covered with asphalt shingles. Windows are 6/6 and 8/8 double-hung sashes. Entrance door is obscured by wrought iron storm door and is flanked by pilaster surround.

Garage, ca. 1947. One-story, one-bay, weatherboard siding, gable-front roof. (C).

26. 70 Alicia N. (C). One-and-one-half-story, four-bay, brick veneer Minimal Traditional house, built 1947. Gable roof with flush eaves, covered with asphalt shingles. Windows are 8/8 double-hung sashes and single-light stationary picture window. Partial-width gable-front porch supported by wrought iron and balustrade. Offset entry has a 3-light ca. 1960s door. Single-bay attached garage with side-gable roof.

27. 74 Alicia N. (C). One-and-one-half-story, three-bay, brick veneer Cape Cottage with Colonial Revival influence, built 1948. Gable roof with flush eaves, covered with asphalt shingles. Windows are 8/8 double-hung sashes and 4-light wheel windows flanking entrance. Partial-width gable-front porch with Doric column support. Entrance has a 4-light Colonial Revival door.

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Garage, ca. 1948. One-story, one-bay, weatherboard siding, gable-front roof. (C).

28. 78 Alicia N. (NC). One-story, five-bay, brick veneer and vinyl siding Minimal Traditional house, built 1948 and altered ca. 1955 with entry relocation and porch addition. Gable roof with flush eaves, covered with asphalt shingles. Windows are 6/6 double-hung sashes, some in pairs and bay window of 6/6 flanked by 4/4 double-hung sashes. Partial-width gable-front porch supported by wrought iron. Entrances are multi-light French door (original entry) and 6-panel Colonial Revival door (later entry at new porch).

Garage, ca. 1948, altered ca. 1975 with infill. One-story, two-bay, weatherboard siding, gable-front roof. (NC).

29. 79 Alicia N. (C). One-story, four-bay, brick veneer and weatherboard Minimal Traditional house, built 1949. Gable roof with box cornice, covered with asphalt shingles. Windows are 6/6 double-hung sashes including one flanked by 4/4 double-hung sashes in a prominent facade bay. Entrance has a multi-light Colonial Revival door with shed roof hood.

Garage, ca. 1949. One-story, one-bay, weatherboard, gable-front roof. (C).

30. 84 Alicia N. (C). One-story, three-bay, brick veneer Traditional Ranch house with Modernist influence, built 1948. Gable roof with flush eaves, covered with asphalt shingles. Windows consist of banks of 3-light casements topped with shed roof aluminum hoods. Entrance has a slab door.

31. 85 Alicia N. (NC). One-and-one-half-story, five-bay, weatherboard and brick veneer Minimal Traditional house, built 1949 and altered ca. 1965 with corner porch infill. Gable roof with box cornice, covered with asphalt shingles. Windows are 6/6 double-hung sashes, some in pairs. Entrance is set within a gable-front projection and features a 4-light Colonial Revival door with fluted pilaster surround.

Garage, ca. 1965. One-story, one-bay, weatherboard siding, gable-front roof. (NC).

32. 5 Alicia S. (NC). One-story, six-bay, brick veneer Minimal Ranch house with Minimal Traditional and Modernist influence, built 1947 and altered ca. 1965 with large rear and side-porch addition. Gable roof with hip roof projection, box cornice, covered with asphalt shingles. Windows are 6/6 and 8/8 double-hung sashes; multi-light wheel window also. Partial-width hip roof porch supported by box piers and diamond pattern balustrade. Entrance has a 4-light Colonial Revival door.

33. 12 Alicia S. (C). One-story, four-bay, brick and stone veneer English Cottage with Tudor Revival influence, built 1948. Gable roof with steeply pitched extended roofline, box cornice, gable-front 4-light window, and covered with asphalt shingles. Windows are 6/6 double-hung sashes. Side screened-porch with shed roof aluminum hood. Entrance has a 3-light ca. 1960s replacement door flanked by 6-light casement.

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Garage, ca. 1948. One-story, one-bay, weatherboard siding, gable-front roof with exposed rafter tails. (C).

34. 18 Alicia S. (C). One-story, four-bay, brick veneer Minimal Traditional house, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are 8/8 and paired 6/6 double-hung sashes. Entrance has a 6-panel door with shed roof overhang.

35. 19 Alicia S. (C). One-story, three-bay, brick veneer Minimal Traditional house with Colonial Revival influence, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are 8/12 double-hung sashes. Partial-width gable-front porch supported by Doric columns and wrought iron balustrade. Entrance has a 6-panel Colonial Revival door with three-quarter length 4-light sidelights. Single-bay attached garage with vinyl siding.

36. 23 Alicia S. (C). One-story, four-bay, brick veneer Minimal Traditional house, built 1948. Gable roof with box cornice, covered with asphalt shingles. Windows are 8/8 and paired 6/9 double-hung sashes. Entrance has a 2-light Colonial Revival door with fluted pilaster surround.

Carport, ca. 1965. One-story, one-bay, weatherboard siding, hip roof. (NC).

37. 24 Alicia S. (C). One-story, three-bay, brick veneer Cape Cottage with Minimal Traditional influence, built 1947. Gable roof with flush eaves, covered with asphalt shingles. Windows are paired 6/6 double-hung sashes and picture window flanked by 4/4 double-hung sashes all topped by a shed roof aluminum hood. Side-porch with side-gable roof supported by box piers. Offset entry door is not visible.

Garage, ca. 1947. One-story, two-bay, weatherboard siding, side-gable roof. (C).

38. 30 Alicia S. (C). One-story, five-bay, brick veneer gable-front and wing house with Minimal Traditional influence, built 1947. Gable roof with flush eaves, covered with asphalt shingles. Windows are 6/6 double-hung sashes, 4-light double casements, and a bank of 8-light double casements with shed roof. Entrance has a 2-panel door with shed roof awning.

Garage, ca. 1965. One-story, one-bay, weatherboard siding, gable-front roof. (NC).

39. 31 Alicia S. (C). One-and-one-half-story, four-bay, brick veneer and weatherboard Cape Cottage with Minimal Traditional and Colonial Revival influences, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are 8/8 double-hung sashes. Side corner porch infilled with matching fenestration. Entrance has a 2-light Colonial Revival door with pilaster and lintel surround and flanked by an octagonal stationary window.

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Garage, ca. 1947. One-story, one-bay, weatherboard siding, gable-front roof. (C).

40. 36 Alicia S. (C). One-story, five-bay, brick veneer Minimal Traditional house, built 1947. Gable roof with flush eaves, covered with asphalt shingles. Windows are 6/6 double-hung sashes and 2/2 double-hung sash aluminum windows at side porch infill. Single-bay shed roof porch supported by wrought iron. Entrance has a 6-panel Colonial Revival door.

Garage, ca. 1947. One-story, one-bay, weatherboard siding, hip roof. (C).

41. 37 Alicia S. (C). One-story, three-bay, brick veneer Cape Cottage with Minimal Traditional and Colonial Revival influences, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are paired 6/6 double-hung sashes and a bay window with bell cast roof featuring 8/8 double-hung sashes in the center flanked by 6/6 double-hung sashes. Single-bay side-gable roof porch supported by coupled box piers. Offset entry has a 4-light Colonial Revival door.

Garage, ca. 1947. One-story, two-bay, weatherboard siding, gable-front roof. (C).

42. 42 Alicia S. (C). One-story, four-bay, brick veneer Minimal Traditional house, built 1947. Gable roof with flush eaves, covered with asphalt shingles. Windows are 6/9 and 8/12 double-hung sashes. Entrance is recessed and features a 6-panel Colonial Revival door.

Garage, ca. 1947. One-story, one-bay, weatherboard siding, gable-front roof. (C).

43. 43 Alicia S. (C). One-story, four-bay, brick veneer Minimal Ranch house with Minimal Traditional and Modernist influence, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are paired 6/6 double-hung sashes and a bank of four 6/9 double-hung sashes. Single-bay gable-front porch supported by wrought iron and balustrade. Entrance has a 4-light Colonial Revival door.

Garage, ca. 1955. One-story, two-bay, weatherboard siding, gable-front roof. (NC).

44. 48 Alicia S. (C). One-and-one-half-story, four-bay, brick veneer gable-front and wing house with Minimal Traditional influence, built 1947. Gable roof with flush eaves, covered with asphalt shingles. Windows are 1/1 and 6/6 double-hung sashes. Three-quarter-length shed roof porch supported by wrought iron and balustrade. Entrance has a multi-paneled door.

Garage, ca. 1947. One-story, two-bay with 4-light cottage door, brick veneer, gable-front roof. (C).

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45. 49 Alicia S. (C). One-story, four-bay, brick veneer Minimal Traditional house, built 1945. Gable roof with box cornice, covered with asphalt shingles. Windows are paired 6/6, 8/8 double-hung sashes, and 20-light stationary windows. Single-bay undercut porch supported by wrought iron and balustrade. Entrance has a 6-panel Colonial Revival door.

Garage, ca. 1945. One-story, one-bay, weatherboard siding, gable-front roof. (C).

46. 52 Alicia S. (C). One-story, three-bay, brick veneer Cape Cottage with Minimal Traditional influence, built 1947. Gable roof with flush eaves, covered with asphalt shingles. Windows are 8/8 double-hung sashes. Entrance is centered and has a 6-panel Colonial Revival door.

Garage, ca. 1947. One-story, one-bay, aluminum-siding veneer, gable-front roof. (C).

47. 55 Alicia S. (C). One-story, four-bay, brick veneer Minimal Traditional house, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are paired 6/6 double-hung sashes; and single-light stationary pictures flanked by 4/4 double-hung sashes. Entrance is recessed and features a 6-panel Colonial Revival door with pilaster surround.

Garage, ca. 1947 altered with infilled bay. One-story, one-bay, weatherboard siding, gable-front roof. (NC).

48. 60 Alicia S. (C). One-and-one-half-story, four-bay, brick veneer gable and wing cottage with Minimal Traditional influence, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are 6/6 and 8/8 double-hung sashes. Three-quarter-length shed roof porch with segmental arch fascia board supported by box piers and a wrought iron balustrade. Entrance has a 4-light fanlight Colonial Revival door.

Garage, ca. 1947. One-story, one-bay with vertical board siding doors, weatherboard siding, gable-front roof with exposed rafter tails. (C).

49. 63 Alicia S. (C). One-story, four-bay, brick veneer Minimal Traditional house, built 1946. Gable roof with box cornice, covered with asphalt shingles. Windows are 8/8 and 6/6 double-hung sashes, some in pairs. Single-bay shed roof porch supported by wrought iron and balustrade. Entrance has a 6-panel Colonial Revival door.

Garage, ca. 1946. One-story, one-bay, weatherboard siding, gable-front roof. (C).

50. 66 Alicia S. (C). One-story, six-bay, brick veneer Minimal Traditional house, built 1947. Gable roof with flush eaves, brick corbelling at cornice, and covered with asphalt shingles. Windows are 6/6 and 8/8

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double-hung sashes. Partial-width gable-front porch supported by wrought iron. Entrance has a 6-panel Colonial Revival door.

Garage, ca. 1947. One-story, one-bay, vertical board siding, gable-front roof. (C).

51. 67 Alicia S. (C). One-story, three-bay, brick veneer Cape Cottage with Colonial Revival influence, built 1945. Gable roof with box cornice, covered with asphalt shingles. Windows are 6/6 double-hung sash, and a band of three featuring 8/8 flanked by 4/4 double-hung sashes topped by a sunburst detail. Single-bay side gable porch supported by wrought iron and balustrade. Offset entry has a 2-light Colonial Revival door.

Garage, ca. 1945. One-story, one-bay, weatherboard siding, gable-front roof. (C).

52. 70 Alicia S. (C). One-story, four-bay, brick veneer Cape Cottage with Colonial Revival and Minimal Traditional influence, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are paired 6/9 double-hung sashes. Single-bay gable-front porch with board and batten siding supported by wrought iron and balustrade. Entrance has a 6-panel Colonial Revival door.

Garage, ca. 1947. One-story, one-bay of vertical board siding doors, weatherboard siding, gable-front roof. (C).

ASHLAWN DRIVE

53. 5 Ashlawn S. (C). One-story, three-bay, brick veneer gable and wing house with Minimal Traditional influence, built 1948. Gable roof with box cornice, covered with asphalt shingles. Windows are 2/2 double-hung sashes, some in bands of three. Side-porch has a flat roof with wrought iron support. Entrance is recessed and has a 3-light door.

Garage, ca. 1955. One-story, one-bay, brick veneer, hip roof. (NC).

54. 8 Ashlawn S. (C). One-and-one-half-story, five-bay, brick veneer Cape Cottage with Colonial Revival influence, built 1947. Gable roof with gable-front roof dormer of weatherboard siding, flush eaves, and covered with asphalt shingles. Windows are 6/1 double-hung sashes. Partial-width flat roof porch supported by fluted Doric columns. Entrance has a 2-light Colonial Revival door.

55. 19 Ashlawn S. (C). One-and-one-half-story, three-bay, brick veneer Cape Cottage with Colonial Revival influence, built 1947. Gable roof with two gable-front roof dormers featuring 6/6 double-hung sashes, box cornice, and covered with asphalt shingles. Windows are 6/6 double-hung sashes. Central entrance has a 4-light Colonial Revival door with pilaster surround.

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56. 20 Ashlawn S. (C). One-and-one-half-story, four-bay, stone veneer Minimal Ranch with Minimal Traditional and Modernist influences, built 1949. Gable roof with box cornice, covered with asphalt shingles. Windows are 8/8 double-hung sashes and a bay window with multi-light stationary center flanked by 6/6 double-hung sashes. Entrance has a 3-light ca. 1960s door with pilaster surround.

57. 25 Ashlawn S. (C). One-story, six-bay, brick veneer and weatherboard Minimal Ranch house with Colonial Revival and Modernist influences, built 1946. Gable roof with box cornice, covered with asphalt shingles. Windows are in bands of three, some as 4/1, 6/1, or 8/1 double-hung sashes. Partial-width gable-front main porch supported by Doric columns; single-bay undercut corner porch supported by box piers. Offset entrance is obscured by louvered storm door.

Garage, ca. 1946. One-story, one-bay, weatherboard siding, gable-front roof. (C).

58. 28 Ashlawn S. (C). One-and-one-half-story, five-bay, brick and stone veneer Minimal Traditional house with Colonial Revival influence, built 1947. Gable roof with dentil box cornice, diamond patterned oculus window at gable-front projection, and covered with asphalt shingles. Windows are dominant multi-light stationary picture windows and 8/8 double-hung sashes. Entrance has a 3-light ca. 1960s door with fluted pilaster surround.

Garage, ca. 1947. One-story, two-bay, brick veneer, gable-front roof. (C).

59. 35 Ashlawn S. (C). One-story, four-bay, brick veneer Minimal Ranch house with Modernist influence, built 1951. Gable roof with box cornice, covered with asphalt shingles. Windows are 6/6 double-hung sashes and multi-light stationary picture. Three-quarter-length shed roof porch with wrought iron support. Entrance has a ca. 1960s 3-light door.

60. 38 Ashlawn S. (C). One-story, eleven-bay, brick veneer Minimal Ranch house with Minimal Traditional and Modernist influences, built 1947. Gable roof with box cornice and return, covered with asphalt shingles. Windows are 8/8 and 8/12 double-hung sashes. Recessed entry has a 6-panel Colonial Revival door.

61. 48 Ashlawn S. (C). One-story, five-bay, brick and stone veneer Traditional Ranch house with Modernist influence, built 1949. Low hip roof with box cornice, covered with asphalt shingles. Windows are 6/6, 8/8, and 8/12 double-hung sashes; some in bands and/or with single-light stationary picture windows. Entrance has a slab door.

Garage, ca. 1949 and altered ca. 1975 with infill for guesthouse. One-story, three-bay, brick veneer, hip roof. (NC).

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62. 1 Ashlawn N. (C). One-story, five-bay, brick veneer Minimal Ranch house with Colonial Revival and Modernist influences, built 1947. Gable roof with 5-light gable-end fanlight, flush eaves, and covered with asphalt shingles. Windows are 6/6 and 8/8 double-hung sashes, some in pairs or as a band of three flanked by 4/4 double-hung sashes. Entrance has a 2-light Colonial Revival door with pilaster surround and broken pediment and finial.

Garage, ca. 1950. One-story, two-bay, concrete block and aluminum siding, gable-front roof. (C).

63. 4 Ashlawn N. (C). One-story, three-bay, board and batten, weatherboard and brick veneer Traditional Ranch house with Modernist influence, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are 2/2 double-hung sashes. Partial-width undercut porch supported by wrought iron. Offset entry is not visible.

Garage, ca. 1947. One-story, two-bay, brick veneer, hip roof. (C).

64. 7 Ashlawn N. (C). One-story, four-bay, brick veneer Minimal Traditional house, built 1947. Gable roof with box dentil cornice, covered with asphalt shingles. Windows are paired 6/6 double-hung sashes. Single-bay shed roof porch supported by wrought iron. Entrance has a 2-light Colonial Revival door.

Garage, ca. 1947. One-story, one-bay, weatherboard siding, gable-front roof. (C).

65. 10 Ashlawn N. (C). One-story, four-bay, brick veneer and board and batten siding Minimal Traditional house, built 1946. Gable roof with box cornice, covered with asphalt shingles. Windows are 6/6 and 8/8 double-hung sashes, some in pairs. Single-bay gable-front porch supported by wrought iron. Entrance has a 6-panel Colonial Revival door.

Garage, ca. 1955. One-story, two-bay, weatherboard siding, gable-front roof. (NC).

66. 11 Ashlawn N. (C). One-story, three-bay, brick and stucco veneer with half-timbering English Cottage with Tudor Revival influence, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are 4/4, 6/6, and 8/8 double-hung sashes; some in bands of three. Single-bay side-gabled porch supported by box piers. Offset entry has a 2-light Colonial Revival door.

Garage, ca. 1947. One-story, one-bay, weatherboard siding, gable-front roof. (C).

67. 16 Ashlawn N. (C). One-and-one-half-story, three-bay, weatherboard and brick veneer gable and wing house with Minimal Traditional influence, built 1946. Gable roof with box cornice, covered with asphalt

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shingles. Windows are 6/6 double-hung sashes and a band of 8-light double casements. One-story, single-bay, side-gable porch supported by box piers. Offset entry is concealed by a louvered storm door.

Garage, ca. 1946. One-story, one-bay, weatherboard siding, gable-front roof. (C).

68. 22 Ashlawn N. (NC). One-story, six-bay, weatherboard and brick veneer Minimal Traditional house, built 1946 and altered ca. 1965 with attached garage addition. Gable roof with flush eaves, covered with asphalt shingles. Windows are 6/6 and 8/8 double-hung sashes. Partial-width gable-front porch supported by wrought iron and box pilasters. Entrance has a 2-light Colonial Revival door. Newer entry at garage addition is a single-light door.

69. 26 Ashlawn N. (C). One-and-one-half-story, four-bay, asbestos siding and brick veneer Minimal Traditional house with Colonial Revival influence, built 1946. Gable roof with gable-end 6-light fanlight, box cornice, and covered with asphalt shingles. Windows are paired 6/6 double-hung sashes. Entrance has a 6-panel door with Colonial Revival pilaster surround, broken pediment, and finial.

Garage, ca. 1946. One-story, one-bay, weatherboard siding, gable-front roof. (C).

70. 30 Ashlawn N. (C). One-and-one-half-story, three-bay, brick veneer and weatherboard Cape Cottage with Colonial Revival influence, built 1946. Gable roof with two gable-front dormers with 6/6 double-hung sashes, box cornice and return and covered with asphalt shingles. Windows are 1/1 double-hung sashes, some in pairs or a bay window of three. Central bay entrance has a 4-light Colonial Revival door with pilaster surround and topped by a segmental arch sunburst pediment.

Garage, ca. 1955. One-story, one-bay, weatherboard siding, gable-front roof. (NC).

71. 34 Ashlawn N. (C). One-story, four-bay, weatherboard and brick veneer Minimal Traditional house with Colonial Revival influence, built 1946. Gable roof with box cornice, covered with asphalt shingles. Windows are 6/6 double-hung sashes, some in pairs; band of three featuring multi-light stationary windows flanked by 4/4 double-hung sashes topped by a sunburst detail; all with shed roof aluminum hoods. Single-bay undercut porch supported with box piers and featuring a shed roof aluminum hood. Offset entry has a 4-light Colonial Revival door.

Garage, ca. 1946. One-story, one-bay, weatherboard siding, gable-front roof with exposed rafter tails. (C).

72. 40 Ashlawn N. (C). One-story, six-bay, weatherboard and brick veneer Cape Cottage with Colonial Revival influence, built 1944. Gable roof with box cornice, covered with asphalt shingles. Windows are 6/6

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double-hung sashes, some in pairs or as a bay of three. Entrance has a single-light door with fluted pilaster surround, gable pediment, and triglyph frieze.

Garage, ca. 1944. One-story, one-bay, weatherboard siding, gable-front roof. (C).

73. 41 Ashlawn N. (NC). One-and-one-half-story, five-bay, brick veneer Minimal Traditional house, built 1946 and altered with side and entrance porch enclosures ca. 1990. Gable roof with flush eaves, covered with asphalt shingles. Windows are 6/6 and 6/9 double-hung sashes; single-light stationary windows at porch enclosures. Entrance is concealed by a louvered storm door.

Garage, ca. 1946. One-story, one-bay, weatherboard siding, gable-front roof. (C).

74. 44 Ashlawn N. (C). One-story, four-bay, weatherboard and brick veneer Cape Cottage with Colonial Revival influence, built 1946. Gable roof with box cornice, covered with asphalt shingles. Windows are 6/6 and 8/8 double-hung sashes. Entrance has a 2-light Colonial Revival door with pilaster surround and sunburst detail pediment.

75. 47 Ashlawn N. (C). One-and-one-half-story, four-bay, brick veneer Minimal Traditional house, built 1948. Gable roof with flush eaves, covered with asphalt shingles. Windows are 4/4, 6/6, and 8/8 double-hung sashes, some as a band of three. Recessed entry features a 2-light Colonial Revival door.

Garage, ca. 1948. One-story, one-bay, weatherboard siding, gable-front roof. (C).

76. 49 Ashlawn N. (NC). One-and-one-half-story, four-bay, brick veneer Minimal Traditional house with Colonial Revival influence, built 1968. Gable roof with box cornice, covered with asphalt shingles. Windows are 6/9 double-hung sashes. Full-width shed roof porch with dentil cornice supported by Doric columns. Entrance door is not visible. Attached two-bay garage.

77. 50 Ashlawn N. (C). One-and-one-half-story, three-bay, weatherboard and brick veneer Cape Cottage with Colonial Revival influence, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are 8/8 and 6/6 double-hung sashes. Partial-width gable-front porch with box pier support. Entrance has a Colonial Revival door with three-quarter length 4-light sidelights.

Garage, ca. 1947. One-story, two-bay, weatherboard siding, gable-front roof. (C).

78. 55 Ashlawn N. (C). One-and-one-half-story, three-bay, weatherboard and brick veneer Cape Cottage with Colonial Revival influence, built 1948. Gable roof with box cornice covered with asphalt shingles. Windows are paired 6/6 double-hung sashes. Partial-width gable-front porch with 4-light attic light supported by coupled Doric columns. Entrance has a 4-light Colonial Revival door.

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Garage, ca. 1948. One-story, one-bay with carport lean-to, weatherboard siding, gable-front roof. (C).

79. 59 Ashlawn N. (C). One-and-one-half-story, four-bay, weatherboard and brick veneer Cape Cottage with Colonial Revival influence, built 1948. Gable roof with rear shed, two hip roof dormers with 6/6 double-hung sashes, scalloped molded box cornice, and covered with asphalt shingles. Windows are 8/8 double-hung sashes. Central bay entrance has a 2-light Colonial Revival door. Attached single-bay garage.

80. 69 Ashlawn N. (C). One-story, five-bay, brick veneer Traditional Ranch house with Modernist influence, built 1949. Gable roof with box cornice, covered with asphalt shingles. Windows are 8/8 double-hung sashes. Single-bay undercut porch at entrance supported by wrought iron. Entrance has a 6-panel Colonial Revival door.

ASHLAWN COVE

81. 17 Ashlawn Cove (C). One-story, four-bay, brick, weatherboard siding and board siding veneer Minimal Traditional house, built 1947. Gable roof with flush eaves, covered with asphalt shingles. Windows are 6/6 and 8/8 double-hung sashes and multi-light stationary picture window. Single-bay shed roof porch supported by wrought iron and balustrade. Offset entry is concealed with a louvered storm door.

Garage, ca. 1947. One-story, one-bay with vertical board siding double-doors, weatherboard siding, and gable-front roof. (C).

82. 23 Ashlawn Cove (C). One-and-one-half-story, three-bay, brick veneer Cape Cottage with Colonial Revival influence, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are 8/8 double-hung sashes. Entrance has a 6-panel Colonial Revival door with pilaster surround and sunburst detail segmental arch pediment.

Garage, ca. 1947. One-story, one-bay, weatherboard siding, gable-front roof. (C).

83. 27 Ashlawn Cove (C). One-story, four-bay, brick veneer Minimal Traditional house, built 1947. Gable roof with gable-end 6-light fanlight, box cornice, and covered with asphalt shingles. Windows are 8/8 double-hung sashes and multi-light stationary windows in a band of three. Single-bay corner undercut porch supported by box piers. Entrance has a 4-light Colonial Revival door with pilaster and lintel surround.

Garage, ca. 1947. One-story, one-bay, vinyl-siding veneer, gable-front roof. (C).

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84. 29 Ashlawn Cove (NC). One-and-one-half-story, four-bay, brick, vertical board siding, and weatherboard siding Minimal Traditional house, built 1947 and altered ca. 1965 with corner and main porch infills. Gable roof with flush eaves, covered with asphalt shingles. Windows are 8/8 double-hung sashes and multi-light wheel window. Partial-width shed roof porch supported by turned column. Offset entry has a 6-panel Colonial Revival door.

Garage, ca. 1947, altered ca. 1980 with new board siding and garage door. One-story, one-bay, vertical board siding, gable-front roof. (NC).

85. 33 Ashlawn Cove (C). One-and-one-half-story, three-bay, brick veneer Cape Cottage with Tudor Revival influence, built 1947. Gable roof with box cornice and return, covered with asphalt shingles. Windows are paired 6/6 double-hung sashes. Entrance is set with a four row round corbelled arch reveal and features a 4-light Tudor Revival cottage door.

Garage, ca. 1947. One-story, one-bay, vertical board siding, gable-front roof. (C).

86. 37 Ashlawn Cove (C). One-story, four-bay, brick veneer gable and wing house with Minimal Traditional influence, built 1948. Gable roof with flush eaves, covered with asphalt shingles. Windows are 6/6 double-hung sashes. Three-quarter length shed roof screened porch supported by chamfered posts with brackets and spindled balustrade. Entrance has a replacement slab door

Garage, ca. 1948. One-story, one-bay, weatherboard siding, gable-front roof. (C).

MADISON AVENUE

87. 2404 Madison (C). One-story, five-bay, brick veneer Traditional Ranch house with Colonial Revival and Modernist influences, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are 8/1 double-hung sashes. Entrance has a single-light Colonial Revival door with pilaster and lintel surround.

Garage, ca. 1947. One-story, one-bay, brick veneer, gable-front roof. (C).

88. 2418 Madison (C). One-story, seven-bay, brick veneer Massed Ranch house with Colonial Revival and Modernist influences, built 1947. Complex hip roof with box cornice, covered with asphalt shingles. Windows are 12/12 double-hung sashes, some in pairs at corners; multi-light stationary picture window. Single-bay hip roof porch supported by coupled Doric columns. Entrance has a 2-light Colonial Revival door. Attached double-garage with single-leaf French double doors.

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89. 2428 Madison (C). One-story, five-bay, brick veneer and board and batten siding "U" plan Traditional Ranch house with Modernist influence, built 1950. Complex gable and hip roof with box cornice, covered with asphalt shingles. Windows are multi-light double-casements in bands at house corners and single-light stationary windows. Double-carport with hip roof attached at facade and is supported by iron posts atop continuous brick pier base. Entrance has a 6-panel Colonial Revival door. Thomas F. Faires (1906-1999) architect, Faires and Sanford Architects.

90. 2436 Madison (C). One-story, five-bay, brick veneer and vertical board siding Massed Ranch house with Modernist influence, built 1951. Complex hip roof with box cornice, covered with asphalt shingles. Windows are 4-light double casements, some at corners; multi-light stationary picture window. Three-quarter-length undercut porch supported by wrought iron. Entrance has a slab door.

Garage, ca. 1951. One-story, one-bay, brick veneer, hip roof. (C).

91. 2437 Madison (C). One-and-one-half-story, four-bay, brick veneer gable and wing house with Minimal Traditional influence, built 1945. Gable roof with gable-end fanlight, box cornice, and covered with asphalt shingles. Windows are 8/8 and 6/6 double-hung sashes, some in pairs; single-light stationary picture window flanked by 6/6 double-hung sashes. Entrance has a 6-panel Colonial Revival door with hip roof entry hood supported by brackets.

Garage, ca. 1945. One-story, one-bay, weatherboard siding, gable-front roof. (C).

92. 2442 Madison (C). One-story, four-bay, brick veneer "L" plan Traditional Ranch house with Modernist influence, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are large multi-light casements. Partial-width flat roof porch supported by brick pier. Offset entrance is not visible. Attached single-bay garage.

93. 2445 Madison (C). One-and-one-half-story, five-bay, brick veneer and weatherboard Cape Cottage with Colonial Revival influence, built 1945. Gable roof with box cornice and return, three gable-front dormers with 6/6 double-hung sashes, and covered with asphalt shingles. Windows are 8/8 double-hung sashes. Central entrance bay is concealed by a louvered storm door.

Garage, ca. 1945 and altered with carport addition. One-story, two-bay, weatherboard siding, gable roof. (NC).

94. 2450 Madison (C). One-story, four-bay, asbestos siding and brick veneer Minimal Ranch house with Modernist and Minimal Traditional influences, built 1949. Gable roof with box cornice, covered with asphalt shingles. Windows are 2/2 double-hung sashes, some as a band of three. Single-bay undercut porch supported by wrought iron. Entrance has a paneled door.

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Garage, ca. 1949. One-story, two-bay, brick and wood shingle veneer, gable-front roof. (C).

95. 2451 Madison (NC). One-story, five-bay, board and batten and brick veneer siding Massed Ranch house with Modernist influence, built 1956. Complex hip roof with box cornice, covered with asphalt shingles. Windows are 2/2 double-hung sashes; multi-light stationary picture flanked by 4/4 double-hung sashes. Partial-width hip roof porch supported by wrought iron. Entrance has a 3-light door. Attached single-bay undercut carport supported by coupled iron poles atop brick base.

96. 2456 Madison (C). One-and-one-half-story, four-bay, brick veneer Minimal Traditional house with Colonial Revival influence, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are 2/2 double-hung sashes with some flanking a single-light stationary picture window. Entrance has a 6-panel Colonial Revival door with fluted pilaster surround, broken pediment and finial.

Garage, ca. 1947. One-story, one-bay, weatherboard siding, hip roof. (C).

97. 2457 Madison (C). One-story, five-bay, brick and wood shingle veneer "L" plan Traditional Ranch house with Modernist influence, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are 6/6 double-hung sashes and a bay of multi-light stationary windows. Entrance has a slab door.

Garage, ca. 1947 and altered with infill. One-story, two-bay, asbestos-siding veneer, hip roof. (NC).

98. 2463 Madison (C). One-story, four-bay, brick veneer Minimal Traditional house, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are 8/8 double-hung sashes, some as pairs. Single-bay undercut porch supported by wrought iron. Entrance has a 6-panel Colonial Revival door.

99. 2464 Madison (C). One-story, five-bay, brick veneer and weatherboard siding gable and wing house with Minimal Traditional influence, built 1947. Gable roof with 6-light gable-end fanlight, box cornice, and covered with asphalt shingles. Single-bay flat roof porch supported by wrought iron and balustrade. Entrance has a 6-panel Colonial Revival door with pilaster surround. Prominent facade stone chimney. Attached single-bay carport.

MONROE AVENUE

100. 2431 Monroe (C). One-and-one-half-story, five-bay, brick veneer Minimal Traditional house with Colonial Revival influence, built 1948. Gable roof with box cornice, covered with asphalt shingles. Windows are 8/8 and 6/9 double-hung sashes. Partial-width gable-front portico with Neo-Classical molded

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garland and wreath design, supported by Doric columns. Central entrance bay door is not visible and features a pilaster surround, broken pediment, and finial.

Garage, ca. 1948. One-story, one-bay, brick veneer, hip roof. (C).

101. 2438 Monroe (C). One-story, six-bay, brick veneer Minimal Traditional house, built 1946. Gable roof with gable-end fanlight, box cornice, and covered with asphalt shingles. Windows are 6/9 and 8/8 double-hung sashes and bands of three featuring 8-light casements. Single-bay flat roof porch supported by wrought iron and balustrade. Entrance has slab door.

Garage, ca. 1946. One-story, one-bay, weatherboard, gable-front roof. (C).

102. 2439 Monroe (C). One-story, four-bay, brick veneer Massed Ranch house with Modernist influence, built 1951. Hip roof with gable-front projection, wide eave overhang, and covered with asphalt shingles. Windows are 4-light casements, some as a pair, band of three, or flanking a multi-light stationary picture window. Entrance is set within recessed reveal and has a slab door.

Garage, ca. 1951. One-story, one-bay, weatherboard siding, hip roof. (C).

103. 2446 Monroe (C). One-story, five-bay, brick veneer and weatherboard siding Massed Ranch house with Modernist influence, built 1947. Complex hip roof with wide eave overhang, covered with asphalt shingles. Windows are 2/2 double-hung sashes, some as pairs or flanking a large single-light stationary picture. Three-quarter-length undercut porch supported by box piers. Entrance has a multi-paneled Colonial Revival door.

Garage, ca. 1947. One-story, one-bay, weatherboard siding, gable-front roof. (C).

104. 2447 Monroe (C). One-and-one-half-story, four-bay, brick veneer Minimal Traditional house, built 1950. Gable roof with box cornice, covered with asphalt shingles. Windows are 8-light casements in bands of 3 and 4. Single-bay gable-front porch supported by wrought iron and balustrade. Entrance has a slab door.

Garage, ca. 1950. One-story, one-bay, brick veneer, hip roof. (C).

105. 2452 Monroe (C). One-story, three-bay, board and batten siding and brick veneer Massed Ranch house with Modernist influence, built 1951. Complex hip roof with box cornice and wide eave overhang, covered with asphalt shingles. Windows are 4-light double-casements in bands. Partial-width undercut porch supported by grouped iron poles. Entrance has a slab door with full-length 3-light sidelight.

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106. 2455 Monroe (C). One-and-one-half-story, five-bay, brick veneer Minimal Traditional house with Colonial Revival influence, built 1948. Gable roof with box cornice, covered with asphalt shingles. Windows are 6/6 and 8/8 double-hung sashes. Entrance is set within a recessed reveal and has a 4-light Colonial Revival door with fluted pilaster surround, lintel, and triglyph frieze.

Garage, ca. 1948. One-story, one-bay, weatherboard siding, gable-front roof. (C).

107. 2458 Monroe (C). One-and-one-half-story, four-bay, brick veneer Minimal Traditional house, built 1948. Gable roof with dentil cornice, covered with asphalt shingles. Windows are 8/8 double-hung sashes and a bay window with multi-light stationary center window flanked by 4/4 double-hung sashes. Entrance is set within a recessed reveal and is concealed by a louvered storm door.

Garage, ca. 1948. One-story, one-bay, brick veneer, hip roof. (C).

108. 2461 Monroe (NC). One-and-one-half-story, seven-bay, vertical board siding and brick veneer Cape Cottage with Colonial Revival influence, built 1969. Gable roof with three gable-front weatherboard-clad dormers with 6/6 double-hung sashes, dentil cornice, and covered with asphalt shingles. Windows are 9/9 double-hung sashes. Entrance door is obscured due to heavily ornamented wrought iron storm door; 4-light transom above.

Carport, ca. 1969. One-story, one-bay, vinyl-siding veneer, gable-front roof. (NC).

109. 2464 Monroe (C). One-story, five-bay, weatherboard and brick veneer Massed Ranch house with Modernist influence, built 1951. Complex hip roof with wide eave overhang. Windows are 1/1 double-hung sashes and single-light stationary picture window. Three-quarter-length undercut porch supported by wrought iron. Entrance door is not visible.

Garage, ca. 1951 and altered with infill. One-story, one-bay, weatherboard siding, gable-front roof. (NC).

110. 2467 Monroe (C). One-story, five-bay, vertical board siding and brick veneer Massed Ranch house with Modernist influence, built 1948. Complex hip and gable-on-hip roof with box cornice, wide eave overhang, and covered with asphalt shingles. Windows are 4-light double-casements at corners with 2-light transoms and as a band of three. Entrance has a slab door.

Garage, ca. 1948. One-story, one-bay, vertical board siding, hip roof. (C).

111. 2473 Monroe (NC). One-and-one-half-story, four-bay, weatherboard siding and brick veneer gable and wing house with Minimal Traditional and Tudor Revival influence, built 1948. Gable roof with gable-

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front dormer of weatherboard with 6/6 double-hung sash, flush eaves, and covered with asphalt shingles. Windows are 6/9 double-hung sashes, some as pairs or flanking a large multi-light stationary picture. Original undercut corner porch enlarged with full gable-front porch supported by box pier and bracket support atop a continuous brick base. Entrance is set within a recessed reveal with cast stone Tudor Revival arch, but door is not visible.

Garage, ca. 1948 and altered with carport addition. One-story, one-bay, weatherboard siding, gable-front roof. (NC).

112. 2474 Monroe (C). One-and-one-half-story, five-bay, brick veneer Minimal Traditional house with Modernist influence, built 1948. Gable roof with two gable-front dormers clad in weatherboard featuring 4-light double-casements, flush eaves, and covered with asphalt shingles. Windows are multi-light casements, some in bands. Single-bay shed roof porch supported by wrought iron. Entrance has a 3-light ca. 1960s door. Attached single-bay gable-front garage.

113. 2479 Monroe (C). One-story, five-bay, brick veneer Massed Ranch house with Modernist influence, built 1946. Complex hip and gable-front roof with box cornice, covered with asphalt shingles. Windows are 6/6 and 8/8 double-hung sashes, some in pairs, and single-light stationary picture flanked by multi-lights with single-light transom light. Single-entrance bay undercut porch supported by wrought iron. Entrance has a 2-light Colonial Revival door. Attached single-bay garage.

PATRICIA DRIVE

114. 21 Patricia (C). One-story, six-bay, brick veneer Minimal Traditional house, built 1947. Gable roof with box cornice, covered with asphalt shingles. Windows are 9/9 double-hung sashes. Central bay entrance has a 6-panel Colonial Revival door with pilaster surround. Attached garage.

115. 22 Patricia (C). One-story, four-bay, stone-veneer "U" shaped Minimal Traditional house, built 1950. Double gable-front roof with box cornice and returns, covered with asphalt shingles. Windows are 1/1 double-hung sashes, some in pairs or as a band of three. Partial-width flat roof supported by spiral columns. Entrance has a multi-paneled door.

116. 27 Patricia (C). One-story, four-bay, wood shingle and brick veneer Traditional Ranch house with Modernist influence, built 1947. Gable roof with hip roof garage extension with box cornice, covered with asphalt shingles. Windows are single-light sliding. Partial-width undercut porch supported by box piers. Entrance has a 6-panel Colonial Revival door with full-length 6-light sidelights. Attached double-garage.

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117. 30 Patricia (NC). One-story, five-bay, brick and vertical board siding Massed Ranch house with Modernist influence, built 1954. Gable-on-hip roof with wide eave overhang, covered with asphalt shingles. Windows are 2/2 double-hung sashes, some as pairs or as a band of three. Single-bay undercut portico supported by wrought iron. Entrance has a slab door.

Carport, ca. 1954. One-story, one-bay, weatherboard siding, flat roof. (NC).

118. 35 Patricia (C). One-story, four-bay, brick veneer gable and wing Minimal Traditional house, built 1947. Gable roof with box cornice, covered with asphalt shingles. Prominent tapering stone chimney at facade. Windows are 1/1 double-hung sashes. Entrance has a slab door.

Garage, ca. 1947. One-story, one-bay, asbestos siding veneer, gable-front roof. (C).

119. 36 Patricia (C). One-story, five-bay, brick veneer "U" shaped Minimal Traditional house with Colonial Revival influence, built 1948. Double gable-front roof with box cornice and returns, covered with asphalt shingles. Windows are 1/1 double-hung sashes, some as pairs. Partial-width flat roof porch supported by fluted Doric columns. Entrance has a 4-light Colonial Revival door with pilaster surround. Attached single-bay garage with matching box cornice and return connected by a side gable hyphen.

120. 41 Patricia (C). One-and-one-half-story, three-bay, brick veneer Cape Cottage with Colonial Revival influence, built 1946. Gable roof with two gable-front dormers of weatherboard and vertical board siding, 6/6 double-hung sashes, box cornice, and covered with asphalt shingles. Windows are 8/8 double-hung sashes and 8/12 flanked by 4/6 double-hung sashes in a band of three. Entrance is obscured by wrought iron storm door and has fluted pilaster surround.

Garage, ca. 1946 altered with carport addition ca. 1965. One-story, two-bay, weatherboard siding, gable-front roof. (NC).

121. 44 Patricia (C). One-story, five-bay, board and batten siding and brick veneer Traditional Ranch house with Modernist influence, built 1949. Complex gable and hip roof with wide eave box cornice overhang, covered with asphalt shingles. Windows are 6/6 and 8/8 double-hung sashes, some as corner windows. Entrance is recessed with wrought iron support and features a slab door.

Garage, ca. 1949. One-story, one-bay, brick veneer, hip roof. (C).

122. 49 Patricia (C). One-story, four-bay, board and batten and stone veneer "L" plan Traditional Ranch house with Modernist influence, built 1947. Hip and gable-on-hip roof with wide eave box cornice overhang, covered with asphalt shingles. Windows are multi-light casements in bands. Three-quarter length undercut porch supported by box piers atop stone veneer base. Entrance has a slab door.

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Garage, ca. 1947. One-story, one-bay, brick veneer, hip roof. (C).

123. 63 Patricia (C). One-and-one-half-story, eight-bay, and vertical board siding and brick veneer Minimal Traditional house with Colonial Revival influence, built 1947. Gable roof with two hip roof 6-light dormers of weatherboard siding, flush eaves, and covered with asphalt shingles. Windows are 6/6 and 8/8 double-hung sashes. Partial-width undercut porch supported by wrought iron. Entrance has a 6-panel Colonial Revival door. Attached rear carport.

124. 66 Patricia (C). One-and-one-half-story, five-bay, vertical board siding and brick veneer Cape Cottage with Colonial Revival influence, built 1948. Gable roof with box cornice and covered with asphalt shingles. Windows are paired 6/9 double-hung sashes, some flanking a single-light stationary window at bay. Single-bay undercut side-porch supported by wrought iron and balustrade. Entrance is recessed and features a 6-panel Colonial Revival door with multi-light fanlight.

Garage, ca. 1948. One-story, one-bay, weatherboard siding, gable-front roof. (C).

UNION AVENUE EXTENDED

125. 2408 Union (C). One-and-one-half-story, three-bay, brick and weatherboard siding veneer Cape Cottage with Colonial Revival influence, built 1950. Gable roof with two gable-front roof dormers with 6/6 double-hung sashes, flush eaves, and covered with asphalt shingles. Windows are multi-light stationary pictures. Entrance is recessed and features a 6-panel Colonial Revival door.

Garage, ca. 1950, altered ca. 1975 with aluminum siding and replacement aluminum garage door. One-story, one-bay, aluminum siding veneer, hip roof. (NC).

126. 2416 Union (C). One-story, four-bay, brick and weatherboard siding veneer Minimal Traditional house, built 1941. Gable roof with box cornice, covered with asphalt shingles. Windows are 6/6 double-hung sashes and multi-light casements. Partial-width undercut porch supported by wrought iron. Entrance has a 4-light Colonial Revival door.

Garage, ca. 1941. One-story, two-bay, weatherboard siding, hip roof connected to house by hyphen. (C).

127. 2432 Union (C). One-story, four-bay, weatherboard siding and brick veneer gable and wing Minimal Traditional house, built 1941. Gable roof with box cornice, covered with asphalt shingles. Windows are 6/6

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and 6/9 double-hung sashes. Entrance is recessed with wrought iron support and features a 6-panel Colonial Revival door.

128. 2440 Union (C). One-story, five-bay, brick veneer Minimal Ranch house with Minimal Traditional and Modernist influences, built 1940. Gable roof with box cornice, covered with asphalt shingles. Windows are 6/6 double-hung sashes. Entrance has a 4-light Colonial Revival door with multi-light sidelights.

129. 2450 Union (C). One-story, six-bay, weatherboard and brick veneer Minimal Traditional house, built 1946. Gable roof with prominent facade chimney, box cornice, and covered with asphalt shingles. Windows are 6/6 double-hung sashes. Entrance has a 6-panel Colonial Revival door with pilaster surround.

Garage, ca. 1946. One-story, two-bay, weatherboard siding, hip roof. (C).

130. 2458 Union (C). One-and-one-half-story, six-bay, weatherboard siding and brick veneer Minimal Traditional house, built 1946. Gable roof with semi-circular light, flush eaves, and covered with asphalt shingles. Windows are 6/6 double-hung sashes. Entrance has a 4-light Colonial Revival door.

Garage, ca. 1946. One-story, one-bay, brick veneer, gable-front roof. (C).

131. 2466 Union (C). One-story, seven-bay, brick veneer Minimal Traditional house with Colonial Revival influence, built 1946. Gable roof with box cornice, covered with asphalt shingles. Windows are 6/9 double-hung sash and large multi-light stationary picture windows. Entrance has a 2-light Colonial Revival door with pilaster surround.

132. 2476 Union (C). One-story, five-bay, brick veneer Minimal Traditional house with Colonial Revival influence, built 1946. Gable roof with flush eaves, covered with asphalt shingles. Windows are multi-light casements with 3-light transoms. Partial-width gable-front portico with weatherboard siding and supported by Doric columns. Entrance has a 4-light Colonial Revival door with fluted pilaster surround.

133. 2484 Union (C). One-and-one-half-story, four-bay, weatherboard siding and brick veneer Minimal Traditional house with Colonial Revival influence, built 1946. Gable roof with hip dormers with 6/6 double-hung sash, box cornice, and covered with asphalt shingles. Windows are 6/6 and 4/4 double-hung sashes; some in bands of three; multi-light casements in pairs with two-light transoms. Entrance has 6-panel Colonial Revival door with pilaster surround.

134. 2494 Union (C). One-and-one-half-story, five-bay, brick and weatherboard siding veneer Minimal Traditional house with Tudor Revival influence, built 1947. Gable roof with shed roof dormer featuring 6/6 double-hung sashes, some in pairs, box cornice, and covered with asphalt shingles. Prominent tapered brick chimney at facade. Windows are 6/6 double-hung sashes, some in pairs and large multi-light stationary

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pictures. Single-bay gable-front portico with half-timbering and decorative brickwork supported by box piers and brackets. Entrance has a slab door.

135. 2512 Union (C). One-story, five-bay weatherboard siding and brick veneer Minimal Traditional house, built 1946. Gable roof with box cornice, covered with asphalt shingles. Windows are 6/6 double-hung sashes. Single-bay gable-front porch supported by wrought iron. Entrance has a 3-light Colonial Revival door.

Garage, ca. 1946. One-story, two-bay, brick veneer, gable-front roof. (C).

136. 2528 Union/82 Alicia S. (C). One-story, five-bay, brick veneer Minimal Traditional duplex, built 1947. Gable roof with segmental soldier course at gable-front projection, flush eaves, and covered with asphalt shingles. Windows are 6/6 and 8/8 double-hung sashes. Single-bay undercut porch supported by turned posts. Entrance has a 6-panel Colonial Revival door.

Carport, ca. 1970. One-story, one-bay, brick veneer, shed roof. (NC).

137. 2534 Union (C). One-story, five-bay, brick veneer Minimal Traditional duplex with Colonial Revival influence, built 1946. Gable roof with 6-light fanlight, box cornice, covered with asphalt shingles. Windows are 8/8 double-hung sashes, some in pairs. Single-bay bell cast roof porch supported by brick piers and featuring a scrolled wrought iron security door that conceals duplex entrances of 6-panel doors.

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NARRATIVE STATEMENT OF SIGNIFICANCE

The Green Meadows/Poplar Glen Historic District is being nominated under Criterion A in the area of community planning and development. The district reflects the patterns of post-World War II suburbanization in Memphis. It represents an intact development of changing residential subdivision design in the context of the great demand for post-war housing. Under criterion C, the district is also being nominated as a significant cohesive collection of mid-twentieth century residential architecture featuring Minimal Traditional, Colonial Revival, and Modernist Ranch styles. The collection of 137 principal buildings and numerous garages retains its architectural integrity. The properties meet the registration requirements of the Memphis residential MPS as amended to 1960.

Although located within the city limits as annexed as early as 1919, the Green Meadows/Poplar Glen neighborhood remained as an undeveloped tract of fields, however, neighborhood oral history suggests that a nine-hole golf course existed on the western half of the neighborhood prior to 1940s development. Within Census Tract 31, early residential development was evident in the creation of the ca. 1914 Morningside Heights subdivision and the nearby ca. 1917 Strathmore Place Historic District (NR 12/17/1998) located immediately west and northwest respectively of Green Meadows/Poplar Glen Historic District. Strathmore Place, like Morningside Heights, which was designed by Memphis Park and Parkways System (NR 7/3/1989) landscape architect George Kessler, created a template for curvilinear streets and inward facing development in this area of East Memphis suburban expansion (see Census Tract 31 map). Although following over two decades later, Green Meadows/Poplar Glen retains much of this planning ideology as it features residential development isolated from major arterial thoroughfares such as Poplar Avenue to the north and Union Avenue Extended to the south. However, due to its 1941-1952 period of significance, its architectural styling is limited to the realities of the post-depression housing market as it lacks the diversity and detail of revival styles found throughout Strathmore Place, Morningside Heights, and East Parkway in general. Its architectural influence is more identifiable with the contemporary developments of the High Point Terrace Historic District further east (NR pending) and Leawood Subdivision in northeast Memphis.

Around 1940, Union Avenue was extended from East Parkway to curve north in order to connect with Poplar Avenue. The original grass median placed on the thoroughfare directly south of the district (a portion of which is extant under the current Aulon Viaduct) was removed along with the traffic circle at the East Parkway intersection to accommodate higher volumes of traffic.

The original plat for the Green Meadows (western half of district) was filed in July 1941 by Aetna K. Chandler of the prominent long-time Memphis development firm of Chandler and Chandler. Mrs. Chandler's husband, William C. Chandler, founded the firm in 1906 and went on to popularize the bungalow throughout Memphis with 1920s developments such as Shadowlawn Historic District (NR 8/14/1995), Forrest Avenue within the National Register-eligible Galloway-Speedway neighborhood off of North

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Parkway, and Azalia Street in south Memphis.² Mr. and Mrs. Chandler's son, Charles Chandler, later became a prolific subdivision developer throughout the 1940s and 1950s with neighborhoods such as High Point Terrace.

Green Meadows was platted to include over 60 lots along Union Avenue Extended, Monroe, Madison, Patricia, and a portion of Ashlawn. Harsh restrictions were imposed to include no structures over two-stories in height, no primary residents other than whites, mandatory housing costs set at a minimum of \$6,000 for Union Avenue frontage, \$4,000 construction minimums set on all other lots, and a 700 square foot minimum for all houses.³ Despite the local housing market's rejuvenation in the early 1940s following the economic slowdown of the Depression years, new constructions in Green Meadows were delayed until the end of World War II. During the late war years, however, development commenced on the eastern half of the historic district in what became known as Poplar Glen.

John B. Goodwin, another prolific Memphis developer, platted the Poplar Glen portion of the district in May 1945 alongside the existing Green Meadows area. It consisted of Hollywood Street (now Alicia Drive), a portion of Madison, the majority of Ashlawn Drive, and all of Ashlawn Cove.⁴ Goodwin's post-war developments consist of the 1949 Poplar Plaza Shopping Center at Poplar and Highland Avenues and the potential National Register-eligible subdivisions of Edwin Circle and Plaza Gardens built primarily in 1941-1944 and 1949 respectively. Goodwin also extended his development reach to multi-family housing with the potential National Register-eligible John B. Goodwin Poplar Plaza Apartment Subdivision (now known as Williamsburg Manor) built in 1948 adjacent to what became Poplar Plaza Shopping Center.

With Goodwin's development of Poplar Glen, restrictions relegated the neighborhood to whites only, however, the minimum cost for construction on Union Avenue Extended was set at \$8,000 with a minimum square footage of 1,400. As intended in Green Meadows, interior streets such as Hollywood (Alicia) and Ashlawn/Ashlawn Cove were given lower construction minimums set at \$6,000 and \$4,500 respectively as well as smaller square footage.⁵ By the end of 1945, many of Poplar Glen's homes were nearing completion and the neighborhood became built-out by 1947. After the end of the war, Green Meadows itself began a rapid construction pattern that resulted in its completion by the early 1950s.

The growth of both halves of the district embodies the dramatic change in suburban development and population increases occurring throughout East Memphis. Census Tract 31 experienced a 63% jump in

² Judith Johnson, "Chandler's Subdivision," (Memphis: Memphis Heritage, Inc., 1994), 1-2.

³ Office of the Shelby County Register, *Shelby County Plat Book 10*, (Memphis: Office of the Shelby County Register, 1941), 36.

⁴ Office of the Shelby County Register, *Shelby County Plat Book 11*, (Memphis: Office of the Shelby County Register, 1945), 18.

⁵ *Ibid.*

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Tennessee

population from 1940 to 1950. Residents of Green Meadows/Poplar Glen, like much of the area, were middle-class with a median income of \$3,494 in 1950.⁶

The architectural styling found throughout Green Meadows/Poplar Glen is indicative to the post-war housing market as well as to the varying lot sizes found throughout the neighborhood. As the Poplar Glen portion of the district developed more quickly at the end of World War II, its styling exemplifies the need for mass-produced affordable housing as found along Alicia Drive. The small Cape Cod and Minimal Traditional houses exhibit Colonial Revival influences although in a simplified manner. As a similar version of the Colonial Revival style, Minimal Traditional styling was chosen for a large number of cape cottages with characteristic low-pitch roofs, little decorative detail, often front-facing gables, and either 6/6 or 8/8 double-hung sash windows. Numerous examples of Cape Cods with Colonial Revival and Minimal Traditional influence line the boulevard streetscape to create a solid rhythm of architectural styling. The three-bay cottages maintain a consistency with their uniform setbacks, small square footage, and prominent front and side-gable roofs.

The Colonial Revival and Minimal Traditional styling found in the Poplar Glen portion of the neighborhood is continued in Green Meadows, however, on a larger scale and along with Modernist stylistic examples. Larger lot sizes along Ashlawn, Madison, Monroe, and Patricia afforded more sizable Minimal Traditional and Colonial Revival housing in addition to varying forms of the suburban ranch house. As a style that became popular from 1945 on, Modernist ranch houses were strongly influenced in concept by the Prairie School houses of Frank Lloyd Wright in terms of being built with concrete slabs on-grade, expressing a low, horizontal feeling, with generous roof overhangs and carports. A major characteristic that is unique to this style is the emphasis placed on the automobile. The Green Meadows' section of the district, in particular, has single and double garages/carports that dominate the facade/streetscape as they command attention and remain an example of the influence of cultural values on design. Also the western half of the district exemplifies the post-war relationship of the house to the ground. A number of Green Meadows' houses are built on concrete slabs. Floor plans throughout the district vary from cape cottages on the eastern side of the district (Poplar Glen with its earlier development) to rectangular and "L" plan ranch houses that feature hipped or gabled roofs. Most all houses also reflect the change in house construction standards in terms of the lowering of ceiling heights to the national eight feet.⁷ Cape Cottages such as those found at 52 S. Alicia and 20 N. Alicia and a Modernist Ranch house located at 2428 Madison Avenue exemplify these characteristics.

Windows throughout the district also follow the changes in home construction in the postwar period as almost all in Poplar Glen are double-hung wood sashes, but Green Meadows in its later years of development, roughly 1947-1952, features some aluminum double-hung windows, steel casements, or the

⁶ David Royer, "Green Meadows/Poplar Glen Coverform," (Memphis: Memphis Heritage, Inc.), 3.

⁷ Lloyd Vogt, *New Orleans Houses: A House Watcher's Guide* (Gretna: Pelican Publishing, 1997), 165.

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popular single-light stationary picture window of the 1950s. Examples of these newer modern features are found prominently on ranch houses located at 2467 Monroe Avenue and 2436 Madison Avenue.

Prominent front yards remain an important design feature throughout the entire district; especially the Green Meadows section. Placement of houses within the district, in most cases, accentuates the low horizontal feel of the postwar period designs and early suburban ranch house design. As lots within Green Meadows are often quite larger and more landscaped than those found in Poplar Glen at the east side of the district, a new maintenance requirement was created: the large, manicured front lawn, another post war boom phenomenon of the middle class. Another postwar design feature change evident within the district can be found in the declining use of front porches. As the majority of Green Meadows houses were developed just a few years later than those of Poplar Glen, the design feature of mostly having no front porches reflects the changing American society. With the advent of television, neighborhoods saw the abandonment of people from the front porch for the den and more noteworthy air conditioning kept them there.⁸ By the end of Green Meadows/Poplar Glen's period of significance, like suburban development nationwide, the front porch disappeared from new residential construction across the landscape.

The Green Meadows/Poplar Glen Historic District remains as a significant example of Memphis' residential development and post-war housing boom. The district maintains integrity and significance as a district eligible for listing under Criteria A in the areas of community planning and development and under Criteria C in the area of architecture for its characteristics of design, materials, workmanship, size, and setting of the Minimal Traditional, Colonial Revival, and Modernist style housing there.

⁸ Ibid.

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VERBAL BOUNDARY DESCRIPTION

The boundaries of the district are the rear property lines of Madison Avenue, Ashlawn Road, and Ashlawn Cove on the west, the rear property lines of Alicia Drive on the north and east, and Union Avenue Extended on the south.

BOUNDARY JUSTIFICATION

The boundaries of the Green Meadows/Poplar Glen Historic District include only those properties historically related to the evolution of both developments. It is the most intact collection of historic resources that shows the architectural development of the district.

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Tennessee

PHOTOGRAPHS

Photographs by: Michael Sicuro
Preservation Analyst
City of Memphis
Division of Housing & Community Development

Date: May 02, 2002
Negatives: Tennessee Historical Commission
2941 Lebanon Road
Nashville, TN 37214-0442

1 of 30
Union Ave. Ext., streetscape, facing northeast from 2450

2 of 30
Alicia Blvd., facing north from Union Ave. Ext.

3 of 30
37 Alicia S. (left) and 31 Alicia S. (right), facing northwest

4 of 30
23 Alicia S. (left) and 19 Alicia S. (right) at Madison, facing southwest

5 of 30
Alicia N. streetscape at Madison, facing northwest

6 of 30
39 Alicia N., facing west

7 of 30
64 Alicia N., streetscape, facing southeast

8 of 30
63 Alicia N., facing west

9 of 30
Ashlawn streetscape, from Alicia, facing southwest

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10 of 30
55 Ashlawn N, facing west

11 of 30
50 Ashlawn N, facing east

12 of 30
40 Ashlawn N, (right), facing northeast

13 of 30
47 Ashlawn N, facing northeast

14 of 30
Ashlawn Cove from Ashlawn, facing west

15 of 30
27 Ashlawn Cove, facing southwest

16 of 30
33 Ashlawn Cove, facing northwest

17 of 30
7 Ashlawn N, (left) and 11 Ashlawn N. (right), facing southwest

18 of 30
Ashlawn streetscape at Madison, facing south

19 of 30
Ashlawn and Monroe streetscape, facing southwest

20 of 30
2467 Monroe, facing southwest

21 of 30
2467 Monroe, streetscape, facing west

22 of 30
2431 Monroe, facing south

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Tennessee

23 of 30

30 Patricia, (left) and 36 Patricia (right), facing northeast

24 of 30

2437 Madison, facing south

25 of 30

2456 Madison, facing northwest

26 of 30

16 Ashlawn N, garage, facing east

27 of 30

44 Ashlawn N, entrance detail, facing east

28 of 30

40 Ashlawn N, entrance detail, facing east

29 of 30

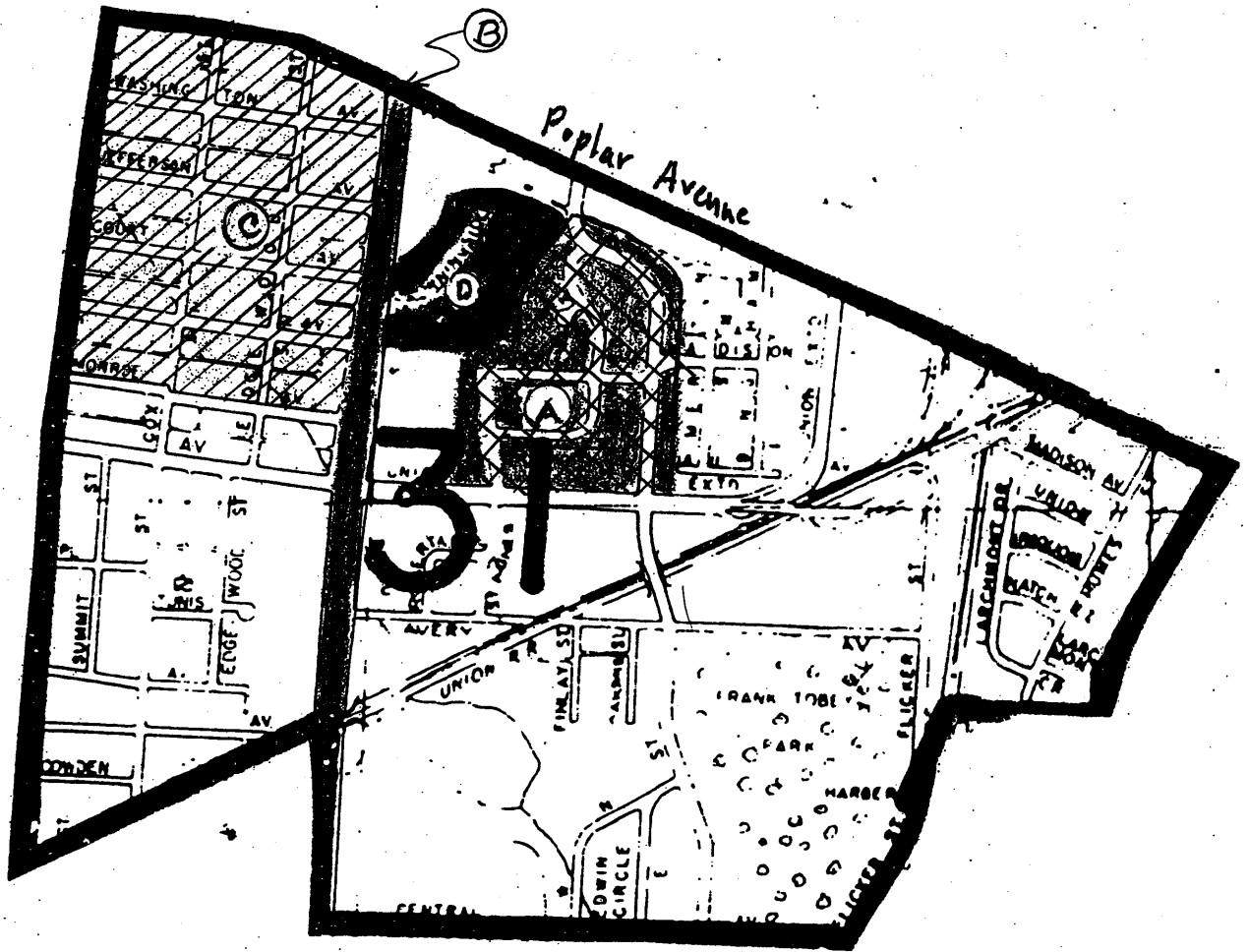
26 Alicia N., non-contributing property with porch enclosures, facing east





30 of 30

49 Ashlawn N, non-contributing property due to age, facing west

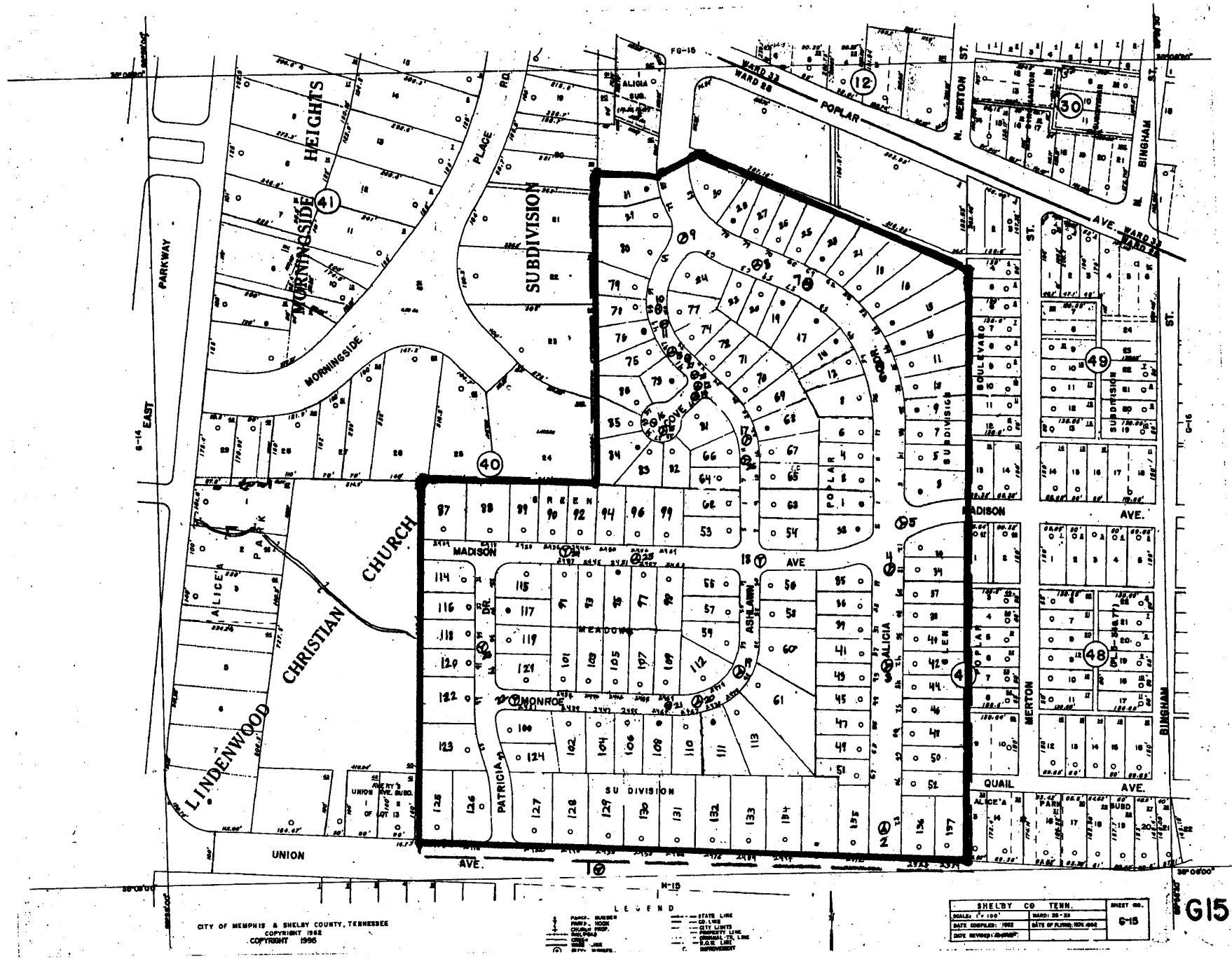
CENSUS TRACT 31

(Strathmore Circle is off map, to north of Morningside Heights)



- A  Green Meadows/Poplar Glen
- B  Memphis Parkway System National Register Listing (East Parkway)
- C  Overton Parkway National Register Historic District
- D  Morningside Heights neighborhood

Green Meadows / Poplar
Glen Historic District
Shelby County TN



Green Meadows/Poplar Glen
Historic District
The Map 6-15

Memphis, TN
Shelby County
Case No. 24

Material Boundary

- Contributing Property
- Non-Contributing Property
- Vacant Lot
- ⊙ Photo, Aerial Photo

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LEGEND

- STATE LINE
- COUNTY LINE
- CITY LIMITS
- PROPERTY LINE
- PLAT LINE
- IMPROVEMENT

SHELBY CO TENN.		SHEET NO.
SCALE: 1" = 100'	WARD: 20-23	6-15
DATE COMPILED: 1992	DATE OF PLAT: 1992	
DATE REVISED: 1996		

G15

Green Meadows/Poplar Glen Historic District
Shelby County TN
reduced scale.