



North Carolina Department of Cultural Resources
State Historic Preservation Office

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Governor Pat McCrory
Secretary Susan Kluttz

Office of Archives and History
Deputy Secretary Kevin Cherry

September 26, 2014

MEMORANDUM

TO: Megan Privett
Human Environment Unit
NC Department of Transportation

FROM: Renee Gledhill-Earley 
Environmental Review Coordinator

SUBJECT: Addendum to Historic Structures Survey Report, I-440 Beltline Improvements, U-2719,
Raleigh, Wake County, ER 12-1317

Thank you for your August 26, 2014, letter transmitting the above referenced addendum to the Historic Structures Survey Report for the above-referenced undertaking. We have reviewed the addendum and offer the following comments.

We concur that the **Capital City Lumber Company (WA6461) is eligible for listing** in the National Register of Historic Places under Criterion A for its strong associations with the post-World War II growth and development of Raleigh. The boundary as described appears appropriate.

We also concur that the **Hillsdale Forest Neighborhood (WA6526) and North Carolina State University Club (WA4626) are not eligible for listing** in the National Register for the reasons outlined in the report.

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

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact me at 919-807-6579 or renee.gledhill-earley@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT

mfurr@ncdot.gov

Improvements to I-440 from Walnut Street to Wade Avenue, Cary and Raleigh

Wake County, North Carolina

ADDENDUM



NEW SOUTH ASSOCIATES, INC.

Improvements to I-440 from Walnut Street to Wade Avenue, Cary and Raleigh

Wake County, North Carolina

ADDENDUM

TIP No. U-2719
Federal Aid No. IMSNHS-044(10)
WBS No. 35869.1.1

Report submitted to:
North Carolina Department of Transportation, Human Environment Section
1598 Mail Service Center
Raleigh, North Carolina 27699-1598

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August 25, 2014 • **Final Report**
New South Associates Technical Report 2383

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I. INTRODUCTION

The North Carolina Department of Transportation (NCDOT) proposes to improve U.S. Interstate I-440 from Walnut Street in Cary to Wade Avenue in Raleigh, Wake County (WBS No. 35869.1.1) (Figure 1). In December 2013, New South Associates, Inc. submitted a Historic Architectural Resources Report to the NCDOT, which contained National Register of Historic Places (NRHP) evaluations for nine resources in the project's Area of Potential Effects (APE) (Figure 2). The North Carolina State Historic Preservation Office (NC HPO) reviewed the report and requested additional information on three of the nine resources; the Capitol City Lumber Company (WA 6450), the Hillsdale Forest Neighborhood (WA 6526), and the North Carolina State University (NCSU) Club (WA 4626). This addendum report was prepared to provide additional information on these three properties.

Fieldwork was conducted between April and May 2014 by New South senior architectural historian Ellen Turco. Each property was revisited for additional photographs and notes to supplement the information that was gathered for the original report. In addition, comparative properties were visited to gather information for expanding the historic contexts for each resource. Additional archival research was conducted at the North Carolina Division of Archives and History in Raleigh and online. Interviews were conducted with knowledgeable local informants including: Capitol City Lumber proprietors Cheyney Nicholson, Edie Morse and Edward Nicholson; Jim Aspley, General Manager of the NCSU Club; and Robert Moore, Principal at JMP Golf Design Group. Discussions on the historical development, architecture, and significance of each resource were expanded upon. Each resource was then assessed and evaluated within their respective contexts according to the established NRHP criteria.

The results of the additional research and NRHP evaluations are presented in this report that complies with the basic requirements of Section 106 of the National Historic Preservation Act of 1966, as amended; the Department of Transportation Act of 1966, as amended; the Department of Transportation regulations and procedures (23 CFR 771 and Technical Advisory T 6640.8A); the Advisory Council on Historic Preservation regulations on the Protection of Historic Properties (36 CFR 800); and NCDOT's Historic Architectural Resources, Survey Procedures and Report Guidelines.

This report evaluates a total of three resources: one property is recommended eligible for the NRHP. The conclusions are summarized below.

Site ID #	Name	NRHP Eligibility Recommendation
WA 6450	Capitol City Lumber Company	Eligible for the NRHP Under Criterion A
WA 6526	Hillsdale Forest Neighborhood	Not Eligible for the NRHP
WA 4626	North Carolina State University Club	Not Eligible for the NRHP

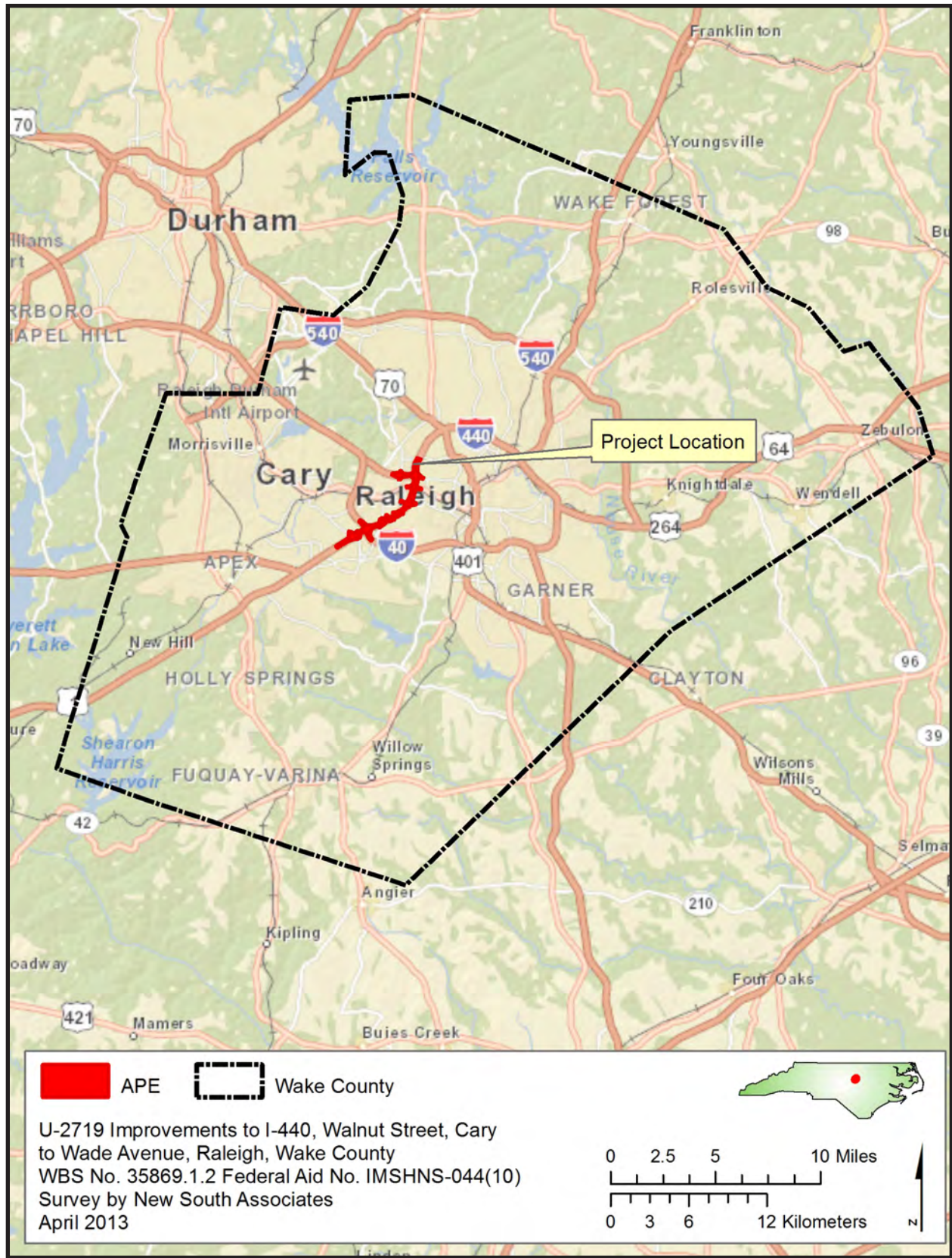


Figure 1. Project Location

Source: ESRI Resource Data

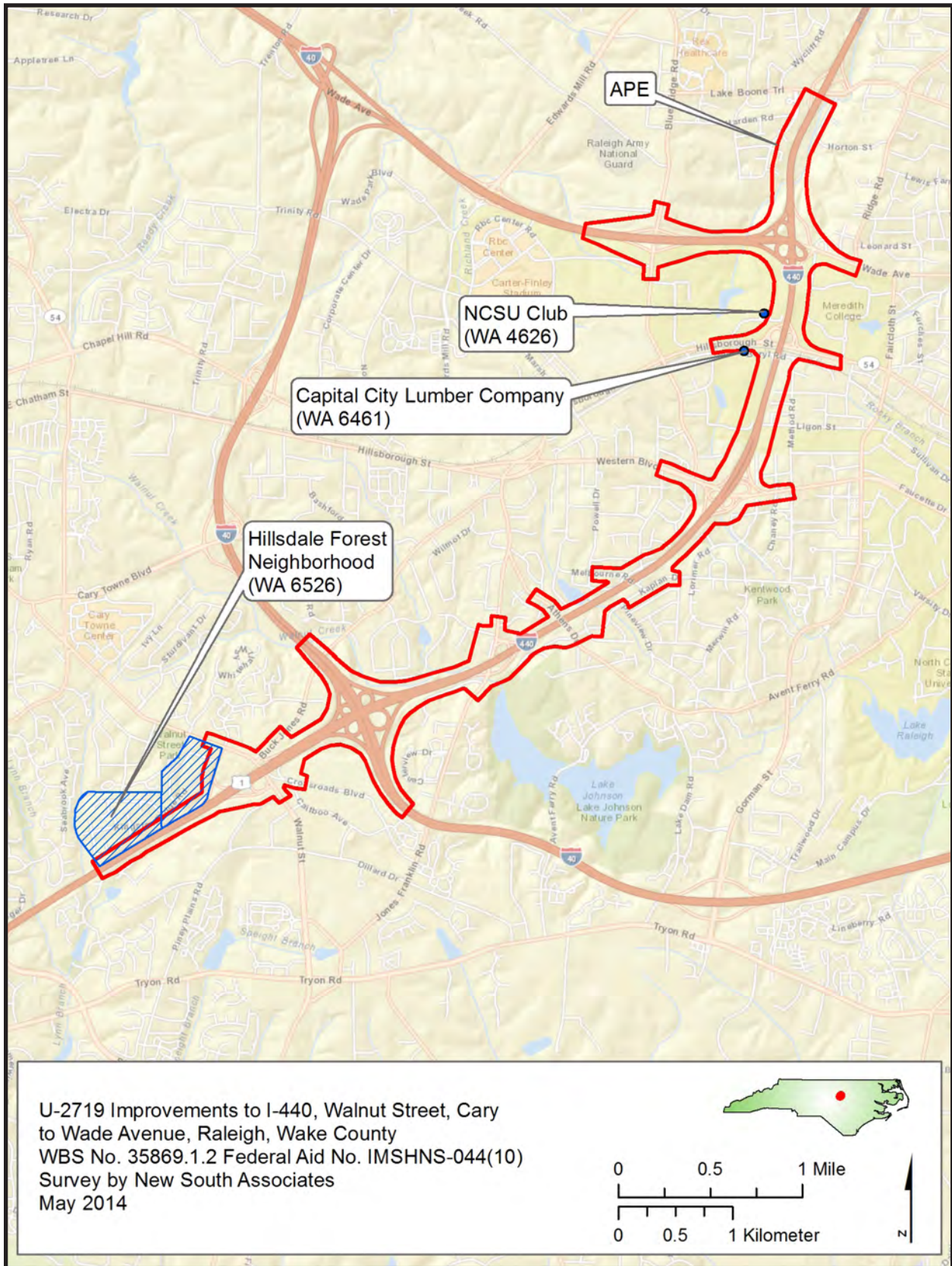


Figure 2. Area of Potential Effects

Source: ESRI Resource Data

II. CAPITOL CITY LUMBER COMPANY

Resource Name:	Capitol City Lumber Company
HPO Survey Site #	WA 6461
Location	4216 Beryl Road, Raleigh
PIN	784945473 and 0784941494
Date(s) of Construction	Ca. 1945, ca.1950; ca. 1953; ca. 1970 ca. 1975; 1983, ca. 2000
Recommendation	Eligible for NRHP Under Criterion A



Description

The Capitol City Lumber Company encompasses two parcels located on a narrow one-acre strip of land on the south side of the railroad tracks that parallel Hillsborough Street (Figure 3). The six buildings, erected between 1945 and 2000, are arranged in linear fashion and are surrounded by a concrete and gravel parking lot, as well as a chain link fence topped with barbed wire. The company leases the area between its legally owned parcels and the railroad tracks from the North Carolina Railroad. Therefore, all or parts of five of the six buildings in the complex encroach on the railroad right-of-way. The buildings are described in the following table, from east to west.

Table 1. Capitol City Lumber Company

Building	Contributing or Non-contributing	Date
Treated Lumber Storage Shed	Non-contributing	ca. 1975
Storage Shed	Contributing	ca. 1945; 1983
Main Complex	Contributing	ca. 1945; ca. 1950; 1983
AB Building	Contributing	ca. 1953; ca. 1970
Nicholson and Sayre Studio/Wood Shop	Non-contributing	2000
Warehouse #3	Non-contributing	2000



Source: ESRI Resource Data

Figure 3. Capitol City Lumber, Site Plan, and Recommended NRHP Boundary

The treated lumber storage shed is a long, one-story building with a composite shingle roof. The open-plan building has wood drying racks that are accessed from the open south side (Figure 4).

The storage shed, built as the company's first office ca. 1945, has been used for storage since the early 1950s and its present appearance dates from 1983. It is a small, one-story gabled building with T-111-type siding and a gray composite shingle roof. A double-leaf equipment door is on the south side, and a glazed multi-light replacement door and fixed window with board-and-batten shutters is on the west side (Figure 5).

Anchoring the lumberyard is the Main Complex, comprised of the hardware store (ca. 1945), sawshed (ca. 1945), and hardwood warehouse (ca. 1950) (Figure 6). All three buildings sit on brick foundations and are covered with composite roof shingles dating from the 1990s.

The current hardware store was the company's first warehouse and was converted to retail use in 1983. At this time, the drive-through bay on the east end was removed and a new public façade built (Figure 7). Today, a wood pergola shelters a set of modern double-leaf entry doors, which are set in a central recessed entry. The pergola sits on a wood deck, which is reached by either a wood ramp or a set of concrete steps. Stone veneered planters flank the steps. Vertical board siding covers the east wall, but the original "Capitol City Lumber" sign, painted on the underlying corrugated metal sheathing, was left uncovered. The north sides of the hardware store, sawshed, and hardwood warehouse are sheathed with a combination of original and replacement corrugated metal, laid horizontally (Figure 8 and 9). Around 1950, a shed-roofed addition to the office was built on the south side of the hardware store. Its exterior walls are covered with original wide composite weatherboards. Nine pairs of original 2/2 vertical window sashes run down the addition's north side (Figure 10). The west side of the hardware store building retains its original corrugated metal siding, but the drive-through bay door was replaced with a recessed entry with double-leaf doors and two single-pane display windows in 1983 (Figure 11). Wood steps, leading to a wood deck, access the rear entry. The ca. 1950 section retains its original glazed and paneled entry door surmounted by a pent (Figure 12).

Inside the hardware store, the building's frame construction is partially visible (Figure 13 and 14). Acoustical tile drop ceilings have been installed and an elevated floor of plywood sheets was built over the original concrete floor. Display shelves are arranged around a central checkout counter. Each office of the circa 1950 addition has an original door and display window overlooking the retail floor. The office walls are sheathed with original faux wood paneling, drop ceilings, and built-in shelves (Figure 15).

West of the hardware store is the frame, partially enclosed sawshed (Figure 16). Its interior was not accessible. At the west end of the Main Complex is the large, gabled hardwood warehouse, which consists of a warehouse and a south shed addition that was built prior to 1968 (Figure 17). Atop the roof ridge of the main warehouse is a long white sign panel with the words "Capitol City Lumber Company" in black block letters (Figure 18). Both the old and new sections are sheathed

with corrugated metal sheets. The east side has two bays, each with sliding doors. The north set of doors is original and a roof pent on triangular brackets shelters the south bay's plywood replacement doors. The west side has one open bay with an original sliding door. Nine overlapping slider doors of corrugated metal sheets cover the open storage bays of the south elevation (Figure 19). The interior has an exposed frame and roof trusses, a concrete floor, and original floor-to-ceiling wood storage racks with catwalks (Figure 20 and 21).

The AB Building, west of the main retail complex, consists of a circa 1953 gabled warehouse ("A") and a circa 1970 shed ("B") on the north side (Figure 22). The exterior walls of the A section are covered with sheets of original and replacement corrugated metal (Figure 23). Plywood covers the B section. The composite shingle roof dates from the 1990s. The drive-through bays on the east side are covered with corrugated metal slider doors. The interior has an exposed frame and roof trusses, a concrete floor, and floor-to-ceiling storage racks and (Figure 24).

The circa 2000 Nicholson and Sayre Studio is two-story shed roof building with bracketed eaves (Figure 25). It contains the company's wood shop on the first floor and art studios above it. The exterior walls are covered with corrugated metal. There is an entry on the west side and an exterior stair sheltered by a corrugated metal canopy on the south side accesses the second story.

Warehouse #3, erected around 2000 at the west end of the lumberyard, has a shallow-pitched roof and is covered with corrugated metal (Figure 26). There is a garage bay on the east side.

History

James Anglin Nicholson was born in Graham, North Carolina in 1907. He trained as an architectural draftsman at North Carolina State College in the 1920s (Nicholson 2014). The 1928 Durham City Directory lists him as a draftsman for Northrup and O'Brien (Hill Directory Company 1928). Around this time, he was also employed by the state, designing bridges and prison hospitals. During the Depression, Nicholson traveled to Connecticut looking for similar work. There, he met and married Grace Edith Beekley from West Hartford (Nicholson 2014). City Directories indicate that the couple lived in Hartford and Nicholson was employed as a "salesman," perhaps for the Capitol City Lumber Company in Hartford. By 1940, the couple had returned North Carolina and Nicholson was working for the West Durham Lumber Company (World War II Draft Card). They had three children: Sarah, Cheyney, and Alice.

Nicholson planned to establish a lumberyard in Raleigh with a coworker. However, he grew impatient waiting for a commitment from his potential partner and incorporated the Capitol City Lumber Company in 1945, possibly named after the one in Connecticut. Construction of the office and first warehouse began shortly after Nicholson incorporated, but the business did not open to the public until April 1, 1947 (Morse 2013; Nicholson 2013).

The lumberyard opened just in time to coincide with an explosion of post-war commercial and residential development in and around the capital city. In 1943, while the war was still on and Raleigh's population was estimated to be 53,661, only 30 building permits were issued. That

number rose insignificantly to 41 permits in 1944. However, in 1946, the year after the war's end, 544 permits were issued; followed soon after by 989 in 1948. By 1950, the city's population had grown to 65,679; by 1960 to 93,931; and by 1965 to 103,000 (Little 2009:E3). Records kept by the Raleigh Chamber of Commerce show that the economy was keeping pace with the population. In 1945, Raleigh had 46 industries and 98 wholesale and distributorships. By 1960, those numbers had grown to 144 industries and 220 wholesale distributors (Little 2009:E3-4). Nicholson was poised, along with a number of other local lumberyards, to benefit from the post-war housing shortage and building boom.

The lumberyard expanded quickly. Around 1950, a shed-roofed wing was built on the south side of the warehouse to house offices and small showrooms. The enclosed saw shed and a second warehouse, currently the hardwood warehouse, were built around this time. A third warehouse, the A building, was built shortly thereafter. By October 1954, the historic complex had grown to essentially the same configuration it has today. This arrangement was known as a "line yard," with buildings placed in a line adjacent to the railroad tracks. Short rail spurs, located east and west of the lumber yard near the Method Post Office and the State Fairgrounds, were shared by the industrial businesses along this section of Hillsborough Street (E. Nicholson 2013). Lumber was unloaded directly from freight cars, placed in trucks, and carried a short distance to the yard. Lumber was transported almost exclusively by rail until the mid-1980s when 18-wheel trucks became the dominant mode of transport (Nicholson 2013).

The Capitol City Lumber complex evolved as the building boom continued into the 1960s and beyond (Figure 27). Around 1970, a shed storage addition was built on the north side of the A building, which subsequently became known as the AB building. A long open storage shed for treated lumber was erected at the far east end of the complex around 1975 when customers began to demand the product for decks and other outdoor projects. In 1983, the Nicholson's converted the original warehouse to a retail hardware store in order to remain competitive (Morse 2013). The interior of the warehouse was finished and its public façade was "beautified." Around 2000, two buildings were erected at the west end of the complex. On the second floor is the Nicholson and Sayre Studio, which contains the studios of Rachel Nicholson, a noted local fiber artist and the wife of Cheyney Nicholson, and their daughter Elizabeth Sayre, who is a furniture designer. There is also a commercial yoga studio. The ground floor is the company's woodshop where small specialty pieces, such as brackets and finials, are cut. This building received the Sir Walter Raleigh Award for Community Appearance in 2002. The last building completed was Warehouse #3.

At least seven area lumber companies supplied materials for the local post-war building boom and competed with Capitol City Lumber (Nicholson 2014). All of them stood adjacent to railroad tracks, such as Burke Brothers, which was founded in 1936 near the State Fairgrounds. All of the buildings associated with the Burke Brothers lumberyard have been demolished. Byrum Lumber Company was located on West Hargett Street. The site was redeveloped with condominiums in 2002, although the lumber office remains in a greatly altered state. The Goldstone Lumber Company complex on NC 98 between Durham and Wake Forest was recently demolished for a shopping center. McAllister Building Supply building on DuPont Circle in the Boylan Heights

neighborhood remains standing, although the former brick warehouse is now occupied by a number of specialty artisans. The West Durham Lumber Company has been sold several times and is now the Talbert Building Supply. It remains on its original site at 3101 Hillsborough Street, Durham; however, most of the buildings within the complex are new construction.

James A. Nicholson passed away in 2002, but his descendants retain ownership of company. His son, Cheyney Nicholson, and his grandchildren, Edie Morse, Elizabeth Sayre, and Edward Nicholson, manage the day-to-day operations. They sell construction lumber, fine hardwoods, and specialty building materials not readily available in big box building supply stores. Just as in the past, the Nicholsons allow customers full access to the warehouses to select their own wood.

Integrity

The Capitol City Lumber Company retains elements of integrity of location, design, setting, materials, workmanship, feeling, and association. The buildings remain on their original sites, the complex's rail-side setting is intact, and its "line yard" plan is unchanged. Historic materials, such as roof coverings and corrugated metal cladding, have been replaced as needed over time, but many original interior and exterior materials remain, and the construction workmanship is evident. Furthermore, in a heavily used industrial facility such as this, worn or damaged materials would need to be replaced frequently, so the presence of in-kind replacement materials in this case does not significantly detract from the resource's overall physical integrity. A 1970s shed addition to the circa 1950 AB Building extended the north slope of roofline. The north wall of the circa 1950 section remains in place and the addition is differentiated from the metal-clad original warehouse by its plywood cladding. The utilitarian appearance of the addition is in keeping with the circa 1950 warehouse and the overall industrial feel of the complex. In 1983, a modern facade was erected over the east end of the main complex. The original sheet metal clad wall remains underneath and the original advertising sign was left exposed. The new facade does not negatively affect the overall historic character of the complex. The circa 1945 office retains its original relationship to the historic buildings and its massing despite changes to the fenestration and exterior materials. As a whole, the Capitol City Lumber Company retains strong historic associations with the Nicholson family, the local building supply industry, and post-World War II building boom.

Evaluation

Properties may be eligible for the NRHP under Criterion A if they are proven to be associated with events or historical patterns that have made a significant contribution to history at the local, state, or national level. Like many urban areas across the nation, Raleigh experienced intense population growth and a concomitant building boom in the 1945-1965 time period. This growth was participated by several factors: a post-war housing shortage, the availability of federal mortgages to returning service men, the baby boom, and population shifts from rural areas to urban centers. James A. Nicholson anticipated the building boom and leveraged his knowledge of the lumber and construction industries to establish a successful and enduring business. Although

the Capitol City Lumber Company was one of a number of lumber and building supply companies founded in and around Raleigh after the war, most of them are no longer extant. A lumberyard still operates at the former location of the West Durham Lumber Company, but the complex of buildings there is poor in comparison with Capitol City Lumber. *The Capitol City Lumber Company is recommended eligible for the NRHP under Criterion A for its strong historic associations with the post-World War II growth and development of Raleigh.*

The recommended period of significance is 1947 to circa 1964. The lumber company opened to the public in 1947 during the time that building permits were spiking after the end of the war. The local post-war building boom ended around 1964. Development continued at a rapid pace into the late 1960s-1970s and beyond. Growth after 1964 was driven more so by the Research Triangle Park (established in 1957), the expansion of state government, and the many local colleges and universities, than by factors such as Veteran's Administration-backed mortgage loans (which were not available after 1952) and the baby boom.

The Capitol City Lumber Company is not known to have an association with individuals or groups who have made important and specific contributions to local, state, or national history. The company's founder, James A. Nicholson, is not known to have played a significant role in state, local, or national events. *Therefore, it is not recommended eligible under Criterion B.*

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. The buildings are not important examples of mid-twentieth-century industrial building practices, nor do they possess distinctive design characteristics. They do not represent the work of a master architect or builder, nor do they possess artistic values. *Therefore, the Capitol City Lumber Company is not recommended eligible for the NRHP under Criterion C.*

The Capitol City Lumber Company is not recommended eligible for the National Register under Criterion D for its potential to yield information significant to human history or prehistory. The complex is not likely to contain unretrieved data not already known or discoverable by a study of the extant buildings and informant interviews. *Therefore, the Capitol City Lumber Company is recommended not eligible under Criterion D.*

Recommended Boundary

The recommended NRHP boundary contains 1.77 acres and includes the buildings erected between circa 1945 and 1950. The boundary also includes an area of railroad right-of-way between the north tax parcel line and the railroad tracks. This area is leased from the railroad by the property owners. Buildings post-dating 1964 have been omitted from the recommended NRHP boundary. Those within the boundary retain a sufficient degree of physical integrity to convey historic significance, although some changes have occurred.



Figure 4. Treated Lumber Storage Shed, Built ca. 1975



Figure 5. Storage Shed, South and West Sides



Figure 6. Main Complex, Looking West



Figure 7. East Side of Hardware Store



Figure 8. North Side of Main Complex



Figure 9. North Side of Main Complex Showing Original and Replacement Siding



Figure 10. Office Addition, South Side



Figure 11. West Side of Hardware Store and Office Addition



Figure 12. Original Door in West Side of Office Addition



Figure 13. Interior of Hardware Store, Looking West



Figure 14. Interior of Hardware Store, Looking East



Figure 15. Owners Edie Morse, Cheyney Nicholson, and Ed Nicholson in Office



Figure 16. Sawshed, South Side



Figure 17. Hardwood Warehouse, East Side



Figure 18. Hardwood Warehouse, West and South Sides



Figure 19. Hardwood Warehouse, South Side Sliding Doors



Figure 20. Interior Hardwood Warehouse, Looking West from North Catwalk



Figure 21. Interior Hardwood Warehouse, Looking West from South Catwalk



Figure 22. AB Building, East Side



Figure 23. Original and Replacement Siding on West Side of AB Building



Figure 24. Interior of AB Building, Looking West



Figure 25. Nicholson and Sayre Studio/Wood Shop, South and West Sides



Figure 26. Warehouse #3, South and East Sides



Figure 27. Capitol City Lumber Company, 1968.

Source: Capitol City Lumber Company

III. HILLSDALE FOREST

Resource Name:	Hillsdale Forest Neighborhood
HPO Survey Site #	WA 6526
Location	East and west sides of Kingston Ridge, Fairlane and Imperial roads, Cary
PIN	Multiple
Date(s) of Construction	1962-2010
Recommendation	Not Eligible for NRHP



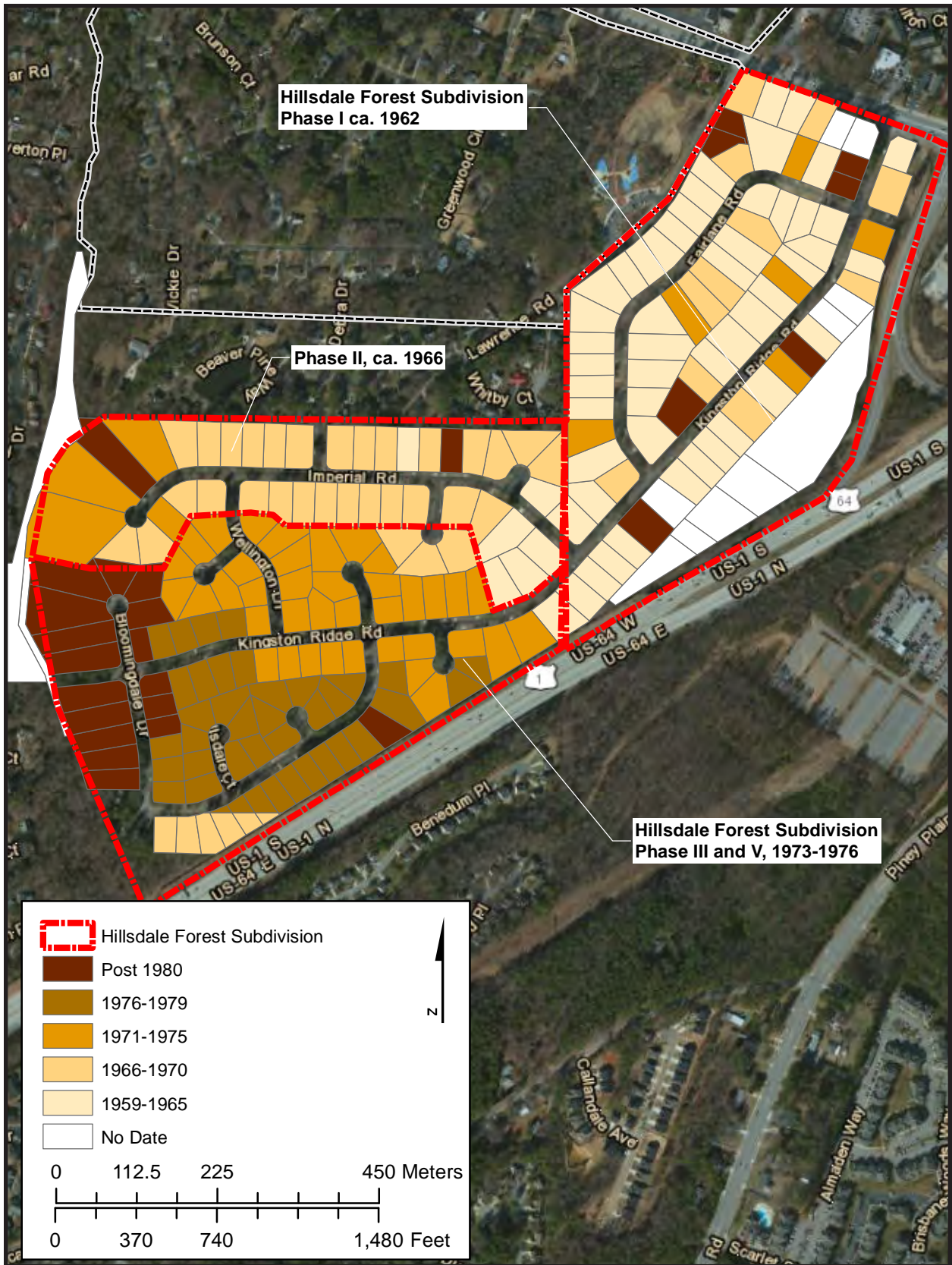
Description

The Hillsdale Forest residential subdivision is located off the southwest side of Walnut Street in Cary and is bounded on the south side by U.S. 1 (Figure 28). The 136-acre neighborhood consists of approximately 222 dwellings on approximately 0.5-acre lots platted in five phases between 1962 and 1976. Dwellings date from 1962 through the 2000s, and those over 45 years of age are concentrated in the 1962 and 1966 phases. In general, these are of more recent construction as one travels west, due to the 14-year expansion of the neighborhood (Figure 29). The first phase consists of a loop created by the 1100 and 1200 blocks of Kingston Ridge Road, and Fairlane Road (Figures 30-46). This phase has approximately 80 parcels and approximately 12 of those contain buildings either erected after 1970, or with undetermined construction dates. The second phase, platted in 1966, consists of both sides of Imperial Road (Figures 47-51). This phase contains approximately 36 parcels and seven of those contain houses built after 1970. The 1300 and 1400 blocks of Kingston Ridge Road, west of the intersection with Imperial Road, Wellington Lane and Bloomingdale Drive were platted in three phases in 1973, 1975, and 1976 (Figures 52-56). Phases III, IV, and V contain 126 parcels virtually all of which contain houses built after 1970. Phases II, III, IV, and V have stub roads that terminate in dead ends or cul-de-sacs. Sidewalks are not present anywhere in the subdivision. The topography is gently rolling and there is a canopy of mature trees, particularly on Fairlane Road where the tree cover is most dense (Figure 57). Houses are set



Source: ESRI Resource Data

Figure 28. Location Map for Hillsdale Forest Neighborhood



Source: ESRI Resource Data

Figure 29. Hillsdale Forest Subdivision Parcels By Construction Date

back from the road, owing to the spacious lots.

With few exceptions, houses are variants of two forms: linear or L-plan Ranches, with hipped and gabled rooflines, or Split-levels. Many of the dwellings have attached carports or garages. The most common exterior building material is brick. Some houses, particularly the Ranches, are covered exclusively with brick, and others display a combination of brick and weatherboard-style siding such as original wood or Masonite, or replacement vinyl or cement board. The Split-levels often display brick and a secondary type of siding which serves to differentiate the interior levels from the outside (see Figures 39, 43, 45, 51, 53, and 54). Several examples of board-and-batten and rustic siding were observed, the latter on post-1970 dwellings (see Figures 36 and 52). A significant number of houses retain their original wood or metal windows, but there are examples of vinyl replacement windows as well. All of the roofs observed had some type of composite shingle covering.

In Hillsdale Forest, the houses are more accurately classified by form rather than style; however, minimalist Colonial Revival details are evident such as columned entry porches, shutters, and divided light windows, paneled doors and window aprons (see Figures 32, 40, 42, 44, 47, 48, and 56). Approximately 10 houses were observed with Tudor Revival features which include decorative half timbering, clipped gables, and diamond-paned windows (see Figures 46 and 55). All of the Tudor-influenced houses post date 1971.

Historic Context: Cary Subdivisions

When the Town of Cary received its charter from the North Carolina legislature in 1871, it had a boundary of one square mile centered at the intersection of Academy and Chatham streets. From 1871-1920, Cary developed as a small railroad town. The proliferation of the family automobile enabled residents to commute west to jobs in Raleigh with “state government” or “state college,” and Cary’s population doubled in the 1920s and 1930s (Turco 2011:5). Cary’s reputation as a “bedroom community” for Raleigh was further advanced after World War II when the Servicemen’s Readjustment Act of 1944 (commonly called the GI Bill) made mortgages readily available to returning soldiers. The Urban Terrace and Forest Park subdivisions east of downtown Cary were the first subdivisions built after World War II. Local developer Russell Heater subdivided and built homes in the Sunset Hills and Russell Hills subdivisions west of downtown in the 1950s (Turco 2011:6).

On September 10, 1957, Governor Luther Hodges announced a 4,400-acre “research triangle park” would be built northwest of Cary. Over the next several decades, the park had a profound impact on Cary’s landscape. Called “RTP,” the giant office park would be built on exhausted farmland near the region’s international airport. Companies locating there would benefit from RTP’s proximity to NCSU, the University of North Carolina at Chapel Hill, Duke University, and the availability of an educated work force. The Research Triangle Institute and Chemstrand were the first tenants, arriving in 1959. The advent of RTP and the development that accompanied it pulled Cary’s

corporate boundary south and west. In 1961, the town's first zoning and subdivision regulations were enacted under Mayor Waldo Rood setting the stage for a period of rapid residential growth as speculative housing subdivisions were developed in anticipation of and in response to the waves of employees arriving to work in RTP. (Turco 2011:6). Many of these new arrivals were relocating from the North and were accustomed to suburban-style living.

The town's population grew from 1,496 in 1950, to 3,356 in 1960, to 7,640 in 1970, and to 15,000 in 1975 (Thomason and Associates, et. al. 2010:16; Town of Cary Planning Department 2013a). A review of county tax records found that at least 13 subdivisions, containing approximately 4,310 single residential building lots, were platted between 1959-1975: Greenwood Acres (1959, 1962, 1973); Cooper Subdivision (1960); Medfield Estates (1961, 1964); Hillsdale Forest (1962, 1973, 1975); King's Subdivision (1963, 1965) Stoneybrook Estates (1964); Savon Heights (1966, 1970); MacGregor Downs (1967, 1971, 1973, 1978, 1985); Walnut Hills (1967, 1971); Oakwood Heights (1971); Pirates Cove (1972); White Oak Estates (1973); and Walnut Ridge (1974) (Town of Cary Planning Department 2013b). At least seven of these neighborhoods were expanded with subsequent plats. Although these multi-plat neighborhoods contain houses erected over a period of years, and sometimes decades, there is not a wide variation in housing styles and forms. The majority of houses built during this time period are conservative Ranch and Split-level dwellings or two-story Colonial Revivals. Although a number of Modernist houses were erected in Raleigh, there are very few in Cary.

In 1971, Cary became the first municipality in North Carolina to adopt a "Planned Unit Development" ordinance, or PUD, under Mayor Fred Bond. PUDs are self-contained communities that allow a variety of housing types (apartments, town homes, single family), and have areas set aside for offices, retail, schools, churches and amenities such as open space, trails, lakes, greenways, country clubs and golf courses. The PUD ordinance changed the nature of residential building in Cary and mixed-use PUDs became the norm for new development after the mid-1970s. Cary's first PUD was Kildaire Farms, which was started around 1973 on approximately 1000 acres of a former dairy farm (Thomason and Associates, et. al. 2010:16). More recent Cary PUDs include Lochmere (1980s), Preston (1990s), and Amberly (2000s). Today, there are over 100 subdivisions in Cary, with more being constructed every year (Town of Cary Planning Department 2013b). The town is now the state's seventh largest city, with a population of over 145,000 and a jurisdiction of 56.31 square miles (Town of Cary Planning Department 2013a).

The Walnut Street Subdivisions: Hillsdale Forest, Greenwood Acres, and Walnut Hills

By late 1950s, Cary was expanding southeast along Walnut Street, which was known at the time as the Cary-Macedonia Road. The earliest subdivision in this area was Greenwood Acres, first platted in 1959, on the southwest side of Walnut Street (see Figure 28). Expanded with additional sections in 1962 and 1973, the neighborhood ultimately contained 337 lots. South of Greenwood Acres, the east end of Hillsdale Forest was platted in 1962 from the lands of Horace Powell. In

the 1970s, it was expanded three times to the southwest, approximately doubling the size of the neighborhood. Walnut Hills (1967; 1971) and Walnut Ridge (1974) were platted on the northeast side of Walnut Street for a total of 476 lots. The Walnut Street subdivisions were sandwiched between two commercial areas. At the south end was the South Hills Shopping Center, Cary's first suburban outdoor shopping mall erected between 1960 and 1965, and at the north end was Cary Village Mall, now known as Cary Towne Center, first proposed in 1972. The Walnut Street area grew in keeping with the pre-PUD development patterns, where residential, commercial and institutional uses were developed independently from one another, and housing subdivisions of similarly-sized, single family homes grew over time as one phase was built out and a newer one created.

Integrity

The Hillsdale Forest neighborhood retains integrity of location, setting and its informal landscape. For the most part, the houses retain their original stylistic expression. There has been some loss of historic building materials, particularly windows, but this is commonplace in older neighborhoods, and these alterations do not significantly detract from the neighborhood's character. There are a few examples of infill houses or radical renovations to historic buildings, but again, the impact to the visual appearance of the neighborhood is minor. Overall, Hillsdale Forest retains the characteristic flavor of a 1960 and 1970s white-collar residential subdivision. In general, the dwellings as a group retain a moderate degree of materials integrity.

NRHP Evaluation

A property can be eligible for the NRHP under Criterion A if it is associated with events or historical patterns that have made significant contributions to history at the local, state, or national level. Hillsdale Forest is one of at least 13 residential subdivisions in Cary developed between 1959 and 1975 as a result of the expansion of RTP. This time period was selected for study because it frames the approximate beginning of Cary's suburban growth instigated by RTP and ends as the mixed-use PUD-model of planned development became prevalent. While the time period places the resource within the appropriate historic context, it is problematic for evaluation under Criterion A because of the neighborhood's overall percentage of buildings that are less than 50 years of age and also for the number of similar neighborhoods in Cary in terms of development history and architecture. Hillsdale Forest is typical of these neighborhoods, and it does not stand out from its Walnut Street neighbors, Greenwood Acres, Walnut Hills, and Walnut Ridge. *Therefore, the Hillsdale Forest neighborhood is recommended not eligible under Criterion A.*

Districts, or groups of resources, can be eligible for the NRHP under Criterion B if a number of professionals, merchants, civic leaders, or others who made significant contributions to local, state, or national history resided there. Hillsdale Forest is not known to have an association with individuals or groups whose contributions to local, state, or national history have been identified

and documented. These homes were historically occupied by white-collar employees who worked for companies or government entities in RTP and surrounding areas. *Therefore, the Hillsdale Forest neighborhood is recommended not eligible under Criterion B.*

A property may be eligible for the NRHP under Criterion C if it embodies the distinctive characteristics of a type, period, or method of construction, or if it represents the work of a master, or possesses high artistic value. Districts, or groups of resources such as the Hillsdale Forest neighborhood, may be eligible for listing if its components (buildings, objects, landscapes, etc.) represent a distinguishable entity that can be documented as historically important. Hillsdale Forest is one of at least 13 1960s- and 1970s-era suburban-style housing developments built in Cary. The neighborhood's informal layout and design is not notable. While the neighborhood is verdant and scenic, there does not appear to be an overall cohesive landscape plan. The dwellings lack stylistic attributes, and represent common forms erected nationally between 1960 and 1980; there are thousands of similar houses in Cary. Although the circa 1962 and circa 1975 sections appear visually as one neighborhood, the number of post-1975 resources at the west end of the neighborhood is problematic for its evaluation under Criterion C. *For these reasons, the Hillsdale Forest neighborhood is recommended not eligible for the NRHP.*

The collection of houses does not appear to meet Criteria Consideration G for properties that have achieved exceptional significance within the past 50 years in the areas of architecture, construction, or design.

A property can be eligible for the NRHP under Criterion D if it has the potential to yield information significant to human history or prehistory. The neighborhood is not likely to contain unretrieved data about 1960s and 1970s suburban construction techniques not already known or discoverable by a study of the extant buildings and documentary sources. *Therefore, the Hillsdale Forest neighborhood recommended not eligible under Criterion D.*



Figure 30. 1104 Kingston Ridge



Figure 31. 1201 Kingston Ridge



Figure 32. 1206 Kingston Ridge



Figure 33. 1212 Kingston Ridge



Figure 34. 1213 Kingston Ridge



Figure 35. 1231 Kingston Ridge



Figure 36. 1229 Kingston Ridge



Figure 37. 1182 Fairlane Road



Figure 38. 1189 Fairlane Road



Figure 39. 1197 Fairlane Road



Figure 40. 1200 Fairlane Road



Figure 41. 1205 Fairlane Road



Figure 42. 1206 Fairlane Road



Figure 43. 1211 Fairlane Road



Figure 44. 1228 Fairlane Road



Figure 45. 1247 Fairlane Road



Figure 46. 1248 Fairlane Road



Figure 47. 1113 Imperial Road



Figure 48. 1200 Imperial Road



Figure 49. 1202 Imperial Road



Figure 50. 1208 Imperial Road



Figure 51. 1218 Imperial Road



Figure 52. 1307 Kingston Ridge



Figure 53. 1409 Kingston Ridge



Figure 54. 1417 Kingston Ridge



Figure 55. 1209 Wellington Lane



Figure 56. 1216 Wellington Lane



Figure 57. Looking West on Fairlane Road

IV. NORTH CAROLINA STATE UNIVERSITY CLUB

Resource Name:	North Carolina State University Club
HPO Survey Site #	WA 4626
Location	4200 Hillsborough Street, Raleigh
PIN	784858334
Date(s) of Construction	Circa 1963; circa 1982; 2010
Recommendation	Not Eligible for NRHP



Description

The NCSU Club is at the east end of a university-owned parcel bounded by Hillsborough Street, Blue Ridge Road, Wade Avenue, and I-440 (Figure 58). The buildings and pastures of the NCSU Veterinary School are situated west of the club. The club complex consists of the following buildings and structures: the clubhouse (circa 1963; renovated 1982 and 2010); a fenced pool complex consisting of a full-size swimming pool (circa 1963), “kiddie” pool (circa 1963), and lap pool (circa 2010); eight tennis courts (circa 1963); and a paved parking lot (Figures 59-61). The clubhouse is situated near the southeast corner of the tract and is reached by a long tree lined driveway, which curves northeast from Hillsborough Street and terminates at a circular driveway in front of the building. The 15-acre, nine-hole golf course (circa 1963) is north of the clubhouse (Figure 62). The golf course maintenance building is a one-story, concrete block flat-roofed structure at the northeastern edge of the course (circa 1963) (Figure 63). The NCSU golf team’s “short game” practice facility (circa 2005) is located northeast of the golf course on land leased from the club (Figure 64).

The clubhouse is a Modernist building that displays the cantilevered flat-roofed horizontal form of the International style and the heavy rough surfaced concrete exterior and deep window penetrations that are the hallmarks of Brutalism (Figure 65). It rests on a plinth of tan brick. The one-story rectangular building is surfaced with a veneer of tan pebbles. Beneath the wide projecting cornice

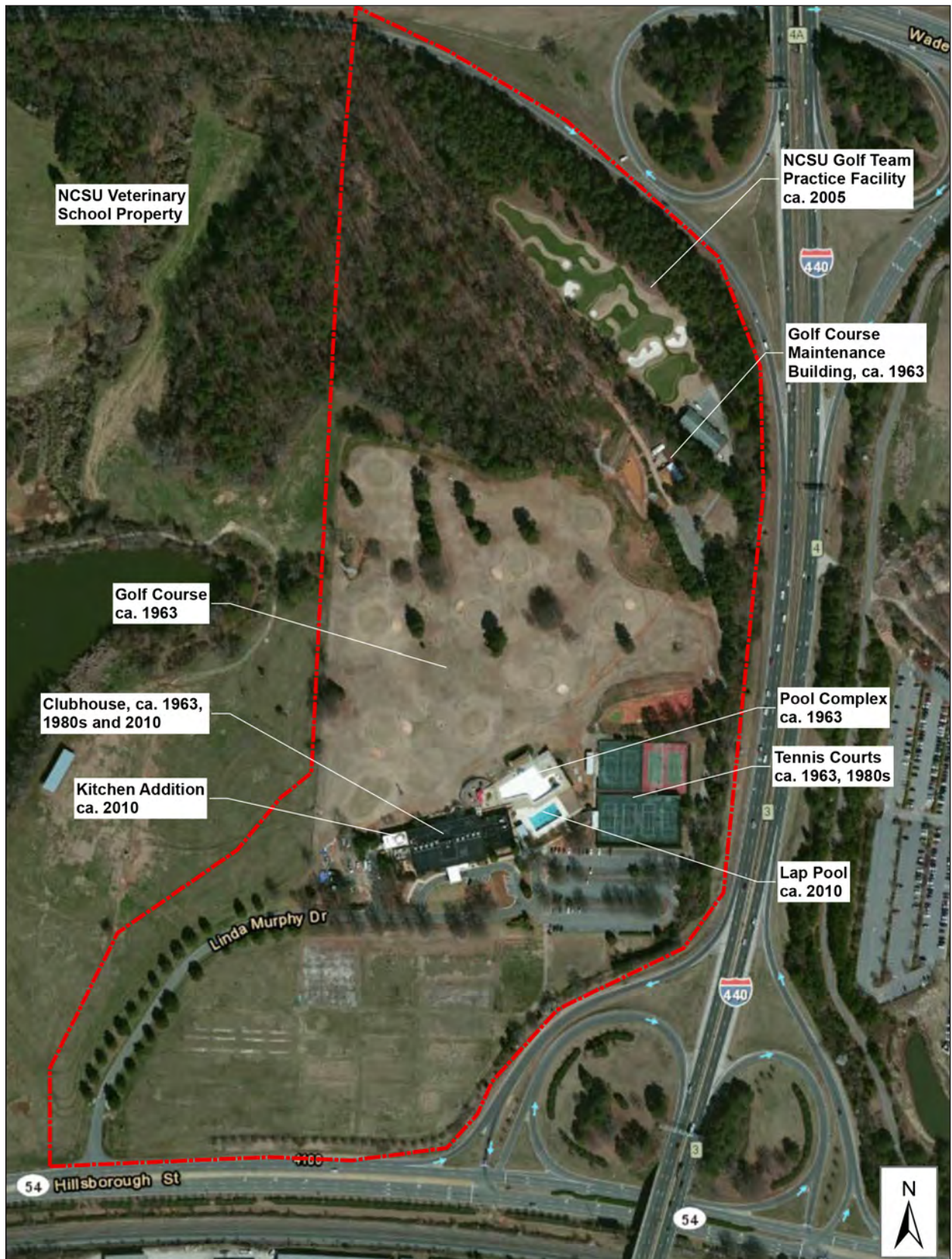


Figure 58. Location Map for NCSU Club

Source: ESRI Resource Data.

are 10 bays, five on either side of the central entry bay, of full-height fixed windows with transoms. The bays are separated by wide projecting pilasters pierced by three vertical windows. The main entry in the center façade bay was redesigned in 2010. A stucco paneled flat-roofed porte cochere was built and an automatic sliding door entry assembly was installed flush with the façade wall, eliminating the recessed configuration of the original entry (Figures 66 and 67). An interior set of glass sliding doors was installed behind the exterior set, creating an airlock (Figure 68). The window-and-pilaster treatment of the façade is repeated on the rear; however, the recessed center bays were enclosed with a dining atrium in 1982 (Figure 69 and 70). Around the same time, an outdoor patio overlooking the golf course was completed. On the clubhouse's west side is an original flat-roofed tan-brick kitchen and utility wing with a walled courtyard on the south side (Figure 71, 72, 73). A stucco paneled flat-roofed kitchen wing built in 2010 projects from the northwest corner of the building (Figure 74 and 75). The original club manager's residence, now an exercise equipment room and locker rooms, connects to the east side of the clubhouse by a hyphen (Figure 76). The tan-brick east wing has a flat-roof, glass and metal ribbon windows, and a walled courtyard on the south side (Figure 77).

The interior is arranged around a central hall that spans the building from front to back. The hall is divided in half by a central chimney wall. South of the fireplace wall is the club's main reception area with a large, modern, wood paneled reception desk in front of the sealed fireplace opening; north of the wall is a lounge with a fireplace (Figures 78 and 79). The 1887 Banquet Room and the Lutz Ballroom are northwest and southwest of the central hall, and the club offices, which were subdivided from a larger space at an unknown date, and tavern are off the east side (Figure 80). Many of the clubhouse's original Modernist interior finishes and details have been removed or obscured. Acoustical tile drop ceilings cover the ceilings and square floor tiles and carpet cover the original terrazzo floors, which are visible in documentary photos (Figure 81). Wood wall paneling remains in the center lounge and tavern, yet an already defined NC HPO survey file describes "pebble concrete" walls and sunken slate planters in the center hall, and documentary photographs show exposed tan brick walls in the large dining rooms off the west side of the hall (Little 2006; NCSU 1960) (Figure 82). The walls of the center hall and reception area are presently covered with drywall. These changes likely date to an early 1980s renovation campaign.

The 15-acre, nine-hole golf course is a major component of the property. The rolling course slopes gently northeast. Mature oak trees are scattered throughout the course, but the course is generally an open one with straight fairways, few topographical obstacles, and no water features. General Manager Jim Aspley described the course as a typical par-three course with concrete tee boxes, short fairways, undersized putting greens, and oval sand traps, or bunkers (Aspley 2013) (Figures 83 and 84). Aspley believed the course retains its original layout and configuration.

History

In the early 1960s, NCSU alumnus Richard J. Reynolds visited the campus and noticed the lack of recreational facilities available to faculty (Triangle Modernist Archive, Inc. 2013). As the president of the Z. Smith Reynolds Foundation, the philanthropic arm of the R.J. Reynolds

Tobacco Company, Reynolds obtained a grant of \$800,000 from the foundation to construct a country club for the exclusive use of the school's faculty on land donated by the Reynolds family (NCSU Website 2010). Planning ensued, and the clubhouse was dedicated in October of 1964 (Figures 85-88). It continues to operate under a 99-year lease from NCSU to the University Foundation (Little 2006). The name was changed from the Faculty Club to the University Club in 1992, when membership was opened to university staff and alumni.

The Modernist style clubhouse, a mix of the International and Brutalist styles, was designed by architect J. Hyatt Hammond and built by the contractor Dickerson, Inc. of Monroe, North Carolina. A Modernist-style clubhouse would have been an apt choice, given the presence of the university's School of Design, and its identity as a strong proponent of the movement's aesthetic and philosophy. There was also a local precedent for contemporary clubhouse design, as seen in Small and Nowicki's 1948 Carolina Country Club clubhouse. Hammond was a 1952 graduate of the NC State College of Design, (the institution became NCSU in 1963), where he studied under the acclaimed Modernist architect Eduardo Catalano. Hammond established the firm of J. Hyatt Hammond in Asheboro in 1957. He opened a Greensboro office in 1962, which is still in operation, although Hammond is retired. Hammond's principal works include Saxapahaw Elementary School, Wilkes County Community College, Wachovia Bank and Trust in Asheboro, and the Lexington Telephone Building (The AIA Historical Directory of American Architects 2011). The Allen Organization, Parks and Recreation Planners designed the club's outdoor amenities, including the swimming pool, tennis courts, and nine-hole golf course. The firm, no longer extant, worked nationwide, specializing in the design of municipal and corporate recreational facilities. The outdoor amenities were constructed by Goldsboro General Contractor T.A. Loving (Figure 89).

In the early 1980s, the club administration undertook a one half million-dollar improvement campaign. Improvements included a bar renovation, swimming pool renovation, remodeling and furnishing of the "1887 Room" and "Lutz Ballroom" at the west end of the clubhouse, and construction of the rear atrium (Gregory n.d.). It was likely at this time that the pebbledash interior walls and planters of the reception hall were removed or obscured, the front fireplace was covered over, and the reception desk installed. Subsequent upgrades to the club include the construction of the NCSU golf team's short game practice facility, designed by Bob Moore in 2005 and construction of a lap pool in 2010. The 2010 changes to the clubhouse include the kitchen addition, reconfigured entries and large port cochere (Moore 2014). Fundraising is currently underway for a 4,000-square-foot addition planned off the rear of the clubhouse and 3,400-square-foot pavilion next to the pool (Aspley 2013).

Architecture Context

By 1963, when a new faculty club was in the works, North Carolina already had a number of important Modernist buildings due to the presence of Black Mountain College in Asheville, founded in 1933, and the NCSU School of Design, which had been established in Raleigh in

1948. These institutions, and the combination of experimental faculty and willing clients, left an imprint on the state. School of Design graduate, faculty member, architect, and historian Robert Paschal Burns wrote that the NCSU faculty “produced a body of adventurous designs which for a decade rivaled the best modern work in America’s major cities,” and Raleigh is said to stand behind only Los Angeles and Chicago in its number of Modernist houses (Black 1994:E.2; Smart 2013).

Approximately 17 Modernist buildings and districts in Raleigh have been listed in the NRHP, most of these after David Black’s Multiple Property Documentation Form “Early Modern Architecture in Raleigh Associated with the Faculty of the NCSU School of Design” established registration requirements that enabled historians to assess the significance of Raleigh’s Modern buildings within a local context. Black developed registration requirements for both residences and commercial and/institutional buildings. The latter are excerpted below.

1. Must have been designed by one of the architecture faculty members or former faculty members of the North Carolina State University School of Design during the period 1948-1972;
2. Must retain a substantial integrity of form, workmanship, materials, location and site;
3. Must represent innovation in structure, form, materials or plan; or
4. Must represent a skilled and thoughtful exploration of Modern Movement aesthetic principles, as in Miesian Modernism (Black 1994:F.12–13).

Black’s work provides an excellent framework to evaluate Raleigh’s Modern buildings, which strongly display elements of the International style as defined early on by Henry-Russell Hitchcock and Phillip Johnson in their companion book, *The International Style*, to an 1932 exhibit curated by the pair at the Museum of Modern Art in New York. Russell and Johnson defined the style as:

- An architecture of volume rather than mass with space being defined by the planes of the roof and walls. This tenet produced the style’s characteristic flat-roofed, boxy forms; and
- Regularity rather than axial symmetry as the chief means of ordering designs. This concept resulted in the functional organization of space as seen in the elimination of halls or formal rooms; and
- Avoidance of applied decoration. This tenet resulted in the use of mass-produced modern materials, such as insulated glass, plywood, concrete to artistic effect (Black 1994:E.2–3).

Additionally, the architects at the School of Design focused on the employment of passive lighting and climate control, such as clerestory ventilation, and the integration of the building with natural site features, perhaps due to the realities of southern summers.

The flexibility of the International style was adaptable to both residential and commercial buildings. NRHP-listed Modernist buildings in Raleigh include the homes of School of Design faculty member George Matsumoto (821 Runnymede Road; Matsumoto, 1952) and G. Milton Small (310 Lake Boone Trail; Small, 1951), an architect with a Raleigh practice who had studied under Mies van der Rohe at the Illinois Institute of Technology. Small designed a number of area office and institutional buildings including his firm's office and studio at 105 Brooks Avenue in 1966. Perhaps Raleigh's best-known Modernist landmark is the 90-foot high J.S. Dorton Arena at the State Fairgrounds. The space age looking parabolic structure, made of glass, concrete, and steel, is recognized internationally for its architecture and engineering.

Several International-style houses were built overlooking the golf course at the prestigious Carolina County Club. These unconventional dwellings stood out among their more conservative and traditionally designed neighbors, and the owners of these homes made a bold statement about their interest in modern design. The first built was the Usonian home of School of Design dean Henry L. Kamphoefner (3060 Granville Drive; Kamphoefner and Matsumoto, 1948), followed a few lots to the south by the Fadum House (3060 Granville Drive; James Fitzgibbon, 1950). Local businessman J. Gregory Poole commissioned a prominently sited golf course home in 1959 (2457 Lakeview Drive; Matsumoto and Small, 1959 [demolished 1992]). Poole must have appreciated Matsumoto's work because he subsequently had Matsumoto design two lake houses and the Raleigh headquarters of his heavy equipment company. The homes around the golf course were in keeping with the country club's flat-roofed Modernist clubhouse, which was designed by Small and Matthew Nowicki in 1948 and was featured in *Life* magazine and *Progressive Architecture* (Black 1994:E.16–17). It was demolished in 1992. By the 1960s, the Modernist vocabulary had trickled down to the local speculative housing market and Modernist elements such as horizontal massing, banded picture windows, and open floor plans were used on the Ranch and Split-level houses of the Madonna Acres and Rochester Heights subdivisions. These districts are both listed in the NRHP for their significance in the areas of architecture, African American ethnic heritage, and community planning and development.

So in the early 1960s, during the planning phase of the NCSU Club, a Modernist-influenced clubhouse would not have been precedent setting, at least not within a local context. The club's choice of a School of Design educated architect would have been expected, although the heavy Brutalism-style elements of the facade, most commonly used in government buildings, was an unconventional choice. Brutalism was a short-lived movement near the end of the Modern movement. It featured massive, exposed construction, often in concrete, and deeply set window penetrations. Its heaviness contrasts with the lightness of the flush glass walls of the International style. Brutalism was not embraced in Raleigh, or anywhere, due to its rugged aesthetic, which was viewed by many as unwelcoming. Raleigh has several examples, such as Halifax Mall, an early 1970s high rise state government complex, the Terry Sanford Federal Building and U.S. Courthouse (1968), and Poe Hall at NCSU (1971). In North Carolina, Paul Rudolph's Burroughs Welcome Building (1969) in the Research Triangle Park and Eduardo Catalano's Greenboro Municipal Building (1968-1972), are of national repute.

Recreation Context

In the early twentieth century, Raleigh's working class citizens looking for recreational opportunities looked no farther than a number of private destinations that offered hunting, fishing, swimming, picnicking, and camping. Entrepreneurial farmers, in an attempt to find additional streams of income, established the Panther Lake Club (1903) in Middle Creek Township, Lake Myra (1920s) in Mark's Creek Township, and Lake Mirl (1930s) on the Neuse River in St. Matthew's Township. There were also a number of public parks within the city limits such as, Pullen Park (1887), the Hayes Barton swimming pool (demolished), and Chavis Park (1938), the city's segregated park for black residents. For Raleigh's wealthier citizens, a different type of private club was available; the "county club," a venue for social and leisure activities with facilities for golf, tennis, or other organized outdoor sports (Argintar 2009:E.7). These clubs were private "membership" entities, racially segregated, and established by and for the area's professional class. The feel of these clubs, with their clubhouse restaurants and suburban locations, was decidedly different from the rustic hunting and fishing clubs and crowded city parks.

A number of golf-oriented private country clubs were established in the Raleigh area. The earliest was the Raleigh Country Club, established in 1910 and renamed the Carolina Country Club in 1918 (Carolina Country Club 2014). The club still goes by this name and is located on its original site adjacent to the Country Club Hills subdivision. The architect of the first golf course is unknown, but John LaFoy, past president of the American Society of Golf Course Architects, remodeled the course to its present appearance in the 1980s or 1990s. In 1993, the 1948 clubhouse (the third at the club), designed by noted Modernists G. Milton Small and Matthew Nowicki, was demolished and replaced with the columned "Old Southern Home"-style clubhouse that serves the club to this day (Carolina Country Club 2014; Goodnight Raleigh 2013). In 1929, the Raleigh Golf Association opened Raleigh's first public golf course on Tryon Road, southwest of downtown. The club featured a nine-hole golf course and a one-story Colonial Revival stone clubhouse. Patrons made use of the amenities of the adjacent Carolina Pines Resort. Both the golf course and the clubhouse were altered substantially in 1998 and 1999. Due to these changes, NCDOT and NCHPO concurred the club was not eligible for the NRHP in 2002 (Goode 2002). The Cheviot Hills Country Club was established on U.S. 1 north of downtown Raleigh in 1930 and expanded to 19 holes in 1968 by noted course architect Gene Hamm. This club closed in 2006 and is now the site of an automobile dealership (Bracken 2010). North of Cheviot Hills in Wake Forest, the 18-hole Wake Forest Golf and County Club was established in 1967, its course also designed by Hamm. This course has been abandoned and is overgrown.

Several local golf courses retain their historic topography and design components which includes the overall course layout, tees, fairways, greens, rough, and obstacles. Since it is not uncommon for courses to be redesigned and "improved" over the years, these courses are notable for their integrity. Wil-Mar began as a nine-hole course on farmland owned by William and Mary ("Wil" and "Mar") Allen on Old Milburnie Road in 1961 (Wil-Mar Golf Club 2011). The 3,500-square-foot frame Ranch-style clubhouse was built in 1973, and golf course architect Gene Hamm expanded

the course to 19 holes in 1977. There is also a driving range and two practice putting greens. Wil-Mar was one of the first local white clubs to desegregate in the early 1970s, and it remains under the ownership of the Allen family today.

Two local courses are listed on the NRHP. The 18-hole Raleigh Country Club golf course was designed in 1947, the last commission by renowned golf course architect Donald Ross. The course is a contributing site in the Longview Gardens NRHP district. The course was altered by the damming of a stream and the flattening of the fairways in the 1950s. These original features were restored around 2005 and the course has been recognized by The Donald Ross Society as “true to the traditional standard” (The Donald Ross Society 2014). The 1949 club house was replaced with a “vaguely Craftsman” wood and stone one around 2000 (Little 2010:7:10).

In 1958, the Meadowbrook Country Club was established on 136-acres near Garner. The club is significant “as the only known intact, private African American country club in the state of North Carolina that was founded before the Civil Rights era and the implementation of integration legislation” (Argintar 2009:8.6). It was developed by prominent members of Raleigh’s black community, including top administrators at Shaw University and Saint Augustine’s College, as an alternative for families who were not able to gain membership to the white country clubs or public recreational facilities. The club’s nine-hole golf course is thought to be one of designer Gene Hamm’s first North Carolina commissions. Its frame Ranch-style clubhouse, built in 1962 and expanded in 1971, remains intact, as do a number of historic recreational features such as the putt-putt course, swimming pool, lake and pier, driving range and picnic area. Meadowbrook was listed in the NRHP in 2009 under Criterion A for its significance in the areas of recreation/entertainment, black ethnic heritage, and social history at the state level.

Raleigh native and former golf professional Gene Hamm is known to have designed 47 courses in North Carolina, including those at Cheviot Hills, Meadowbrook, Wil-Mar and Wake Forest (Argintar 2009:8.23). According to his biography in the North Carolina Golf Hall of Fame, Hamm was known for designing challenging courses on limited budgets by skillfully routing shorter courses with minimal disturbance of the natural site features and topography (Argintar 2009:8.23; Carolinas Golf Hall of Fame n.d.). Meadowbrook and Wil-Mar are good examples of Hamm’s work and display his characteristic compact course layout with tricky “dog leg” fairways with blind tees, and intact vegetation.

Integrity

The NCSU Club retains integrity of location and overall setting although minor changes have been made to the site since 1964. These include the planting of an allee along the driveway (date unknown), and the construction of a lap pool (2010) and the short game practice course north of the nine-hole golf course (2005). The present layout of the golf course appears largely unchanged from a 1971 aerial photograph of the course (see Figure 89).

The clubhouse has been expanded and remodeled over time to adapt to fluctuations in membership and programmatic changes. These changes have negatively affected the clubhouse's design, materials, workmanship, and feeling. A rectangular flat-roofed kitchen addition was built off the northeast corner of the clubhouse in 2010. The addition's light colored stucco wall panels, which are not in keeping with the tan brick of the original clubhouse, detract from the important course-side façade and the circa 1982 atrium obscures exterior views of the building's rear fenestration pattern. On the front, a massive stucco paneled porte cochere with "wolfpack red" accents interrupts the order and repetitiousness of the Brutalism-style façade. Inside, the concrete pebbledash and tan brick wall surfaces, built-in planters, and original flooring and ceilings are no longer visible. Original decorative plywood paneling remains in the central lounge and the east side tavern. However, the use of plywood, glass and concrete to aesthetic effect are important hallmarks of Modernist design and the loss of much of these materials is detrimental to the clubhouse's historic character. The interior plan remains generally intact, with functional spaces organized around the central hall. The southeast section of the building has been subdivided for staff offices. The club manager's residential quarters were converted to an exercise and locker room at an unknown date. The NCSU Club retains its historic associations with the NCSU faculty and its historical place among Raleigh's private membership country clubs; however, the alterations made to the resource impede its ability to convey these associations.

Evaluation

Properties may be eligible for the NRHP if they can be proven to be associated with an event or pattern of events that have made significant contributions to the broad patterns of history at the local, state, or national level. The NCSU Club is one of at least eight country clubs that were established or expanded in the mid-twentieth century for Raleigh's elite. These suburban clubs provided private places for upper class citizens of similar backgrounds, be it race, profession, or income, to socialize with their peers. The NCSU Club was developed as a country club for university faculty and their families, and therefore fits into this historic context. However, non-historic changes to the resource, most significantly the massive front porte cochere and the covering of interior materials, erode the essential character of the resource and impede its ability to convey its historic time period and context. *Due to a loss of physical integrity and appearance, the NCSU Club is recommended not eligible for the NRHP under Criterion A.*

The NCSU Club is not known to have an association with individuals or groups who have made important contributions to local, state or national history. Properties are not considered significant simply if they were used by an identifiable social class (National Park Service 2002). Club membership was comprised of university faculty whose contributions to their fields of study, if significant, would not be best represented by a recreational facility. *Therefore, the property is not recommended eligible under Criterion B.*

Properties may be eligible for the NRHP if they embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. Approximately 17 Modernist properties and districts in Raleigh have been listed in the NRHP, establishing a strong local context for Modernism. The NCSU Club clubhouse, dedicated in

1964, is a late example of Modernism that pulls from the low slung flat-roofed massing of the International style and the heavy concrete exterior of Brutalism. Its hybrid composition does not compare well with Raleigh's NRHP-listed Modernist buildings, which are pure interpretations of the glass box International style, or Usonian types. As an example of Brutalism, it is modest and undistinguished in comparison with the state's internationally known buildings, the Burroughs-Welcome headquarters and the Greensboro Municipal Building. Changes to the clubhouse have negatively affected its ability to convey the architect's intent and it lacks the integrity possessed by local examples of Brutalism such as Halifax Mall, the Terry Sanford Federal Building and U.S. Courthouse, and NCSU's Poe Hall. Additionally, the clubhouse is not particularly well integrated within its natural setting, an important attribute of local Modernist properties. While there are cases where the design of the landscape may be significant enough to overcome the loss of integrity of the clubhouse, the layout of this course, with its straight fairways and clear sight lines, is not notable or distinguished, especially in comparison with the clever work of Gene Hamm and the internationally recognized designs of Donald Ross (Smead and Wagner 2000:19). The NCSU Club is not recommended eligible as a historic district. *For these reasons, the NCSU Club is recommended not eligible under Criterion C.*

The NCSU Club is recommended not eligible for the NRHP Register under Criterion D for its potential to yield information significant to human history. The property is not likely to contain unretrieved data not already known or discoverable by a study of the buildings and site and other sources.



Figure 59. Front, South Side



Figure 60. Pool Complex, Looking East



Figure 61. Tennis Court, Looking East



Figure 62. Golf Course from Rear of Clubhouse, Looking East. Clubhouse Right of Frame.



Figure 63. Maintenance Building, West Side



Figure 64. Access Road to Short Game Practice Facility



Figure 65. Pebbled Exterior and Recessed Windows West of Entry



Figure 66. Porte Cochere



Figure 67. Automatic Sliding Door Assembly



Figure 68. Automatic Sliding Door Assemblies



Figure 69. Atrium



Figure 70. Interior Atrium, Looking West



Figure 71. Original Kitchen Wing, Looking East



Figure 72. West Courtyard Wall



Figure 73. West Courtyard, Looking Northwest



Figure 74. Rear Elevation, Looking East with 2010 Kitchen Wing Right of Frame



Figure 75. West Side, Showing 2010 Kitchen Wing (Left) and Original Kitchen Wing (Right)



Figure 76. East Wing and Hyphen



Figure 77. East Courtyard, Looking East



Figure 78. Reception Area, Looking North to Lounge



Figure 79. Lounge, Looking South to Reception Area



Figure 80. 1887 Room, Looking Northwest



Figure 81. View from Reception Hall to Staff Offices Showing Original Pebble Dash Wall Treatment, New Paneling, Drywall, Drop Ceilings and Floor Tile

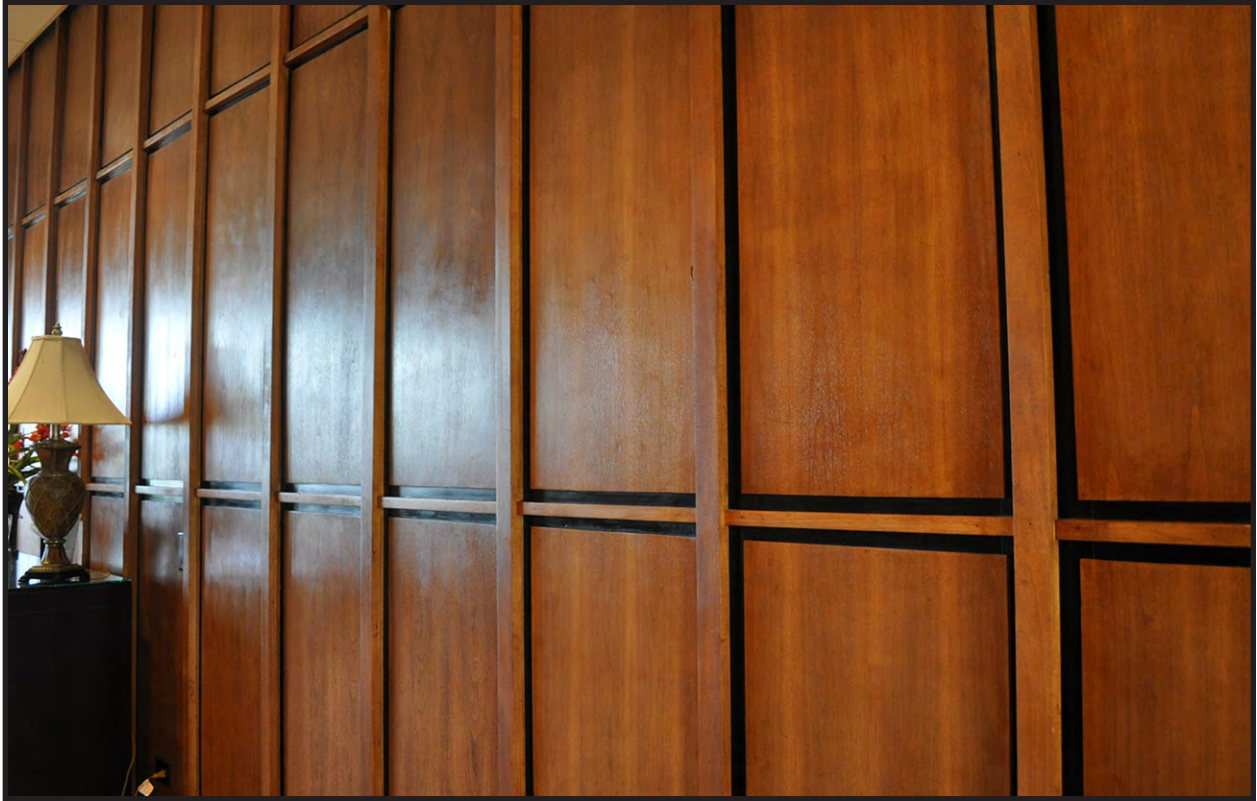


Figure 82. Original Wood Paneling in Lounge



Figure 83. Golf Course, From Maintenance Facility, Looking Southwest



Figure 84. Golf Course, From First Tee, Looking Northeast



*Figure 85. Circa 1964
Aerial Photograph*

*Source: NCSU Libraries'
Digital Collections: Rare and
Unique Materials.*



*Figure 86. Front of NCSU
Club, Circa 1964*

*Source: NCSU Libraries'
Digital Collections: Rare and
Unique Materials.*



*Figure 87. Rear of NCSU
Club, Circa 1964*

*Source: NCSU Libraries'
Digital Collections: Rare and
Unique Materials.*



Source: NCSU Libraries' Digital Collections: Rare and Unique Materials.

*Figure 88. Formation Meeting of North Carolina Sports Hall of
Fame, Circa 1963, 1887 Room, Looking East.*



Figure 89. 1971 Aerial Photograph

*Source: U.S. Department of Agriculture
Historic Aerial Photography.*

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