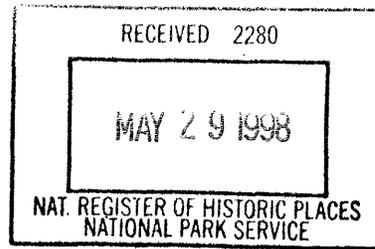


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *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 Brown, W.C., Apartment Building

other names/site number _____

2. Location

street & number 311-317 East Seventh Street N/A not for publication

city or town Winston-Salem N/A vicinity

state North Carolina code NC county Forsyth code 067 zip code 27101

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 forth 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.)

Jeffrey J. Crow SHPD 5/19/98
Signature of certifying official/Title Date

State of Federal agency and bureau _____

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 H. Beall Signature of the Keeper 6/26/98 Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 1 | | buildings |
| | | sites |
| | | structures |
| | | objects |
| 1 | | Total |

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
Historic and Architecural African-American
Resources in Northeastern Winston-Salem, 1900-1948

Number of contributing resources previously listed
in the National Register

-0-

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Craftsman

Materials
(Enter categories from instructions)

foundation brick

walls brick

roof metal

other wood

Narrative Description

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

Brown, W.C., Building
Name of Property

Forsyth County, North Carolina
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

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):

- 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 # _____

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Ethnic Heritage/Black

Architecture

Period of Significance

ca. 1941-1948

Significant Dates

ca. 1941

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 1W.C. Brown Apartment Building
Forsyth County, NC**Narrative Description****Setting**

On the north side of East Seventh Street just east of Patterson Avenue stands the W.C. Brown Apartment Building. The brick-veneered building is situated on a gently sloped lot close to the street with its two entrance steps reaching the edge of the sidewalk and flanked by small grass plots. Although it was built when many residential structures were its neighbors, today it is surrounded by asphalt parking lots at the east and rear, and a gravel and grass lot to the west. Its close neighbor is the A. Robinson Building at 707-709 Patterson Avenue, an historically important African-American building continuing a commercial use today. The backs of the two buildings are only a few feet apart, echoing the character of the dense development that once characterized the now-lost historic African-American community that developed in the shadows of the R.J. Reynolds Tobacco Company factory complex.

Exterior

The ca. 1941 apartment building at 311-317 East Seventh Street is a two-story brick-veneered rectangular block structure with hipped roof and exposed rafter ends at all eaves. The building faces south and is laid up in six-to-one common bond and covered with standing-seam metal roof. The southwest corner of the roof has been patched with five-V metal. Above the central bay of the main elevation is a shed dormer sided with alternating wide and narrow wood shingles and a wooden ventilator screen at the front. Rafter ends are exposed at the front eave. A brick interior chimney rises on the east and west sides. The most notable features of the building are its full-height square brick posts supporting porches on both levels of the front elevation, and a central "letter Y" staircase. The porches are inset beneath the roof and extend the full front of the building, which accommodates four apartments known locally as flats.

The south elevation of the building is five bays wide with entrances on both levels at the outer bays, and six-over-six windows with simple brick sills in the bays adjacent to each doorway. The center bay is formed by two full-height brick posts flanking a central exterior wooden stair. The stair rises to a landing half the height of the second floor, then divides into two flights, one to the left and one to the right, leading through the floors to the second floor porches and forming a Y shape in elevation. In this way, each of the four apartments has a private porch distinct from the others. A symbolic doorway is created by a brick segmental arch connecting the two central brick posts above the entrance to the central stair. The lower porch floors are concrete, and three concrete steps lead to the lower, eastern porch. The second floor porches have wooden floors and retain their picket

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

W.C. Brown Apartment Building
Forsyth County, NC

Section number 7 Page 2

balustrades with molded rails. The downstairs east apartment is vacant and has been boarded up for protection until the space is occupied again.

The asymmetrical fenestration pattern of the side elevations reflects the uses of rooms inside. Three bays of six-over-six windows with unornamented lintels and simple brick sills are found on each side. A pair of windows illuminates the central room, and an additional smaller, six-light fixed sash window identifies the bathroom. The pattern is repeated on both levels and both sides. On the downhill, east side, square openings with metal grates provide ventilation of the crawl space. There is no visible water table or other ornamentation.

The (north) back of the building is similar to the front, with four porches inset beneath the building's hipped roof, but without the imposing brick posts of the front. At the back, the porches are supported by replacement four-by-four wood posts rather than their original larger wood posts. The fenestration pattern and wood stair design is the same as that of the front. Like the front, the lower porch floors are concrete and the upper porches have wooden floors. A small brick interior end flue rises at the center, serving all four apartments inside.

Interior

The front door of each apartment opens into a living room; the interiors are stacked front to back and divided into the living room, two bedrooms, kitchen and full bathroom. Wooden door and window surrounds are plain, and modern panelling covers the original plaster walls. Hardwood floors and plaster ceilings remain throughout the building. The exterior of this building retains high integrity and has had few changes. The back porches have lost some early fabric, the original standing seam roof has been patched in two places with five-V metal, and a chimney top has had obvious repairs; however, the significance of the building has not been affected by these repairs. The building is in fair condition.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 3W.C. Brown Apartment Building
Forsyth County, NC**Summary Paragraph**

The W.C. Brown Apartment Building is significant both architecturally and historically to the historic and architectural African-American resources of northeastern Winston-Salem from 1900 to 1948. The apartment building was built in 1941 or 1942 by descendants of William Carter Brown, replacing two small frame houses built in the teens. The Brown family had formerly been associated with Brown Brothers Tobacco Company and themselves were involved in Winston-Salem's insurance and drug industries, and men's clothing. The land for the apartment building was part of a two-and-one-half acre lot acquired by inheritance and subdivided for construction of the apartments. The building and the evolution of its lot illustrates the change from an undeveloped area east of the young town of Winston to its rapid growth as a part of the Depot Street neighborhood, which sprung up around the tobacco factories. The lot first accommodated a pair of one-story frame houses built in the teens, and ultimately developed to its use as multi-family housing. The building was constructed as rental flats for African-American families just before the second World War, when the Depot Street neighborhood was flourishing as both a residential and commercial hub. The apartment building is one of the rare surviving examples of the once-common "Y-stair" brick apartment buildings constructed in Winston-Salem's African-American neighborhoods in the late 1930s and early 1940s, and not found in other North Carolina cities. The design is believed to have been developed by a local construction company. It was found to work well for Winston and was used heavily in the Depot Street and North Cherry Street neighborhoods. The building is almost identical to the Craver Apartment Building at 706-712 Chestnut Street, a block to the west, and presumably was built by the same contractor. It is eligible for listing in the National Register under criterion A in the context of African-American heritage and as representative of twentieth-century community development in the African-American neighborhoods of northeastern Winston-Salem. This historic context is more fully discussed in the Multiple Property Documentation Form, "Historic and Architectural African-American Resources of Northeastern Winston-Salem, 1900 to 1948," in Section I, Part II, "The Realization of the African-American Community in Northeast Winston-Salem, 1900-1948." The building also meets National Register criterion C as a little-changed representative of this local apartment building type, and, as such, meets the Registration Requirements outlined in Section F: Associated Property Types, III: Twentieth-century brick apartment buildings.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 4W.C. Brown Apartment Building
Forsyth County, NC**Historical Background**

In 1902, William Carter Brown, a white man, inherited and purchased a two-and-one-half-acre tract of land from Wachovia Loan & Trust Co., executors for the estate of W.L. Brown.¹ W. L. Brown had been president of Brown Brothers Tobacco Manufacturing Company before his death. The tract ran eastwardly about six hundred feet from the corner of Depot and Seventh streets, on the north side of Seventh, and measured roughly 600 feet by 182 feet. The deed specifically excluded from the sale two lots, being the future site of the Hall Building on the northeast corner, which had been sold to the Resurgence[?] Lodge, and the tract two lots north on Depot Street, just north of A. Robinson's future building. The lot to the north had previously been sold to an African-American man named Samuel Toliver.

W.C. Brown (1859-1939) came to Winston from Davie County in 1870, "making his home in early life with major T. J. Brown."² For many years he was connected with Brown Drug company, a pioneer drug concern in Winston. For a time he sold life insurance, turning later to his brother's clothing business. In 1902 when he acquired the land, he was a bookkeeper for his brother's Frank C. Brown Dry Goods Company and lived on West Fourth Street with his wife Mary Elizabeth Brown (Bettie). By 1906 he was cashier there, but by 1908 the city directories show he had become president of the Winston Agency Company, a fire insurance and real estate company located in the Masonic Temple Building downtown.³ Unexplained is the Browns' residence after 1911, when they are listed as boarding at 667 West Fifth Street. This was the large house of Dr. David N. Dalton, a physician who lived there across the street from R.J. Reynolds and on the same block as Reynolds's brother Will. The Browns remained there at least until 1918 and perhaps after Dr. Dalton's death; however, by 1920 the Browns were living at the Frances Hotel at Cherry and Third streets. After Bettie Brown's death in 1927, W.C. Brown remained there until his death in 1939.⁴ He had no children.

¹ Deed book 66/169, July 18, 1902. The deed states that W.C. Brown was left the land but also paid \$2,500 for the tract. References Will Book 4, p. 169. The land had been deeded to W.L. Brown and R.D. Brown (DB 13/505) by Thomas J. Wilson and his wife, and this particular tract was allotted to W.L. Brown by the commissioners appointed to divide the lands of W.L. and R.D. Brown.

² Obituary, W-SJ, 3/11/1939.

³ Obituary, death certificate, city directories. The Masonic Temple was on the corner of Trade and 4th streets; by 1911 Brown was president of the Winston Agency Co. and treasurer and building manager of the W-S Masonic Temple Co.

⁴ City directories; death certificate.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 5W.C. Brown Apartment Building
Forsyth County, NC

W.C. Brown's older brother, Frank C. Brown, followed his brother to Winston in 1877 and from that time was continuously in the mercantile business until his death in 1921. He was active in the community, serving as alderman for several terms and involved with development of the city's new waterworks plant. He and his wife, Laura B. Byerly Brown, had three children, two daughters and a son also named William Carter Brown (1885-1949).

The Brown family is believed to have inherited significantly from W. L. Brown's tobacco wealth. In 1921, the year of Frank Brown's death, one of the W. C. Browns, either Frank's brother or his son, acquired a few additional tracts adjoining the 1902 tract, including the three-foot strip of land between the brother W.C. Brown's lot on Patterson Avenue where the A. Robinson Building now stands, and the Hall Building to the south (built in 1913) from Dr. Humphrey H. Hall and his wife Jeannie E. Hall.⁵ In 1932, about twenty years after acquiring the land, W.C. Brown leased the eastern part of the tract adjoining the railroad right-of-way to Consumer Coal Co. for their operations for their coal company and later their Crystal Ice Company as well. The 1932 contract describes a ninety-foot-long coal wharf on the Norfolk and Western Railroad right-of-way, containing seven bins, a ten-ton scale, an office building, and other improvements, all on that eastern part of the two-and-one-half-acre property. There were also at least two small residences east of the railroad.⁶

Frank Brown's son William Carter Brown was secretary-treasurer of Frank C. Brown Sons Company in 1915, which sold men's furnishings and shoes downtown on West Fourth Street. The two daughters, Anna E. and Delphine, lived with their brother William at 209 North Cherry Street (later 211 Cherry).⁷ None of the children ever married.⁸ Their Uncle William died in March, 1939; this may have influenced the three siblings' 1941 move to 645 Stratford Road, a street of grand new residences. Perhaps it also influenced construction of the apartment building on East Seventh Street. William, Jr., was by then a partner in Gobble and Brown Men's Furnishings also on Fourth Street downtown. By the 1949-1950 directory, the three Brown siblings were living at 740 Arbor Road in the prominent white Buena Vista neighborhood. Delphine worked at Sosniks (later Thalheimer's), and it is believed that Anna never worked. Brother William died in 1949 before his sisters; Delphine

⁵ Deed book 187/148.

⁶ Contract, Deed of Trust Book 296/265.

⁷ The 1917 Sanborn Map shows a different street numbering system from city directories of the time.

⁸ Interview with Clara Belle LeGrand Weatherman, cousin of the Browns.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 6W.C. Brown Apartment Building
Forsyth County, NC

died after falling down the stairs one night; and Miss Anna E. Brown remained in the house until her death at an old age in 1967. She left the house to a longtime nurse.⁹

A construction date for the apartment building on East Seventh Street is not known, but it appears that it may have been 1941 or 1942, just a few years after the death of the Browns' uncle and about the time they moved to Stratford Road. The two-story brick apartment building was constructed on a lot subdivided from the two-and-one-half-acre tract. It replaced two one-story frame houses with small one-bay front porches that had been built between 1912 and 1917, and a small frame house at the rear.¹⁰ The new apartment building had four apartments and immediately housed a painter, two "employees" at R.J. Reynolds Tobacco Company, and a laborer at R.J. Reynolds, all African-American. These first residents had all lived in the previous houses on the lot, which of course had also been owned by the Brown family.¹¹ One of the original residents lives there still; she is elderly and is unsure of the date of her move to her flat. However, she believes she lived there when Goler Memorial Church across the street burned in December, 1941.¹² Construction of the apartment building must have been completed quickly, before the material shortages brought on by World War II, because city directories show no interruption to its residential listings. The building is almost identical to the Craver Apartment Building at 706-712 Chestnut Street, a block to the west, and presumably was built by the same contractor at approximately the same time. The design is believed to have been developed locally by Jack Covington of Wilson-Covington Construction Company.¹³ It was found to work well for Winston and was used heavily in the Depot Street and North Cherry Street neighborhoods.

It appears from Miss Anna Brown's will that, as the last surviving sibling, she inherited the Seventh Street property as well as several other rental properties in the African-American neighborhoods of East Winston. She engaged Jerry Newton of Newton Brothers Realty to manage the properties and collect rents for her.¹⁴ At her death in July 1967, she left the Seventh Street land to her cousin Clara Belle LeGrand Weatherman and husband Romulus T. Weatherman; Mrs. Weatherman was a

⁹ Death records, Anna Brown's will, and interview with Clara Belle LeGrand Weatherman.

¹⁰ Sanborn maps; photograph in early promotional photograph for Howard-Robinson Funeral Home.

¹¹ City directories.

¹² Interview, Cleo S. Williams. She and her husband Ozzie Williams were the first occupants of their flat.

¹³ Interview, Louis Baldwin.

¹⁴ Interview, Jerry Newton, Jr.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 7

W.C. Brown Apartment Building
Forsyth County, NC

close, younger friend and one of only two living relatives when Miss Brown died.¹⁵ The Weathermans held the apartment property for almost ten years, continuing with Newton Brothers as manager before selling it the last day of 1976 to Clark Brown and Sons, Inc., who retains ownership today.

Clark Brown came to Winston-Salem as a young man in 1930 from Roanoke. He worked with a funeral business, Fraternal Funeral Directors, in the Pythian Hall building at the corner of Chestnut and Seventh streets, later changing the name of his company to Clark Brown and Sons and moving to its current location on Patterson Avenue north of Seventh Street. The company has acquired a large amount of land in the block, including the apartment building at 311-317 Seventh Street. There is no family relation between the Brown family who had the apartments built, and the Clark Brown Company that owns it now. The former were a white family from Winston-Salem; the latter is an African-American who came to Winston-Salem in 1930.

¹⁵ Estate file 6388, film no. 1686, p. 992; and interview with Clara Belle Weatherman. Mrs. Weatherman's father and Miss Brown had been first cousins. Mrs. Weatherman grew up in Mocksville, went to Salem College, remained in Winston-Salem where she had a close relationship with the three Brown siblings, and moved from Winston-Salem in June of 1967 to Lexington, Va., where she lives today.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 8

W.C. Brown Apartment Building
Forsyth County, NC

9. Major Bibliographical References

Forsyth County deeds, deed index, will index, Anna Brown's will, death certificates, plats, tax listing records, and old and current tax maps.

Sanborn-Perris Map Company, "Winston-Salem, North Carolina," (New York: Sanborn-Perris Co., 1895-1927.

Winston-Salem City Directories.

Winston-Salem Journal, Obituaries (2/14/1921, p. 2; 3/11/1939; 5/23/1949, p. 10).

INTERVIEWS

John Arrowwood, Wilson-Covington Construction Company.

Louis Baldwin, Baldwin Realty and Property Management.

Katie Boles, Realtor and niece of Odell Matthew, former Realtor.

George C. Booie, owner of Howard-Robinson Funeral, formerly located in Hall Building and later in A. Robinson Building, both adjacent to W. C. Brown Apartment Building.

Cleo S. Williams, longtime resident of W. C. Brown Apartment Building.

Clark Brown, Clark Brown & Sons Funeral Home, owner of W. C. Brown Apartment Building, longtime businessman in Depot Street area, opened first business in Pythian Hall next door to future site of Craver Apartment in 1930.

Floyd S. Burge, Sr., former builder, but not related to Grace Burge who owned apartment on N. Cherry in 1936 when built.

Eugene A. Butner, Jr., distant relative of Arthur Butner whose wife Estelle S. Butner owned apartment building on N. Cherry Street at time of its construction.

Marty Butner, niece of Eugene A. Butner, Jr.

Calvin Cox, brother of Lee Cox who rented storage space in Pythian Hall.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

W.C. Brown Apartment Building
Forsyth County, NC

Section number 9 Page 9

Carroll Craver, Sr., possible relative of Cravers who owned Craver Apartment Building.

Randy Craver, son of Carroll Craver, Sr.

E. L. Davis, Jr., resident of Arbor Road where Miss Anna Brown lived her later years.

Irma Wellman Gadson, lifelong neighbor of apartment buildings on N. Cherry Street.

Sarah Hamlin, longtime resident and former owner of apartment building on N. Cherry Street.

Ophelia Hardy, lifelong neighbor of apartment building on N. Cherry Street.

Thelma Hines, longtime resident and board member, Society for the Study of Afro-American History.

Laura Hooper, daughter of owner of Hooper's Grocery Store in Hall Building, next door to W.C. Brown Apartment Building.

Lewis Hubbard, longtime Realtor with Hubbard Realty.

Odell C. Isom, longtime resident and current owner of apartment building on N. Cherry Street.

Julia Isom Johnson, sister of Odell Isom and former neighbor and owner of apartment building on N. Cherry Street.

Ginger Baldwin McCallum, Realtor with Baldwin Realty.

Earl McLaurin, nephew of former resident of apartment building,----

Catherine McLean, lifelong resident N. Cherry Street, and longtime former owner of apartment building on N. Cherry Street.

Dr. Rembert Malloy, lifelong resident and board member, Society for the Study of Afro-American History.

Steve Myers of C.W. Myers Trading Post, current owner of Craver Apartment Building.

Jerry L. Newton, Jr., son of Jerry L. Newton (deceased) of Newton Bros. Real Estate, who managed the W.C. Brown Apartment Building.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

W.C. Brown Apartment Building
Forsyth County, NC

Section number 9 Page 10

Sam Ogburn, Realtor with Home Realty.

Dr. William J. Rice, former resident of East Winston, past-president of the Society for the Study of Afro-American History in Winston-Salem and Forsyth County, and past-chairman of the Forsyth County Joint Historic Properties Commission.

Richard Starbuck, Moravian Archives.

Clara Belle LeGrand Weatherman of Lexington, Va., cousin of Miss Anna Brown and former owner of W.C. Brown Apartment Building.

Raymond "Bud" Weir, real estate appraiser.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 11

W.C. Brown Apartment Building
Forsyth County, NC

10. Geographical Data

Verbal Boundary Description

The property included in this nomination is parcel #208/112 on Forsyth County Tax Map 630858.

Boundary Justification

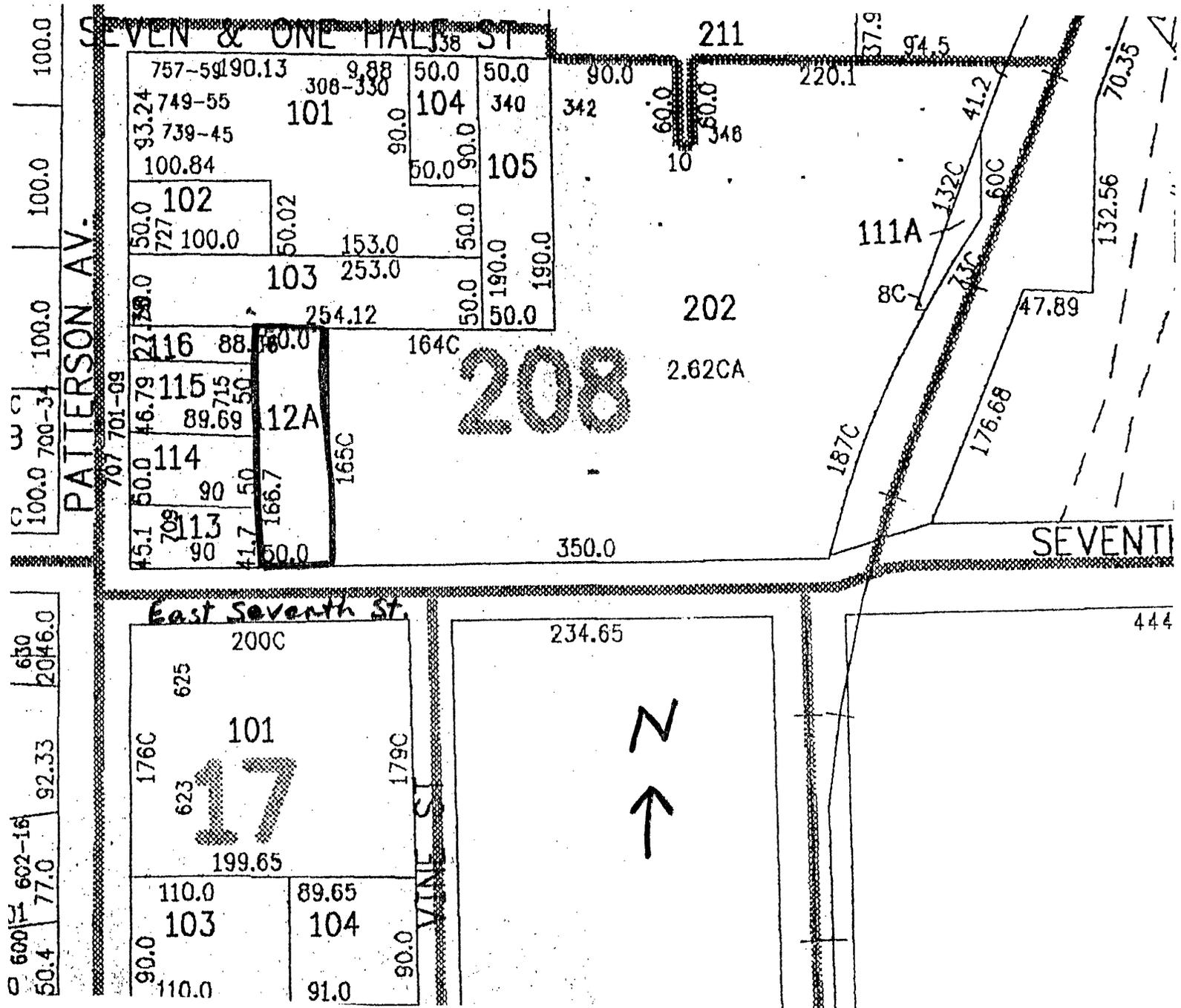
The boundaries enclosing this property comprise the acreage purchased as the site of the building and which continues to serve as the site and setting of the building.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 12

W.C. Brown Apartment Building
Forsyth County, NC



W.C. Brown Apartment Building
311-317 East Seventh Street
Forsyth County Tax Map 630858, Block 208, Lot 112.
Scale 1" = 400'