

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

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

December 20, 2018

MEMORANDUM

TO: Mary Pope Furr
Office of Human Environment
NCDOT Division of Highways

FROM: Renee Gledhill-Earley *Renee Gledhill-Earley*
Environmental Review Coordinator

SUBJECT: Supplemental Eligibility Evaluation, Complete 540, R-2721, R-2828 and R-2829,
Wake and Johnston Counties, CH 98-0457

Thank you for your November 15, 2018, letter transmitting the above-referenced report for the proposed undertaking. We have reviewed the report, we concur with the well-supported determination that McCullers Pines (WA7794) is not eligible for listing in the National Register of Historic Places due to lack of historical significance.

The above comments are made pursuant to Section 106 and 110 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Received: 12/03/2018
State Historic Preservation Office



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

CH 98-0457

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

November 15, 2018

Due -- 12/31/18

Ms. Renee Gledhill-Earley
State Historic Preservation Office
Department of Natural and Cultural Resources
4617 MSC
Raleigh, North Carolina 27699-4617

H- ER letters
12/19/18
RGE

RE: Supplemental Eligibility Evaluation, Complete 540, Wake and Johnston Counties, TIP# R-2721, R-2828, R-2829

Dear Ms. Gledhill-Earley,

The North Carolina Department of Transportation (NCDOT) is concluding studies for the above-referenced project. Enclosed are two (digital and bound) copies of the supplemental Historic Architectural Resources Survey Report, which meets the guidelines for survey procedures for NCDOT and the National Park Service. This report evaluates the recently study-listed McCullers Pines subdivision according to National Register criteria.

Please review the survey report and provide us with your comments. If you have any questions concerning the accompanying information, please contact me at (919) 707-6068 or mfurr@ncdot.gov.

Sincerely,

Mary Pope Furr
NCDOT Historic Architecture Supervisor
Environmental Analysis Unit

Attachment

Cc: Jennifer Harris, NCDOT Turnpike
Donnie Brew, FHWA
Eric Alsmeyer, USACE

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1020 BIRCH RIDGE DRIVE
RALEIGH, NC 27610

SUPPLEMENT
HISTORIC STRUCTURES SURVEY REPORT
COMPLETE 540-TRIANGLE EXPRESSWAY SOUTHEAST EXTENSION
WAKE AND JOHNSTON COUNTIES
STIP Nos. R-2721, R-2828, R-2829

Prepared by:

Mattson, Alexander and Associates, Inc.
2228 Winter Street
Charlotte, North Carolina 28205

Prepared for:

North Carolina Department of Transportation
Environmental Analysis Unit
Raleigh, North Carolina

November 5, 2018

SUPPLEMENT

HISTORIC STRUCTURES SURVEY REPORT

**COMPLETE 540-TRIANGLE EXPRESSWAY SOUTHEAST EXTENSION
WAKE AND JOHNSTON COUNTIES
STIP Nos. R-2721, R-2828, R-2829**

Prepared by:

**Frances Alexander, Project Manager
Mattson, Alexander and Associates, Inc.
2228 Winter Street
Charlotte, North Carolina 28205**

Prepared for:

**North Carolina Department of Transportation
Environmental Analysis Unit
Raleigh, North Carolina**

November 5, 2018

MATTSON, ALEXANDER AND ASSOCIATES, INC.

Frances P. Alexander

Frances P. Alexander, M.A.

Richard L. Mattson, Ph.D.

North Carolina Department of Transportation

November 5, 2018

Date

Date

Date

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) is completing the 540-Triangle Expressway Southeast Extension in Wake and Johnston counties. Triangle Expressway (NC 540) will be extended from NC 55 Bypass in Apex to the US 64/US 264 Bypass in Knightdale. This action is designated as three projects in the NCDOT 2012-2018 State Transportation Improvement Program (STIP)—R-2721, R-2828, and R-2829. Together, these STIP projects will be combined to complete the 540 Outer Loop around the Raleigh metropolitan area.

The current project is a supplement to the historic structures survey report completed in November 2014. In 2017, the McCullers Pines subdivision in southern Wake County was added to the Study List, and because this neighborhood lies within the area of potential effects (APE) for Triangle Expressway, an evaluation of eligibility was needed. McCullers Pines is thus the subject of this supplemental report. The project location for the project is depicted in **Figure 1**, and the APE is shown in **Figures 2a-2b**.

This architectural resources investigation consisted of background research into the historical and architectural development of McCullers Pines and a field survey of the subdivision. The field investigation was undertaken in October 2018. The intensive-level evaluation contained within this report does not recommend McCullers Pines for National Register eligibility (**Table 1**).

The APE for this project was determined during the initial field surveys conducted between 2010 and 2013. The APE generally follows modern development, woodland, and sharp changes in topography that serve as effective physical and visual buffers for the undertaking.

Table 1

Property Name	PIN	Survey Site Number	Eligibility Recommendation	Criteria
McCullers Pines	N/A	WA7794	Not Eligible	N/A

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I. INTRODUCTION

This eligibility report was prepared in conjunction with the North Carolina Department of Transportation (NCDOT) project entitled, *Complete 540-Triangle Expressway Southeast Extension*. The project is located in Wake and Johnston counties. The STIP Numbers are R-2721, R-2828, and R-2829. The project location is shown in **Figure 1**.

The APE for the entire project was determined during the initial field surveys conducted between 2010 and 2013. The APE generally follows modern development, woodland, and sharp changes in topography that serve as effective physical and visual buffers for the undertaking. The portion of the APE that is the subject of this supplemental report lies within the Orange Corridor alternative and contains one additional resource that warranted intensive-level investigation. That resource, McCullers Pines (WA7794) (Study List 2017), is shown on the APE maps (**Figures 2a-2b**).

This investigation was conducted to evaluate the one resource for National Register eligibility. The current eligibility report is part of the environmental studies undertaken by NCDOT and is on file at NCDOT, Raleigh, North Carolina. This documentation complies with the National Environmental Policy Act (NEPA) of 1969, the National Historic Preservation Act of 1966, as amended (36 CFR 800), the National Register criteria set forth in 36 CFR 61, and NCDOT's current *Historic Architecture Group Procedures and Work Products*. The report also complies with the *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina* established by the North Carolina Historic Preservation Office (HPO). Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effect of federally funded, licensed, or permitted projects on properties listed in, or eligible for listing in, the National Register of Historic Places and to afford the Advisory Council on Historic Preservation and the North Carolina Historic Preservation Office a reasonable opportunity to comment.

The eligibility evaluations consisted of field investigations of McCullers Pines, a postwar residential subdivision, and research into its history and architecture. For the research phase, the principal investigators examined both primary and secondary sources, including environmental studies, published histories, deeds, National Register nominations, Study List applications, and the HPO survey files for Wake County.

Field work took place in October 2018. The subdivision, with related outbuildings and landscape features, was examined and documented with photographs to assess current levels of integrity. Specifically, the principal investigators conducted a windshield survey of the entire subdivision and examined the tax record for each property to determine dates of construction and to help identify any significant changes. Representative photographs of houses and streetscapes throughout the neighborhood and site maps of the subdivision are included in evaluation (**Figures 3-4**).

Figure 2a
Area of Potential Effects (APE) – Overall Map

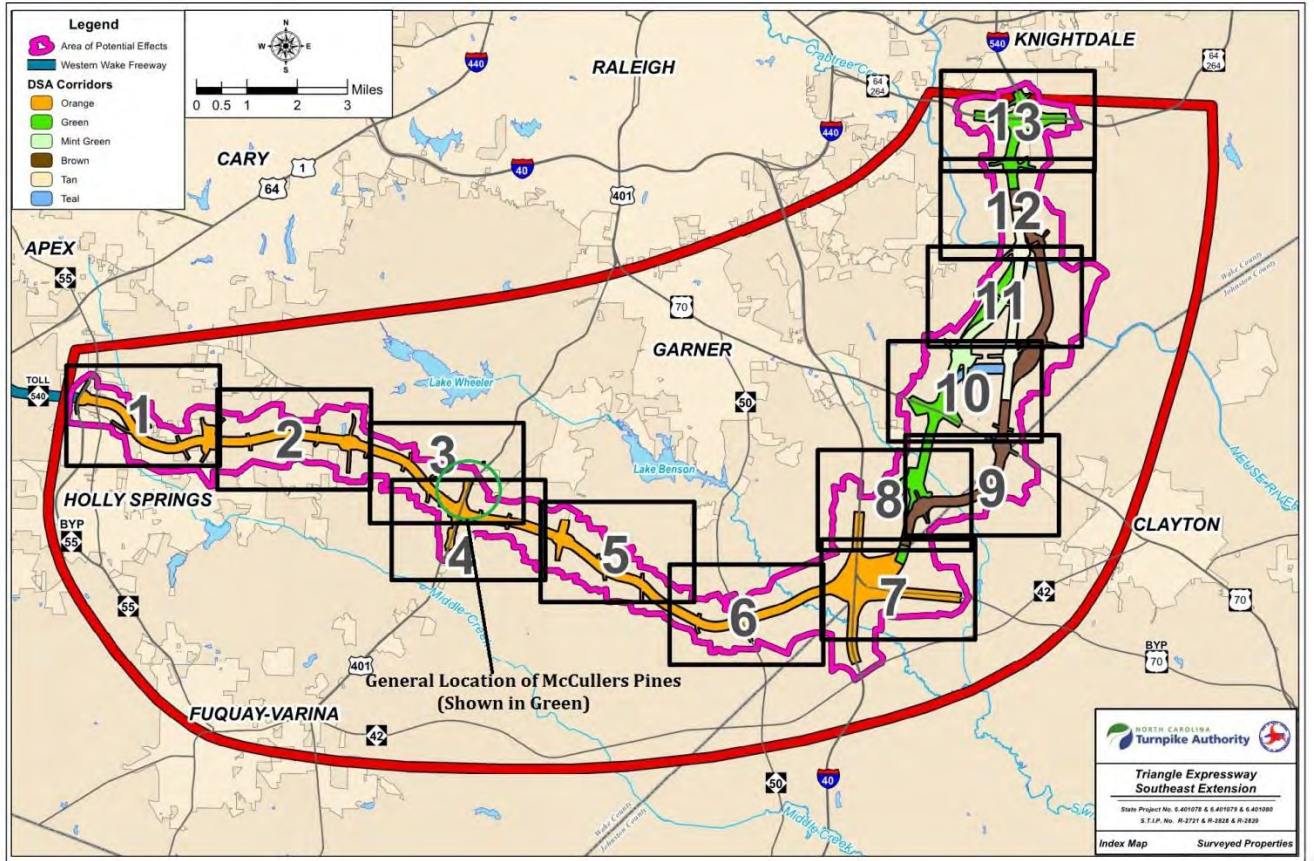
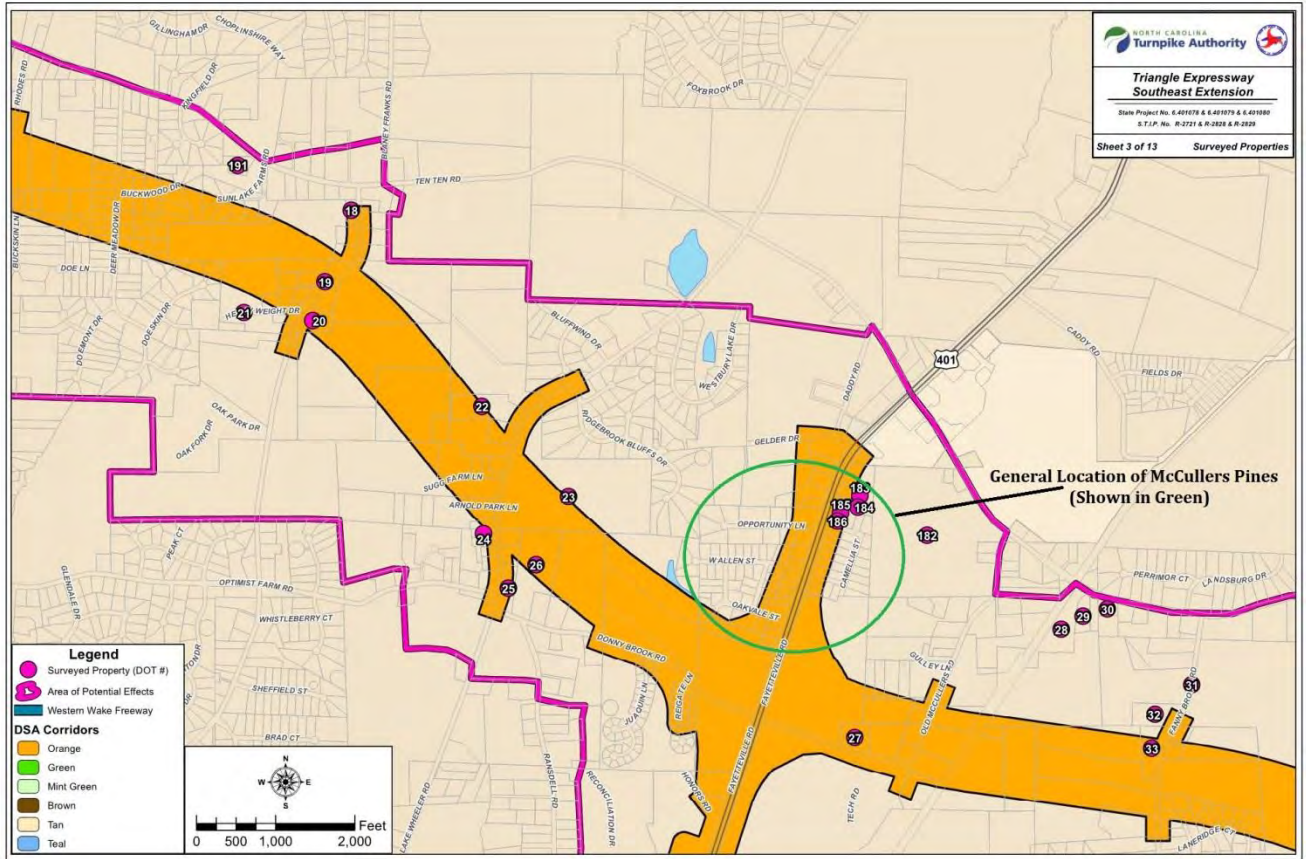


Figure 2b
Area of Potential Effects (APE) - Detail Map



II. PROPERTY EVALUATION OF ELIGIBILITY

McCullers Pines (WA7794) (Study List 2017)

8300-8400 Blocks of Fayetteville Road; Red Bud, Camellia, Allen, Oakvale, Lobelia, and Marigold Streets

Fuquay-Varina Vicinity, Wake County

Dates of Construction: 1960-1981

Eligibility Recommendation: Not Eligible



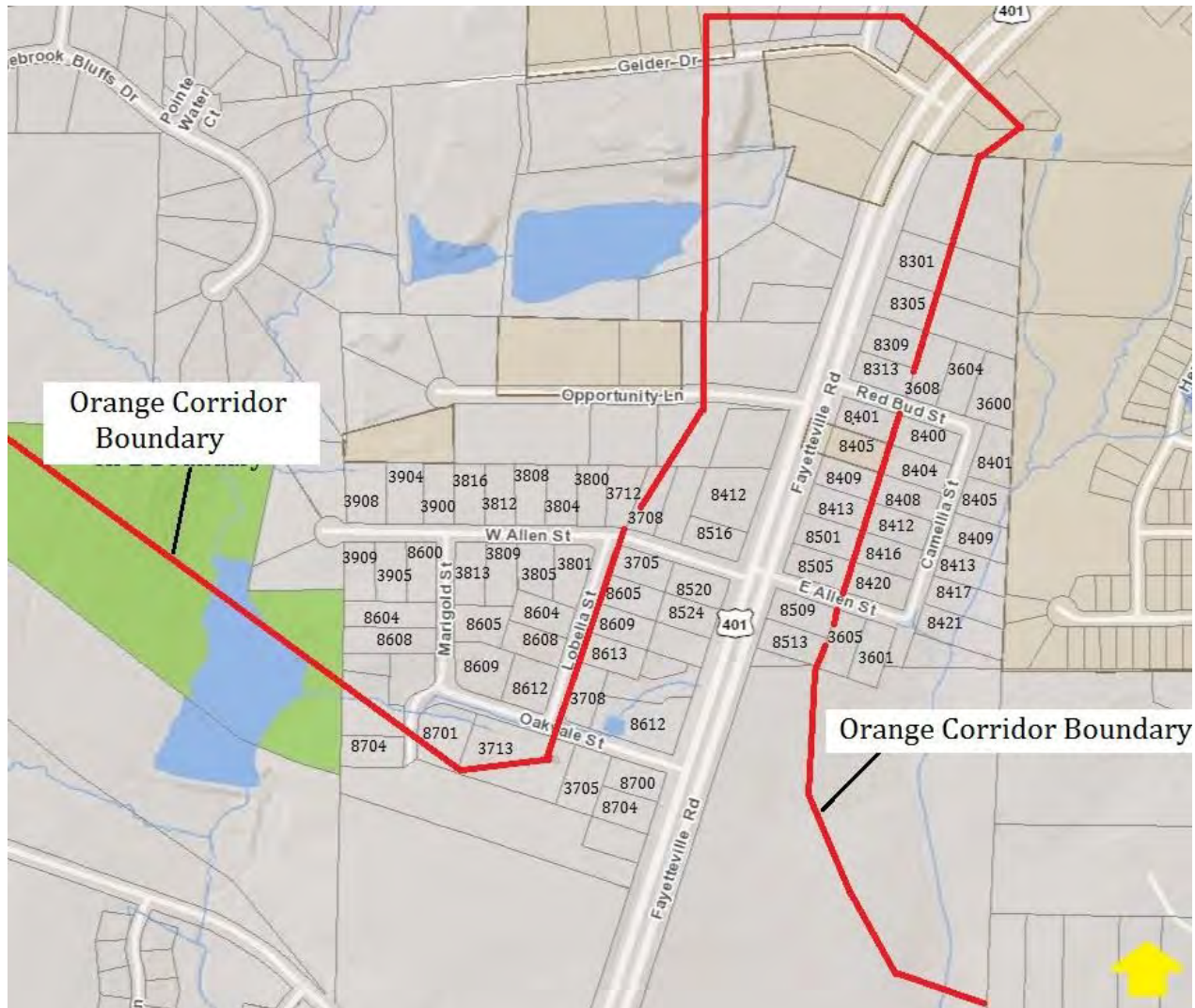
Physical Description (Figures 3-4)

Situated on both the east and west sides of Fayetteville Road (US 401), south of Ten Ten Road, this relatively small, postwar residential subdivision is comprised primarily of 1960s and 1970s brick ranch houses arranged within a modified grid of streets. The neighborhood was platted in two phases. McCullers Pines No. 1 was laid out in 1960 on the east side of Fayetteville Road, and McCullers Pines Nos. 2 and 3 were platted in 1965 on the west side. Fayetteville Road (US 401) is a four-lane, divided highway with a utilitarian, grassy median.

McCullers Pines contains sixty-nine houses, all constructed between 1960 and 1981. The original 1960 plat on the east side of Fayetteville Road contains twenty-nine houses, and forty additional dwellings are located within the two adjoining plats (1965) on the west side of Fayetteville Road. There have been no demolitions in the subdivision. Twenty-nine houses in the subdivision are situated within the Orange Corridor alternative for this project, and each is described in the following inventory list.

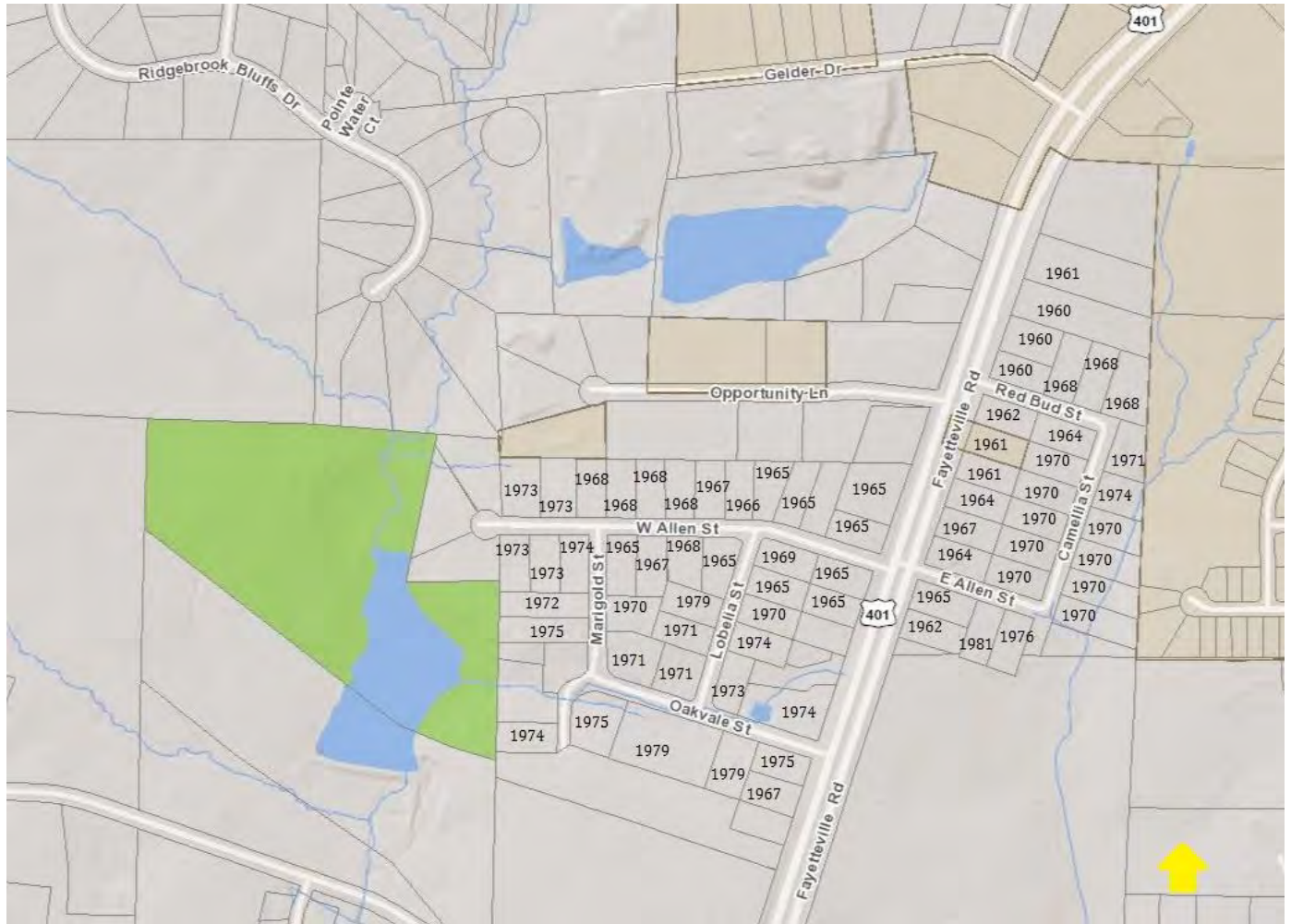
The east side of Fayetteville Road contains ten of the earliest houses in the neighborhood, all ranch houses erected between 1960 and 1964. Between 1965 and 1975, fifty-three additional dwellings—mainly ranch-style but also some split-level and split-foyer houses—were constructed throughout McCullers Pines. These include seven ranch houses clustered along Magnolia and Lobelias streets, west of Fayetteville Road, and nine 1970 ranches along Camellia Street, east of Fayetteville Road. Between 1976 and the end of construction in 1981, just five houses were built in the subdivision. A ranch house (1960) that predates the McCullers Pines development stands outside the 1960 and 1965 plats just north of the neighborhood at the junction of Fayetteville Road and Opportunity Lane. During the 1980s, a small cul de sac with three two-story residences was constructed at the west end of West Allen Street, just beyond the western boundary of the subdivision.

Figure 3
McCullers Pines
Site Map with Property Addresses



Source: Wake County Tax Map

Figure 4
McCullers Pines
Site Map Showing Dates of Construction



Source: Wake County Tax Map



McCullers Pines, Fayetteville Road, Looking Northeast.



McCullers Pines, Ranch Houses (1965), 8500 Block of Fayetteville Road, Looking West.



McCullers Pines, Early 1960s Ranch Houses, 8300 Block of Fayetteville Road, Looking Southeast.



McCullers Pines, 3000 Block of West Allen Street, Looking East Towards Fayetteville Road.

The overall plan of the subdivision is functional. McCullers Pines does not have parks, landscaped medians, landscaped creeks, or any other consciously preserved natural features. The house lots generally measure 100 feet wide by 200 feet deep and are simply landscaped. Mature pine trees shade a number of front lawns, notably along the west side of Oakvale and Camellia streets, and the east side of Fayetteville Road. The setbacks are uniform along each street, and front lawns buffer dwellings from roadways which have no sidewalks or curbs. There are a few freestanding garages or substantial sheds, but an array of prefabricated outbuildings now fill back yards. Graded before construction, the terrain is generally flat although several houses occupy slightly sloping sites that accommodate rear basements or below-grade carports. The most undulating and wooded parcels are west of Fayetteville Road around Oakvale Street which backs up to a watershed. Here a pair of substantial, Colonial Revival and split-level residences was erected on wooded lots in 1979.



McCullers Pines, Camellia Street, Looking North From East Allen Street Towards Red Bud Street.



McCullers Pines, Mid-to-Late 1960s Ranch Houses and Lawns, 3700 Block of West Allen Street, Looking Northwest.



McCullers Pines, Ranch Houses (1970), 8400 Block of Camellia Street, Looking Northeast.



McCullers Pines, 1980s Cul De Sac, 3900 Block of West Allen Street (Outside Subdivision).

Ranch Houses

Single-family ranch houses predominate in McCullers Pines, but few display the Modernist styling often used to embellish this house type. The dwellings have the characteristic long, low-slung forms, and many have attached carports or garages, picture windows, and squat, brick chimneys. While varying somewhat in design, most of ranch houses in McCullers Pines have simple brick-veneered, rectangular forms with low-pitched, side-gable or hipped roofs, deep eaves, and engaged carports. A small number have cross gables or slightly projecting wings to create L-shaped or U-shaped plans. While most have typical red-brick exteriors, there are also examples with variegated and buff-colored brick, and three have Roman-brick exteriors. Some retain decorative iron porch supports, and many have Colonial Revival-inspired columns or box piers that define arched porch bays. Those with original fenestration have picture windows as well as metal-sash, sliding windows or horizontal-light, wood-sash windows. Many have simple stoops in front that lead to main entrances sheltered by broad eaves. Others have modest, engaged or shed-roofed porches shielding doorways and adjacent picture windows.

Not unlike houses in other postwar suburbs, many of the dwellings in McCullers Pines have undergone modifications that include replacement windows, later porch posts, the addition of vinyl siding to soffits, eaves, and gables, and the enclosure of attached carports. Sixteen of the subdivision's 68 dwellings have replacement windows, and ten have attached carports or lateral porches which been enclosed, usually for use as garages. The principal investigators did not gain access to the interiors of houses, but views of interiors from front porches show open plans and minimal decoration, reflecting the typically restrained exteriors of ranch houses of the period.



McCullers Pines, Ranch House (1965), 8516 Fayetteville Road, Enclosed Carport and Later Porch Posts.



McCullers Pines, Ranch House (1971), 8608 Lobelia Street, Enclosed Carport (Right), Later Front Porch, and Replacement Windows.



McCullers Pines, Ranch House (1974), 8613 Lobelia Street, Enclosed Side Porch, Replacement Windows.



McCullers Pines, Ranch House (1971), 3708 Oakvale Street, Replacement Windows.

The east side of Fayetteville Road—the 1960 McCullers Pines Plat No. 1—contains the earliest ranch houses in the neighborhood among which are four that have been previously surveyed (WA7106-WA7109). Although now used primarily as rental properties, and with some in disrepair, these early 1960s ranch houses remain substantially intact with original metal or wood-sash fenestration, engaged carports, and metal porch supports and railings (see Inventory List, Nos. 1-10).



McCullers Pines, Ranch Houses (1960), 8300 Block of Fayetteville Road, Looking Northeast From Red Bud Street.



McCullers Pines, Early 1960s Ranch Houses, 8400 Block of Fayetteville Road, Looking Southeast.

Among this early collection, the 1960 Gerald Cochran House (Determination of Eligibility 2014) at 8305 Fayetteville Road stands out for its Midcentury Modern characteristics (Inventory List, No. 2). The low-slung, cross-gable ranch house has an exterior of concrete block, vertical boards, and polychromatic cast stone fashioned as Roman brick. The façade displays both horizontal and vertical groupings of awning-style windows, with heavy, wood sash, and an L-shaped terrace sheltered by broad eaves and supported by screens of decorative concrete blocks.

Throughout McCullers Pines, a host of ranch houses suggest a restrained Colonial Revival influence in their front-gable or engaged porches, classical columns or box piers, and multiple-light windows. On the east side of Fayetteville Road, the 1968 ranch at 1364 Red Bud Street expresses the style in its pedimented porch, fanlights in the entrance and pediment, and shuttered windows. The window sashes are modern replacements. Across the street, the well-preserved ranch house (1964) at 8400 Camellia Street features a denticulated cornice, eight-over-eight, sash windows with paneled wood shutters, and sidelight framing the entrance.



McCullers Pines, Colonial Revival Ranch House (1968), 1364 Red Bud Street.



McCullers Pines, Colonial Revival Ranch House (1964), 8400 Camellia Street.

On the west side of Fayetteville Road, West Allen Street contains a representative collection of the neighborhood's mid-to-late 1960s ranch houses. Many have simple Colonial Revival detailing (see Inventory List, Nos. 17-18). Among the largest of this grouping is the red-brick, cross-gable ranch house built in 1965 at 3801 West Allen Street. The house features slender, classical columns and a multiple-light picture window. The large garage at the rear is a later addition.



McCullers Pines, Colonial Revival Ranch House (1965), 3801 West Allen Street.



McCullers Pines, Colonial Revival Ranch House (1965), 3801 West Allen Street, View of Rear Garage.

Most of the ranch houses along West Allen Street are smaller versions with side-gable roofs. The 1968 ranch house at 3812 West Allen Street has a variegated brick façade and an engaged front porch supported by box piers. The windows are modern replacements for the original horizontal-sash windows. Its neighbor across the street at 3813 West Allen Street features a multiple-light picture window and an engaged porch with box piers defining segmental-arched bays. The 1967 ranch house at 3704 West Allen Street retains its original eight-over-eight sash windows and front-gable porch supported by classical columns, but its original carport has been enclosed for use as a garage.



McCullers Pines, Colonial Revival Ranch Houses (1968), 3816-3812 West Allen Street.



McCullers Pines, Colonial Revival Ranch House (1968), 3812 West Allen Street.



McCullers Pines, Colonial Revival Ranch House (1965), 3813 West Allen Street.



McCullers Pines, Colonial Revival Ranch House (1967), 3704 West Allen Street.

In contrast to the neighboring Colonial Revival ranch houses, the house (1967) at 3809 West Allen features distinctive Modernist motifs. With its asymmetrical gable end facing the street, this modest-sized residence has an engaged carport, exposed purlins under deep overhangs, and both solid-glass bays and blind, brick-veneered bays.



McCullers Pines, Midcentury Modern Ranch House (1967), 3809 West Allen Street.

Approximately one-third of the dwellings in McCullers Pines are ranch houses that date to the early to mid-1970s. Like the mid-to-late 1960s ranches, they tend to have restrained Colonial Revival features such as multiple-light fenestration, front gables, classical columns, or heavy box piers. The cross-gable ranch house (1971) at 8609 Marigold Street occupies a tree-shaded lot and has a multiple-light picture window. The original engaged carport has been enclosed and now has vinyl siding and windows. The exterior combines buff-colored brick with vertical-board siding. A 1973-1974 trio of modest, Colonial Revival ranch houses in the 3900 block of West Allen Street has engaged garages rather than the open carports found on earlier houses in McCullers Pines.



McCullers Pines, Cross-Gable Ranch House (1971), 8609 Marigold Street.



McCullers Pines, Cross-Gable Ranch House (1971), 8609 Marigold Street, Picture Window And Enclosed Carport.



McCullers Pines, Colonial Revival Ranch House (1973), 3909 West Allen Street, Engaged Garage.

East of Fayetteville Road, ranch houses built in the 1970s line both sides of Camellia Street and make up over one-third of the housing stock in the original 1960 plat. In common with many of the 1960s ranch houses in the subdivision, these dwellings tend to be modest side-gable dwellings with carports. The Colonial Revival example at 8413 Camellia Street stands out for its cross-gable form, weatherboarded front gable, and original entry porch and fenestration. The houses on the west side of Camellia Street are set back from the roadway on slightly elevated, wooded parcels with gravel driveways.



McCullers Pines, Ranch Houses (1970s), East Side, 8400 Block of Camellia Street.



McCullers Pines, Ranch House (1970), 8417 Camellia Street, Replacement Porch Posts.



McCullers Pines, Ranch House (1970), 8413 Camellia Street.



McCullers Pines, Ranch House (1970), 8404 Camellia Street.



McCullers Pines, Colonial Revival Ranch House (1970), 8409 Camellia Street.



McCullers Pines, Ranch House (1970), 8412 Camellia Street, Elevated Site.



McCullers Pines, Ranch House (1970), 8408 Camellia Street, Elevated Site.

Split-Level and Split-Foyer Houses

In sharp contrast to the numerous ranch houses in the neighborhood, McCullers Pines contains only seven split-level and two split-foyer houses. Like ranch houses, split-levels and split-foyers arose nationwide during the postwar suburban boom, usually sharing suburban developments with ranch-style dwellings. Two of the seven split-levels were constructed in the 1960s and the rest in 1970s—the last one in 1979. The two split-foyer dwellings were built between 1974 and 1975.

The split-level house consisted of a two-story block—containing bedrooms on the second floor—and a one-story lateral wing. Brick and weatherboard sidings were frequently combined to distinguish the levels and sections of the house while Modernist-inspired deep eaves and integration into sloping sites could create a low-slung appearance.

A variant of the split-level, the split-foyer house stands either a full two stories high or one-story over a raised, formal basement. As the name implies, the main entrance of the split-foyer dwelling opens into a foyer between the two floors with stairways leading up to the main level of the house or down to the lower level which often contained the den.

In McCullers Pines, the earliest split-level house is the heavily altered, 1965 Gunter-Creel House on the east side of Fayetteville Road (8509 Fayetteville Road) (see Inventory List, No. 11). With both composition-board and brick veneers, this unusual house appears to have undergone a series of modifications that included the removal of an upper-story porch. East of Fayetteville Road, the 1968 split-level at 3600 Red Bud Street—now vinyl sided with replacement windows—has an original engaged garage in the long, lateral wing.



McCullers Pines, Gunter-Creel House (1965), 8509 Fayetteville Road.



McCullers Pines, Split-Level House (1968), 3600 Red Bud Street.

In 1973, two split-levels with similar plans and simple Colonial Revival traits were erected at 3904-3908 West Allen Street on the west side of Fayetteville Road. They have brick lateral wings and brick ground floors. The ground-level entrances are flanked by sidelights. Originally weatherboarded, the upper stories of both are now vinyl sided. The lateral wings have original engaged carports. The example at 3908 West Allen Street has replacement one-over-one windows, and the picture window also has replacement sash. The original six-over-six sash windows—including the grouped windows in the wing—remain at 3904 West Allen.



McCullers Pines, Split-Level House (1973), 3908 West Allen Street.



McCullers Pines, Split-Level House (1973), 3904 West Allen Street.

Three split-levels are found on the south side of the subdivision near Marigold and Oakvale streets. The 1975 Mundy-Boger House at 8701 Marigold Street has Tudor-inspired half timbering in the front gable and brick-veneered lower level and lateral wing. New windows have replaced diamond-paned windows on the façade, and sliding glass doors provide access to the enclosed carport (see Inventory List, No. 26). Across the street, the 1974 Clearman-Hansford House at 8704 Marigold Street combines a lower brick veneer with vinyl siding on the two-story block and side wing. The original porch along the wing had a segmental-arched cornice which no longer remains, and the house has replacement windows (see Inventory List, No. 27).



McCullers Pines, Mundy-Boger House, Split-Level (1975), 8701 Marigold Street.



McCullers Pines, Clearman-Hansford House, Split-Level (1974), 8704 Marigold Street.

The most intact of the split-levels is the 1979 William Guin House at 3705 Oakvale Street (see Inventory List, No.24). The Guin house was built during the last years of house construction in McCullers Pines, and the dwelling occupies an elevated lot near other mid-to-late 1970s houses at the south end of the neighborhood. Like most of the split-levels, the house has Colonial Revival traits, including an engaged porch with arched bays and box piers, six-over-six sash windows with shutters, and both red-brick and weatherboard sidings to set apart sections of the house. An attached, weatherboarded, two-bay garage extends from the lateral brick wing.

The two split-foyers are located at 8608 Marigold Street and 8612 Fayetteville Road. Freely adapting classical features with modern materials, they display two-story, shed-roofed porches with box piers and off-center doorways with Colonial Revival treatments. The 1975 split-foyer on Marigold Street integrates its brick-veneered lower level into a sloping site that accommodates a garage. The 1974 Kenneth Lucas House at 8612 Fayetteville Road features a brick-veneered façade with composition-board siding above concrete block on the side and rear elevations. A broken pediment embellishes the front door (see Inventory List, No. 21).



McCullers Pines, Kenneth Lucas House, Split-Foyer (1974), 8612 Fayetteville Road.

Inventory List: Properties Within the Orange Corridor

McCullers Pines Plat No 1 (1960)

No. 1 Elvin and Mary Louise Willford House (WA7106) (Wake County PIN 0689855990)

8301 Fayetteville Road, Fuquay-Varina Vicinity, Wake County

Previously surveyed in 2012, the 1961 ranch house has a red-brick exterior and a side-gable roof with deep eaves. The dwelling retains its prominent picture window although some windows are modern replacements. Although deteriorated, an ashlar stone planter is located below the picture window. The railings leading to the main entrance are modern. A later, freestanding, frame garage stands behind the house.

In 1960, Elvin and Mary Louise Willford purchased this 1.67-acre parcel from McCullers Pines landowners, Sam and Rebecca Yancey, and erected this dwelling in 1961. The property remains in the Willford family (Wake County Deed Book 1396: 462).

No. 2 Gerald Cochran House (WA7107) (Wake County PIN 0689855765)

(Determination of Eligibility 2014)

8305 Fayetteville Road, Fuquay-Varina Vicinity, Wake County

Determined eligible for the National Register in 2014, the Cochran house is distinctive for its Modernist-inspired forms, treatments, and materials. The low-slung, one-story ranch house has a long, rectangular form with a concrete-slab foundation, low-pitched cross-gable roof, deep eaves, and an exterior of concrete block, vertical boards, and polychromatic cast stone made to look like Roman brick. The interior chimneys are also faced in cast stone. The façade features both horizontal and vertical groupings of awning-style windows with heavy wood sash and an L-shaped terrace sheltered by the broad eaves and supported by screens of decorative concrete blocks. A low, cast-stone planter runs along this terrace. The screens also disguise the attached, side-loading garage on the south side of the house. The rear elevation is less ornamented with concrete-block walls, aluminum-sash, awning-style windows, and several entrances. The interior has exposed concrete-block walls and a cast-stone fireplace. Behind the house, the large, flat lot is now overgrown but has large, shade trees. An original, one-story, side-gable, concrete-block storage building is located near the rear of the parcel.

The house was built in 1960 for Carolyn and Gerald Cochran in the newly platted McCullers Pines development. Gerald Cochran was a local building contractor and speculator who, beginning in the late 1950s, purchased suburban house lots and erected dwellings in southern Wake County. In the early 1960s, Cochran and his wife, Carolyn, purchased several lots in McCullers Pines and built their own house on Lot 5 (8305 Fayetteville Road). The Cochrans sold another house on Lot 13 for \$12,000. In 1980, the Cochrans sold the house to Robert L. Newton, a minister, and his wife, Winnie. In 1999, Bevan and Diane Hales of Raleigh purchased the property from the Newtons. The Hales family continues to own the house which is now rental property (Wake County Deed Books 1400: 453; 1461: 689; 2813: 56; 8423: 1582).



Elvin and Mary Louise Willford House, 1961, 8301 Fayetteville Road.



Gerald Cochran House, 1960, 8305 Fayetteville Road.



Gerald Cochran House, 1960, 8305 Fayetteville Road.

No. 3 Lillian Mae Meadows House (WA7108) (Wake County PIN 0689853678)
8309 Fayetteville Road, Fuquay-Varina Vicinity, Wake County

Previously surveyed in 2012, this 1960, red-brick ranch house has a low hip roof with deep eaves. The house includes a slightly projecting bay on the south side and an engaged carport, now being repaired, on the north side. The dwelling retains original horizontal-sash windows as well as a picture window just north of the main entry. A brick planter is situated below the picture window. The front door is a modern replacement. The house is vacant and in deteriorated but stable condition.

In 1960, Lillian Mae Meadows purchased this parcel from McCullers Pines landowners, Sam and Rebecca Yancey, and erected this dwelling. The property appears to have been owned by members of the Meadows family into the 2000s but is now rental property (Wake County Deed Book 1417: 582).

No. 4 Ned and Irma Fuquay House (WA7109) (Wake County PIN 0689853537)
8313 Fayetteville Road, Fuquay-Varina Vicinity, Wake County

Previously surveyed in 2012, this 1960, red-brick ranch house has a side-gable roof with a side-loading, engaged carport on the south gable end. The house retains original horizontal-sash windows, louvered front door, and metal rail.

In 1960, Ned and Irma Fuquay purchased this parcel from McCullers Pines landowners, Sam and Rebecca Yancey, and built this house. The dwelling remained in the Fuquay family until 2012 (Wake County Deed Book 1326: 446).



Lillian Mae Meadows House, 1960, 8309 Fayetteville Road.



Ned and Irma Fuquay House, 1960, 8313 Fayetteville Road.



Ned and Irma Fuquay House, 1960, 8313 Fayetteville Road.

No. 5 Matthews-Thomas House (Wake County PIN 0689853411)
8401 Fayetteville Road, Fuquay-Varina Vicinity, Wake County

A side-gable roof caps this brick-veneered ranch house. The dwelling's entrance is sheltered by the broad eaves. Oriented away from the street, an engaged carport is located on the north side of the house. The façade has a fixed-light picture window with heavy, wood sash and sidelights flanking the front door.

In 1961, W.R. Matthews bought this lot from Sam and Rebecca Yancey and erected this ranch house in 1962. The Matthews family lived here until 1976 when the dwelling was sold to Kenneth and Mary Thomas. The house appears to have been rental property since the 1990s (Wake County Deed Books 1454: 246; 2708: 589).

No. 6 Austin and Kitty Norman House (Wake County PIN 0689852343)
8405 Fayetteville Road, Fuquay-Varina Vicinity, Wake County

This side-gable ranch house retains its original Roman-brick façade, metal-sash windows, and engaged front porch with decorative metal supports. An engaged carport is located on the south side of the house.

In 1961, Austin and Kitty Norman bought this lot from Sam and Rebecca Yancey and erected this ranch house soon after purchase. The Normans lived here until 2002. The house was inherited by family members and appears to have been rental property since the early 2000s (Wake County Deed Book 1447: 595).



Matthews-Thomas House, 1961, 8401 Fayetteville Road.



Matthews-Thomas House, 1961, 8401 Fayetteville Road, Rear Elevation.



Austin and Kitty Norman House. 1961, 8405 Fayetteville Road.



Austin and Kitty Norman House, 1961, 8405 Fayetteville Road.



Austin and Kitty Norman House, 1961, 8405 Fayetteville Road.

No. 7 Matthews-Holder House (Wake County PIN 0689852214)
8409 Fayetteville Road, Fuquay-Varina Vicinity, Wake County

Like the adjacent Austin and Kitty Norman House, this 1961, side-gable ranch retains its Roman-brick façade, metal-sash windows, and engaged carport with decorative metal supports. A later wooden ramp leads to the main entrance.

Allison and Miriam Holder built this dwelling in 1961 and sold it to Graham and Dorothy Holder in 1963. The Holders lived here until 2002. Though still owned by the Holder family, the house has been rental property since the early 2000s (Wake County Deed Books 1556: 495; 9492: 156).

No. 8 Malcolm and Shelby Goodman House (Wake County PIN 0689852113)
8413 Fayetteville Road, Fuquay-Varina Vicinity, Wake County

Built in 1964, this hip-roofed, brick-veneered ranch house retains its original horizontal-sash windows, decorative metal railings, and engaged carport with louvered openings on the north side.

Malcolm and Shelby Goodman purchased this lot from McCullers Pines investors, Calvin and Ruth Vuncannon in 1964 and soon after built the house. In 1964, the Vuncannons had purchased nineteen lots in the new subdivision from Sam and Rebecca Yancey. The Goodman family still resides here (Wake County Deed Books 1583: 16; 1609: 335).



Matthews-Holder House, 1961, 8409 Fayetteville Road.



Matthews-Holder House, 1961, 8409 Fayetteville Road, Carport.



Malcolm and Shelby Goodman House, 1964, 8413 Fayetteville Road.



Malcolm and Shelby Goodman House, 1964, 8413 Fayetteville Road.

No. 9 William and Linda Jones House (Wake County PIN 0689851074)

8501 Fayetteville Road, Fuquay-Varina Vicinity, Wake County

Built in 1967, this ranch house has a cross-gable roof and an exterior of variegated brick and vertical-board siding. The slightly projecting front gable shelters the main entrance and front porch. The dwelling has replacement windows throughout and an original engaged carport. In front of the carport is a modern, free-standing metal carport.

In 1967, William and Linda Jones bought this lot from McCullers Pines investors, Calvin and Ruth Vuncannon, and shortly after erected the dwelling. In 1964, the Vuncannons had purchased nineteen lots in this new subdivision from Sam and Rebecca Yancey. The house remained in the Jones family until 2014 (Wake County Deed Books 1751: 19; 15812: 1504).

No. 10 Conway-Spivey House (Wake County PIN 0689841964)

8505 Fayetteville Road, Fuquay-Varina Vicinity, Wake County

This 1964, side-gable, brick ranch house occupies a sloping site which accommodates an unfinished basement with windows and doors on the rear elevation. The south gable end of the basement accommodates a garage. The house has an engaged porch with box piers and a segmented-arched cornice. The house has replacement windows. A frame, side-gable outbuilding, erected in 1985, stands in the backyard.

This ranch house was built in 1964 for Herbert Conway. In 1975, Conway sold the house to Melvin and Marjorie Spivey, and the Spivey family still owns the dwelling (Wake County Deed Book 2360: 127).



William and Linda Jones House, 1967, 8501 Fayetteville Road.



Conway-Spivey House, 1964, 8505 Fayetteville Road.



Conway-Spivey House, 1964, 8505 Fayetteville Road, Lower Level Garage.



Conway-Spivey House, 1964, 8505 Fayetteville Road, Rear Elevation.



Conway-Spivey House, 1964, 8505 Fayetteville Road, 1985 Outbuilding.

No. 11 Gunter-Creel House (Wake County PIN 0689840799)

8509 Fayetteville Road, Fuquay-Varina Vicinity, Wake County

Extensively altered, this 1965 split-level dwelling originally featured an upper-level, wraparound porch that no longer survives. Constructed on a sloping lot, the house has a two-story, side-gable block with composition board siding on the second floor above a brick lower level and a one-story brick wing. The wing encompasses a garage with composition siding and wood batten doors. The rear elevation of the house is brick. A sliding glass door opens from the lower level of the rear elevation. The windows and doors are all modern replacements.

In 1965, Darrel Gunther acquired this lot from McCullers Pines investors, Calvin and Ruth Vuncannon,, and Gunther probably erected this house shortly after his acquisition. Gunter then sold the house that year to Cloyce and Kathel Creel who resided here until 1975. The dwelling has changed hands numerous times since the 1990s and is now rental property (Wake County Deed Books 1667: 143; 2628: 378).

No. 12 Messer-Johnson House (Wake County PIN 0689840669)

8513 Fayetteville Road, Fuquay-Varina Vicinity, Wake County

Erected in 1962, this L-plan, brick-veneered ranch house has original horizontal-sash windows and an engaged carport off the north elevation. The carport has a vinyl-sided end bay. The entrance in the front-gable wing retains its original door and metal railing.

This ranch house was built in 1962 for Jarvis and Rena Mae Messer who had purchased the lot from McCullers Pines landowners Sam and Rebecca Yancey. The house was purchased in 1965 by Everett and Rebecca Johnson, and the Johnson family lived here until 1979. Since 1979, it has been owned by the Lewis family (Wake County Deed Books 1500: 374; 1689: 189).



Gunter-Creel House, 1965, 8509 Fayetteville Road.



Gunter-Creel House, 1965, 8509 Fayetteville Road, Side (North) Elevation.



Gunter-Creel House, 1965, 8509 Fayetteville Road, Replacement Windows.



Gunter-Creel House, 1965, 8509 Fayetteville Road, Rear Elevation.



Messer-Johnson House, 1962, 8513 Fayetteville Road.



Messer-Johnson House, 1962, 8513 Fayetteville Road.



Messer-Johnson House, 1962, 8513 Fayetteville Road.

McCullers Pines Plat No. 2 (1965)

No. 13 James and Rebecca Savage House (Wake County PIN 0689758156)

8412 Fayetteville Road, Fuquay-Varina Vicinity, Wake County

Occupying a site on the west side of Fayetteville Road (US 401), this dwelling has a deep front yard with several large shade trees. The one-story, side-gable, brick-veneered ranch house has a three-bay main block with slightly recessed, one-bay wings off the side elevations. The dwelling features simple Colonial Revival elements, including a denticulated cornice along the front porch, a recessed entrance flanked by sidelights and wood paneling, and windows with wood shutters and wood-paneled aprons. Heavy box piers support the flat roof of the porch. Originally, a balustrade capped the porch roof, but it has been removed. The house has replacement windows, and the rear kitchen and garage wing now have vinyl siding.

In 1971, the Savages purchased this lot from First Citizens Bank and Trust Company. In 1965, this lot had been acquired by McCullers Pines investors, Calvin and Ruth Vuncannon, who may have built this residence on speculation. The property remains in the Savage family (Wake County Deed Book 2042: 190).

No. 14 Parker-Baker House (Wake County PIN 0689758014)

8516 Fayetteville Road, Fuquay-Varina Vicinity, Wake County

The buff-colored brick dwelling has a cross-gable roof as well as original horizontal-sash windows and front door. In 1979, the carport was enclosed as a vinyl-sided garage. At the same time, the slender box piers replaced the decorative metal supports. The rear elevation has a vinyl-sided, shed-roofed appendage in the center bay. A modern, two-story, vinyl-sided garage with gambrel roof stands in the backyard.

Ertle and Margaret Parker erected this ranch house in 1965 and sold the property to Roger and Norma Jean Baker in 1968. The dwelling remains in the Baker family (Wake County Deed Book 1827: 166).



James and Rebecca Savage House, 1965, 8412 Fayetteville Road.



James and Rebecca Savage House, 1965, 8412 Fayetteville Road, Rear Elevation and Backyard.



Parker-Baker House, 1965, 8614 Fayetteville Road.



Parker-Baker House, 1965, 8614 Fayetteville Road, Rear Elevation and Backyard.

No. 15 Olive-Stewart House (Wake County PIN 0689747877)

8520 Fayetteville Road, Fuquay-Varina Vicinity, Wake County

This brick-veneered, side-gable ranch house has a front-gable entrance porch supported by replacement classical columns. The original were decorative metal supports. The original metal railing is also now gone. A carport on the north elevation has louvered openings. The house has replacement windows, modern doors, and vinyl sided gables. Like the other houses along Fayetteville Road (US 401) in the McCullers Pines subdivision, the dwelling has a deep lawn in front to buffer the house from the highway.

Zelda Olive purchased this house lot in 1965 and subsequently sold the dwelling to Kenneth and Patricia Stewart in 1970. The Stewarts owned the property until 1994. The house has changed hands several times since the mid-1990s (Wake County Deed Books 1940: 235; 6225: 818).

No. 16 Joseph and Annie Nash House (Wake County PIN 0689747757)

8524 Fayetteville Road, Fuquay-Varina Vicinity, Wake County

A low hip roof with deep eaves caps this red-brick ranch house. The broad eaves shelter the front entrance, and decorative metal supports are found across the slightly recessed north side of the façade. An engaged carport occupies the north end of the house. The windows are modern replacements. Joseph and Annie Nash purchased this 0.43-acre house lot in 1965, and the property remains in the Nash family (Wake County Deed Book 1657: 36).



Olive-Stewart House, 1965, 8520 Fayetteville Road.



Olive-Stewart House, 1965, 8524 Fayetteville Road.



Joseph and Annie Nash House, 1965, 8524 Fayetteville Road.

No. 17 Gettis and Phyllis Hamrick House (Wake County PIN 0689755195)

3708 West Allen Street, Fuquay-Varina Vicinity, Wake County

A low hip roof with wide eaves caps this brick-veneered ranch house. The entrance and flanking grouped windows are recessed under the broad front eave, there is an engaged carport on the east end of the house. The house has replacement windows, door, and porch posts.

In 1965, Gettis and Phyllis Hamrick acquired this property from McCullers Pines investors, Calvin and Ruth Vuncannon, who probably had built the house on speculation. The Hamricks lived here until 1994 when the current owners, Gregory and Angela Dement, purchased the house (Wake County Deed Books 1620: 65; 1692: 263; 6059: 846).

No. 18 Hunter-Moon House (Wake County PIN 0689745974)

3705 West Allen Street, Fuquay-Varina Vicinity, Wake County

Among the more substantial ranch houses in McCullers Pines, this buff-colored brick, hip-roofed dwelling has a U-shaped form. Flanking wings contain the garage and living room. The front door is original although the windows and garage doors are modern replacements.

In 1965, Earl and Callie Hunter purchased this lot from McCullers Pines investors, Calvin and Ruth Vuncannon, and erected the house in 1969. In 1982, the Hunters sold the dwelling to Willie and Delores Moon. Delores Moon, a widow, continues to reside here (Wake County Deed Book 1650: 42).



Gettis and Phyllis Hamrick House, 1965, 3708 West Allen Street.



Hunter-Moon House, 1969, 3705 West Allen Street.



Hunter-Moon House, 1969, 3705 West Allen Street, Backyard.

No. 19 Haynes-Mitchell House (Wake County PIN 0689745844)

8605 Lobelia Street, Fuquay-Varina Vicinity, Wake County

Built in 1965, this brick-veneered, side-gable ranch house has an engaged carport on the north side of the main block. A picture window fills the slightly projecting bay south of the recessed entry. The house has replacement vinyl windows and a modern door. As shown in a 1996 photograph of the house, the heavy, wood posts supporting the carport roof currently replaced the original slender classical columns.

In 1965, Donald Haynes purchased this lot from McCullers Pines investors, Calvin and Ruth Vuncannon, and erected the house. In 1968, Haynes sold the dwelling to Wilbur and Marlene Mitchell who continue to occupy the house (Wake County Deed Book 1804: 172).

No. 20 Raeford-Wheeler House (Wake County PIN 0689745715)

8609 Lobelia Street, Fuquay-Varina Vicinity, Wake County

With both a brick and vertical-board exterior, this 1970, side-gable ranch house has an engaged carport on the north bay of the house. The horizontal-sash windows are original, but the door in the recessed entry is modern.

Allen and Peggy Raeford purchased this lot from McCullers Pines investors, Calvin and Ruth Vuncannon, in 1970 and erected the house. In 1978, the Raefords sold the dwelling to Kenneth and Sharon Wheeler who lived here until 1985. The house appears to have been rental property since 2013 (Wake County Deed Books 1632: 291; 2686: 114).



Haynes-Mitchell House, 1965, 8605 Lobelia Street.



Haynes-Mitchell House, 1965, 8605 Lobelia Street.



Raeford-Wheeler House, 1970, 8609 Lobelia Street.



Raeford-Wheeler House, 1970, 8609 Lobelia Street.

McCullers Pines Plat No. 3

No. 21 Kenneth Lucas House (Wake County PIN 0689745452)

8612 Fayetteville Road, Fuquay-Varina Vicinity, Wake County

Constructed in 1974, this two-story split-foyer residence occupies a low-lying, tree-shaded parcel at the northwest corner of Fayetteville Road and Oakvale Street. The house has a brick-veneered façade and side and rear elevations of composition siding and concrete block. The five-bay façade features an engaged, full-height portico supported by box piers. The entrance is capped by a broken pediment.

In 1974, Kenneth Lucas acquired this one-acre corner lot from his firm, Lucas-Grabus Investments. Lucas resides in Chapel Hill, and the house appears to be rental property (Wake County Deed Book 14260: 2539).

No. 22 Peedin-Wicker House (Wake County PIN 0689745255)

8700 Fayetteville Road, Fuquay-Varina Vicinity, Wake County

Covered with vinyl siding, the 1976 Peedin-Wicker House is a two-story, frame, side-gable dwelling with a shed-roofed porch that extends across the façade. The broad, double-pile main block has a one-story wing off the north elevation. The original brick chimney on the south elevation has been removed.

In 1976, Bobby Peedin purchased this house lot from Donald Wagstaff, who had acquired a number of parcels in the McCullers Pine subdivision during the early 1970s. Jerry Wicker purchased the

house from Peedin in 1979 and resided here until 1994 (Wake County Deed Books 2446: 554; 2750: 786).



Kenneth Lucas House, 1974, 8612 Fayetteville Road.



Peedin-Wicker House, 1976, 8700 Fayetteville Road.

No. 23 Jesse and Gladys Love House (Wake County PIN 0689745135)

8704 Fayetteville Road, Fuquay-Varina Vicinity, Wake County

The Love House is a brick-veneered, side-gable ranch house with restrained Colonial Revival treatment. The dwelling has a denticulated cornice and a recessed entry porch with board-and-batten siding, slender classical columns, and a pediment. The sloping site allows for a lower-level carport on the north side of the house. The vinyl windows are modern replacements.

McCullers Pines investor, Calvin Vuncannon, sold this house lot to Jesse and Gladys Love in 1967. The Loves resided here until 1994 when the property was sold to Malcolm and Penny Goodman, the current owners (Wake County Deed Book 1758: 605).

No. 24 William Guin House (Wake County PIN 0689743285)

3705 Oakvale Street, Fuquay-Varina Vicinity, Wake County

Erected on a generous, elevated site in 1979, the William Guin House is a substantial split-level dwelling. The blend of red-brick and weatherboard sidings define the wings and levels of the house. The one-story entrance wing is flanked by a two-bay garage on the east side and a prominent, two-story, front-gable block on the west side. An engaged porch extends the full width of the lateral wing.

William Guin purchased this parcel from Donald Wagstaff in 1978 and erected the house the following year. The house remains in the Guin family (Wake County Deed Book 2695: 195).



Jesse and Gladys Love House, 1967, 8704 Fayetteville Road.



Jesse and Gladys Love House, 1967, 8704 Fayetteville Road, Entrance Detail.



William Guin House, 1979, 3705 Oakvale Street.

No. 25 Donnie and Regina Temple House (Wake County PIN 0689741362)

3713 Oakvale Street, Fuquay-Varina Vicinity, Wake County

Occupying a tree-shaded, 1.5-acre lot, the 1979 Temple House is a two-story, frame, Colonial Revival dwelling with a side-gable, double-pile form. The symmetrical, five-bay façade features a full-height entrance portico supported by slender classical columns. The house is now covered with vinyl siding.

Donnie and Regina Temple acquired this sizable parcel from Donald Wagstaff in 1979 and built the house shortly after their purchase. The residence remained in the Temple family until 1993 and is now owned by Annette Bagwell (Wake County Deed Book 2792: 338).

No. 26 Mundy-Boger House (Wake County PIN 0689649430)

8701 Marigold Street, Fuquay-Varina Vicinity, Wake County

This 1975 split-level house occupies a wooded, 0.7-acre parcel on the south of the McCullers Pines subdivision. The dwelling features decorative half timbering in the front gable and a brick-veneered lower level and lateral wing. The house has replacement windows and a modern sliding glass door in the former garage bay. The original windows had diamond panes.

This house appears to have been built by Henry and Shirley Mundy in 1976 who had purchased the wooded lot from Donald Wagstaff. In 1978, the property was sold to George and Sharon Boger who resided here until 1986. The house is currently owned by the Noel family (Wake County Deed Book 2680: 124).



Donnie and Regina Temple House, 1979, 3713 Oakvale Street.



Mundy-Boger House, 1975, 8701 Marigold Street.

No. 27 Clearman-Hansford House (Wake County PIN 0689646394)

8704 Marigold Street, Fuquay-Varina Vicinity, Wake County

Erected on a sloping lot in 1974, this split-level house has a brick-veneered lower level capped by a vinyl-sided upper story. The vinyl-sided lateral wing contains the main entrance. A 1996 photograph of the property shows the porch posts supporting a segmental-arched cornice which no longer remains. The house also has replacement windows.

In 1974, Calvin and Sarah Clearman purchased this lot and probably built the house soon after their acquisition. In 1978, the Clearmans sold the residence to Kenneth and Sharon Hansford, and the house remains in the Hansford family (Wake County Deed Books 2278: 450; 2758: 573).

No. 28 Herman and Carol Johnson House (Wake County PIN 0689743592)

3708 Oakvale Street, Fuquay-Varina Vicinity, Wake County

This 1973 ranch house has a cross-gable roof, and an engaged screened porch that occupies the former garage bay on the east end of the house. The dwelling has vertical-board siding above a base of rough-cut masonry in the front gable. A bow window projects from the lateral wing. The house has replacement windows and wooden railing.

In 1973, Herman and Carol Johnson purchased this lot from William Mann and probably built the house soon after their purchase. The dwelling remains in the Johnson family (Wake County Deed Books 2127: 231; 5541: 622).



Clearman-Hansford House, 1974, 8704 Marigold Street.



Herman and Carol Johnson House, 1973, 3708 Oakvale Street.



Herman and Carol Johnson House, 1973, 3708 Oakvale Street, Backyard.

No. 29 Beeson-Dyer House (Wake County PIN 0689744685)

8613 Lobelia Street, Fuquay-Varina Vicinity, Wake County

This brick-veneered, side-gable ranch house has a recessed entrance porch with original box piers and segmental-arched cornice. On the north end of the house is a slightly recessed wing that contains a garage which has been covered in vinyl siding. The vinyl garage door is also modern. A 1996 photograph of the house appears to show a porch in this wing. All the windows are replacements.

In 1974, developer, David Martin, appears to have constructed this house on speculation. The property was purchased by James and Donna Beeson and subsequently sold to Alvin and Ruth Dyer in 1977. The Dyers resided here until 1996. As rental property, the residence has changed hands numerous times since the 1990s (Wake County Deed Books 2247: 206; 2499: 699).



Beeson-Dyer House, 1974, 8613 Lobelia Street.



Beeson-Dyer House, 1974, 8613 Lobelia Street.

Historical Background

The McCullers Pines subdivision was developed primarily between 1960 and the mid-1970s on former farmland and woods owned by the George McCullers family. Consisting of three plats built in two phases, the subdivision straddles both sides of four-lane Fayetteville Road (US 401), south of Ten Ten Road, midway between Raleigh and Fuquay-Varina. As the name implies, Fayetteville Road was one of the principal routes between Raleigh and Fayetteville. The first plat, known as McCullers Pines No. 1, was begun in 1960 on the east side of US 401 while construction on the two additional plats, McCullers Pines No. 2 and No. 3, was started in 1965 on the west side of US 401 (**Figures 5-7**). The earliest houses faced the highway with development on the interior streets occurring between the mid-1960s and mid-1970s. A few houses in the neighborhood were constructed as late as 1981. When completed, the neighborhood contained sixty-five houses, twenty-nine on the east side of Fayetteville Road and thirty-six on the west side (Mattson, Alexander and Associates, Inc. 2014: 357; Wake County Map Books 1960: 354, 1965: 7, 1965: 212).

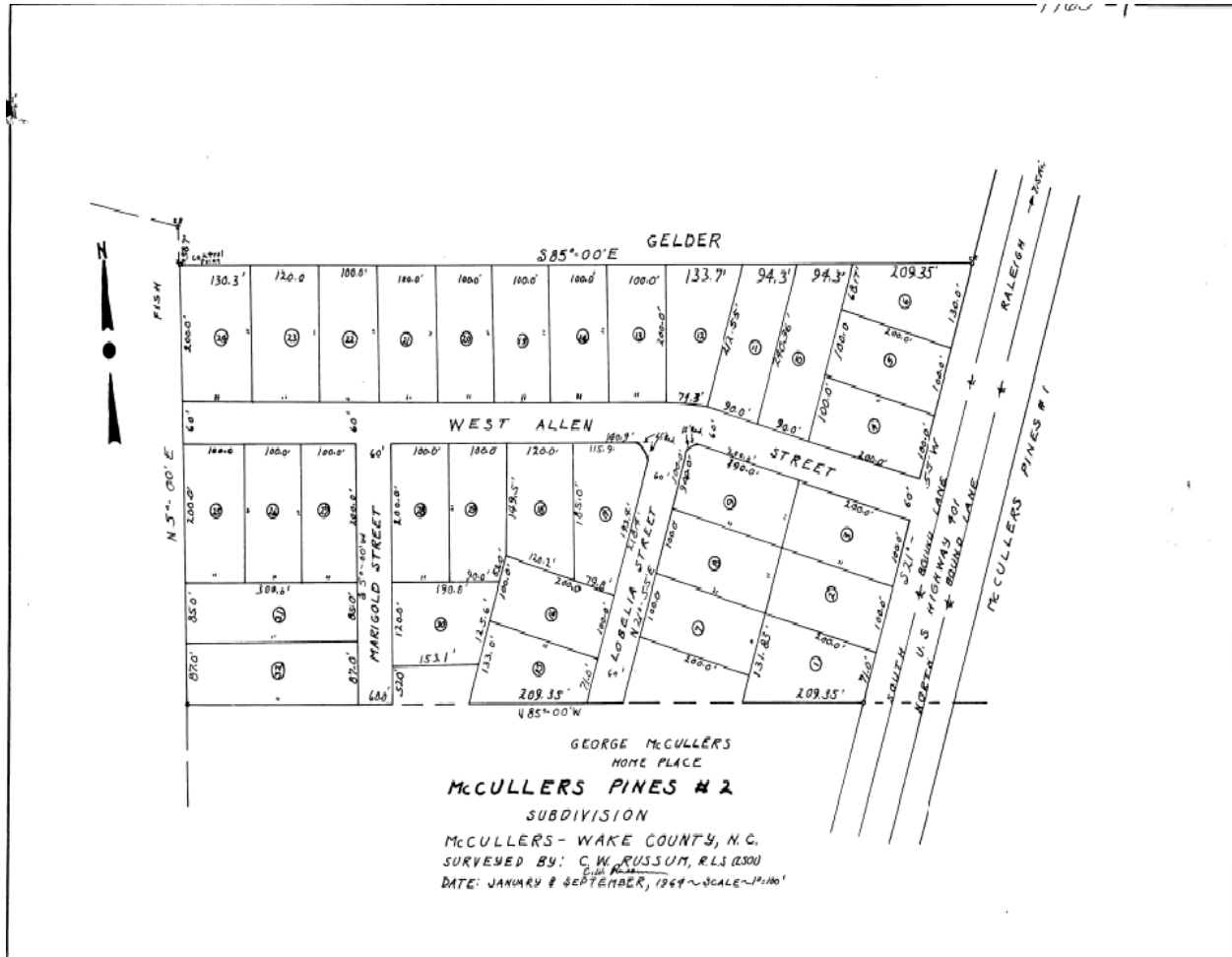
McCullers Pines No 1 was platted by Almira Virginia Broadwell and Sam A. Yancey, Jr. Grandchildren of George M. McCullers, they had inherited the 107-acre McCullers farm from their grandmother, Harriet S. McCullers. The subdivision's simple layout consisted of straight, intersecting streets lined with house lots of equal size. Development occurred slowly at first. Between 1960 and 1964, only ten ranch houses along Fayetteville Road and a single ranch house (1964) on Camellia Street had been completed. In 1964, small-scale developers, Calvin and Ruth Vuncannon, of nearby Fuquay Varina began purchasing land in the subdivision, and in 1965 the Vuncannons platted McCullers Pines Nos. 2 and 3 on the west side of Fayetteville Road. Similar in layout to Plat No. 1, the long blocks and rounded street corners reflected the recommendations of the Federal Housing Administration (FHA) for subdivision designs. The FHA guaranteed mortgages for developers and home buyers. Typical of other postwar residential developments, McCullers Pines included deed covenants regarding lot sizes, house sizes, setbacks, and land uses (Wake County Deed Books 1459: 69; 1632: 291).

Between the mid-1960s and early 1970s, McCullers Pines developed at a brisk pace on both sides Fayetteville Road. In 1965, nine ranches, including a row of four on Fayetteville Road were erected in Plat No. 2. Between 1965 and 1975, a total of fifty-three new houses were constructed throughout the subdivision. The east side of Plat No. 1 was largely developed in 1970 when nine houses were built along Camellia Street. Most of West Allen Street in Plat 2 took shape in the late 1960s although its westernmost block was developed between 1973 and 1974. In Plat No. 3, new dwellings filled Lobelia and Magnolia streets in the early 1970s. They were predominantly ranch houses with the owners using designs provided by builders or published architectural plans. A few of the houses were also built on speculation as building contractors purchased lots and erected residences for the market. Some houses on the north side of West Allen Street were constructed as rental properties (Wake County Map Book 1960: 41, 354; Wake County Deed Books 1461: 689; 1488: 177; hmwPreservation 2017).

One property, the Gerald Cochran House (WA7107) (Determination of Eligibility 2014) was owned and built by a local building contractor and speculator who, beginning in the late 1950s, purchased suburban house lots and erected dwellings in southern Wake County. In the early 1960s, Cochran and wife, Carolyn, purchased several lots in McCullers Pines and built their own house on Lot 5 (8305 Fayetteville Road). The Cochrans sold another house on Lot 13 for \$12,000. According to son

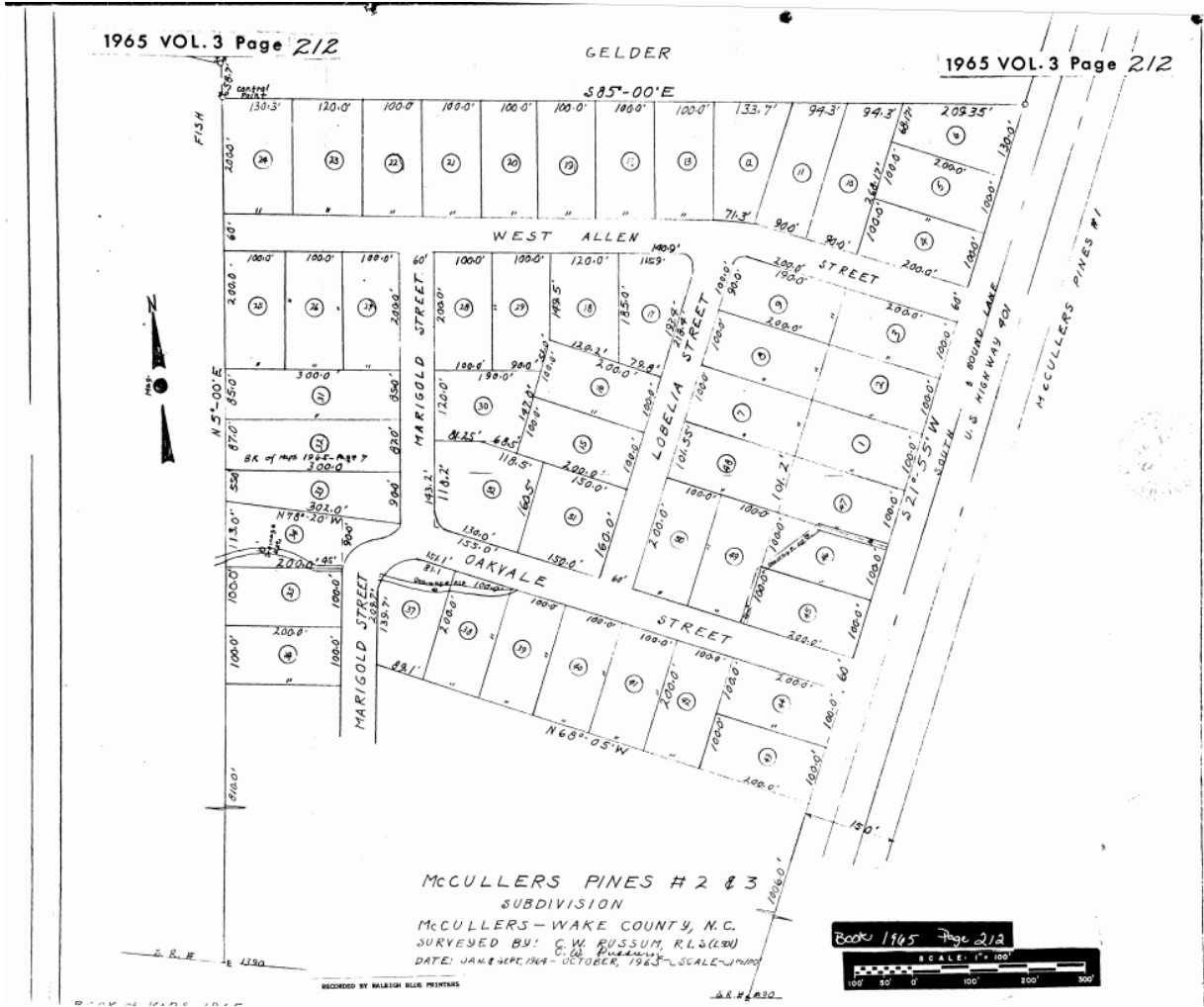
Figure 6

McCullers Pines No. 2
Subdivision Plat Map, 1965



Source: Wake County Register of Deeds.

Figure 7
McCullers Pines Nos. 2 and 3
Subdivision Plat Map, 1965



Source: Wake County Register of Deeds.

Timothy Cochran, also a building contractor, Gerald Cochran either designed the house himself or modeled it after a house plan provided by the Standard Homes Company. Established in Washington, D.C., Standard Homes began publishing standardized house plans for a mass market in the 1920s and in 1930 and later opened a branch office near Fuquay-Varina. Another property, the Mattie Gregory House (1965) at 3801 West Allen Street is one such Standard Homes design. Owner, Mattie Gregory, a retired school teacher, stated that she had local builder, Connor Wood Williams, of Angier construct the house, which was the fourth dwelling completed in the neighborhood (Diane Hales Interview 2011; Timothy Cochran Interview 2011; Wake County Deed Books 1400: 453; 1461: 689; 2813: 56; 8423: 1582; hmwPreservation 2017).

By 1975, McCullers Pines was largely developed, with few open house lots remaining in the heart of the neighborhood. Construction during the late 1970s took place mainly along the periphery, notably on Oakvale Street which backs up to a watershed. Development at this wooded and rolling south end of the subdivision, which had begun in the early 1970s, was completed in 1979 when the William Guin House at 3705 Oakvale Street and the Donnie and Regina Temple House at 3713 Oakvale Street were constructed (see Inventory List, Nos. 24-25). The split-level Guin property and the two-story, Colonial Revival Temple house were two of the larger houses built in McCullers Pines.

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), McCullers Pines is recommended **not eligible** for the National Register under any criterion. This postwar residential neighborhood was placed on the Study List in 2017. McCullers Pines contains the Gerald Cochran House (WA7107), a Midcentury Modern ranch house that was determined eligible for the National Register in 2014 under Criterion C for Architecture. Three other properties (WA7106, WA7108, and WA7109) were surveyed initially in 2012 during the original investigations for this project. Other than the Gerald Cochran House, no other properties within the subdivision are recommended for individual eligibility.

Integrity

McCullers Pines retains its integrity of location and some of its integrity of setting, feeling, and association. The neighborhood occupies its original location bisected by four-lane US 401, and this geographical relationship remains unchanged. However, the highway is often now a heavily congested traffic artery linking the southern portions of Wake County to Raleigh, and the rural feeling the area had during the historic period has been compromised. The setting of the subdivision is intact. No dwellings have been moved or demolished, and the simply landscaped lawns and pine-shaded lots have not been significantly altered. The major change to the setting has been the construction of modern industrial and warehousing operations immediately north of the subdivision near Opportunity Lane.

Most of the dwellings were built between 1960 when the neighborhood was first platted and the first house built and the mid-1970s when most construction ended. The houses in McCullers Pines generally retain their integrity of design. However, a number now have replacement windows, doors, or porch posts, garage or carport enclosures, and replacement sidings which compromise the integrity of materials and workmanship within the subdivision.

Criterion A

McCullers Pines is **not eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15*: 12).

McCullers Pines—a small subdivision with a simple plan that developed late in the postwar period—does not have the historical significance needed for eligibility under Criterion A for Community Planning and Development. The subdivision does not represent clearly the residential subdivisions that defined the suburban construction boom in postwar Raleigh and Wake County.

As discussed in the National Park Service Bulletin, *Historic Residential Suburbs*, a subdivision may have significance under Criterion A if it meets one of the following conditions.

Neighborhood reflects an important historic trend in the development and growth of a locality or metropolitan area.

Suburb represents an important event or association, such as the expansion of housing associated with wartime industries during World War II or the racial integration of suburban neighborhoods in the 1950s.

Suburb introduced conventions of community planning important in the history of suburbanization, such as zoning, deed restrictions, or subdivision regulations.

Neighborhood is associated with the heritage of social, economic, racial, or ethnic groups important in the history of a locality or metropolitan area.

Suburb is associated with a group of individuals, including merchants, industrialists, educators, and community leaders, important in the history and development of a locality or metropolitan area (National Park Service 2002: 93).

A small subdivision in southern Wake County, McCullers Pines does not epitomize the suburban growth of postwar Raleigh. With most of its development occurring between 1965 and 1975 at the end of the postwar era (see Longleaf Historic Resources, *Post-World II and Modern Architecture in Raleigh, North Carolina, 1945-1965*, National Register Multiple Property Documentation Form, 2009), McCullers Pines is a late example of the boom in residential suburbanization that swept Wake County as well as the state and nation after World War II. According to the registration requirements developed in the 2009 nomination, a subdivision may have only a small number of buildings that postdate 1965 to be eligible. McCullers Pines does not fulfill this requirement. Furthermore, Raleigh and its environs retain numerous residential subdivisions, both custom built and tract developments, which in their layouts, amenities, architectural designs, and relationships to the city exemplify the postwar suburban boom. The following seven postwar subdivisions in Raleigh are currently listed in the National Register under Criterion A for Community Development and Planning and Criterion C for architecture:

<u>National Register Subdivision</u>	<u>Period of Significance</u>
Battery Heights (WA4430)	1956-1964
Cameron Village (WA4602)	1950-1955
Capitol Heights (WA4435)	1946-1949
Hi-Mount (WA4512)	1938-1954
Longview Gardens (WA4441)	1938-1965
Madonna Acres (WA4443)	1960-1965
Rochester Heights (WA4581)	1957-1964

(Three of these are also listed under Criterion A for Ethnic Heritage: Black.) Nominated between 2010 and 2011, their periods of significance extend from the late 1930s to 1965 and thus fit within and define more accurately suburban residential construction in the postwar period (Longleaf Historic Resources 2009: Section F, page 34; HPO Files).

The southern Wake County postwar subdivision of Greenbrier Estates (Determination of Eligibility 2018) has a period of significance that extends from 1958 to 1975. However, its development had been largely completed by 1965, including most of the houses and key features of the overall plan. The justification for extending the period of significance for the Greenbrier Estates Historic District to 1975 was based on architectural continuity and the perpetuation of similar ranch, split-level, and split-foyer designs into the mid-1970s. The period of significance was not extended to 1975 because of its significance under Criterion A (AECOM Technical Services 2018: 60).

Residential subdivisions for all but the poorest socioeconomic group dominated housing construction after the war as developers, aided by favorable governmental policies, began to address the nation's housing shortage. Of the 18,000 buildings constructed in Raleigh between 1945 and 1965, the overwhelming majority were erected in unannexed suburbs with most of these built on the north and west sides of the city. The 2009 survey of postwar architecture in Raleigh documented seventy-five postwar subdivisions, twenty-seven of which were located on the north side of Raleigh where topography made constructing water and sewer lines easier than on the east side. Other factors also focused suburban construction to the north and west sides. African Americans had historically been concentrated on the south and east sides of the city, and consequently, the existing racial composition of Raleigh and strict segregation defined the geography of white suburbanization. By the mid-1960s when construction was just hitting its stride in McCullers Pines, Raleigh already contained numerous subdivisions that exemplified postwar residential patterns around the perimeter (Longleaf Historic Resources 2009: Section E, pages 2-6).

McCullers Pines also lacks the geographical relationship of city or town to suburb. The neighborhood is situated midway between Raleigh and Fuquay-Varina and does not possess a strong physical connection to either locale. McCullers Pines remained set apart from the county's suburban expansion until recent years and thus does not illustrate a significant geographical trend in suburbanization. Postwar suburban growth in southern Wake County was concentrated near the junction of US 401 and US 70, north of McCullers Pines. In the early 1960s, the transformation of US 70 from the two-lane road to a four-lane highway boosted suburban developments in this area, notably Greenbrier Estates. Areas to the south around US 401 and other north-south roadways (e.g., Old Stage Coach Road and Johnson Pond Road) did not experience major suburban development until the 1990s and early 2000s. Finally, McCullers Pines, which developed as a white, middle-class neighborhood, lacks an association with an ethnic, racial, or socio-economic group or individuals important to the history of Raleigh and Wake County (AECOM Technical Services 2018: 5).

Consisting of a small number of generally straight streets, McCullers Pines lacks many of the design and planning features recommended by the FHA, including curvilinear street plans and amenities such as parks. By contrast, the larger Greenbrier Estates, with its 317 resources, a park and lake, and extensive curvilinear street system set within 195 acres, is more characteristic of trends in suburban planning and development during the period (Longleaf Historic Resources 2006: 13-16, 19-21, 28-31; AECOM Technical Services 2018: 8, 59-60).



Greenbrier Estates Historic District, Looking North on Winterlochen Road from Intersection with Leoneta Drive, Raleigh, Showing Curvilinear Street Plan.



Greenbrier Estates Historic District, Ranch Houses and Split-Levels, 4400 Block of Susan Drive, Raleigh.



Greenbrier Estates Historic District, Split-Level and Split-Foyer Houses, 600 Block of Winterlochen Road, Raleigh



Greenbrier Estates Historic District, Looking East On Winterlochen Road Towards Greenbrier Park, Raleigh.

Finally, McCullers Pines is not associated with a specific event important in the development of Wake County suburbs. As noted in the National Park Service bulletin, such significant events from the mid-twentieth century could include housing built because of the expansion of wartime industries during World War II or the racial integration of suburban neighborhoods in the 1950s. While McCullers Pines generally typifies suburban construction twenty to thirty years after World War II, the neighborhood is not directly associated with important wartime or postwar events in Wake County. The subdivision is too late to exemplify the suburban neighborhoods erected quickly in the immediate postwar aftermath to provide housing for returning GIs and the subsequent baby boom. Furthermore, the white, middle-class neighborhood also played no role in the changing racial make-up of neighborhoods at the end of the Jim Crow era.

Criterion B

McCullers Pines is **not eligible** for the National Register under Criterion B (Person). For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15*: 14).

McCullers Pines is not directly associated with the life and career of an individual who made important contributions to the history of Raleigh or Wake County.

Criterion C

McCullers Pines is **not eligible** for the National Register under Criterion C (design/construction). As stated in the National Park Service Bulletin, *Historic Residential Suburbs*:

Historic residential suburbs often reflect popular national trends in subdivision design, such as the picturesque style of the nineteenth century or FHA-recommended curvilinear plans. They may also reflect popular architectural styles, housing types, and principles of landscape architecture. Such districts are evaluated under Criterion C to determine if they embody the distinctive characteristics of a type, period, style, or method of construction; or represent the work of a master architect, landscape architect, or community planner. Historic neighborhoods that form "a significant and distinguishable entity whose components," including streets and homes, "lack individual distinction" are also evaluated under Criterion C (National Park Service 2002: 95-96).

According to the National Park Service Bulletin, the qualifying characteristics for a residential suburb to meet Criterion C are the following:

Collection of residential architecture is an important example of distinctive period of construction, method of construction, or the work of one or more notable architects.

Suburb reflects principles of design important in the history of community planning and landscape architecture, or is the work of a master landscape architect, site planner, or design firm.

Subdivision embodies high artistic values through its overall plan or the design of entrance ways, streets, homes, and community spaces (National Park Service 2002: 93).

While McCullers Pines contains architectural and landscape elements common to postwar suburbs in Wake County and nationwide, the subdivision does not possess the distinctive characteristics required for eligibility under Criterion C. Like numerous other postwar neighborhoods around Raleigh, McCullers Pines illustrates the predominance of ranch houses in suburban developments. In the 2009 survey of postwar Raleigh, historian M. Ruth Little describes the postwar ranch as ubiquitous. She states, "The thousands of Ranches [as well as nationally popular split-levels and split-foyers] are indicative of Raleigh's connection with the suburban residential trend that characterized the United States in the mid-twentieth century" (Longleaf Historic Resources 2009: Section F, pages 22-25).

McCullers Pines contains a few of the ranch-house types found throughout suburban Wake County—notably one known as the archetypal ranch house, with its brick veneer, rectangular form, deep eaves, picture window, and engaged carport. Also popular was a version that combined this type with restrained Colonial Revival motifs. However, because of the great number of ranch houses found in a host of subdivisions, the prevalence of this house type in a postwar neighborhood alone does not satisfy Criterion C. Other, usually larger, subdivisions around Raleigh contain collections that express the full range of ranch-house types as well as split-levels and split-foyers and illustrate the variations in scale, forms, materials, and decorative treatments.

Moreover, the straightforward, functional layout of the McCullers Pines subdivision reflected the conservative, practical choices of its original developers. Comprised of several straight streets with curved intersections, and evenly sized and graded house lots, the overall plan illustrates a few of the basic standards set by the FHA for residential subdivisions. Although parts of the subdivision have deep lawns, tall pines, and curved intersections suggesting the park-like settings of the more elaborate suburbs built after World War II, the layout of this subdivision was not strongly shaped by the latest trends in naturalistic suburban planning. Suburban Wake County has other developments containing curvilinear plans or long, sweeping streetscapes, a variety of ranches, split-levels, and split-foyers on undulating lots conforming to the natural landscape, and embowered parks which vividly illustrate postwar trends in residential and landscape design.

Although some of these postwar subdivisions remain to be surveyed and documented, the examples listed below have been recently placed on the Study List or determined eligible for the National Register. They are located primarily on the north side of Raleigh although the Green Pines Historic District is situated east of the city near Knightdale, and the Greenbrier Estates Historic District stands five miles north of McCullers Pines at the junction of Fayetteville Road and US 70. The principal investigators conducted windshield surveys of Green Pines, Starmount, Brentwood, and Greenbrier Estates.

Postwar Subdivisions, Study List or Determination of Eligibility 2016-2018

Green Pines Historic District (WA7702) (Study List 2016)

Windsor Park Historic District (WA4659) (Study List 2018)

Woodcrest Historic District (WA4453) (Study List 2018)

Starmount Historic District (WA4451) (Study List 2018)

Brentwood Historic District (WA4465) (Study List 2018)

Greenbrier Estates Historic District (WA8354) (Determination of Eligibility 2018)



Green Pines Historic District, Looking East on Whitfield Street, Knightdale.



Green Pines Historic District, Ranch Houses, 200 Block of Whitfield Street, Knightsdale.



Starmount Historic District, Intersection of Starmount Drive and Baugh Street, Raleigh, Showing Curvilinear Plan.



Starmount Historic District, Ranch Houses, 3400 Block of Baugh Street, Raleigh.



Starmount Historic District, Ranch House, 330 Starmount Drive, Raleigh.



Brentwood Historic District, Ranch Houses and Split-Levels, Brentwood Road at Intersection of Bardwell Road, Raleigh.



Brentwood Historic District, Ranch House and Split-Levels, 3100 Block of Glenridge Drive, Raleigh.

Criterion D

McCullers Pines is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15*: 21).

McCullers Pines is not likely to yield new information pertaining to the history of building design or technology, yard design, gardening practices, or patterns of domestic life.

III. Bibliography

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