



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

October 30, 2018

MEMORANDUM

TO: Kate Husband
Office of Human Environment
NCDOT Division of Highways

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

SUBJECT: Historic Structures Survey Report, New Interchange on I-440 at Ridge Road to Connect to
Crabtree Valley Avenue, Raleigh, I-5870, Wake County, ER 18-3136

Thank you for your letter of October 4, 2018, transmitting the above-referenced report.

Having reviewed the above-referenced report, we concur that the Crabtree Creek Warren Truss Bridge (WA8427) is eligible for listing in the National Register of Historic Places under Criterion C and the proposed boundary appears appropriate.

We also agree that the following properties are not eligible for listing.

- ◆ Westchester Subdivision (WA4635)
- ◆ Country Club Hills Subdivision (WA4474)
- ◆ Keith and Alice Harrod House (WA4643)
- ◆ Crabtree Valley Mall (WA7972)
- ◆ Birchwood Garden Apartments (WA8429)

We are unable to agree with the determinations of eligibility for the following properties for the reasons outlined below.

- ◆ Beckana and Birchwood Hills Subdivisions (WA4597) and (WA4464)
 - ◇ For both subdivisions, the comparables are limited to eight other mid-century subdivisions in Wake County (seven of them in Raleigh) that were listed in 2010 or 2011 (the one in Garner was DOE'd in 2018) with periods of significance ending between 1949 and 1965. For the seven Raleigh districts, there are solid context statements based on a recently completed survey that looked at dozens of mid-century subdivisions in Raleigh; i.e., the SHPO could say with certainty that these rose to the top in terms of integrity. For Beckana and Birchwood Hills, the recommended period of significance appears to be mid-1950s-ca. 1970, although in both neighborhoods the vast majority of houses were built by ca. 1966. Proper context development would entail examination of all of

Raleigh's mid-century subdivisions largely developed by ca. 1970, a considerably greater number than those surveyed in 2004-2006. Thus, we do not believe there is sufficient context to determine that these two subdivisions rise to the top in terms of integrity and thus eligibility. If the two neighborhoods were covered in the 2004-2006 survey, they were not placed on the Study List at the end of the project because so many houses were less than fifty years old. It is not clear why they would now be eligible simply because of the passage of time.

- ◇ Further, the survey of these two neighborhoods was limited to the areas within the project's APE. In Beckana, approximately one-third of the houses (36) were surveyed, and the evaluation of integrity rests primarily on comparisons to 1990s photos. Based on these comparisons, we question the classification as contributing of several of the houses in the APE and, therefore, question the conclusion, that 95% of the neighborhood's houses are contributing, based on a spot-check of dates of the two-thirds of the Beckana houses outside the APE. In Birchwood Hills, only 18 of the 53 houses were examined.
- ◆ Beckana Apartments (WA4638): No information is given about the recent remodeling of the apartments. We need to know about the extent of the renovations and the interior before concurring on a determination of eligibility.
- ◆ Jyles and Frances Coggins House (WA4642)
 - ◇ Due to the large rear addition and the associated changes to the interior of the house, an architectural significance argument is doubtful, even if those changes are on the rear of the house. Beyond being very large, the house does not seem to be architecturally distinctive, and limiting comparables to houses built between 1960 and 1970 on large tracts of land is too particular. There are only three others, all largely intact, but they are dismissed because none of them occupies more than three acres nor retains agricultural tax status. The fact that the parcel is more than three acres and is zoned agricultural does not support eligibility under Criterion C, as stated on page 115.
 - ◇ The only criterion under which the house appears to be eligible, contrary to the report, is Criterion B as the property most closely with Jyles Coggins, whose impact on Raleigh's development is clearly notable. The report states that he was a "man of great local significance" but also says he does not rise to the level of significance required by the National Register because his accomplishments did not extend beyond Raleigh. Certainly, a locally significant property can be eligible at the local level.

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 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.

cc: Mary Pope Furr, NCDOT, mfurr@ncdot.gov



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

ER 18-3136

October 4, 2018

Due -- 10/29/18

MEMORANDUM

TO: Renee Gledhill-Earley H-
Environmental Review Coordinator
North Carolina State Historic Preservation Office

FROM: Kate Husband
Architectural Historian
NCDOT Division of Highways

SUBJECT: I-5870: Proposed New Interchange on I-440 at Ridge Road to Connect to
Crabtree Valley Avenue, PA 18-01-0013, Wake County

Enclosed please find the Historic Structures Survey Report, survey site database, and additional materials for the above referenced project for your review and comment per 36CRF.800. Please contact me by phone (919-707-6075) or email (klhusband@ncdot.gov) if you have any additional questions or comments.

HISTORIC STRUCTURES SURVEY REPORT

**Proposed New Interchange on I-440 at Ridge Road to Connect to
Crabtree Valley Avenue, Wake County, North Carolina**

**TIP # I-5870
WBS # 46307.1.1
PA # 18-01-0013**

Prepared For:

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

Prepared By:

**AECOM Technical Services of North Carolina, Inc.
701 Corporate Center Drive
Raleigh, NC 27607**

**Marvin A. Brown, Principal Investigator
Sarah Potere**

August 2018

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Marvin A. Brown, Principal Investigator
AECOM Corporation - North Carolina

Date

Mary Pope Furr, Supervisor
Environmental Analysis Unit, Historic Architecture Team
North Carolina Department of Transportation

Date

MANAGEMENT SUMMARY

This project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects between the North Carolina Department of Transportation (NCDOT), the North Carolina Historic Preservation Office (NCHPO), the Federal Highway Administration (FHWA), and the United States Forest Service (USFS) of 2015. An NCDOT architectural historian defined an Area of Potential Effects (APE) and AECOM Technical Services of North Carolina, Inc. (AECOM) conducted preliminary research and a reconnaissance-level survey to identify and assess all resources of approximately 50 years of age or more within the APE. Following this initial survey, NCDOT staff reviewed AECOM’s findings and initial recommendations, and determined that ten resources warranted an intensive evaluation of eligibility for the National Register of Historic Places (NRHP). These ten resources are the subject of this report. NCDOT architectural historians determined that all other resources and districts are not worthy of further study and evaluation due to lack of historical significance and/or integrity.

The second phase of the project involved the evaluation of the required ten resources located within the APE in support of NCDOT’s proposed new interchange on I-440 at Ridge Road to connect to Crabtree Valley Avenue in Wake County (TIP No. I-5870; WBS No. 463071.1; PA No. 18-01-0013). As part of this second project phase, AECOM intensively evaluated the required ten properties and provided a written report that included photographs of the resources and landscapes; historic and architectural contexts (as needed); evaluations of NRHP eligibility; comparisons to similar types of resources; and carefully delineated and justified NRHP boundaries, as appropriate.

AECOM prepared this report in July and August 2018. As a result of its analyses, AECOM recommends Beckana Subdivision (WA4597), Birchwood Hills Subdivision (WA4464), the Crabtree Creek Warren Truss Bridge (WA8427), the Beckana Apartments (WA4638), and the Jyles and Frances Coggins House (WA4642) as eligible for NRHP listing. The following table identifies the resources requiring evaluation and summarizes the recommendations regarding their eligibility.

Resource Name	AECOM Survey #	NC HPO Survey Site #	NRHP Eligibility Recommendation and Criteria
Beckana Subdivision	No. 1	WA4597	Recommended NRHP eligible under Criteria A and C
Birchwood Hills Subdivision	No. 2	WA4464	Recommended NRHP eligible under Criteria A and C
Westchester Subdivision	No. 3	WA4635	Recommended not eligible for NRHP listing
Country Club Hills Subdivision	No. 4	WA4474	Recommended not eligible for NRHP listing
Keith and Alice Harrod House	No. 8	WA4643	Recommended not eligible for NRHP listing
Crabtree Creek Warren Truss Bridge	No. 10	WA8427	Recommended NRHP eligible under Criterion C
Crabtree Valley Mall	Nos. 12-18	WA7972	Recommended not eligible for NRHP listing
Beckana Apartments	No. 20	WA4638	Recommended NRHP eligible under Criterion C
Jyles and Frances Coggins House	No. 29	WA4642	Recommended NRHP eligible under Criterion C
Birchwood Garden Apartments	No. 35	WA8429	Recommended not eligible for NRHP listing

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I. PROJECT DESCRIPTION AND METHODOLOGY

This project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects between the NCDOT, the NCHPO, the FHWA, and the USFS of 2015. An NCDOT architectural historian defined an APE and AECOM conducted preliminary research and a reconnaissance-level survey to identify and assess all resources of approximately 50 years of age or more within the APE. Following this initial survey, NCDOT staff reviewed AECOM’s findings and initial recommendations, and determined that ten resources warranted an intensive evaluation of eligibility for the National Register of Historic Places. These ten resources are the subject of this report. NCDOT architectural historians determined that all other resources and districts are not worthy of further study and evaluation due to lack of historical significance and/or integrity.

The second phase of the project involved the evaluation of the required ten resources located within the APE in support of NCDOT’s proposed new interchange on I-440 at Ridge Road to connect to Crabtree Valley Avenue in Wake County (TIP No. I-5870; WBS No. 463071.1; PA No. 18-01-0013), AECOM Technical Services of North Carolina, Inc. (AECOM) (Figure 1). As part of this second project phase, AECOM intensively evaluated the required ten properties and provided a written report that included photographs of the resources and landscapes; historic and architectural contexts (as needed); evaluations of NRHP eligibility; comparisons to similar types of resources; and carefully delineated and justified NRHP boundaries, as appropriate.

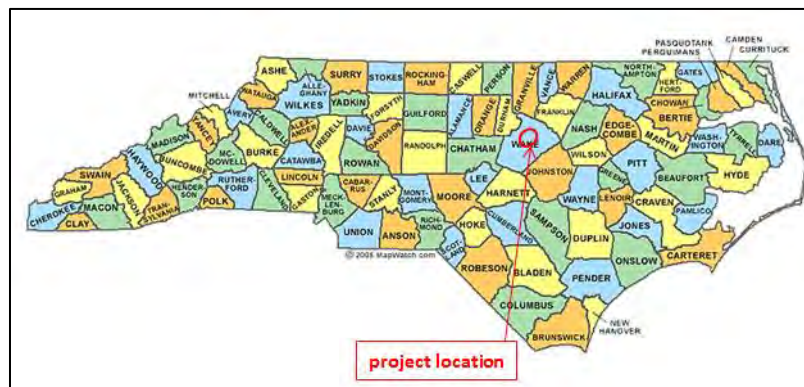


Figure 1: Project location map

In July 2018 AECOM evaluated the resources as required, in compliance with the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, other state and federal regulations, and NCDOT’s current Historic Architecture Group Procedures and Work Products and the NCHPO Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina. As a result of its evaluation, AECOM recommends Beckana Subdivision (WA4597), Birchwood Hills Subdivision (WA4464), the Crabtree Creek Warren Truss Bridge (WA8427), the Beckana Apartments (WA4638), and the Jyles and Frances Coggins House (WA4642) as eligible for NRHP listing.

AECOM senior architectural historian Marvin A. Brown and AECOM architectural historian Sarah Potere, both of whom meet the Secretary of Interior’s qualifications for architectural history (CFR 36 CFR Part 61), conducted fieldwork, research and analyzed the resources, and drafted this report. As part of this effort, they visited, documented, and photographed the resources and conducted supplementary research. This effort included reviewing Wake County deeds, GIS data, plat maps, property and tax

records; conducting research at the State Library of North Carolina; speaking with knowledgeable local residents; studying the Wake County files of the North Carolina HPO; reviewing architectural histories and reports, and partially surveying Wake County for comparable resources; and conducting online historical and genealogical research.

The project's APE is located within Wake County, North Carolina and is depicted in Figure 2.

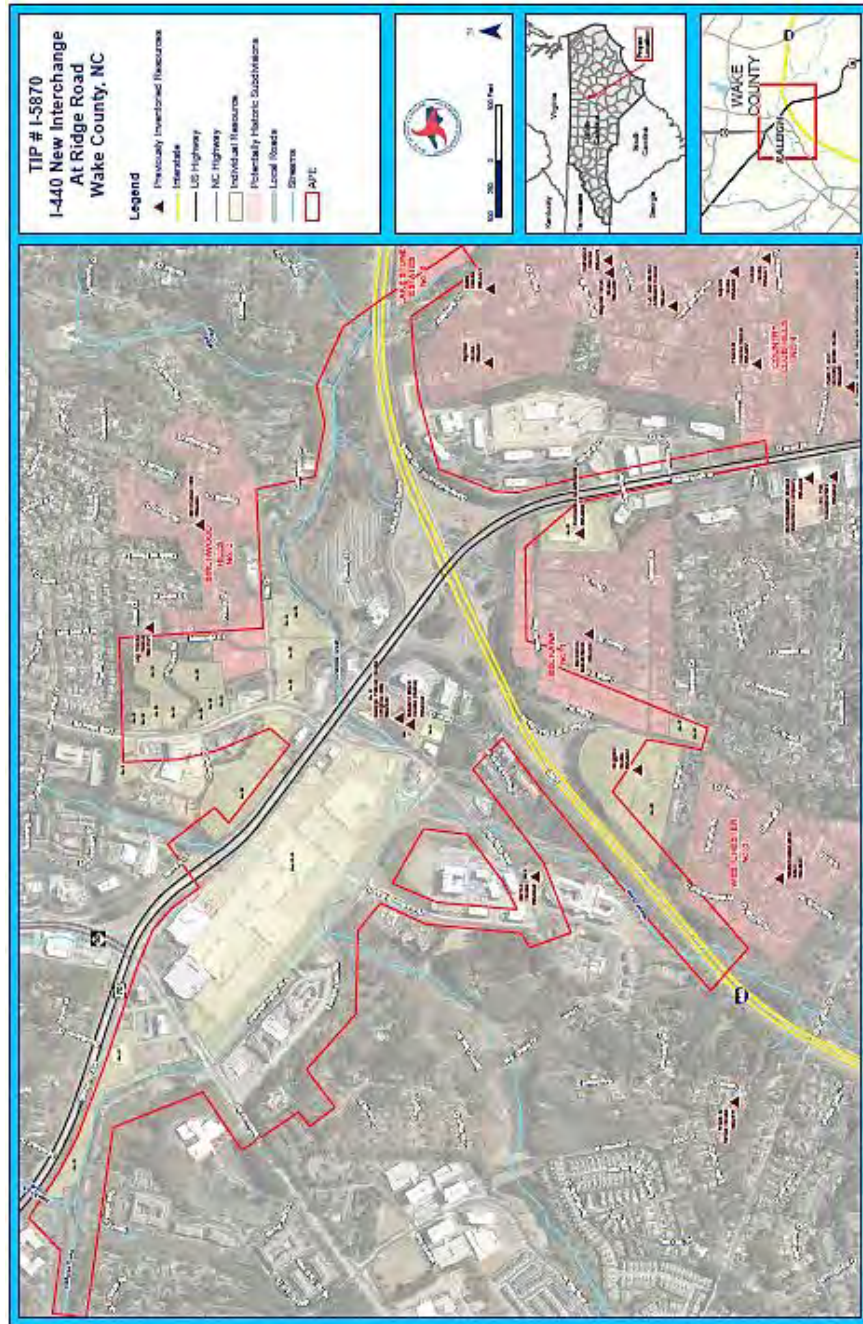


Figure 2: Project APE (figure courtesy of NCDOT)

II. HISTORIC CONTEXT

Roadways, watercourses, population demands, driven developers, and politics intertwined in Crabtree Valley in the mid-and late-twentieth centuries. The result was the replacement of farmland and scattered modernist residences with an interstate beltline, urban arterial, residential subdivisions, and a monumental mall. The first detailed identified reference to the area in which Crabtree Valley Mall, I-440, and surrounding developments were built is from an early-twentieth-century account of the state’s poor roads (*Raleigh Progressive Farmer*, April 30 1908):

I once drove from Raleigh to Durham, tumbling down into the Crabtree Valley over one of the gullied excuses for a road, and then into a trench of red mud where the road repairers had been at work throwing mud and sods into the middle of the road till the mud was so deep that our team pulled the doubletree in two, and we would have been in a bad plight but that we found some bale wire in the carriage with which we lashed a pole on from the woods. And right alongside of this trench called a road, the fields were fairly macadamized over with little broken rocks, and in some places the rocks had been gathered from the fields and placed in ridges alongside the road.

This account highlights the agricultural and wet nature of the “valley,” which has since lost its fields to development, but retained its predilection for flooding.

Many watercourses come together in the Crabtree Valley. The principal one was and remains Crabtree Creek. The treatment of the creek played a large role in the mall’s construction and the development of the area north and west of Raleigh’s early core. Clement’s 1904 Wake County map depicts ponds and watercourses—including Crabtree Creek running east to west beneath the Durham and Raleigh Road (the processor of Glenwood Avenue/US 70)—where the mall is located. A Wake County US Department of Agricultural (USDA) aerial image of 1938 captures the agricultural nature of the area. A 1959 USDA aerial, however, depicts spreading development, an improved road network and, in the middle of the mall site, two farm ponds. By 1971, subdivisions and the Beltline/I-440 (complete with cloverleaf) had arrived, the mall was under construction, and the course of Crabtree Creek had been altered (Figure 3 and Figure 4).



Figure 3: At left, Clement’s Wake County map, 1904 (source: <https://web.lib.unc.edu/nc-maps/>); at right, 1938 USDA aerial (source: <http://library.unc.edu/data/gis-usda/wake/1938>, Photo BOP-15-57)

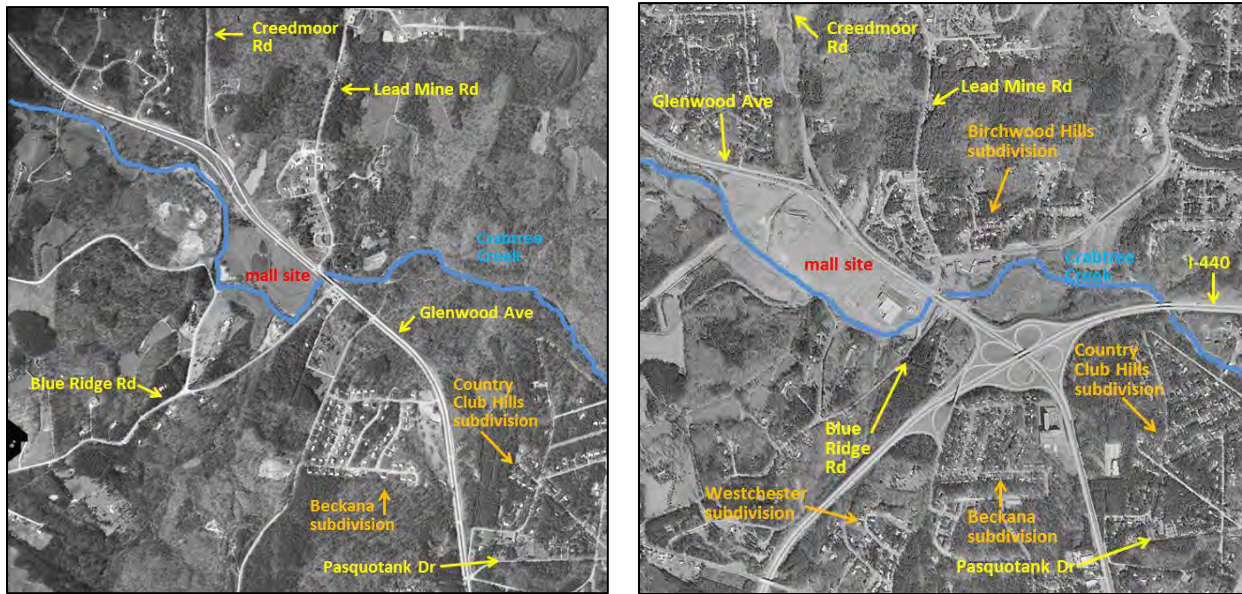


Figure 4: Left, 1959 USDA aerial (source: <http://library.unc.edu/data/gis-usda/wake/1959>, Photo 7W-28); right, 1971 USDA aerial (source: <http://library.unc.edu/data/gis-usda/wake/1971>, Photo 3MM-187)

In the 1950s, a surge in population, the widening of one road and the planning of another, and the advent of developers/politicos Kidd Brewer and Jyles Coggins converged in the Crabtree Valley to launch it on its present path. The population of Raleigh within city limits swelled from 65,679 in 1950 to just under 94,000 in 1960. (This was partially due to annexation, which by its nature indicated growth in the area). In 1950 Brewer bought 60 acres of land south of Crabtree Creek and the Raleigh/Durham Road or Durham Highway—the main route between the two cities—which he would add to, live upon, and eventually turn into Crabtree Valley Mall. Plans to expand the existing road, now known as Glenwood Avenue/I-70, to a four-lane highway were funded in 1952 and by 1954 were complete in front of Brewer’s land (*News and Observer*, June 28, 1952 and September 27, 1954). Also in 1954, the Raleigh Department of Planning published a land development plan that included a “belt route” that was to encircle the city (Little 2006:7).

The Beltline, now I-440, was under construction at Western Boulevard and near Meredith College by late 1960 (Figure 5). It opened from Western through I-70, on its path to Route 1, by late 1961 or early 1962 (*Roadways* magazine, 1960, 1961, 1963, and 1964).



Figure 5: The Beltline under construction in late 1960/early 1961, likely near Western Boulevard (*Roadways Magazine*, 1961)

The improvement of I-70 and the planning of the Beltline were not lost on Raleigh's real estate developers who were, by design and perhaps even necessity, political animals. In 1956 Jyles Coggins laid out his Beckana subdivision, judiciously located near what was to become the southwestern corner of the intersection of the two highways. Coggins, discussed further below, served in the North Carolina General Assembly from 1963 through 1971, and as Raleigh mayor from 1975 to 1977. Kidd Brewer (see Crabtree Valley Mall Entry below) attempted, unsuccessfully, to receive nominations for the lieutenant governorship in 1956 and the governorship in 1964. In 1959 he succeeded in getting his Crabtree Valley parcel rezoned to allow for a shopping center (*News and Observer*, February 13, 1973). Seby Jones, who saw through the construction of the mall and its opening in 1972, was a developer who served as Raleigh mayor from 1969 through 1971. During this time he helped oversee the annexation into the city of the mall property.

Growth near the confluence of the two highways continued throughout the 1960s (and has yet to stop). Country Club Hills expanded north toward Crabtree Creek along Glenwood Avenue; the Westchester subdivision sprang up opposite Beckana; and Birchwood Hills rose just north of Crabtree Creek and Glenwood. (All are individually assessed below.) Development was not limited to the mall and subdivisions. Coggins erected his mammoth Beckana Apartments on Glenwood in 1965. Numerous gas stations and office buildings also rose.

Individual residences were erected, including a relatively large number of modernist dwellings from the mid-1950s through the mid-1960s. These included at least three drawn by noted Raleigh architects. In 1956 George Matsumoto designed the George Poland House, which stood on Arrow Drive just south of Glenwood Avenue (Figure 6). Built in 1956, it was moved to Durham County in 2001 and listed in the NRHP in 2004 (Turco 2004). Its site remains empty. Kidd Brewer's house up the hill from (south of) the mall, was designed by Leif Valand and featured in a photospread in the *News and Observer* in 1957. It burned in 2005 (<http://www.ncmodernist.org/valand.htm>). Brian Shawcroft designed the Leroy Martin residence that stood just west of the mall, which was reached by the metal truss bridge assessed below (Figure 7). Built in 1964, it was demolished about 2001 (<http://www.ncmodernist.org/shawcroft.htm>). Apartments occupy its site. The only extant modernist house erected within the APE outside of a subdivision is the Keith and Alice Harrod House, built and perhaps designed by Keith Harrod in 1964, which remains in place on Blue Ridge Road southeast of the mall. It too is assessed below.

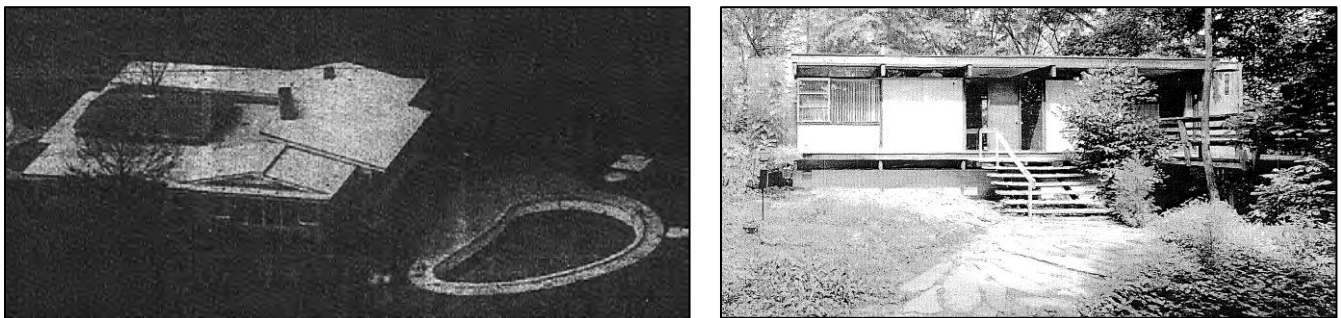


Figure 6: Left, Kidd Brewer House in 1957 (source: <http://www.ncmodernist.org/valand.htm>); right, George Poland House on original site, photographed by Ruth Little in 1991 (source: Turco 2004)



Figure 7: Left, Leroy Martin House (source: <http://www.ncmodernist.org/shawcroft.htm>); right, Harrod House, photographed by Sara Lachenman in 2006 (WA4643 survey file)

The last piece of the development puzzle is Crabtree Creek. Efforts to control it were launched in the 1950s and continue to the present. Raleigh’s principal watercourse, the creek has flooded repeatedly throughout its history. As development pressures rose in Crabtree Valley and throughout Wake County near the creek, many voices called for its control. In 1957, the Raleigh City Council approved a flood-control study for “wild Crabtree Creek.” The council voted unanimously to ask the US Army Corps of Engineers to assist local engineers in determining what could be done to “harness” the creek. The vote was backed by an organized group of 29 residents from the creek area (*News and Observer*, May 21, 1957).


Flood control efforts ultimately aided residents, but it also benefited developers and business interests. How large a role the latter played in flood control is not clear, but they certainly advocated vigorously for it. Stories appear repeatedly in local newspapers throughout the 1960s, 1970s, and 1980s about the flood control project’s ups and downs (see for example *News and Observer*, January 28, 1972 and February 13, 1973). To a degree, these stories continue to the present, as the creek still floods on occasion, most notably in and around the mall (Figure 8). The flood control project has directly altered the appearance of numerous sections of Raleigh and Wake County through the construction of multiple dams and creation of large reservoirs—including Shelly Lake (1975), Lake Lynn (1976), and Lake Crabtree (1989)—and indirectly by expanding the acreage of developable property.



Figure 8: Crabtree Valley Mall flooding, February 3, 1973, at left (*News and Observer*) and April 25, 2017, at right (Associated Press story at <http://am1070theanswer.com/news/national/the-latest-north-carolina-watches-rising-rivers-after-rain>)

III. INVENTORY AND EVALUATIONS

01. Beckana Subdivision

	Resource Name	Beckana Subdivision
	HPO Survey Site #	WA4597
	Location	Varnell Avenue on N, Ridge Road on W, Manuel Street on S, Dade Street on E
	PIN	Various
	Date of Construction	Primarily 1957-1960
	Recommendation	Recommended eligible for NRHP listing under Criteria A and C

ARCHITECTURAL DESCRIPTION

The Beckana neighborhood is a compact development of 96 houses and a park wedged between I-440 on the west, the I-440/Glenwood Avenue cloverleaf on the north, and Glenwood Avenue on the south. Five of its six streets—Varnell, Corbin, Swann, Dade, and Manuel—are exclusive to the neighborhood. The east side of Ridge Road between Varnell and Manuel forms its western edge (Figure 9).

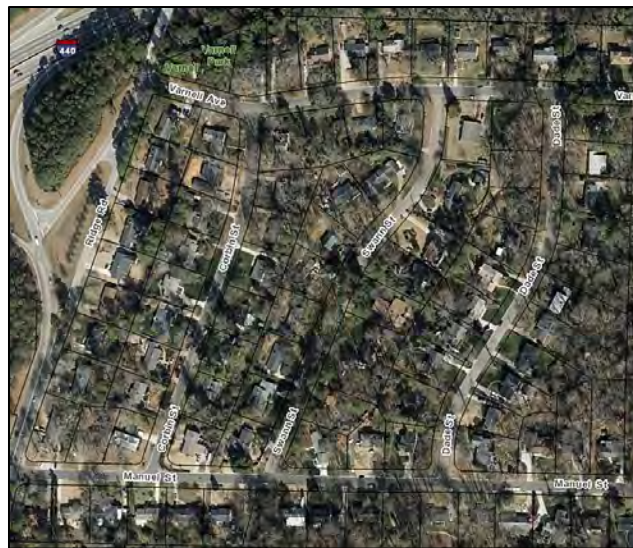


Figure 9: Aerial view of Beckana encompassing virtually all of its historic resources; I-440 at upper left

Beckana’s houses within the APE and throughout the historic district take only a few basic mid-century forms worked in similar materials. About 70% are one-story or one-story-with-basement ranch houses. These are neither tiny minimal-traditional ranches nor sprawling, but moderate in size. Their similar scale and appearance suggest they were largely cut from the same mold for individuals within a similar

income range. They are clad in brick veneer, artificial (and perhaps some wooden) siding, or a mixture of both materials. The same can be said for the approximately 25% of the subdivision’s houses that are 1- & 2-story split-levels. (Due to the hilly nature of the terrain, which was retained when the subdivision was developed, the bottom stories of some of the split-levels might alternatively be characterized as basements.) They use the same materials and look much like each other in finish and scale.

Both ranches and split-levels are rectangular and oriented with their long elevations facing the street. (Projecting gables at some ranches give them the appearance of L-plan houses from the road.) All of the houses are set within wooded lots. Whether ranch or split-level, almost all contain a picture window, a triple-window bay, and/ or multiple two-window bays. Some have carports or garages, but most simply have driveways. The ranch houses are topped by gable-end and, occasionally, hipped roofs (see for example: 2204 (1958) and 2008 (1958) Varnell (Figure 13); 3004 (1958) and 3000 (1957) Ridge (Figure 20)). The 1- and 2-story split-level houses are also generally topped by gable-end roofs, though a few have hipped roofs atop their 2-story blocks (see for example: 1810 (1959) and 1814 (1963) Varnell; 2105 (1958) and 2109 (1957) Manuel (Figure 17)).

The few houses that are neither ranches nor split-levels are more or less Colonial Revival in style or at least have symmetrically placed windows and central entries that suggest the style. A two-story, full-facade portico shields the front of one of these, at 3621 Corbin (1958) (Figure 26, at left). A similar portico is applied to a split-level at 3717 Swann (1958) (Figure 29, at lower left).

A few of the subdivision’s houses have mid-century-modern features, though none can be identified solely as modernist. They include the ranch at 1900 Varnell (1973) with a projecting post-and-beam carport (Figure 11, at left); the split-level topped by a sweeping, asymmetrical, gable-front roof at 2014 Manuel (1958) (Figure 16, at right); and the ranch at 3711 Corbin (1959) (Figure 24, at right), which has windows lifted up to the peak of a front gable.

None of the houses are individually distinguished, but as a whole they are exceptionally intact. Hardly any have been notably altered. To highlight their unusually high level of integrity, the current photographs of Beckana’s houses within the project’s APE are paired at the figures below with photos of the houses taken by Wake County—and included in the county’s online tax records—in 1995 (Figure 10 through Figure 27). Though no earlier photographs exist, the houses do not appear to have changed between construction and 1995. The images of houses located within Beckana, but outside of the APE are not accompanied by their 1995 counterparts (Figure 28 through Figure 31). These images were viewed, though, when the tax records were reviewed for dates (which are included in photo captions). Beckana’s resources within and outside of the APE retain equally high levels of integrity.

INVENTORY OF BECKANA RESOURCES within APE

(Dates based upon photographs, comments, and notes in Wake County tax records; aerial photography; and visual inspection; C=contributing, NC=non-contributing)

ADDRESS	PIN #	DATE	DESCRIPTION	ALTERATIONS	C/ NC
1810 Varnell	07958 81406	1959	1- & 2-story, artificial-sided & brick-veneered split-level w/ gabled & hipped roofs, picture window	No notable alterations	C
1814 Varnell	07957 89496	1963	Gable-end, 1- & 2-story, artificial-sided & brick-veneered split-level, picture window	No notable alterations	C

ADDRESS	PIN #	DATE	DESCRIPTION	ALTERATIONS	C/ NC
1900 Varnell	07957 88496	1973	1-story, brick-veneered & artificial-sided, gable-end ranch; projecting, mid-century-modern, post-and-beam carport	No notable alterations	C
1904 Varnell	07957 87496	1977	T-footprint, cross-gable, 1-story, brick-veneered & artificial-sided house	No notable alterations	NC age
1908 Varnell	07957 86497	1960	1-story-over-basement, brick-veneered, gable-end ranch w/ three-window bay	No notable alterations	C
2000 Varnell	07957 86408	1960	1-story-over-basement, artificial-sided & brick-veneered, gable-end split-level w/ three-window bay	No notable alterations	C
2004 Varnell	07957 84476	1958	Gable-end, brick-veneered & artificial-sided, 1-story-over-full-basement ranch w/ picture window & projecting front gable	No notable alterations	C
2008 Varnell	07957 83486	1958	1-story-over-basement, brick-veneered, gable-end ranch w/ three-window bay	No notable alterations	C
2012 Varnell	07957 82498	1958	1-story, gable-end, artificial-sided ranch w/ recessed porch	No notable alterations	C
2016 Varnell	07957 82414	1958	Brick-veneered & artificial-sided, gable-end ranch w/ picture window	In 2018, garage added to front of W (left) side wing & full porch across E half of house	NC alt
2100 Varnell	07957 81425	1957	1- & 2-story, brick-veneered split-level w/ gabled & hipped roofs & ground-level integrated garage	No notable alterations	C
2104-2108 Varnell	07957 80432	ca. 1958	1/2-acre Varnell Park w/ single-basket, concrete, half-sized basketball court; owned by state	No notable alterations	C
2102 Manuel	07956 78404	1958	1- & 2-story, gable-end, brick veneered, gable-end ranch; 1952 tax date incorrect	No notable alterations	C
2104 Manuel	07956 76494	1958	1- & 2-story, brick-veneered & artificial-sided, mid-century-modern split-level w/ sweeping, asymmetrical, gable-front roof extended out over carport	No notable alterations	C
2105 Manuel	07956 77244	1958	1- & 2-story, brick-veneered & artificial-sided split-level w/ gabled & hipped roofs, large bay window	No notable alterations	C
2109 Manuel	07956 76244	1957	Brick-veneered & artificial-sided, 1- & 2-story split-level w/ gabled & hipped roofs, picture window	No notable alterations	C
2115 Manuel	07956 75244	1959	Artificial-sided & brick-veneered, 1- & 2-story, gable-end split-level w/ bay window & ground-level integrated garage	No notable alterations	C
3016 Ridge	07956 89208	1958	Gable-end, 1-story, brick-veneered & artificial-sided ranch w/ picture window, recessed entry	Ca.2003, carport at N (left) side enclosed as room	C
3012 Ridge	07956 88179	1957	1-story, gable-end, brick-veneered ranch w/ engaged carport & picture window topped by gable	No notable alterations	C

ADDRESS	PIN #	DATE	DESCRIPTION	ALTERATIONS	C/ NC
3008 Ridge	07956 88049	1958	1-story, gable-end, brick-veneered ranch w/ picture window	Carpport at left (S) screened in as porch prior to 1995	C
3004 Ridge	07956 78919	1958	Gable-end, 1-story, brick-veneered ranch w/ picture window in projecting gable-front bay and engaged carport	Large rear ell not visible from street	C
3000 Ridge	07956 77980	1957	1-story, brick-veneered, gable-end ranch w/ picture window & engaged carport	Added 1-bay portico at recessed entry	C
2918 Ridge	07956 77840	1958	Brick-veneered, gable-end, 1-story ranch w/ picture window & engaged 2-car carport	No notable alterations	C
2914 Ridge	07956 77710	1958	1- & 2-story, brick-veneered split-level w/ gable-end roofs, picture window	Room at far right (S) likely a pre-1995 carport	C
2910 Ridge	07956 76579	1959	Brick-veneered, 1-story, hip-roofed ranch w/ engaged carport, bay window, and projecting gable	No notable alterations	C
2900 Ridge	07956 75494	1960	Long, 1-story, brick-veneered, gable-end ranch w/ shallow porch	No notable alterations	C
3716 Corbin	07957 82274	1959	Gable-end, brick-veneered & artificial-sided, 1-story ranch w/ 2-story, gable-front block at left (N)	Garage wing to far left present in 1981 aerial, but may not be original	C
3712 Corbin	07957 82110	1958	Brick-veneered & artificial-sided, gable-end, 1-story ranch w/ shallow columned porch	Facade gable added over entry	C
3713 Corbin	07957 80235	1959	1-story, L-footprint, brick-veneered, gable-end ranch w/ projecting front gable & bay window	No notable alterations	C
3711 Corbin	07957 80114	1959	1-story, brick-veneered & artificial-sided, gabled ranch w/ mid-century-modern window treatment extending up to eaves at left (N) side of projecting front gable	Altered sash and garage door	C
3705 Corbin	07956 89084	1958	Brick-veneered, 1-story, gable-end ranch with engaged carport	No notable alterations	C
3701 Corbin	07956 79954	1958	1-story, brick-veneered, gable-end ranch w/ three-window bay	No notable alterations	C
3621 Corbin	07956 79815	1958	Symmetrical, 3-bay-wide, artificial-sided & brick-veneered, 2-story Colonial Revival-style house w/ full-height columns & carport affixed to left (S) elevation	No notable alterations	C
3615 Corbin	07956 78785	1958	Gable-end, 1-story, brick-veneered ranch w/ three-window bay shaded by porch	Addition & sunroom across rear not visible from street	C
3611 Corbin	07956 78645	1958	1-story, hip-roofed, brick-veneered ranch w/ recessed entry & enclosed porch set back at right (N)	1-bay Craftsman-style porch & modern drive & wall added ca.2003	C
3607 Corbin	07956 78516	1959	Artificial-sided & brick-veneered, 1-story, gable-end ranch w/ picture window & small room set back at left (S)	Window at small S room replaced ca.2013	C

Beckana Subdivision resources within APE (early images included)



Figure 10: 1810 Varnell Drive [1959] in 2018 at top left and 1995 at bottom left; 1814 Varnell [1963] in 2018 at top right and 1995 at bottom right



Figure 11: 1900 Varnell Drive [1973] in 2018 at top left and 1995 at bottom left; 1904 Varnell [1977] in 2018 at top right and 1995 at bottom right



Figure 12: 1908 Varnell Drive [1960] in 2018 at top left and 1995 at bottom left; 2000 Varnell [1960] in 2018 at top right and 1995 at bottom right



Figure 13: 2004 Varnell Drive [1958] in 2018 at top left and 1995 at bottom left; 2008 Varnell [1958] in 2018 at top right and 1995 at bottom right



Figure 14: 2012 Varnell Drive [1958] in 2018 at top left and 1995 at bottom left; 2016 Varnell [1958] in 2018 at top right and 1995 at bottom right

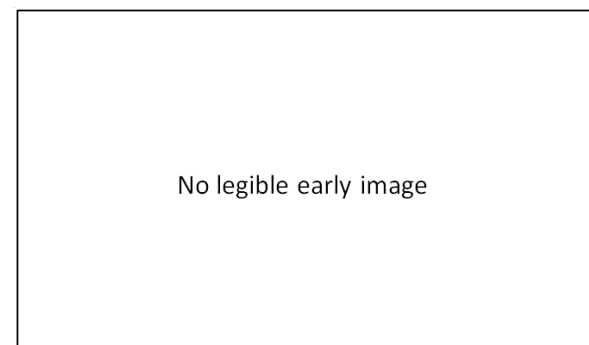


Figure 15: 2100 Varnell Drive [1957] in 2018 at top left and 1995 at bottom left; 2104-2108 Varnell in 2018 at top right (note half-basketball court), no early image



Figure 16: 2102 Manuel Street [1958] in 2018 at top left and 1995 at bottom left; 2104 Manuel [1958] in 2018 at top right and 1995 at bottom right



Figure 17: 2105 Manuel Street [1958] in 2018 at top left and 1995 at bottom left; 2109 Manuel [1957] in 2018 at top right and 1995 at bottom right



Figure 18: 2115 Manuel Street [1959] in 1988 at top left and 2018 at bottom left; 3016 Ridge Road [1958] in 2018 at top right (with painted brick) and 1995 at bottom right



Figure 19: 3012 Ridge Road [1957] in 1988 at top left and 2018 at bottom left; 3008 Ridge [1958] in 2018 at top right and 1995 at bottom right



Figure 20: 3004 Ridge Road [1958] in 2018 at top left and 1995 at bottom left; 3000 Ridge [1957] in 2018 at top right (with painted brick) and 1995 at bottom right



Figure 21: 2918 Ridge Road [1958] in 2018 at top left and 1995 at bottom left; 2914 Ridge [1958] in 2018 at top right and 1995 at bottom right



Figure 22: 2910 Ridge Road [1959] in 2018 at top left and 1995 at bottom left; 2900 Ridge [1960] in 2018 at top right and 1995 at bottom right



Figure 23: 3716 Corbin Street in [1959] 2018 at top left and 1995 at bottom left; 3712 Corbin [1958] in 2018 at top right (with painted brick) and 1995 at bottom right



Figure 24: 3713 Corbin Street [1959] in 2018 at top left and 1995 at bottom left; 3711 Corbin [1959] in 2018 at top right and 1995 at bottom right



Figure 25: 3705 Corbin Street [1958] in 2018 at top left (with painted brick) and 1995 at bottom left; 3701 Corbin [1958] in 2018 at top right and 1995 at bottom right



Figure 26: 3621 Corbin Street [1958] in 2018 at top left and 1995 at bottom left; 3615 Corbin [1958] in 2018 at top right (with painted brick) and 1995 at bottom right



Figure 27: 3611 Corbin Street [1958] in 2018 at top left (with modern landscaping and drive) and 1995 at bottom left; 3607 Corbin [1959] in 2018 at top right and 1995 at bottom right

Representative sample of Beckana Subdivision resources outside of APE (with no early images)



Figure 28: 2007 Varnell Avenue [1959] at top left and 1811 Varnell [1958] at top right; 1909 Manuel Street [1960] at bottom left and 1813 Manuel [1960] at bottom right



Figure 29: 2900 Ridge Road [1960] at top left and 3618 Corbin Street [1959] at top right; 3717 Swann Street [1958] at bottom left and 3611 Swann [1958] at bottom right



Figure 30: 3714 Swann Street [1959] at top left and 3614 Swann [1958] at top right; 3617 Dade Street [1958] at bottom left and 3716 Dade [1958] at bottom right



Figure 31: 3712 Dade Street [1958] at left and 3604 Dade [1961] at right

HISTORICAL BACKGROUND

In November 1955, W.L. and Edith C. Lumpkin conveyed “the Western part of the Tucker Farm” to the Lyon Equipment Company (Deed Book 1216/Page 117). The price for the 65.5-acre parcel was \$1,000 and the assumption of a \$40,000 note. (The entire farm, when platted and divided in 1935, contained about 280 acres on both sides of the Raleigh-Durham road (Map Book 1935/Page 34).) The Beckana Subdivision, laid out in October 1956 by Lyon Equipment, encompassed about 48 acres of this parcel (Map Book 1957/Page 50). In spite of its name, the Lyon Equipment Company was engaged in the real estate business. In 1958 it occupied part of a building at 1403 South Wilmington Street: the tenants were

a motel, a restaurant, the Coggins Construction Company, and the Lyon Equipment and Wake Supply companies, both engaged in real estate. The construction company and the two real estate companies shared the same phone number, indicating how closely they were intertwined (Hill's 1958). This is not surprising, for Jyles J. Coggins, namesake of the construction company, had incorporated Lyon as a real estate and construction company in 1951 (Incorporation Book J/Page 19).

In April 1957, Lyon Equipment began conveying Beckana lots to purchasers, some of whom bought individual lots, others of whom who purchased multiple parcels. (For example, in April William C. and Opal C. Vick purchased 20 lots located throughout Beckana. The deed was signed by Jyles J. Coggins, Lyon's president (Deed Book 1275/Page 208).) Into the 1970s, the company continued to sell lots within Beckana. However, the large majority of its sales were made from 1957 through 1960.

Jyles Jackson (Jack) Coggins (1921-2011) was the force behind the development of Beckana. Born in Mooresville to a mill family, he came to Raleigh as a brakeman for the Norfolk Southern railroad. He enlisted in the Marines during WWII, where he became a highly decorated naval aviator. The *Raleigh News and Observer* ran two stories/obituaries on his death on consecutive days. The first story (August 27, 2011) stated that: "During a career in construction and development that spanned six decades and massive growth in Raleigh, Coggins built such landmarks as the Beckana Apartments on Glenwood Avenue and a seven-level mausoleum at Raleigh Memorial Park. In addition, he was involved in the further commercial development of the western Glenwood Avenue corridor." His obituary recounts his successes in Raleigh in more detail (*News and Observer*, August 28, 2011):

Following the war, Coggins returned to Raleigh, and began to work in construction, eventually opening and developing multiple businesses throughout the city, including Dob's Inc., Coggins Construction Company, Lyon Company, Raleigh Memorial Park, and Security Bonded Warehouse. Construction was not just a job to Coggins, but a passion. . . .

In addition to his buildings and businesses, Coggins contributed through public service. Before he became Mayor of Raleigh, he served five terms in the North Carolina General Assembly – three in the House of Representatives, followed by two terms in the Senate. During his membership in the General Assembly, he was known as a strong advocate for laws that would benefit those with special needs. . . .

Coggins served as Raleigh's mayor from October 1975 to October 1977.

Coggins placed restrictive covenants on the subdivision in early 1957 to control development (Deed Book 1274/Page 269). They addressed building type (detached single-family residences only); height (no more than two-and-a-half stories tall); construction cost (minimum of \$10,000); size (minimum of 1,100 square feet for one-story houses and at least an 800 square-foot imprint for taller houses); and various setbacks on lots. They did not mandate racial segregation.

The first published mention of the subdivision is a caption that accompanies an early 1957 photograph of its water tower (no longer extant) going up (Figure 32). It reads in part (*News and Observer*, January 29, 1957):

A 75,000-gallon water storage tank to serve 104 residences in the Beckana subdivision of the Coggins Construction Company, headed by Jyles J. Coggins of Raleigh, is shown above being erected yesterday. The 65-acre restricted residential section . . . streets will

be paved, the curb and gutter already being installed. It was named for Coggins’ two older daughters, Becky and Ana.

A few months later, at the time it began selling lots, Beckana began to run a series of bare-bones advertisements of the subdivision. It simply highlighted that it was “restricted residential,” its lots were approximately 100’ x 150’, and the prices were between \$4,000 and \$5,000 (*New and Observer*, April 28, 1957).

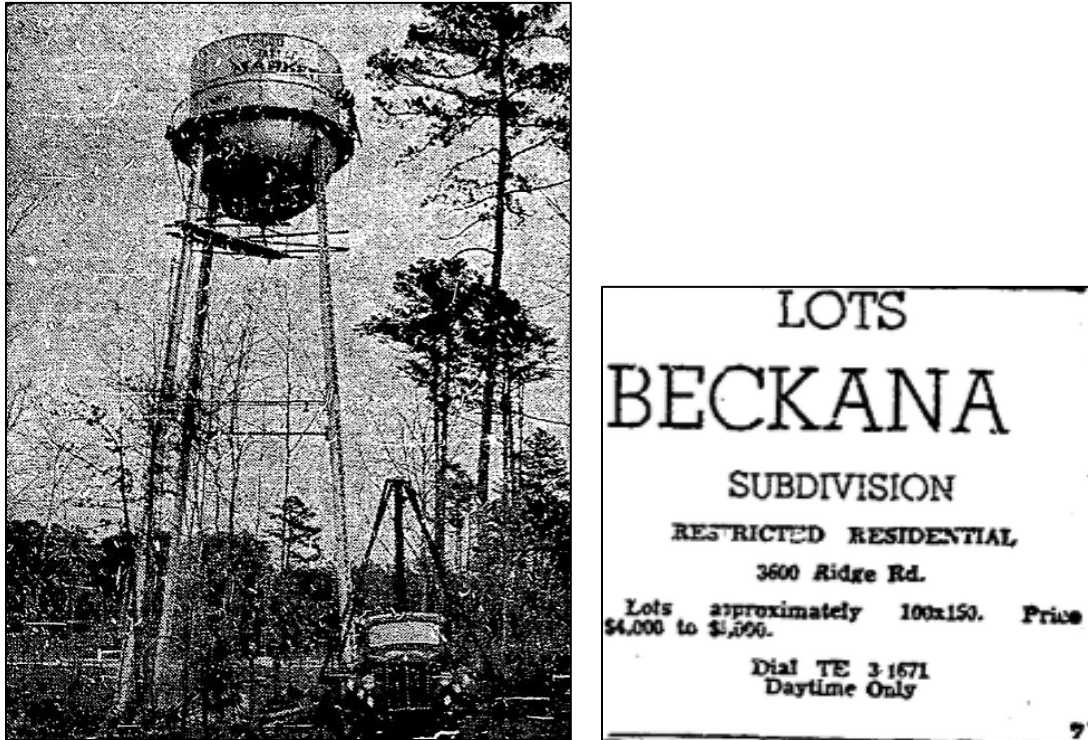


Figure 32: 1957 images of Beckana water tower being raised and straightforward advertising of its principal features

A comparison of the subdivision map, drawn in 1956 and filed in early 1957, with an aerial flown in March 1959, displays how rapidly the neighborhood grew (Figure 33). Approximately 70% of the 100 or so lots set aside for houses were built out or under construction. Dates of construction taken from tax records for the entire neighborhood (not just that portion within the APE) break down as follows:

Beckana Subdivision house construction dates								
Date	1952-56	1957	1958	1959	1960	1961-66	1970-78	1980-97
Number built	4	7	39	22	12	7	4	2

According to the tax records, 82 of the subdivision’s current 97 houses (85%) were erected by 1960. Another seven (8%) were built from 1961 through 1966. Only six houses—less than 7%—are less than 50 years. (One should note that the tax records are not infallible, even for post-1950 construction dates.

The assigned dates of 1952 for 2102 Manuel, 1954 for 3621 Dade, and 1956 for 1817 Manuel are unlikely. Deeds suggest they were built in 1958 or 1959.) The neighborhood's near complete build-out by the end of the 1960s is apparent on USGS and aerial maps (Figure 34).

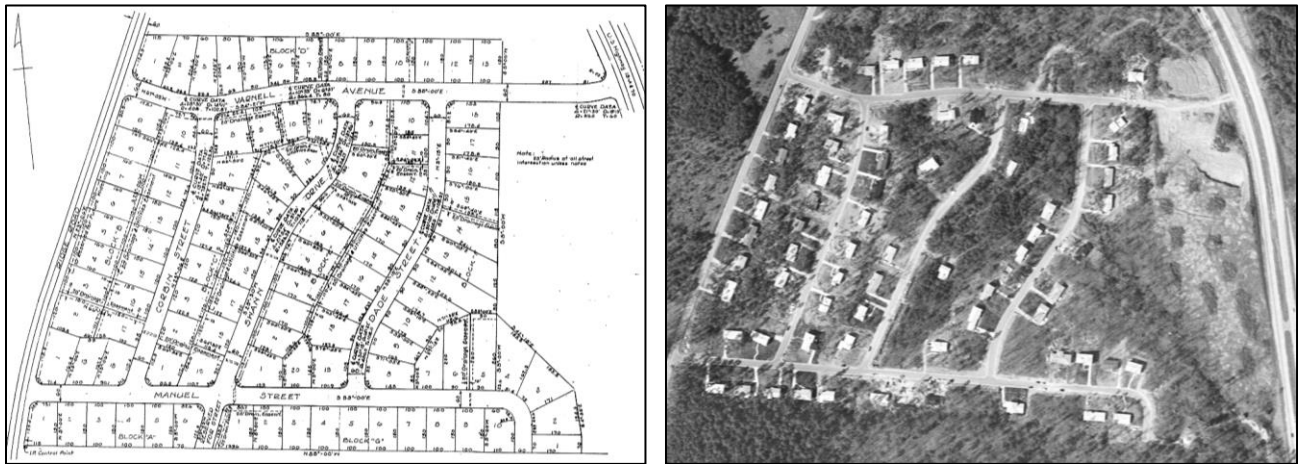


Figure 33: Beckana Subdivision map, October 1956 (Map Book 1957/Page 50) and 1959 aerial (source: <http://library.unc.edu/data/gis-usda/wake/1959>, Photo 7W-28)



Figure 34: 1968 USGS map (Raleigh West, N.C.) and 1971 aerial (source: <http://library.unc.edu/data/gis-usda/wake/1971>, Photo 3MM-187)

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION

Wake County has seven subdivisions listed in the NRHP as historic districts that were predominantly or entirely developed after World War II. All are in Raleigh, where investigations into the county's post-World War II and Modernist resources have been concentrated (see Little 2006 and 2009; Black 1994). Their nominations date from 2010 and 2011. Additionally, Greenbrier Estates in Garner was determined eligible for NRHP listing in early 2018 (Brown and Potere 2018). The percentages of contributing and non-contributing resources within these eight subdivisions are included in the table below.

Historic District Name (Survey Site number)	Period of Significance	% of Contributing Resources	% of Non- Contributing Resources	Year of NRHP listing or DOE
Battery Heights (WA4430)	1956-1964	62%	38%	2011
Cameron Village (WA4602)	1950-1955	76%	24%	2011
Capitol Heights (WA4435)	1946-1949	62%	38%	2011
Hi-Mount (WA4512)	1938-1954	60%	40%	2011
Longview Gardens (WA4441)	1938-1965	66%	34%	2011
Madonna Acres (WA4443)	1960-1965	82%	18%	2010
Rochester Heights (WA4581)	1957-1964	68%	32%	2011
Greenbrier Estates (WA4581), Garner	1957-1964	68%	32%	2018

These developments were built in areas that at the time were outside of the city’s core. They were platted and planned by real estate developers, and are dominated by ranch house architecture with smaller numbers of split-level, split-foyer, Colonial Revival-style/traditional and Modernist houses. All were listed under NRHP Criteria A and C in the areas of community planning and development and of architecture. (Three were also significant for their association with the local African-American community.) They are therefore comparable to Beckana in multiple ways.

Historic and Architectural Significance: Criteria A and C

The Beckana Subdivision is recommended as eligible for NRHP listing under Criterion A in the area of community planning and development as a large, mid-twentieth-century, Wake County development, with house types and styles typical of the subdivisions of that era. It was developed in a single stage on gently curving streets, as a discrete neighborhood with limited ingress/egress. Six of its seven streets exist only within its boundaries. It is also recommended as NRHP-eligible under Criterion C in the area of architecture. It includes a large group of ranch and, to a lesser extent, split-level houses. It also has a small collection of Colonial Revival-style dwellings and a few houses—of differing forms—adorned with elements of mid-century-modern design. Its houses are of the same general scale, size, and materials, all set within their wooded lots with their longest elevations turned out toward the street. Beckana’s houses well represent the popular residential designs of the time.

Beckana is believed to have sufficient integrity to support its significance under Criteria A and C. More than 37% (36 resources) of the subdivision’s total of 96 houses plus a park are located within the project’s APE and were fully surveyed. All but two of these houses, as well as the park, are believed to contribute to the historic district. One of the houses within the APE is recommended as not contributing due to its age (1904 Varnell, built in 1977) and a second due to alterations (2016 Varnell). The others have an unusually high degree of integrity. About 95% of the resources within the APE are believed to be contributing. The exceptional degree of integrity extends into the neighborhood as a whole. Although not all of its resources were inventoried, they were viewed and dated. It is believed that around 90% of Beckana’s total resources are contributing.

Association and Information Potential: Criteria B and D

The neighborhood is not recommended as NRHP-eligible under Criteria B or D. Jyles Coggins was a notable Raleigh developer and politician, but did not rise to the level of importance required by Criterion

B. Architecturally, Beckana is not likely to yield important information not available from other sources; therefore it is recommended not eligible under Criterion D.

Resources Less than 50 Years Old: Criteria Consideration G

Although the end date of the period of significance falls within the past 50 years, the subdivision is not recommended as having achieved exceptional significance under Criteria Exception G. Rather—like the Longview Gardens, Madonna Acres, Rochester Heights, and Battery Heights historic districts—its buildings reflect the continuum of modern design in Raleigh from the mid-1950s through, in the case of Beckana, the early 1970s. Stylistically and formally, there is little to differentiate the Beckana houses erected 50 or more years ago from those erected from the late 1960s through the early 1970s.

The Beckana Subdivision’s level of significance is recommended as local. Its period of significance extends from its 1957 beginnings through 1973, when one of its last-built houses (1900 Varnell)—which looks much like its neighbors in form, scale, and materials—was built. The entire subdivision contains only three later houses, dating from 1978, 1980, and 1997. As the percentages of the contributing/noncontributing resources at Wake County’s NRHP-listed and -eligible historic districts indicate, this is an unusually high degree of integrity for predominantly post-World War II subdivisions in Raleigh and the county.

BECKANA SUBDIVISION		
Element of Integrity	Level of Integrity	Assessment
Location	High	Stands on the location where it was built
Design	High	Original designs of almost all houses remain intact
Setting	High	Retains original limited access to surrounding area, which continues to be largely single-family residential with a mixture of residential and non-residential on Glenwood; high integrity of setting is notable considering extensive development in this part of Raleigh since subdivision established
Materials	High	Original materials of almost all houses remain intact
Workmanship	High	Original workmanship of almost all houses remains intact
Feeling	High	Retains high integrity of location, design, setting, materials, and workmanship; thereby has high integrity of feeling
Association	High	Retains high integrity of location, design, setting, materials, and workmanship; thereby has high integrity of association

NATIONAL REGISTER PROPOSED BOUNDARY

The recommended NRHP boundary of the Beckana Subdivision is circumscribed by the exterior green line on Figure 35, which encompasses all of the lots historically located within the subdivision. This area totals approximately 48 acres. It is virtually identical to that of the subdivision’s historic plat map, depicted above at Figure 33. It includes the portions of roadway that run between the lots. On the west, it does not extend beyond the right-of-way of Ridge Road.

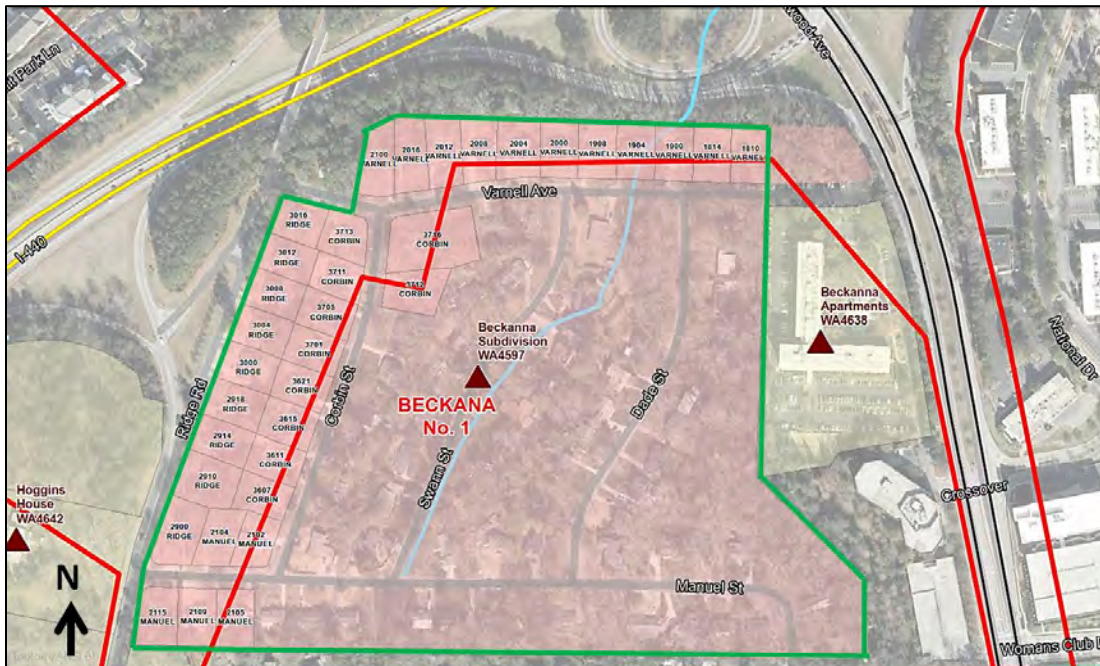



Figure 35: Proposed NRHP boundaries for Beckana Subdivision, outlined in green (red line identifies APE)

02. Birchwood Hills Subdivision

	Resource Name	Birchwood Hills Subdivision
	HPO Survey Site #	WA4464
	Location	Roughly bounded by Hillock Drive, Memorial Drive, Woodbury Drive, and Leaf Court on E, N, and W, and North Hills Drive on S
	PIN	Various
	Date of Construction	Primarily 1964-1967
	Recommendation	Recommended eligible for NRHP listing under Criteria A and C

ARCHITECTURAL DESCRIPTION

Birchwood Hills is even more compact than Beckana. It contains 53 houses largely arrayed along the spine of Hillock and Woodbury drives (Figure 36). It is located just northeast of the intersection of Lead Mine Road and Glenwood Avenue, beyond which is Crabtree Valley Mall. Also in similar fashion to Beckana, Birchwood Hills was built out quickly—85% of its houses were erected from 1964 through 1967—and retains an unusually high degree of integrity.

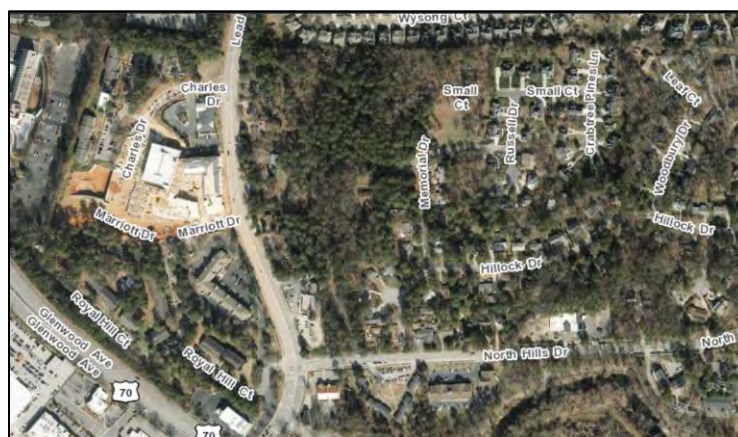


Figure 36: Birchwood Hills at right along Hillock, Woodbury, and Leaf streets; Crabtree Valley Mall at lower left

Almost all of Birchwood Hills’ houses are ranch houses, split-level, or Colonial Revival, the latter either with two-story porticoes or, more often, traditional symmetrical placement of bays. These three encompass about 50 of the subdivision’s 55 houses. None of the forms predominate: there are about 15 to 18 examples of each. The other five houses include one with a split-foyer, three that are largely mid-century-modern, and one later modern house.

The ranches are one-story or one-story-with-basement houses (see for example: 2212 Hillock (1965) (Figure 38, at right), 2124 North Hills (1965) (Figure 42, at left), and 4401 Memorial (1965) (Figure 44)). These are neither small minimal-traditional ranches nor rangy, but moderate in size. As with Beckana, their similar scale and appearance suggest they were erected for individuals within a similar income range. They are clad in brick veneer, artificial (and perhaps some wooden) siding, or both materials.

The split-levels, and the split-foyer, are one/two stories tall (see for example: 2204 Hillock (1965) (Figure 37, at right), 2120 North Hills (1965) (Figure 42, at right), and 4408 Woodbury (1965) (Figure 47, at bottom right)). The subdivision takes in rolling terrain and some of the lower levels of these houses might also be characterized as basements. They use the same materials as the ranches—brick veneer, artificial-siding, and both together—and are similar to each in scale and finish.

The houses identified as Colonial Revival are of two types. A few are fronted with full-height, two-story porticoes (see for example: 2000 (1967) and 2001 (1965) Hillock (Figure 45, at bottom left and bottom right)). Others are Colonial Revival in a more generic sense: they have symmetrically placed bays, central entries, perhaps dormers, and do not read as split-levels or ranches (see for example: 2113 Hillock (1965) (Figure 46, at top right).) They are two stories tall and largely brick veneered.

Modernism marks some of the ranches and split-levels and largely defines the form of one of the dwellings. 2116 Hillock (1965) (Figure 45, at top left), for example, has clerestory windows and a band of windows at its eaves above a tall expanse of brick, but utilizes a ranch form. 2005 Hillock (1967) (Figure 46, at top left), on the other hand, is essentially a modernist residence with its post-and-beam construction, stacked stretcher bond, and clerestory windows occupying half of a front gable.

There are no individually notable houses within the subdivision, but they are as a whole extremely intact. Very few have been altered in any notable way. To highlight their unusually high level of integrity, the current photographs of Birchwood Hills’ houses within the project’s APE are paired at the figures below with photos of the houses taken by Wake County—and included in the county’s online tax records—in 1995. (Though no earlier photographs exist, the houses do not appear to have changed between construction and 1995.) The images of houses located within the subdivision outside of the APE are not accompanied by their 1995 counterparts (Figure 45 through Figure 48). These earlier photographs were viewed, though, when the tax records were reviewed for dates (which are included in photo captions). Birchwood Hills’ resources within and outside of the APE retain equally high levels of integrity. (Note that following the inventory and photographs of Birchwood Hills are photographs and a brief description of three houses on Memorial Drive that were determined, after the initial survey, to not be part of the subdivision.)

INVENTORY OF BIRCHWOOD HILLS RESOURCES within APE
(Dates based upon photographs, comments, and notes in Wake County tax records, aerial photography, and visual inspection; C=contributing, NC=non-contributing)

ADDRESS	PIN #	DATE	DESCRIPTION	ALTERATIONS	C/NC
2124 Hillock	07967 14212	1965	1-story, brick-veneered & artificial-sided, gable-end ranch w/ porch	No notable alterations	C
2204 Hillock	07967 11172	1965	Brick-veneered & artificial-sided gable-end, 1- & 2-story, split-level w/ carport and projecting front gable	No notable alterations	C

ADDRESS	PIN #	DATE	DESCRIPTION	ALTERATIONS	C/NC
2208 Hillock	07967 10079	1965	1-story & basement, artificial-sided & brick-veneered, gable-end split-level w/ garage, porch & projecting front gable	Carport converted to garage post-2011	C
2212 Hillock	07967 10070	1965	1-story-over-basement, brick-veneered, gable-end ranch w/ picture window	No notable alterations	C
2216 Hillock	07967 01911	1966	L-plan, 1-story-over basement, brick-veneered ranch w/ porch, bay window & attached 2-car garage	Breezeway enclosed between garage & house ca.1980	C
2220 Hillock	07967 01831	1966	1- & 2-story, gable-end, artificial-sided & brick-veneer split-level w/ enclosed porch to side	2-car frame garage later affixed to rear, accessed off of Memorial	C
2125 Hillock	07967 14033	1964	Gable-end, 1- & 2-story split-level w/ artificial siding & brick veneer, porch & picture window	No notable alterations	C
2201 Hillock	07967 13041	1964	Gable-end, 1-story, brick-veneered ranch w/ front porch	No notable alterations	C
2211 Hillock	07967 03922	1964	Brick-veneered & artificial-sided, 1- & 2-story, gable-end split-level w/ front gable	No notable alterations	C
2128 North Hills	07967 03832	1965	1-sty, brick-veneered, gable and hipped roof, L-plan ranch	2-car garage bricked-in as room ca.2013	NC alt
2124 North Hills	07967 04836	1965	1-story, gable-end, brick-veneered ranch w/ projecting front-gable block & porch flanked by carport	No notable alterations	C
2120 North Hills	07967 05826	1965	Brick-veneered & artificial-sided, gable-end, 1- & 2-story split-level w/ picture window & attached garage	No notable alterations	C
2116 North Hills	07967 06807	1984	2-story, gable-end, artificial-sided, minimally Colonial Revival-style house w/ one-bay porch & 1 ½-story garage wing	No notable alterations	NC age
2112 North Hills	07967 06887	1986	Minimally Colonial Revival-style, 5-bay, 2-story, gable-end, artificial-sided house	No notable alterations	NC age
4401 Memorial	07967 12149	1965	Long, 1-story, brick-veneered, hip-roofed ranch w/ central porch & picture window	Carport enclosed as garage ca.1988	C
*4430 Memorial	07967 14528	1959	1-story, brick- & stone-veneered, hip-roofed duplex ranch w/ projecting, hip-roof, central block w/ 2 picture windows	No notable alterations	*
*4426 Memorial	07967 14426	1959	1-story, brick- & stone-veneered, hip-roofed duplex ranch w/ projecting, hip-roof, central block w/ 2 picture windows	No notable alterations	*
*4400 Memorial	07967 14336	1967	Brick-veneered, 1-story-over-basement, gable-end ranch w/ recessed central entry	Altered sash	*

* = Part of Philbrick tract north of Birchwood Hills, not part of subdivision and therefore contributing status not addressed

Birchwood Hills Subdivision resources within APE (early images included)



Figure 37: 2124 Hillock Drive [1965] in 2018 at top left and 1995 at bottom left; 2204 Hillock [1965] in 2018 at top right and 1995 at bottom right



Figure 38: 2208 Hillock Drive [1965] in 2018 at top left and 1995 at bottom left; 2212 Hillock [1965] in 2018 at top right and 1995 at bottom right



Figure 39: 2216 Hillock Drive [1966] in 2018 at top left and 1995 at bottom left; 2220 Hillock [1966] in 2018 at top right and 1995 at bottom right



Figure 40: 2225 Hillock Drive [1964] in 2018 at top left and 1995 at bottom left; 2201 Hillock [1964] in 2018 at top right and 1995 at bottom right



Figure 41: 2211 Hillock Drive in 2018 [1964] at top left, no early image; 2128 North Hills Drive [1965] in 2018 at top right and 1995 at bottom right



Figure 42: 2124 North Hills Drive [1965] in 2018 at top left and 1995 at bottom left; 2120 North Hills [1965] in 2018 at top right and 1995 at bottom right



Figure 43: 2116 North Hills Drive [1984] in 2018 at top left and 1995 at bottom left; 2112 North Hills [1986] in 2018 at top right, no early image



Figure 44: 4401 Memorial Drive [1965] in 2018, at left, and 1995, at right

Birchwood Hills Subdivision resources outside of APE (with no early images)



Figure 45: 2116 Hillock Drive [1965] at top left and 2016 Hillock [1967] at top right; 2000 Hillock [1967] at bottom left and 2001 Hillock at [1965] bottom right; all outside APE



Figure 46: 2005 Hillock Drive [1967] at top left and 2113 Hillock [1965] at top right; 4401 Woodbury Drive [1985] at bottom left and 4409 Woodbury [1977] at bottom right; all outside APE



Figure 47: 4417 Woodbury Drive [1967] at top left and 4500 Woodbury [1984] at top right; 4420 Woodbury [1967] at bottom left and 4408 Woodbury [1965] at bottom right; all outside APE



Figure 48: 4505 Leaf Court [1965] at left and 4504 Leaf [1966] at right; all outside APE

Three houses on Memorial Drive within the APE were initially identified as part of Birchwood Hills. They were actually erected on the separate Philbrick tract (Map Book 1955/Page 83). The houses at 4430 and 4426 Memorial were built in 1959 and therefore predate Birchwood Hills (Figure 49). They are nearly identical, one-story, brick duplexes with hipped roofs and projecting central bays holding picture windows. The single-family residence at 4400 Memorial (1967) is also one-story and brick. Its symmetrical facade and centered entry suggests the Colonial Revival style, but its long ground-hugging form also reflects that of the ranch house (Figure 50).



Figure 49: 4430 Memorial Drive [1959], at left, and 4426 Memorial [1959], at right; both outside of Birchwood Hills subdivision



Figure 50: 4400 Memorial Drive [1967], located outside of subdivision

HISTORICAL BACKGROUND

Birchwood Hills incorporated in February 1964 as a real estate and construction company. Its four directors were two pairs of spouses, Linda G. and Grover C. Cauthen, III, and Sadie T. and Jordan H. Parker. Grover Cauthen was the registered agent (Corporation Book CORP0P/Page 509). A year after the two men joined to form what they called “a partnership for land development, construction and general real estate business,” the news of their association was run in a small piece in the *News and Observer* (May 7, 1965).

Grover Cauthen and Jordan Parker were young men when they formed their company: in 1965 Cauthen was 28 and Parker 29. In 1940, according to the federal census, Cauthen lived in Raleigh with his 28-year-old mother, Helyn, at the house of her parents, Charles S. and Ruth T. Britt. In 1961 he was a student at the University of North Carolina in Chapel Hill (UNC-CH). That same year, according to a marriage certificate, he and Linda Gholson married in Virginia. He was then living in Clayton. His experience in development was working as a sales manager for the prolific Raleigh-based homebuilder E.N. Richards and Associates. Jordan also attended UNC-CH, though a few years earlier than Cauthen. He first appears in the 1962 Hill’s directory of Raleigh. His involvement in development was as a realtor with Cameron-Brown Realty with which—according to sales notices in the *News and Observer*—he worked from 1960 to 1965 (*Daily Tar Heel*, February 25, 1961 and November 16, 1955; *News and Observer*, March 6, 1960 and May 7, 1965).

The money for the young men’s investment—or at least expert advice to supplement their limited experience—may have come from Grover’s uncle, Robert B. Cauthen. Educated as an architect and engineer, he returned to Raleigh after WWII and, according to his obituary (*News and Observer*, November 17, 2010):

. . . joined North Hills Corporation, where he retired as Vice President in 1981. During his long career at North Hills, he planned the development of major areas of Raleigh, including North Hills, North Hills Estates, North Ridge and the North Ridge Golf course, Ridgewood, Eastgate, Biltmore Hills and a series of developments and shopping centers throughout North Carolina.

(Reflecting the interconnection of developers in Raleigh during the period, Robert Cauthen was in charge of land planning for E.N. Richards, with whom his nephew worked (*News and Observer*, March 6, 1960).)

Money and/or advice may also have come from Grover’s stepfather, Robert Winston, Jr. (1891-1970), who had married his mother by 1948. According to the website of the NC Department of Natural and Cultural Resources (Peek 2017), Winston was a Raleigh lawyer and member of the NC House of Representatives, who worked in real estate and investments and, from 1951 to 1953, was chairman of the North Carolina Alcoholic Beverage Control Board.

Between 1964 and 1967, Birchwood Hills sold off most of the 53 lots in the subdivision’s two sections (Figure 51). More often than not, the purchasers were construction companies. All of the lots currently have houses on them. Based upon tax record dates, 45 (85%) of the 53 houses were erected from 1964 through 1967. Two houses (4%) were erected in the 1970s and six (11%) date from the 1980s. The last house built in the subdivision dates from 1986. The neighborhood’s near complete build-out by the end of the opening of the 1970s is apparent on USGS and aerial maps (Figure 52).

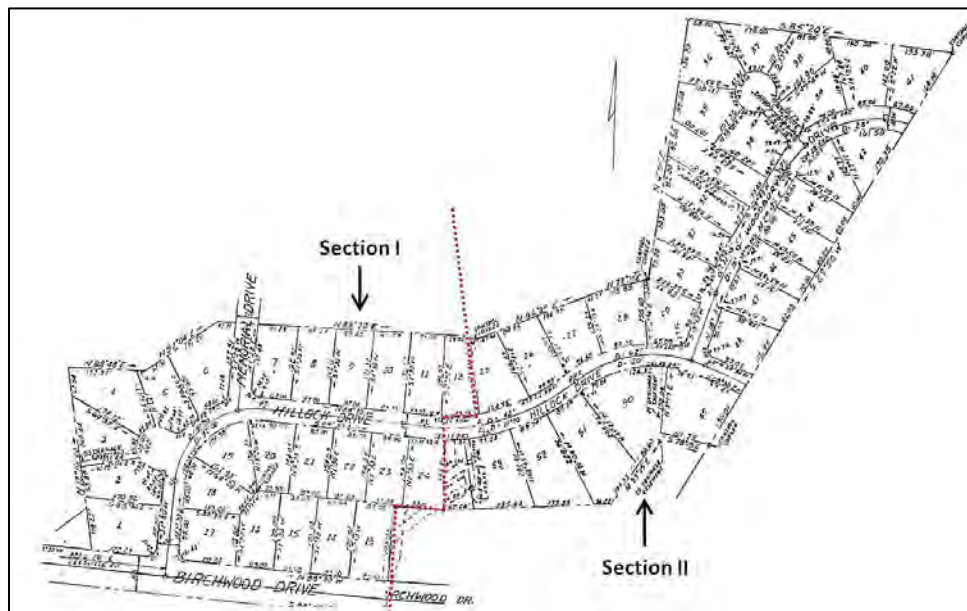


Figure 51: Composite Birchwood Hills Subdivision with Section I to left of dotted red line (Map Book 1963/Page 246) and Section II to line’s right (Map Book 1964/Page 121)



Figure 52: At left, Birchwood Hills in 1968 (Raleigh West, N.C. USGS map); at right, 1971 USDA aerial

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION

As noted at the NRHP assessment of Beckana, above, Wake County has seven subdivisions listed in the NRHP as historic districts, and one that has been determined NRHP-eligible (DOE), which were predominantly or entirely developed after World War II. The listed districts are in Raleigh, where investigations into the county's post-World War II and Modernist resources have been concentrated; the DOE district is just outside of Raleigh in Garner (see Little 2006 and 2009; Black 1994; Brown and Potere 2018). The percentages of contributing and non-contributing resources within these eight subdivisions range from 60% contributing/40% non-contributing in Hi-Mount (WA4512) to 82% contributing/18% non-contributing in Madonna Heights (WA4443).

These developments were built in areas that at the time were: outside of the city's core; platted and planned by real estate developers; and dominated by ranch house architecture with smaller numbers of split-level, split-foyer, Colonial Revival-style/traditional and Modernist houses. All were listed under NRHP Criteria A and C in the areas of community planning and development and of architecture. (Three were also significant for their association with the local African-American community.) They are therefore comparable to Birchwood Hills in multiple ways.

Historic and Architectural Significance: Criteria A and C

The Birchwood Hills Subdivision is recommended as eligible for NRHP listing under Criterion A in the area of community planning and development as a large, mid-twentieth-century, Wake County development, with house types and styles typical of the subdivisions of that era. It was developed in two stages spaced only a year apart—largely on the curve of Hillock and Woodbury drives—as a discrete neighborhood with limited ingress/egress. Birchwood Hills is also recommended as NRHP-eligible under Criterion C in the area of architecture. It includes an almost equal number of ranch houses, split-level residences, and Colonial Revival-style dwellings. It also has a few houses adorned with elements of mid-century-modern design. Its houses are of the same general size, scale, and materials, all set

within their wooded lots with their longest elevations turned out toward the street. The popular residential designs of the time are well-represented in the subdivision. Reflecting its somewhat later mid-1960s period of development, it includes a smaller percentage of ranch houses, and a larger percentage of split-level and Colonial Revival-style houses, than the other inventoried neighborhoods that are comparable to it.

Birchwood Hills is believed to have sufficient integrity to support its significance under Criteria A and C. Fifteen (27%) of the subdivision's total of 53 houses are located within the project's APE and were fully surveyed. All but three of these 15 houses are believed to contribute to the historic district. Two of the houses within the APE are recommended as not contributing due to their age (2116 and 2112 North Hills, built respectively in 1984 and 1986) and a third due to alterations (2128 North Hills). The others have a very high degree of integrity. Eighty percent of the resources within the APE are believed to be contributing. This degree of integrity extends into the neighborhood as a whole. Although not all of its resources were inventoried, they were viewed and dated. It is believed that around 80 to 85% of Birchwood Hills' total resources are contributing. Almost all that do not contribute are identified as such because they were erected in 1977 or later. The houses between 1964 and 1970, with one or two exceptions, retain their integrity.

Association and Information Potential: Criteria B and D

The neighborhood is not recommended as NRHP-eligible under Criteria B or D. The two men who developed the subdivision—Grover Cauthen and Jordan Parker—were not significant in terms of Criterion B. Architecturally, Birchwood Hills is not likely to yield important information not available from other sources; therefore it is recommended not eligible under Criterion D.

Resources Less than 50 Years Old: Criteria Consideration G

Although the end date of the period of significance falls within the past 50 years, the subdivision is not recommended as having achieved exceptional significance under Criteria Exception G. Rather—like the Longview Gardens, Madonna Acres, Rochester Heights, and Battery Heights historic districts—its buildings reflect the continuum of modern design in Raleigh from the mid-1950s through, in Birchwood Hills' case, 1970. Stylistically and formally, there is little to differentiate the subdivision houses erected 50 or more years ago from those erected from the late 1960s through 1970.

Level and Period of Significance

Birchwood Hills' level of significance is recommended as local. Its period of significance extends from its 1957 beginnings until 1970, when one of its last-built houses (2109 Hillock)—which looks much like its neighbors in form, scale, and materials—was built. The entire subdivision contains only seven later houses, one built in 1977 and six between 1983 and 1986. As the percentages of the contributing/noncontributing resources at Wake County's NRHP-listed and -eligible historic districts indicate, this is a high degree of integrity for predominantly post-World War II subdivisions in Raleigh and Wake County.

BIRCHWOOD HILLS SUBDIVISION		
Element of Integrity	Level of Integrity	Assessment
Location	High	Stands on the location where it was built
Design	High	Original designs of almost all houses remain intact
Setting	High	Retains original limited access to surrounding area, which remains largely single-family residential with a mix of single-family residences, apartments, and non-residences on North Hills Drive; high integrity of setting is notable considering growth in this part of Raleigh since subdivision established
Materials	High	Original materials of almost all houses remain intact
Workmanship	High	Original workmanship of almost all houses remains intact
Feeling	High	Retains high integrity of location, design, setting, materials, and workmanship; thereby has high integrity of feeling
Association	High	Retains high integrity of location, design, setting, materials, and workmanship; thereby has high integrity of association

NATIONAL REGISTER PROPOSED BOUNDARY

The recommended NRHP boundary of Birchwood Hills is defined by the yellow line on Figure 53 that encompasses all of the lots historically located within the subdivision. It is virtually identical to that of the subdivision’s historic plat maps, depicted above at Figure 51. It includes the portions of roadway that run between the lots. On the south, it does not extend beyond the right-of-way of North Hills Drive.

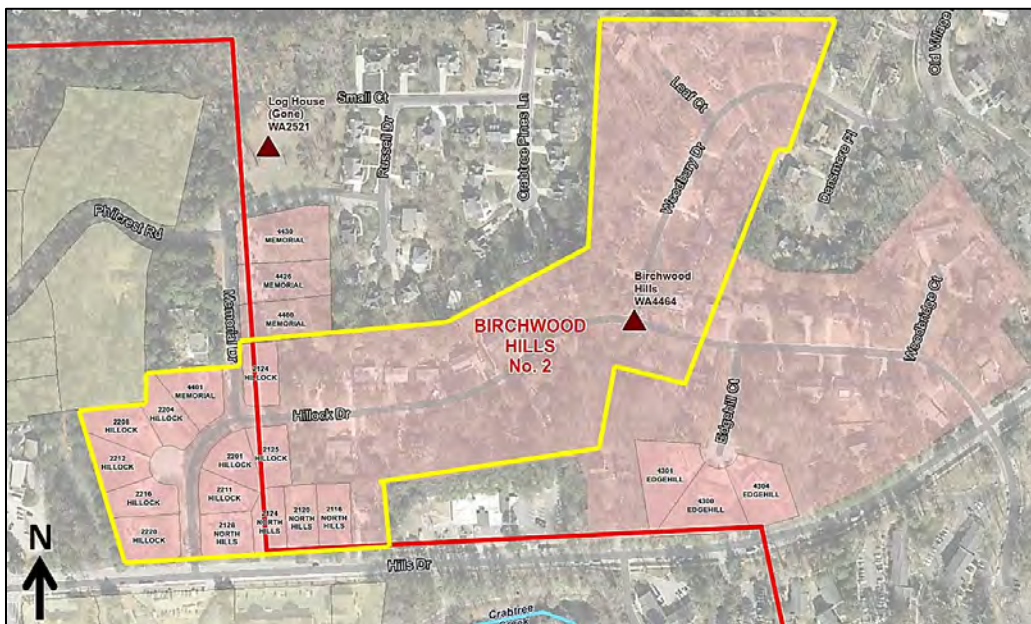



Figure 53: Proposed NRHP boundaries for Birchwood Hills Subdivision, outlined in yellow (red line is APE)

03. Westchester Subdivision

	Resource Name	Westchester Subdivision
	HPO Survey Site #	WA4635
	Location	Bounded by Roberts Street on N, I-440 on W, Glen Eden subdivision on S, and Ridge Road on E
	PIN	Various
	Date of Construction	Ca. 1960-1990s
	Recommendation	Portion of Westchester within APE recommended not eligible for NRHP listing

ARCHITECTURAL DESCRIPTION

The Westchester subdivision contains 85 lots and 75 residences. It is located west of I-440 and east of Ridge Road, above the contemporary Glen Eden subdivision. Its curvilinear streets roll along hilly terrain and its lots are largely wooded (Figure 54).

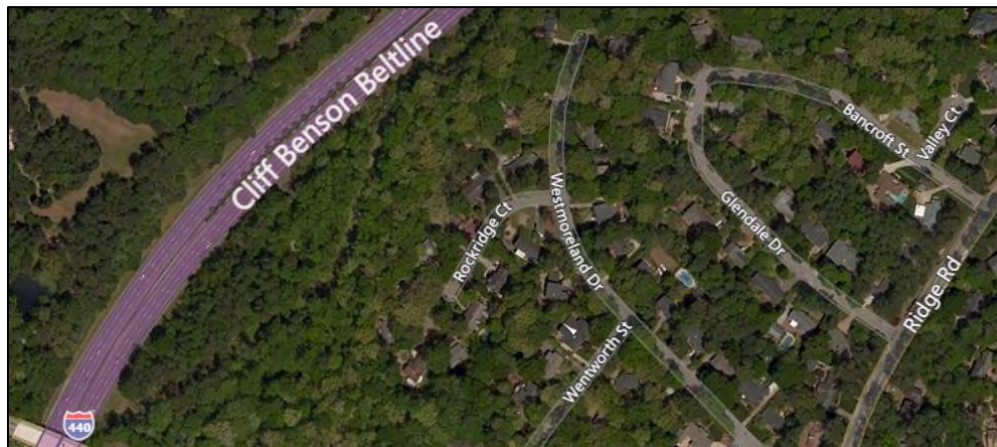


Figure 54: Aerial image of Westchester subdivision east of I-440 and west of Ridge Road

Only three of the subdivision’s houses are located within the APE. The two-story, three-bay, Colonial Revival-style house at 1413 Westmoreland Drive was erected in 1982. The one-story, brick-veneered ranch house to its south at 1405 Westmoreland dates from 1970. Immediately to that house’s south stands another one-story, gable-end, brick-veneered, Colonial Revival-style house at 2417 Rockridge Court (Figure 55). Built in 1962, it is the only one of the three that is more than 50 years old.

Outside of the APE within the subdivision, these houses are joined by an eclectic array of dwellings (Figure 56 through Figure 58). Many are ranches or Colonial Revival-style dwellings, but worked in a variety of fashions and scales. A handful of the neighborhood’s houses are mid-century-modern and

later versions of modern design. As a whole, Westchester’s houses do not display any particular cohesiveness in scale or design. This suggests that it was constructed over a broad range of time, a suggestion born out by the wide date range of its houses.

INVENTORY OF WESTCHESTER RESOURCES within APE
(Dates based upon photographs, comments, and notes in Wake County tax records, aerial photography, and visual inspection; C=contributing, NC=non-contributing)

ADDRESS	PIN #	DATE	DESCRIPTION	ALTERATIONS	C/ NC
1413 Westmoreland	07954 69964	1982	2-story, 3-bay, artificial-sided, minimal Colonial Revival-style house w/ flanking 1-story wings	No notable alterations	NC age
1405 Westmoreland	07954 69701	1970	Brick-veneered, gable-end, 1-story ranch w/ projecting gable & shallow porch	No notable alterations	NC age
2417 Rockridge	07954 67585	1962	Brick-veneered, 1-story-over-basement, Colonial Revival-style house w/ 1-bay columned porch	Carport at right (N) converted into 2-car garage post-1995	C

Westchester Subdivision resources within APE



Figure 55: 1413 Westmoreland Drive [1982] at upper left; 1405 Westmoreland [1970] at upper right; 2417 Rockridge Court [1962] at bottom

Representative sample of Westchester Subdivision resources outside of APE



Figure 56: 3504 Valley Court [2008] at top left and 1105 Bancroft Street [1965] at top right; 1205 Bancroft [1977] at bottom left and 1209 Bancroft [1971] at bottom right



Figure 57: 1104 Glendale Drive [1964] at top left and 1209 Glendale [1966] at top right; 1200 Glendale [1968] at bottom left and 2605 Ridge Road [1973] at bottom right



Figure 58: 2425 Wentworth Street [1961] at top left and 2412 Tyson Street [1965] at top right; 2417 Ridge Road [1960] at bottom

HISTORICAL BACKGROUND

The Westland Company incorporated in May 1958 and filed its papers the following May (Corporation Book M/Page 71). William A. Wilson, Nat D. Peirson, and W.E. Kistler were its incorporators and half of its six-member board of directors. Hill's city directory of 1958 identifies the three men and the board as experienced contractors and developers. Wilson was president of Country Club Properties and Northside Apartments, Inc., and vice president of Realty Construction Company, Inc. Peirson was a consulting engineer with the civil engineering firm of Peirson and Whitman. All four of their enterprises occupied the same address, 1618 Glenwood Avenue. Walter E. Kistler was secretary-treasurer of the contracting firm of Lowry and Kistler, Inc. He was also president of State Fixture and Supply Company and a member of the Raleigh Board of Realtors. Jesse T. Lowry, Jr., president of Lowry and Kistler and secretary-treasurer of State Fixture, served on the Westland Company's board of directors, as well. The six member board included these four men, plus general contractor William C. Vick and John Haywood Jones, whose business address was the same as Wilson's and Peirson's.

Westland laid out the Westmoreland subdivision in three sections (Figure 59). Section 1 at the south dates to 1960 (Map Book 1960/Page 46) and Section 2 to its west to 1961 (Map Book 1961/Page 103). Section 3 at the north was platted in 1963 (Map Book 1963/Page 90). Revisions of some lots followed. The company does not appear to have launched any concerted ad campaign for the subdivision. They ran a few quarter-page ads in May 1960, but quickly dropped down to small notices that referred in a few words to the neighborhood's exclusivity or country, yet convenient, appeal (Figure 60).

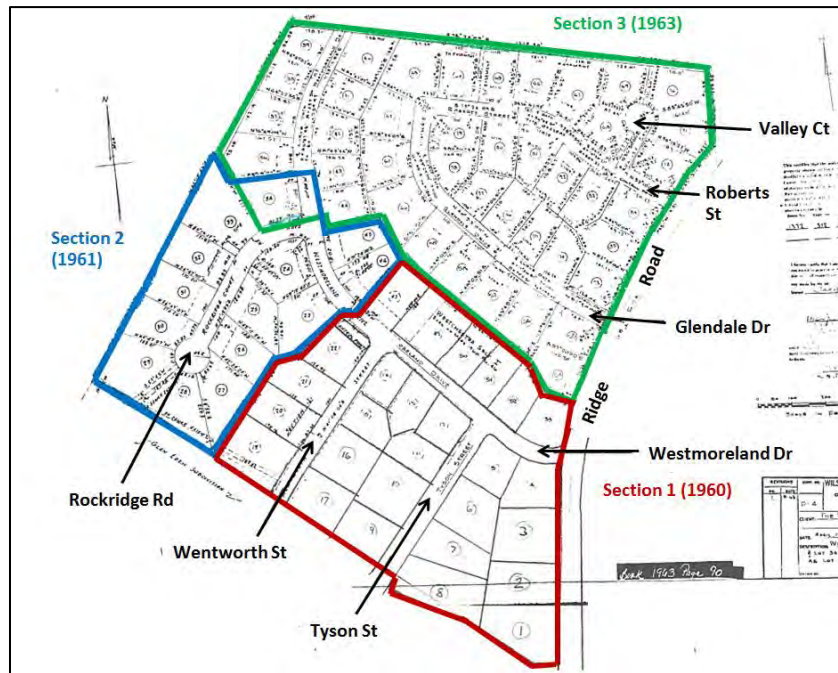


Figure 59: Composite map of Westchester showing all three sections

Figure 60: Westchester advertisement and sales notice (*News and Observer*, May 8, 1960 and October 18, 1964)

Of Westchester’s current 75 houses, 45 (60%) were erected in the 1960s; 17 (23%) date from the 1970s; seven (10%) were built in the 1980s; four (5%) rose in the 1990s; and two (2%) were built in the 2000s. The relatively slow build-out may reflect the difficulty and expense of erecting a house on some of the lots, which can be quite steep. These were likely considered unbuildable until property values rose.

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION

Historic, Association, Architectural, and Information Potential Significance (Criteria A, B, C, and D)

Only a small slice of the Westchester subdivision is located within the project's APE. It and the area that brackets it to the east and south are not believed to retain sufficient integrity, and contain too many post-1970 resources, to be NRHP-eligible as part of a historic district under any of the Register's Criteria (Figure 61 through Figure 63). (Note that the neighborhood does not extend west or north of that depicted in Figure 61.) The one resource within the APE that is more than 50 years old—2417 Rockridge Road—is a one-story, standard-issue, Colonial Revival-style house that is not believed to be significant under any of the NRHP Criteria.

Further—though it was only driven through and its tax information and photos reviewed—it is believed unlikely that any portion of the Westchester subdivision at present has sufficient significance or integrity to be NRHP eligible. This was apparently also the opinion of Ruth Little in 2006 after she and Sarah Davis Lachemann surveyed an area that covered both Westchester and the slightly earlier Glen Eden subdivision to its south. (Glen Eden's first plat map was drawn in early 1958 (Map Book 1959/Page 13).) Little did not recommend the combined neighborhoods as NRHP-eligible, nor did she request that they be placed on the HPO's Study List of resources requiring further eligibility assessment. (She also did not address the potential eligibility of Westchester as an individual subdivision.)

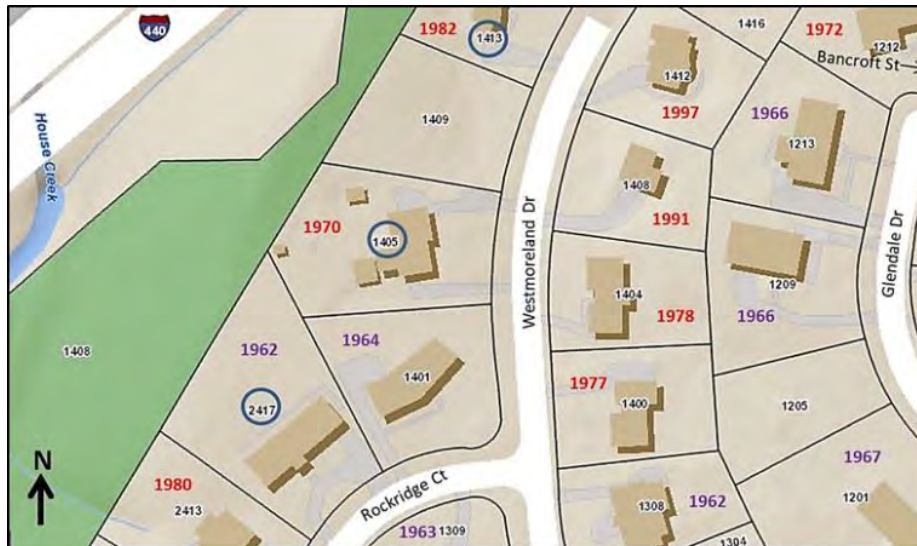


Figure 61: Northwest corner of Westchester subdivision with the three resources within the APE circled in blue, 1960s houses dated in purple, and 1970 and later houses dated in red

Resources adjacent to APE, separating APE from remainder of subdivision



Figure 62: 1401 Westmoreland Drive [1964] at upper left and 2413 Rockridge Court [1980] at upper right; 1309 Westmoreland [1963] at lower left and 1412 Westmoreland [1997] at lower right



Figure 63: 1408 Westmoreland Drive [1991] at upper left and 1404 Westmoreland [1978] at upper right; 1400 Westmoreland [1977] at lower left and 1308 Westmoreland [1962] at lower right

WESTCHESTER SUBDIVISION within the APE		
Element of Integrity	Level of Integrity	Assessment
Location	High	Remains on its original site
Design	High	Design of the three resources is intact, although only one of them is more than 50 years old and none are of exceptional importance
Setting	High	Retains original limited access to surrounding area, which continues to be largely single-family residential
Materials	High	Materials of the three resources are intact, although only one of them is more than 50 years old and none are of exceptional importance
Workmanship	High	Workmanship of the three resources is intact, although only one of them is more than 50 years old and none are of exceptional importance
Feeling	High	Retains high integrity of location, design, setting, materials, and workmanship; thereby has high integrity of feeling, although only of the three inventoried resources is more than 50 years old and none are of exceptional importance
Association	High	Retains high integrity of location, design, setting, materials, and workmanship; thereby has high integrity of association although, again, only of the three inventoried resources is more than 50 years old and none are of exceptional importance

04. Country Club Hills Subdivision



Resource Name	Country Club Hills Subdivision
HPO Survey Site #	WA4474
Location	Roughly bounded by Crabtree Creek on E, I-440 on N, Glenwood Avenue on W, and Carolina Country Club on S
PIN	various
Date of Construction	Ca. 1946-present
Recommendation	Portion of Country Club Hills within APE recommended not eligible for NRHP listing

ARCHITECTURAL DESCRIPTION

Country Club Hills is a large post-WWII subdivision located south of I-440, east of Glenwood Avenue, and north of the Carolina Country Club. Its lots are generally heavily wooded. Its residences range from relatively small early ranch houses to very large, multi-million-dollar, new houses (Figure 64).

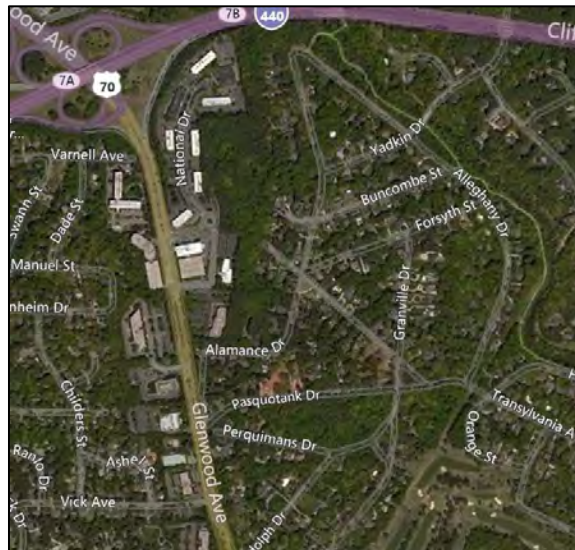


Figure 64: Modern aerial image of Country Club Hills, which occupies most of the area depicted east of Glenwood Avenue

The current project only touches a tiny portion of the Country Club Hills subdivision: of its approximately 200 houses (Little survey form WA4474 2006), only three are within the APE. These are 3300 Alamanca Drive (1974), 3209 Craven Drive (1996), and 3212 Craven Drive (1952) (Figure 65). The first two are similarly fashioned 1-½-story, frame, Colonial Revival-style houses with dormers. The latter is a typical one-story, gable-end, brick ranch with double- and triple-window bays. All three appear to be little altered. Only the ranch house is more than 50 years old.

INVENTORY OF COUNTRY CLUB HILLS RESOURCES within APE
 (Dates based upon photographs, comments, and notes in Wake County tax records, aerial photography, and visual inspection; C=contributing, NC=non-contributing)

ADDRESS	PIN #	DATE	DESCRIPTION	ALTERATIONS	C or NC
3300 Alamance	07959 61434	1974	Gable-end, 1-½-story, 5-bay, artificial-sided, Colonial Revival-style house w/ 3 dormers	No notable alterations	NC age
3209 Craven	07958 69496	1996	Gable-end, artificial-sided, 1-½-story, 5-bay, Colonial Revival-style house w/ 3 dormers, engaged full-facade porch	No notable alterations	NC age
3212 Craven	07959 62207	1952	1-story, gable-end, brick-veneered ranch w/ 3-window and 3-window bay and recessed entry at center	No notable alterations; additions to the rear are not visible from the street	C

County Club Hills Subdivision resources within APE



Figure 65: 3300 Alamance Drive [1974] at upper left and 3209 Craven Drive [1996] at upper right; 3212 Craven [1952] in 2018 at bottom left and in 1997 at bottom right

In her inventory of Raleigh’s modernist resources, Ruth Little described the overall character of the neighborhood and its dwellings as follows (Little survey form WA4474 2006):

One of the first upper middle-class subdivisions created in Raleigh after World War II, Country Club Hills is located on the east side of Glenwood Avenue just inside I-440. The

Carolina Country Club golf course forms the south boundary of the large subdivision. The streets, platted by engineer Carroll Mann, create long, straight blocks. Streets are named for North Carolina counties. Raleigh's well-to-do citizens built custom houses on the large lots beginning in the late 1940s. Most of the approximately 200 houses are substantial Colonial Revival or Ranch-style. One of the earliest and finest is the Jeff Johnson Jr. House, 421 Transylvania Ave., built about 1947. The two-story brick house, with carefully-rendered colonial details, occupies a corner lot with a sweeping expanse of green lawn and large trees.

The neighborhood is most significant for the two dozen Contemporary houses built in the 1950s and 1960s throughout the neighborhood. Granville Drive, which overlooks the golf course, contains seven Modernist houses, more than any other street. A number were designed by faculty of the School of Design at N. C. State University. The first Contemporaries, built in 1950, are the small Usonian-style house designed by Henry Kamphoefner, dean of the School of Design, and his colleague George Matsumoto for the Kamphoefner family at 3060 Granville Drive; the adjacent Fadum House, 3056 Granville Drive, designed by James Fitzgibbon; and the large luxurious Paschal House, 3334 Alamance Road, also by Fitzgibbon. All three of these are listed in the National Register.

Other architects who worked in Country Club Hills included G. Milton Small, Jesse Page, Bill Weber, and Owen Smith. G. Milton Small's own first residence, at 3350 Alamance Drive, is a modest side-gabled Ranch with bands of casement windows, brick and vertical-sided walls. Small built another house for his family at 310 Lake Boone Trail in 1951, so the first house must date from the late 1940s. Small designed the Aretakis House, 309 Transylvania Ave., ca. 1953, and the Stahl House, 3017 Granville Dr., in 1956, both Modernist designs typical of his aesthetic. Architect Jesse Page designed a Contemporary Ranch for James Thompson at 3029 Randolph Dr. in 1953. A small Modernist house at 511 Transylvania Ave. is said to be a "Better Homes and Gardens Demonstration House" built by developer/builder Ed Richards for the Drew family.

A number of architects designed their own houses in the neighborhood: Owen Smith's Contemporary Ranch at 122 Perquimans Dr., 1959; Bill Weber's Split-Level at 606 Transylvania Ave., 1962; and Bill Sigmon's Contemporary Ranch at 3617 Alamance Drive, 1962.

The neighborhood is still characterized by ranch and Colonial Revival-style houses, as even the tiny sample of resources inventoried as part of this project indicates. Over the past 15 or so years, it has developed an additional characteristic not mentioned by Little—teardowns—which has accelerated in recent years. This is particularly notable near the APE. The tearing down and replacement of houses has had a negative impact on the architectural integrity of the neighborhood. Small- to medium-sized houses are being supplanted by large- to very-large-houses that are out of scale and character with the subdivision. Some architecturally notable houses have fallen to the wrecking ball. And although house sizes have grown, some lot sizes have shrunk, as multiple new houses are built on lots that once held only one dwelling. Alamance Drive and Pasquotank Drive just east of the APE well illustrate the changes in much of Country Club Hills in the past 10 years. Within a stretch of the roads extending only about 1,000 feet east of the APE, five houses were demolished and nine houses were built or are under

construction. All of this has happened since Little’s 2006 survey (Figure 66). The greatest architectural loss here and perhaps anywhere in Country Club Hills was the demolition of the NRHP-listed Paschall House at 3334 Alamance Drive, the subdivision of its lot, and the construction of five new houses on its site. David Black’s NRHP nomination (1974) described the house—designed by James Fitzgibbon and erected in 1950—as “a well-detailed, romantically-Wrightian residence of wood and stone” that exhibited “a sensitivity to site, innovative use of materials, subtlety of form and plan, and a degree of passive climatic control” that separated it from its contemporaries. Images of the Paschall House and new construction just beyond the APE are included in Figure 67 through Figure 69.



Figure 66: Country Club Hills east of red-circled 3212 Craven Drive and 3300 Alamance Drive, in 2007, 2013, and 2017 (top to bottom); demolitions and new construction labeled in yellow



Figure 67: Paschall House [1950] at 3334 Alamance Drive, prior to 2013 (source: <http://www.ncmodernist.org/fitzgibbon.htm>)



Figure 68: At left, current house at 3334 Alamance Drive [2016] on portion of Paschall House lot; at right, neighboring house at 3318 Alamance under construction in 2018



Figure 69: At left, 123 [2013] and 127 [2014] Pasquotank Drive and, at right, 129 [2016] and 131 [2013] Pasquotank, all built on portions of Paschall House's former lot

HISTORICAL BACKGROUND

According to Little (2006:8) in her account of the development of modern architecture in Raleigh after WWII:

The earliest upper middle class subdivisions, where buyers purchased a lot and contracted with a builder to construct a custom dwelling, are Longview Gardens along New Bern Avenue in East Raleigh, platted before the war but not very active until the late 1940s; Country Club Hills along Glenwood Avenue (1947), and Budleigh, platted before the war. Country Club Hills and Budleigh provided ample lots and a modern suburban atmosphere where a series of modern houses were designed by faculty and former students of North Carolina State University.

She (2006:28) added:

Country Club Hills, platted in 1946 on the west side of the Carolina Country Club golf course, attracted a group of early home owners who hired architects to design Modernist houses. In 1950 Henry Kamphoefner bought a lot at 3060 Granville Drive on the golf course and had George Matsumoto design a small version of a Frank Lloyd Wright Usonian house. Edward Fitzgibbon designed a large Modernist house for George Paschal in 1950 at 334 Alamance Drive. The 1950 Fadum House was also strongly influenced by . . . Wright's Usonian houses in their rustic wood and stone materials and integration into its sites.

The history of the golf course and the development actually goes back to before WWI, at least on paper. The golf course was incorporated as the Raleigh Country Club in 1910 and opened within a year. In 1918 it was renamed the Carolina Country Club (<http://www.carolinacc.net/Home/History.aspx>). A never-filed map drawn by surveyors Riddick and Mann depicts the golf course and surrounding property in 1910. A second unfiled map, dated September 1911, depicts numerous paper lots on or near the property under the name "Country Club Villa Sites (Wake County Register of Deeds, Mann collection, pages 1.0-1.49pdf, pages 1 and 2 of 56) (Figure 70).

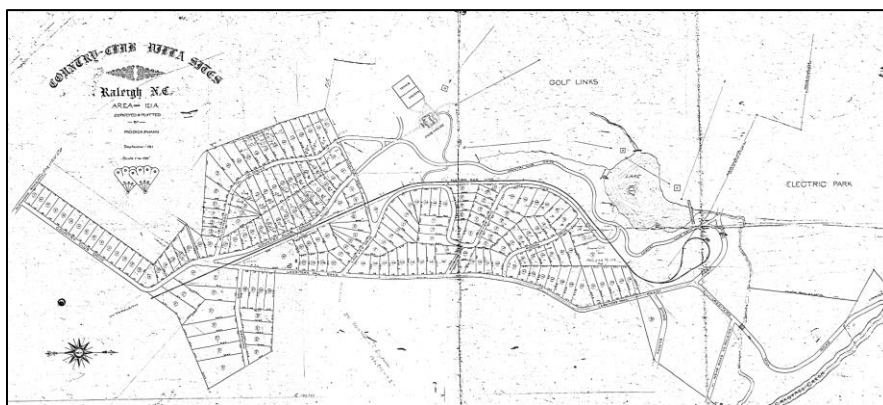


Figure 70: Country Club Villa Sites, predecessor of Country Club Hills (Riddick and Mann, 1911)

The first officially filed maps are two dating from 1945-1946. They depict lots extending north of the golf course on the east side of Glenwood Avenue. Map Book 1945/Page 97-1 pictures 54 lots in a triangle between Granville and Perquimans drives, east of Glenwood. Map Book 1945/Page 97-2 shows lots 55 through 138, that extend beyond the triangle on the east and north (Figure 71). Concurrent with

the platting of the neighborhood, the developers began to advertise Country Club Hills as Raleigh’s “Newest and Smartest” and “Most Modern” development” (*The State*, December 29, 1945, *News and Observer*, May 5, 1946). Initially, they touted its location near the golf course—suggesting growth starting at the south—and its blend of modern city conveniences with a “country” location (*News and Observer*, October 28, 1945) (Figure 72 and Figure 73).

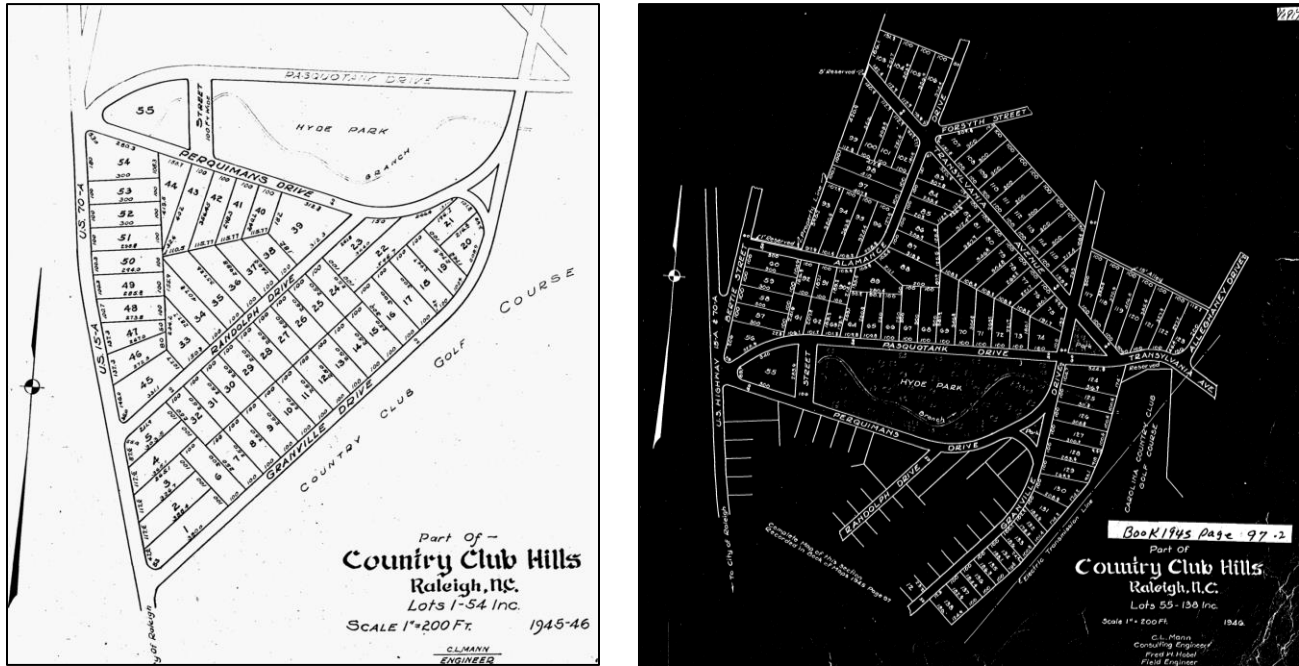


Figure 71: Country Club Hills 1945-1946 plat maps (Map Book 1945/Pages 97-1 and 97-2)



Figure 72: Advertisement for subdivision placed in the fall of 1945 (*News and Observer*, October 28, 1945)

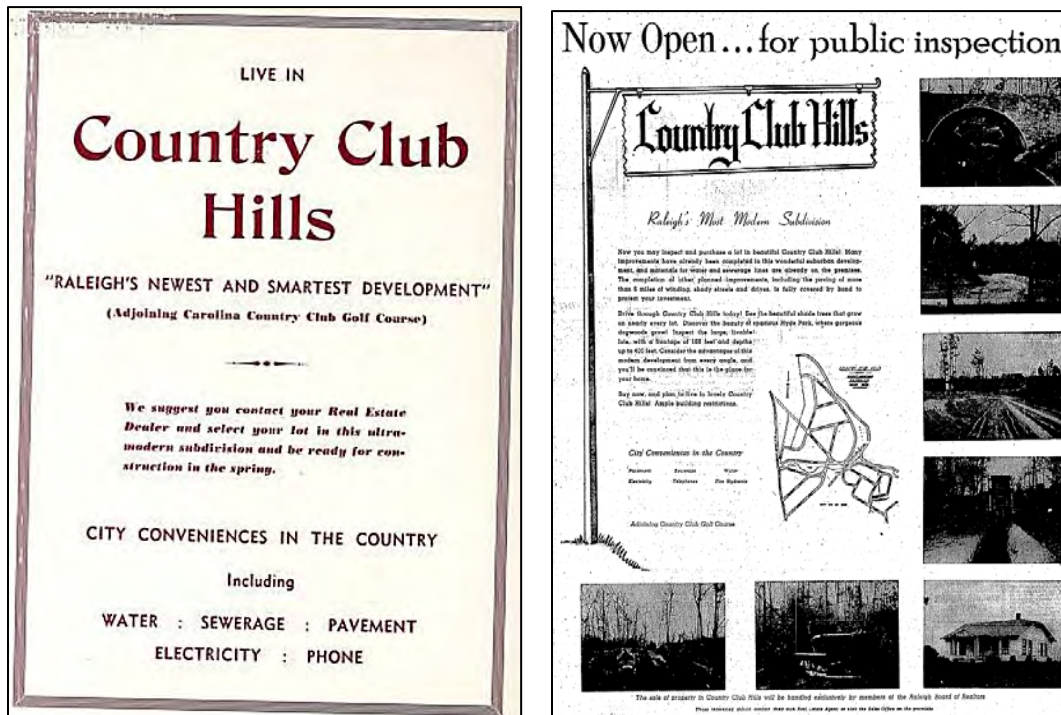


Figure 73: Advertisements run in *The State* magazine in early winter 1945, at left, and in *Raleigh's News and Observer* in the late spring of 1946, at right

Country Club Hills continued to expand its number of lots throughout the 1950s. It added lots 139 to 197 in 1952 (Map Book 1952/Page 20), lots 198-242 in 1954 (Map Book 1954/Page 58), and lots 243-309 in 1957 (Map Book 1957/Page 309). A 1959 aerial map depicts many houses in the neighborhood; their number grew substantially by 1971 (Figure 74). Modern aerials appear to depict a similar number of residences, but fail to clearly capture teardowns and rebuilds.

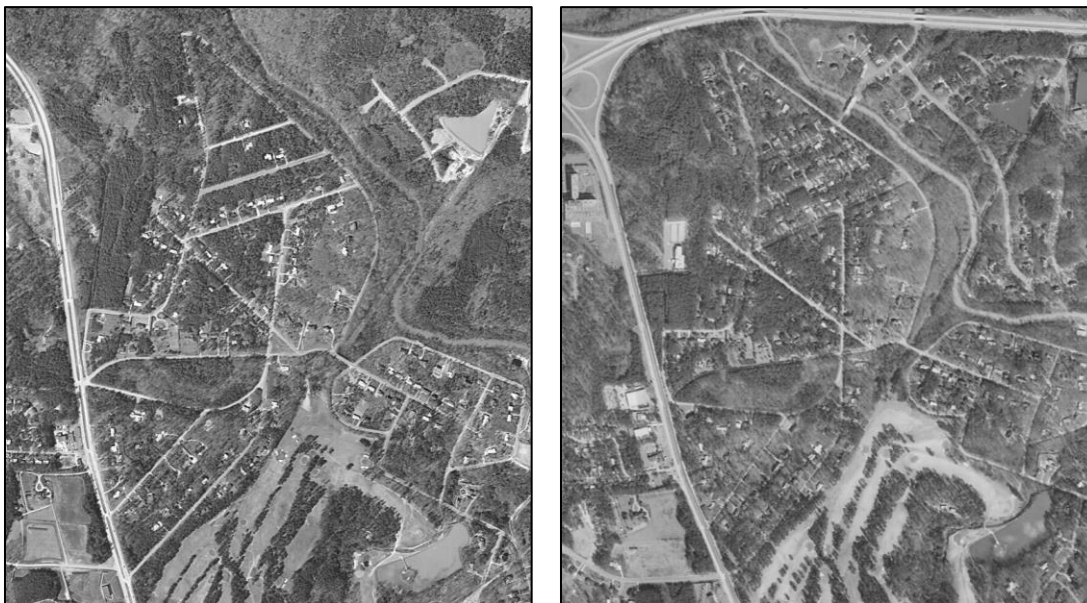


Figure 74: 1959 USDA aerial, left, and 1971 USDA aerial, right


NATIONAL REGISTER OF HISTORIC PLACES EVALUATION

Historic, Association, Architectural, and Information Potential Significance (Criteria A, B, C, and D)

Only a sliver of the Country Club Hills subdivision is located within the project’s APE. It and the area of the subdivision to its east are not believed to retain sufficient integrity to be NRHP-eligible as part of a historic district under any of the Register’s Criteria. Only one of the three resources within the APE is more than 50 years, the garden-variety ranch house at 3212 Craven Drive (1952). It is not believed to be significant under any of the NRHP Criteria. As the part of Country Club Hills assessed in this report was so small, no recommendation is made concerning a potential NRHP-eligible Country Club Hills historic district. If such a district exists, it will exclude the area covered by this report and its immediate surroundings. Due to the many teardowns, followed by new construction, within Country Club Hills as a whole, any historic district would in all likelihood only include a portion of its historic extant. In 2006, Little did not recommend the subdivision as NRHP-eligible.

COUNTRY CLUB HILLS within the APE		
Element of Integrity	Level of Integrity	Assessment
Location	High	Remains on its original site
Design	High	Design of the three resources is intact, although only one of them is more than 50 years old and none are of exceptional importance
Setting	High	Retains original limited access to surrounding area, which continues to be largely single-family residential with a mixture of residential and non-residential on Glenwood; high integrity of setting is notable considering extensive development in this part of Raleigh since subdivision established
Materials	High	Materials of the three resources are intact, although only one of them is more than 50 years old and none are of exceptional importance
Workmanship	High	Workmanship of the three resources is intact, although only one of them is more than 50 years old and none are of exceptional importance
Feeling	High	Retains high integrity of location, design, setting, materials, and workmanship; thereby has high integrity of feeling, although only of the three inventoried resources is more than 50 years old and none are of exceptional importance
Association	High	Retains high integrity of location, design, setting, materials, and workmanship; thereby has high integrity of association although, again, only one of the three inventoried resources is more than 50 years old and none are of exceptional importance

08. Keith and Alice Harrod House

	Resource Name	Keith and Alice Harrod House
	HPO Survey Site #	WA4643
	Location	3942 Blue Ridge Road
	PIN	0795581396
	Date of Construction	Ca. 1964
	Recommendation	Recommended not eligible for NRHP listing

ARCHITECTURAL DESCRIPTION

The ca. 1964 Alice and Keith Harrod House is perched on a bluff overlooking House Creek, just north of the Beltline in North Raleigh (Figure 75). The house’s 0.43 acre lot is heavily wooded, and surrounded by new commercial and high-density residential development. Blue Ridge Road bounds the parcel to the north; a single-family residence bounds to the east; and a large multi-story apartment complex, built ca. 2015, bounds the property on its southern and western sides. The house sits slightly downhill of Blue Ridge Road, to which it is oriented, and is accessed by a short asphalt drive. With the exception of an attached carport, no other structures accompany the house on the lot (Figure 76).



Figure 75: Site plan of Harrod House



Figure 76: Left, view of western elevation; right, view from house looking north toward Blue Ridge Rd.

The front (north) elevation of the mid-century-modern Harrod House, when viewed from Blue Ridge Road, suggests it is a tiny, single-story residence. The other elevations, however, reveal a raised basement level, which comprises a large portion of the house’s living space. On its primary elevation, the house features a broken, tilted-flat-roof design, which serves to divide the residence into an eastern section, on the left, and a western section, on the right, that both sit on a brick foundation. Topped by a low-sloped roof with deep overhanging eaves, the eastern block features paired one-over-one fixed windows. The left corner of the block is clad in brick, the rest of the block in vertical siding (Figure 77, left). The western block is also topped with a sloped flat roof and features the same deep eaves. A row of clerestory windows, most of which have been painted over, rests beneath the roofline. The building’s primary entrance is found at the left corner of the block, near the front elevation’s center. It features a simple paneled door topped by an unpainted fixed transom and edged on the right by a three-part, unpainted, fixed sidelight. The eastern edge of the block is clad in brick (Figure 77, right). The building’s windows and cladding appear to be original.



Figure 77: Left, north front elevation with eastern block at left; right, western block with entry and painted clerestory windows

Two sets of paired, fixed, windows punctuate the building’s eastern side elevation on the first floor, which is clad in vertical siding. The brick basement level is partially visible on this elevation and features one window opening on the southeastern corner (Figure 78, left). The other side elevation, on the west, is clad entirely in vertical siding with the exception of its corners. A large pair of sliding windows is centrally located there, bracketed by two fixed, wooden light fixtures with large globes. The

appearance of this elevation suggests that it originally held garage doors. NC Modernist Houses, in a brief entry contained within its account of miscellaneous Raleigh houses, supports this. It states that the Harrods “converted the garage to a den and created a carport; expanded the master bedroom and added a bath” prior to selling the property in 1980 (<http://www.ncmodernist.org/raleigh.htm>). An open-aired, two-bay carport, supported by brick columns and topped by a flat roof with overhanging eaves, connects to the elevation’s southern corner (Figure 78, right, and Figure 79). This is the carport the Harrods added later.



Figure 78: Left, view of eastern elevation; right, view of western elevation



Figure 79. Undated winter view of north front and west side elevations of Harrod House (source: <http://www.ncmodernist.org/raleigh.htm>)

Extending from the western corner of the rear (southern) elevation is an L-shaped block, which reads as two stories due to an exposed basement level. The top of the block is clad in vertical siding, the basement being brick. Paired windows haphazardly punctuate the various elevations of the L-block, and a small wooden deck is attached to its eastern side. Projecting from the eastern corner of the rear elevation is a single-story, single-block sunroom, which sits at the basement level. Large windows set in metal frames compose each of the block’s three elevations. Wooden steps lead from the back of the house, down the hill to a very overgrown patio space (Figure 80 and Figure 81). With the exception of deferred maintenance, the house appears to have changed little since it was last surveyed in 2006. Access to the interior was not offered by the current tenants.



Figure 80: At left, west side and south rear elevation with upper deck at far left; at right, south rear elevation with sunroom at right and steps leading to rear of lot in foreground



Figure 81: South rear and east side elevations of house in late winter, 2006 (Harrod House File, NC SHPO; photographer: Sara Lachenman)

HISTORICAL BACKGROUND

Born in 1938, Keith Raymond Harrod was the son of Clifford and Rena Harrod, residents of Genesee, Michigan (1940 U.S. Census). By 1953 the family had relocated to the Raleigh area, where Clifford had been hired as pastor of Christian & Missionary Alliance Church (Hill's 1953). In 1960 his son Keith graduated from the civil engineering program at North Carolina State University (NCSU). A year later, in April 1961, Keith married Alice Jones, the daughter of Seby Jones, mayor of Raleigh from 1969-1971 and an influential local residential and commercial real estate developer during the twentieth century.

Following graduation, Keith took up employment with his father-in-law's construction firm, Davidson-Jones (*News & Observer*, 1989) (Figure 82). Under Jones' ownership, the firm was responsible for the construction of numerous residential buildings in the Raleigh neighborhoods of Hayes-Barton, Budleigh, Country Club Hills, and Lakestone. Commercial entries on the firm's resume included the Crabtree Valley Mall, Cary Village Mall, numerous buildings within the Research Triangle Park, and the Raleigh Civic Center (*News & Observer* 2002). Harrod remained with the firm, becoming president, until he left in 1993 due to differences with his partner (and brother-in-law). Harrod would continue on as an active member of the Raleigh construction scene, founding Harrod & Associates Constructors Inc. in 1994, which was responsible for the construction of numerous churches, car dealerships, and other commercial

and office buildings throughout Raleigh (Harrod & Associates, 2018). His activities outside of construction included serving as a member of the NCSU Board of Trustees from 1988 to 1999 and as chairman of the board from 1994 to 1998 (LinkedIn, 2018).

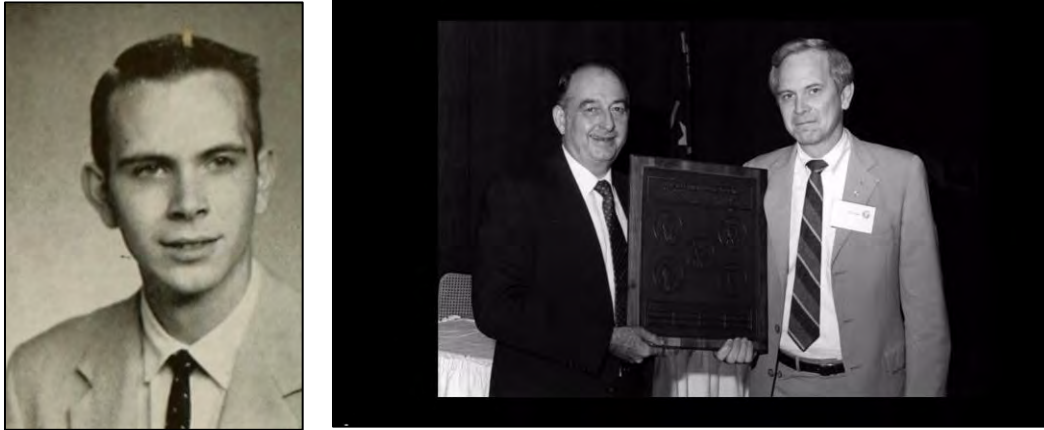


Figure 82: Left, Keith R. Harrod senior college photo, ca. 1960 (source: 1960 NCSU Agromeck); right, Harrod, at right, receiving a community award from vice chancellor William L. Turner, ca. 1980 (source: <https://d.lib.ncsu.edu/collections/catalog/0007174#?c=0&m=0&s=0&cv=0&z=-322.6668%2C-301.2465%2C6453.3333%2C4622.4932>).

In May 1964, Keith and Alice Harrod purchased for “ten dollars and other valuable considerations,” “Lot 2 of the Property of Seby Jones” (Deed Book 1595/Page 459) (Figure 83). Given his background in construction and engineering, it is not surprising that Harrod designed and built the house (<http://www.ncmodernist.org/raleigh.htm>). According to tax records, he likely did so in 1964.

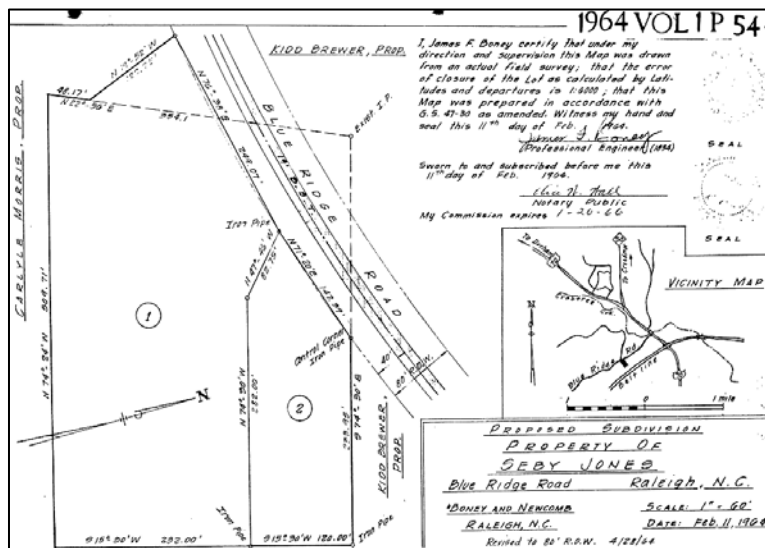


Figure 83: Plat of Seby Jones’ Property ca. 1964 (Map Book 1964/Page54); Harrod House built on Lot 2

In 1980 the Harrods sold the house to Nannette Strowd, who sold it one year later to William Jackson. In 1989 Southern National Bank foreclosed on and repossessed the house (Deed Book 4599/Page 660). It was purchased in 1990 by current owner, Paul Castelloe, who maintains it as a rental property (Deed Book 4830/Page730).

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION

During the mid-twentieth century, modern and contemporary design boomed in Raleigh, fueled largely by the successful architecture program at North Carolina State University. The prestigious program attracted many members of the Modernist movement, and its influence is readily visible throughout Raleigh's numerous mid-twentieth-century neighborhoods. Following are descriptions of a small number of these houses that are individually listed in the NRHP or are included as contributing to NRHP-listed historic districts in Raleigh.

Constructed ca. 1961, the G. Dewey and Elma Arndt House (WA4656) (Figure 84, left) was listed on the National Register under Criterion C in December 2011. The Register nomination describes the house as follows (Little 2011):

The G. Dewey and Elma Arndt House, [is] an elegant modern residence ... [the front elevation is] a single story wood-framed structure set on a low masonry foundation with a single low-slope front-gable roof encompassing living spaces and a two-car garage addition to the right... The [primary] façade is divided into three bays. The central bay... is set... back from the front structural plane of the building to expose slender wood posts and deep beams supporting the cantilevered roof deck... With the lower backyard topography, the rear (east) elevation is a two-story wood frame structure, with the characteristic wood-sided upper level and brick-clad lower level... Low brick retaining walls provide at-grade access to the renovated garage spaces on the lower level.



Figure 84: Left, G. Dewey and Elma Arndt House (WA4656) at 1428 Canterbury Road; right, Paul and Ellen Welles House (WA4621) at 3227 Birnamwood Road

The Paul and Ellen Welles House (WA4621) (Figure 84, right) was listed on the National Register in January 2009 under Criterion C and was constructed slightly before the Harrod House in 1956. Its nomination provides the following description of the house, which according to Little at the time was “virtually unaltered” (Little, 2008):

... a dramatic, contemporary Split-Level with five bedrooms, four baths, and an open floor plan with soaring ceilings and large areas of glass.... The approximately 3,000 square foot house is generally rectangular in form, with an asymmetrical side-gable roof with wide overhanging eaves. At the east end the house stands two stories tall, with a brick-veneered lower level that is partially sunken into the ground at the rear and a slightly cantilevered upper level sheathed with board-and-batten siding...

The Burnie W. Batchelor House (Figure 85, left) was constructed in 1954 and stands at 722 Graham Street in Raleigh. It was listed as a contributing resource to the Cameron Village Historic District (WA4602) in December 2012. The nomination provides the following description (Wagner, 2012):

This wide, front-gabled contemporary house is five bays wide and double-pile with a painted brick veneer and a continuous band of clerestory windows just below the roofline. The left (north) elevation has vertical board siding with ribbon windows (a mixture of fixed and casement metal units) at the main floor and the basement levels.... The entrance is a one-light French door with a full-height sidelight and a pebbled glass clerestory panel.



Figure 85: Left, Burnie W Batchelor House (WA4602) at 722 Graham Street; right, James M. and Florence Poyner House (WA4602) at 710 Smedes Place

The James M. and Florence Poyner House (Figure 85, right) at 710 Smedes Place was constructed in 1953 and is also a contributing resource to the Cameron Village Historic District (WA4602). The following description is provided in the nomination (Wagner, 2012):

This custom-designed sprawling contemporary house is made up of three gabled wings set at angles to each other and wrapped by a flat-roofed covered walkway that connects to a flat-roofed wing on the right (east) end... The house is sheathed in vertical boards and has terracotta roof tiles, paired, one-light casement windows, and a large, double-leaf, twenty-one-panel doors flanked by sidelights...

The Leif Valand House (Figure 85, right) is another contributing resource to the Cameron Village Historic District (WA4602) and was built around 1951. According to the nomination the earliest recorded resident was the renowned local architect Leif Valand. The nomination describes the house as follows (Wagner, 2012):

This one-story contemporary house is made up of two parallel wings connected by a flat-roofed center block. The right (south) wings is two bays wide and triple-pile with a shed roof that slopes to the south. It has a stone veneer on the left (north) half of the façade and on the left (north) elevation; the rest of the wing is covered with board-and-batten sheathing. It has an entrance on the north elevation and paired windows on the south elevation....the house was designed by neighbor Charles W. Davis Jr. (718 Graham, an architect in Valand's office), and was later adapted by Valand to accommodate his wheelchair.



Figure 86: Left, Leif Valand House (WA4602) located at 706 Woodburn Road; right, Norwood and Ellen Smith House (WA441) at 335 Golf Course Drive

The Norwood and Ellen Smith House located at 335 Golf Course Drive in Raleigh was built around 1962 and is a contributing resource to the Longview Gardens Historic District, listed on the National Register in January 2011. The nomination provides the following description of the house:

[A] Contemporary Ranch that overlooks the Raleigh Country Club fairway on the rear and right side. The house has a lower level that opens to these sides, but is underground in the front and left side. The walls have wide board-and-batten siding. The house apparently has post-and-beam framework, since the interior rooms are open to the roof, and the ceiling joists are visible on the interior and exterior beneath the wide eaves...

Historic, Association, Architectural, and Information Potential Significance (Criteria A, B, C, and D)


The Keith and Alice Harrod House is not recommended as eligible under National Register Criteria A or B, as it boasts no known connection with any significant historic event or persons. Keith Harrod was a notable local figure, but does not rise to the level required by Criterion B as a “person significant with our past.”

The Harrod House has a medium of exterior material integrity. It retains original windows, siding, doors, and minimal decorative elements, and its footprint has not been notably altered. However, its garage was converted into a room after its construction and a large carport was added to its side. Due to its alteration and addition, and the presence of numerous more intact mid-century-modern houses in Raleigh it not recommended as eligible for NRHP listing under Criterion C due to a lack of integrity and significance.

Additionally, the Harrod House is not likely to yield important historical information on the basis of its appearance or construction. It is therefore recommended as not eligible, as an architectural resource, under Criterion D.

HARROD HOUSE		
Element of Integrity	Level of Integrity	Assessment
Location	High	Stands on site where it was built.
Design	Medium	Retains much original exterior design finish, including horizontal siding, brick walls and foundation, clerestory windows, tilted flat roofs, and rear sun room; however, form and design altered by conversion of garage into a room and addition of carport
Setting	Low	Surrounding area has become very built up and commercialized since construction
Materials	Medium	Retains many of its original materials, including horizontal siding, brick foundation, brick walls, and windows; however, garage door removed and side elevation walled in
Workmanship	Medium	Retains much of its original design and materials; however, garage converted into a room and side elevation walled in
Feeling	Medium	High integrity of location; medium integrity of design, materials and workmanship; low degree of setting: therefore medium integrity of feeling
Association	Medium	High integrity of location; medium integrity of design, materials and workmanship; low degree of setting: therefore medium integrity of association

10. Crabtree Creek Warren Truss Bridge

	Resource Name	Crabtree Creek Warren Truss Bridge
	HPO Survey Site #	WA8427
	Location	Over Crabtree Creek approximately 90' S of junction of Glenwood Avenue and Morehead Drive
	PIN	0796225566
	Date of Construction	ca. 1915-1935
	Recommendation	Recommended eligible for NRHP listing under Criterion C

ARCHITECTURAL DESCRIPTION

When trees are not in leaf, the Crabtree Creek Warren Truss Bridge is visible from Morehead Drive as one heads south toward the junction of US 70 (Figure 87). It is also visible for much of the year from the Crabtree Creek Trail of the Raleigh Area Greenway, from a point about one-third-of-a-mile northwest of Edwards Mill Road. It is cut off from any road access and during the summer is largely invisible.



Figure 87: Aerial view of Crabtree Warren Truss Bridge and surroundings (Google base map)

The current total length of the bridge is approximately 195 feet (Figure 88 through Figure 94). Its truss is about 40' long with a deck width inside its trusses of perhaps 10'. Its northern approach span, which does not extend quite as far as US 70, is about 90' long. The southern approach span currently measures approximately 65' feet in length, but has been truncated to make room for the paved greenway trail that runs along the south side of Crabtree Creek. (Due to gaping holes in the deck and copious amount of poison ivy, the structure was not measured.)

The body of the bridge is a six-panel Warren pony truss with verticals. Steel forms its floor beams, top chords, and lower chords. Its vertical and diagonal members are also steel, strengthened with V-lacing,

and steel piers support it at either bank of Crabtree Creek. Rivets and gusset plates connect the steel members. In some places on the truss, bolts have replaced rivets. In other places, the steel members hold empty holes. Wood forms the truss's joists and flooring. The steel structure carries no identifying plaques and no manufacturers' names were found on any of its members.

The approaches, to the north and south of the truss, are of wood with the later addition of some steel members. These added members carry the names of at least four steel manufacturers: Cambria, Jones & Laughlins, Bethlehem, and Lackawanna. The name Jones & Laughlins—with the letter “s” at the end—stopped being used by about 1902; the other members cannot be dated (Wollman and Inman 1999:200; <http://historicbridges.org/info/brands/index.htm>). The variety of manufacturers, the early date of the Jones & Laughlins I-beam, and a 1964 plat map indicate that the various steel members were inserted to bolster the strength of the approaches. The plat map, at Figure 95 below, references “new iron under the bridge.” In addition to the added steel, some of the wooden members of the truss have been replaced, in some instances with pressure-treated wood. However, the many large holes in the floors of the approaches and truss indicate the bridge is essentially unmaintained.



Figure 88: Looking southwest at truss and approach spans



Figure 89: Looking southeast at truss



Figure 90: Looking south down south approach span toward truss, at left; substructure from north bank of Crabtree Creek, at right



Figure 91: Looking northwest from deck at truss, at left, and looking northeast, at right



Figure 92: At left, looking northeast at approach span substructure and truss from south bank of Crabtree Creek; at right, looking northwest at steel floor beams, wood floor beams, and V-laced members of truss



Figure 93: Truss details; note small, regular, empty holes in vertical and diagonal members



Figure 94: Details of gusset plates, rivets, V-lacing; note bolts in place of rivets at left-hand side of center image

HISTORICAL BACKGROUND

The earliest identified image of a bridge at this location is found in the 1959 USDA aerial of Wake County. Deeds do not use a bridge across Crabtree Creek as a reference point, but one does appear in a 1964 plat map drawn for Charlotte M. and LeRoy B. Martin, Sr. (Map Book 1963/Page 238).

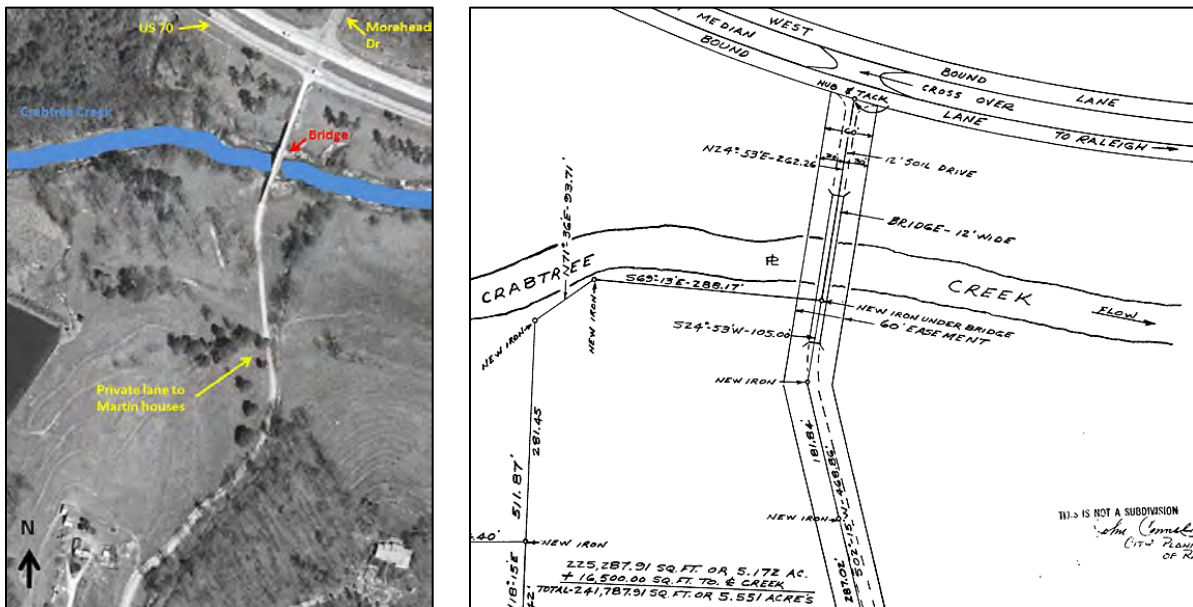


Figure 95: USDA 1959 aerial photograph and 1964 Wake County plat map

The Martins may have put the current bridge in place in the late 1940s. In 1940 LeRoy Martin and his business partner, Robert D. Beam, purchased three tracts of land that extended south from Crabtree Creek near the current property (Deed Book 827/Page 215). These tracts do not appear to have included any land on the north side of the creek adjacent to the Raleigh-Durham Highway. In 1946, however, Martin acquired additional parcels from Mamie E. Goodwin that did extend across the creek to the highway (Deed Book 953/Page 19; see also Deed Book 823/Page 33 (1939) and Deed Book 1846/Page 658 (1968)). Whether he was living on the property at this point is unclear. At the time there was access to the south over a farm lane that connected to the original path of Edwards Mill Road (USDA 1938 aerial photograph; Legeros Fire Blog 2014). The Martins likely put up a bridge not long after this purchase to provide a shorter northern route to a maintained road. In 1964, Charlotte Martin transferred about five acres of property located south of the bridge—cut out of her land—to son LeRoy B. Martin, Jr., who had recently moved back to Raleigh. Upon that land he built a house designed by architect Brian Shawcroft. She also gave him “the right of free ingress, egress and regress” to the 60’ strip of land that extended from US 70 south across the creek over the bridge (Deed Book 827/Page 215). It was this transaction that prompted the drawing of the 1964 plat map.

In the early 2000s, Bill Ott recalled the Martin houses in a blogpost: Charlotte Martin had married Robert Kost, his grandfather, after LeRoy B. Martin, Sr.’s death. (Both houses are gone, supplanted by an apartment complex.) Ott stated that “The bridge was originally all wood. It was replaced in the mid-1960s, as best I recall” (Legeros Fire Blog 2014). This suggests that LeRoy B. Martin, Jr., rather than his parents, had the current bridge put in place. Whether the bridge went up over the creek ca.1946 or in the mid-1960s is somewhat of an academic question, for it is in all likelihood older than both of those dates. Where it was moved from is unknown.

Evidence that the bridge was moved is threefold. First, no bridge or associated farm lane is evident at this site in the 1938 USDA aerial. Second, rivets replaced by bolts and empty holes suggest the bridge was partially dismantled and rebuilt on this site. Third, the bridge type—a Warren truss, here built as a pony truss and supplemented with verticals—dates from the nineteenth century, but was used with “renewed interest . . . in the early twentieth century” (Jackson 1988:27).

George Fore’s 1979 inventory of NCDOT-owned metal bridges identified 78 Warren pony truss bridges with verticals, 51 of which were single-span bridges. He called the type “one of the most numerous [metal truss] bridge types in North Carolina” Among those he recorded that could be closely dated, through plaques or other information, were the 45-foot-long former Buncombe County Bridge 213 (BN2494), manufactured by the Camden Iron Works Company in 1915, and Durham County Bridge 28 (DH2304)—built in the mid-1920s, according to Fore’s estimate, or in 1935, according to state inspection records—which has three 70-foot-long spans (Fore 1979:17, 43-50). As the below photographs indicate, these two structures were quite similar to each other and to the bridge across Crabtree Creek (Figure 96 and Figure 97). Both were determined eligible for NRHP listing. The Durham bridge is out of service, but still stands. The Buncombe bridge is gone.



Figure 96: Buncombe County Bridge 213, at left (George Fore, 1978); Crabtree Creek Bridge, at right

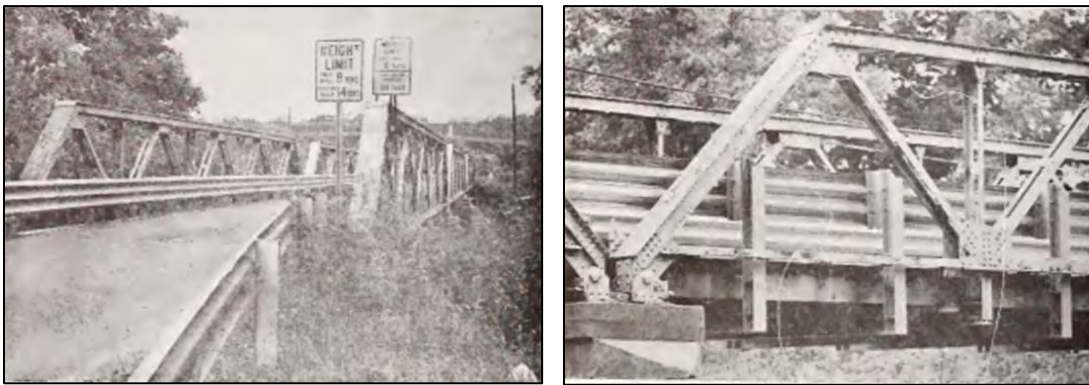


Figure 97: Durham County Bridge 28 (George Fore, 1978)

Fore recorded another bridge in 1978—Wake County Bridge 322 (WA5068)—that spanned Crabtree Creek about six miles west of the Martin bridge. Located just east of Lake Crabtree and south of I-40, it was replaced by 1993. He identified it as a Warren pony truss with verticals, but did not suggest a build date. An NCDOT bridge inspection file, however, assigns the surprisingly late date of 1958 to the bridge. Unfortunately, Fore’s photographs better capture the bridge’s approach spans than its truss.

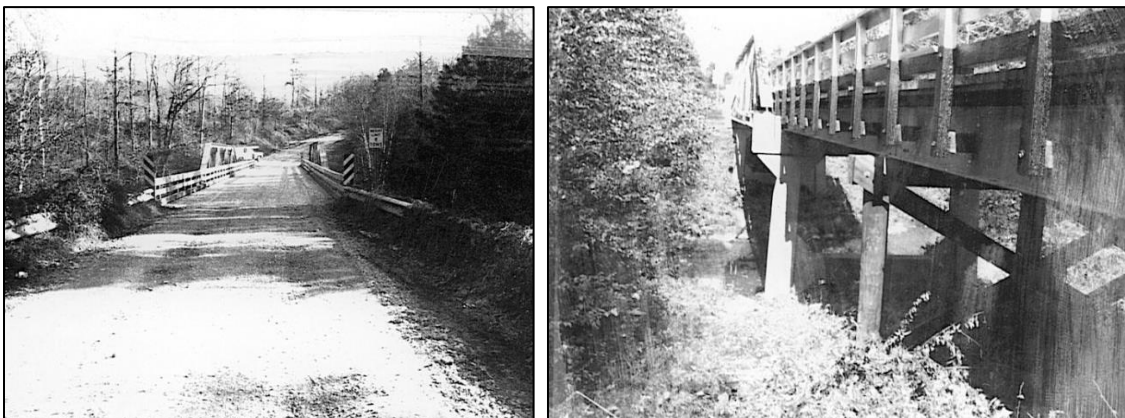


Figure 98: Wake County Bridge 322 in 1978 (George Fore, photographer)

Considering the various dates of construction of similar bridges in North Carolina, it is estimated that the Crabtree Creek Warren Truss Bridge was erected between about 1915 and 1935.

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION

Architectural Significance (Criterion C)

The Crabtree Creek Warren Truss Bridge is recommended as eligible for NRHP listing as an intact and rare surviving example of the Warren truss bridge type in Wake County and North Carolina. Its period of significance is recommended as ca. 1915-1935, during which years it is believed to have been erected.

A Transportation Research Council report established contexts and recommended significance assessment standards for common historic bridges types, including the Warren truss, in 2005. The report's history and description of the Warren states in part (Parsons Brinckerhoff 2005:3-39):

. . . The form has only diagonal members connecting the two chords, with no verticals. The basic design is based on combining a series of equilateral triangles to form an efficient truss in which the diagonals act in compression and tension. Usually this truss type was altered by the addition of verticals or additional alternating diagonals. The main diagonals, endposts, and top or bottom chord members tend to be thick and visually prominent. Verticals or additional diagonals, when present, are much thinner. . . .

As a pin-connected iron truss, this type was never very popular, either as a railroad or a highway bridge. Many steel, field-riveted or bolted Warren pony trusses, however, were erected by counties throughout the country beginning in the 1890s, by state highway departments in the 1920s and 1930s, and by railroads into the 1930s. Warren trusses were also built, occasionally, with polygonal top chords as a through or pony truss; with vertical endposts as a pony truss; or as a bedstead pony truss.

It continues with the following significance assessment:

Few Warren trusses survive from the nineteenth century, but the form dominated twentieth century bridge design, used in many different configurations by highway departments for short span pony trusses and through trusses for intermediate spans, from the 1900s to the present.

The Warren truss is significant within the context of this study if they retain their character-defining features, which include parallel top and bottom chords, inclined end posts (or vertical end posts for bedsteads), diagonals, floor beams, stringers, method of connections, and for through trusses, struts and portal features (e.g., struts, bracing). Intact nineteenth century examples are the most significant within this type as they are no longer common. Most significant amongst the twentieth century examples are the bridges built by state departments of transportation according to their standardized plans. Warren trusses built after the first two decades of the twentieth century are substantially less significant than the aforementioned significant examples, possessing low to moderate significance.

As demonstrated at its description above, the Crabtree Creek Warren Truss Bridge retains all character-defining features of the type. As discussed below, it is the only Warren truss roadway bridge known to survive in Wake County and one of only 12 such known to still stand in North Carolina.

Few pony truss bridges, whether Warren or Pratt, survive in the state. The 2005 Lichtenstein inventory of North Carolina's NCDOT-owned roadway bridges identified only seven Warren pony truss bridges, not including the current bridge (Harshbarger 2005). One of these was determined NRHP eligible,

Durham County Bridge 28 (likely 1935), discussed above. Five other pony trusses in the state, all Pratts, were determined NRHP-eligible: Davidson County Bridges 297 (1906) and 416 (1920); Person County Bridge 35 (PR0290, 1900); and Stokes County Bridges 75 (SK0828, 1910) and 253 (SK0518, 1925).

Bridgehunter.com identifies four additional Warren pony truss bridges, privately owned, that were built to carry roads (Figure 99 and Figure 100). All are strengthened with verticals. Although they were not visited as part of this project, recent photographs and Google and Bing map images suggest they still stand. They are the Goat Island Driveway Bridge in Alamance County, which crosses the West Channel of the Haw River near Burlington (<https://bridgehunter.com/nc/alamance/sellar-mill-road/>); the Old Yadkin College Road Bridge over Dykers Creek near the small community of Yadkin College in Davidson County (<https://bridgehunter.com/nc/davidson/bh50502/>); the River Cove Pony Bridge over the Pacolet River in Polk County southeast of Saluda (<https://bridgehunter.com/nc/polk/bh52795/>); and Wagon Wheel Acres Bridge over the Pigeon River in the Haywood County hamlet of Cruso (<https://bridgehunter.com/nc/haywood/wagon-wheel-way/>). One additional Warren pony truss, also with verticals, survives in Winston-Salem, the Liberia Street Footbridge erected over Salem Creek ca.1936 (Forsyth County & Winston Salem 2008:113). As its name indicates, the bridge was built to carry pedestrians rather than vehicles and is accordingly built of relatively light steel members (Figure 100).



Figure 99: Goat Island Driveway Bridge (Matthew Ridpath, 2010), at left; Old Yadkin College Road Bridge (Royce and Bobette Haley, 2016), at right (both <https://bridgehunter.com>)



Figure 100: River Cove Pony Bridge (James McCray, 2016) at left; Wagon Wheel Acres Bridge (James McCray, 2017), at right (both <https://bridgehunter.com>)



Figure 101: Liberia Street Footbridge (Forsyth County & Winston Salem 2008:113)

Wake County is not rich in historic highway bridges. It has only three NRHP-eligible roadway bridges, none of which are trusses. They are Bridge 201 (concrete channel beam, 1958), Bridge 378 (concrete channel beam, 1958), and Bridge 539 (reinforced concrete tee beam, 1936). At least three truss highway bridges stood in Wake County into the late twentieth century. Wake County Bridge 322, discussed above (as late as 1958), was a Warren pony truss with verticals. The through truss Boylan Avenue Bridge was erected in Raleigh in 1913 and demolished and replaced in 1981-1982 (*News and Observer*, December 10, 1981). The Lassiter Mill Bridge was also a through truss bridge. It was moved to Crabtree Creek at Lassiter's mill in Raleigh from the Neuse River in the 1920s. Deemed unsafe, it was demolished and replaced about 1984 (*News and Observer*, April 19, 1984).

Resources Removed from Original Location: Criteria Consideration B

The Crabtree Creek Warren Truss Bridge meets NRHP Criteria Consideration (Exception) B, which provides for a “. . .building or structure removed from its original location but which is significant primarily for architectural value” The bridge is believed to meet the exception because it is chiefly significant under criterion C as a rare and intact example of its type. Additionally, it has been at its present location more than 50 years (for example of North Carolina NRHP-listed bridge that was moved and at current site for more than 50 years, see Southern and Reinberg 1995).

Historic, Association, and Information Potential Significance (Criteria A, B, and D)

The Crabtree Creek Warren Truss Bridge has no known association with historic events or significant persons, and is unlikely to yield important historical information. It is therefore not recommended as NRHP-eligible under Criteria A, B, and D.

CRABTREE CREEK WARREN PONY TRUSS		
Element of Integrity	Level of Integrity	Assessment
Location	Medium	Truss moved from unknown original site, but has been at current location for more than 50 years
Design	Medium/High	Retains character-defining features of its truss type, but was moved
Setting	Medium	Remains on creek in wooded setting, though close to busy US 70; was moved from unknown site so original setting not known
Materials	Medium/High	Retains original steel truss materials, but was moved
Workmanship	Medium/High	Retains original steel truss construction methods, but was moved and some rivets replaced by bolts and has some circular holes in some members of unknown use
Feeling	Medium	Retains medium integrity of location and setting, and medium/high integrity of design, materials, and workmanship; thereby has medium integrity of feeling, in spite of having been moved
Association	Medium	Retains medium integrity of location and setting, and medium/high integrity of design, materials, and workmanship; thereby has medium integrity of association, in spite of having been moved


NATIONAL REGISTER PROPOSED BOUNDARY

The proposed NRHP-eligible boundary of the Crabtree Creek Warren Truss Bridge encompasses an area extending 10 feet to each side of the footprint of the truss, approach spans, and supporting piers of the bridge, which the yellow rectangle on Figure 102 is intended to represent. (No surveying of points was done.) This totals less than 0.2 acres of the location where the bridge has stood for more than 50 years and extends into portions of three lots—Wake County PIN 0796225566, 0796210487, and 0796228010.



Figure 102: Proposed NRHP boundary of the Crabtree Creek Warren Truss Bridge defined by yellow rectangle

12-18. Crabtree Valley Mall

	Resource Name	Crabtree Valley Mall
	HPO Survey Site #	WA7972
	Location	Between Glenwood Avenue on N, Creedmoor Road on W, Crabtree Valley Avenue on S, Blue Ridge Road on E
	PIN	0796502569 (body of mall) and five other parcels (Macy's, Sears' parking lot/store, Bank of America, Charles Schwab)
	Date of Construction	1971 and later
	Recommendation	Recommended not eligible for NRHP listing

ARCHITECTURAL DESCRIPTION

Crabtree Valley Mall stretches between Glenwood Avenue/US 70 on the north, Creedmoor Road on the west, Crabtree Valley Avenue on the south, and Blue Ridge Road on the east (Figure 103). Apartment complexes, subdivisions, office and commercial buildings, and hotels—none of which pre-date 1950—extend in all directions beyond the mall. Access to this sprawling post-WWII landscape is facilitated by I-440 and its cloverleaf exit onto Glenwood Avenue just southeast of the mall.

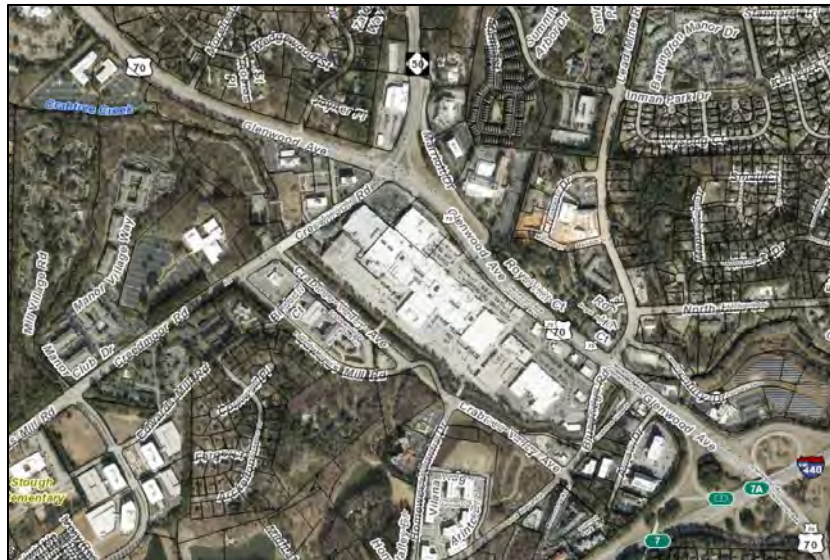


Figure 103: Modern aerial view of Crabtree Valley Mall with I-440 cloverleaf at bottom right

Crabtree Valley Mall began as and remains a functional steel and concrete construction with a veneer of ornament that has changed with the fashions over the years. The body of the mall was built as a long two-story rectangle with a central atrium and a few shorter, perpendicular, side aisles lacking atria. Large, boxy department or anchor stores open into the atrium. The following figure identifies and dates the principal components of the body of the mall and its small number of freestanding buildings.

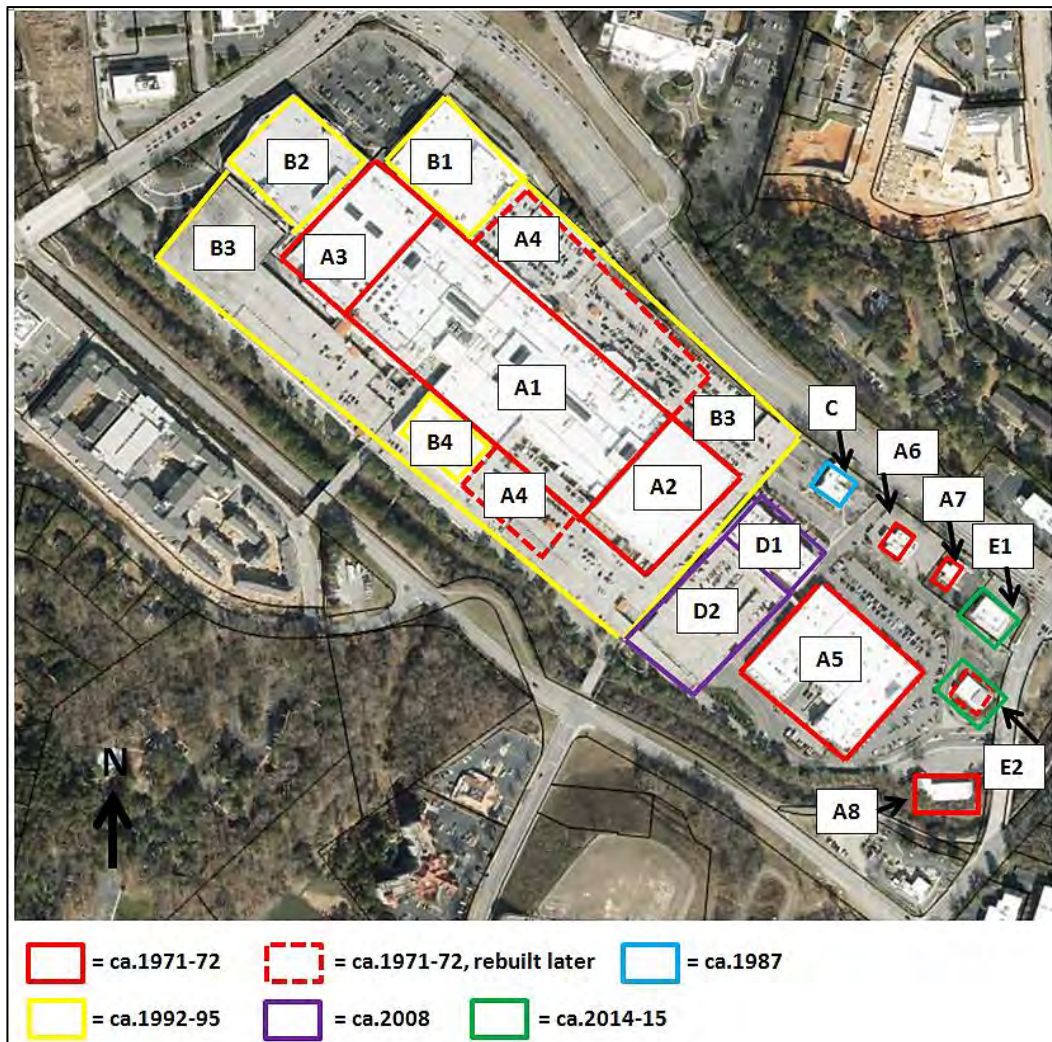


Figure 104: Crabtree Valley Mall construction/reconstruction dates and components (base map: Wake County GIS, 2017)

Crabtree Valley mall shops and anchor stores [A1-A4, B1-B4, D1-D2 on Figure 104]

The rectangular body of the mall [A1] was erected in 1971-1972, with its long northeast and southwest elevations set parallel to Glenwood Avenue and Crabtree Valley Avenue, respectively (Figure 105 through Figure 107). Hudson Belk anchored the southeast end of the rectangle and Sears the northwest end. Thalhimers was largely contained within the central section of the southwest elevation. The exteriors of the long elevations were, even then, mostly obscured by elevated parking decks [A4]. The only notable exterior finish was that of Hudson Belk [A2], which had projecting colonnades and blank walls accented with plain full-height pilasters. Its first-story elevations are now hidden by parking decks. At its second-story exteriors facing northeast and southeast, the store retains the top sections of its colonnades, with doorways cut into what were initially blank walls. The original Sears [A3] at the northeast now holds individual stores separated by the central atrium. The rectangular body of the mall retains its atrium, but received new brass handrails, light fixtures, store fronts, marble floors, and other decorative features about ca. 1995 (Mall of America website 2007). But for its form, it looks little like it did upon the mall’s opening.

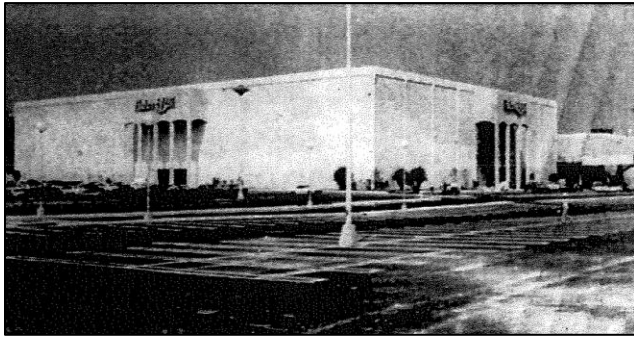


Figure 105: Looking north at Hudson Belk on opening day, at left (*News and Observer*, August 2, 1972), and looking south from new upper parking deck, at right



Figure 106: Opening-day mall interior, at left (<https://www.crabtree-valley-mall.com/about/photo-gallery>), and Burlington Industries displays in 1985, at right (Burlington Industries, Inc., Folders PF-4995/78-92. Box 6)

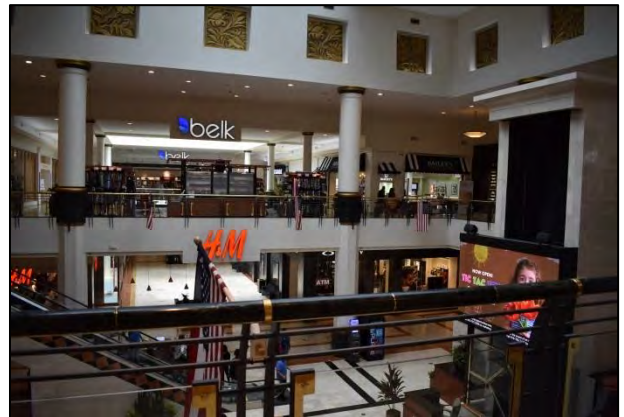


Figure 107: Side corridor, at left, and central atrium, at right

Between 1992 and 1995, the main body of the mall grew in all directions with the addition of stores and decks, almost entirely covering up the original buildings (Figure 108 through Figure 111). Sears erected its current two-story concrete-and-steel store at the mall's northwest corner [B1] and a new two-story anchor store—a Macy's [B2]—was added in the same materials to the northwest. Where the Thalhimers', later Hecht's, anchor store had been located, the mall expanded to the southwest for a new anchor, Lord & Taylor. This spot had previously held a portion of the upper deck. At this time, the old sections of deck were reworked and the mall was entirely ringed by decks, but for an open lot at the north adjacent to Sears.



Figure 108: Thalhimers, later Lord & Taylor and now part of Belk, in 1970s (*Triangle Business Journal*, August 2, 2012); current building at upper parking deck level (ca. 2018 Google image), at right



Figure 109: Looking northwest from top of deck at restaurants, at left, and Sears, at right

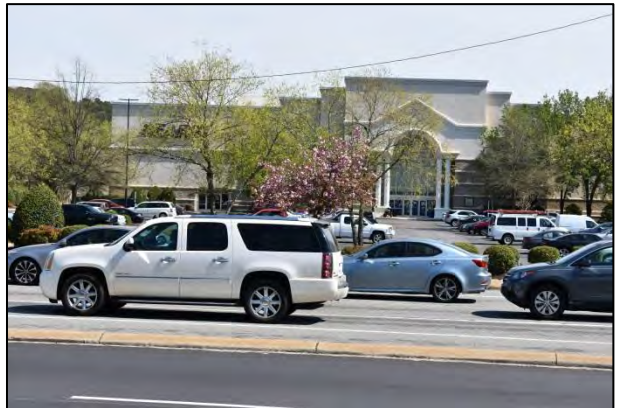


Figure 110: View looking east at Macy's from Creedmoor Road, at left, and looking southwest at Sears from Glenwood Avenue, at right



Figure 111: Body of mall and anchor stores covered with flat white roofs that are nearly entirely hidden at the ground level by early-1990s parking decks paved in gray asphalt; Glenwood Avenue at left

In 2008, the body of the mall was expanded again, to the southeast. A new two-story building [D1] erected to hold large chain restaurants was affixed here, along with a new section of deck [D2] at its southwest. These substantial extensions further obscured the mall's original elevations (Figure 112).



Figure 112: Looking south at 2008 restaurant building at present, at upper left, and from lower level of parking deck (2016 Google image), at upper right; rear of parking deck and building, at bottom (2016 Google image)

Convenience Center [A5]

The building standing southeast of Belk and the body of the mall was originally called the Convenience Center. Among its first tenants were a twin movie theater and a restaurant. Its current tenants include Best Buy, Barnes and Noble, and La Rancherita restaurant. Built of concrete and steel with a flat roof and some brick veneer, it remains freestanding, although it is now almost touched on its northwest by the mall's parking deck. It retains its materials and form, but has been entirely reworked, inside and out, since its construction as one of the mall complex's first buildings (Figure 113).



Figure 113: Convenience Center at mall's opening (*News and Observer*, August 2, 1972), at upper left; looking southwest, at upper right; looking west, at bottom

Bank of America [A6]

The current Bank of America building was initially home to North Carolina National Bank, a predecessor institution. The one-story, steel-and-concrete building retains its original mid-century-modern form, which includes a flat roof, bands of windows above smooth wall surfaces, and a drive-through window shaded by a flat-roofed canopy. However, the building's exterior surfaces—including a band of orange metal sheets at the roof above the windows and sheets of stone veneer below, along with replaced doors and thickened canopy columns—have been altered.



Figure 114: Bank of America looking northeast in 1997 (county tax image), at left, and at present, at right

Wells Fargo [A7]

The Wells Fargo bank building (originally home to predecessor First Union National Bank) has a mid-century-modern design aesthetic similar to that of the contemporary Bank of America building: flat wall planes, clean lines, and minimal ornamentation (Figure 115). Like its neighbor, it is one-story-tall, flat-roofed, and built of steel and concrete with a drive-through shaded by a flat-roofed canopy. The finish of its roofline above its plate-glass windows has been altered, as have its canopy columns and doors, but it retains post-and-beam construction marked by deep beams extended well beyond the wall planes.



Figure 115: Looking west at First Union, now Wells Fargo Bank, at the mall's opening (*News and Observer*, August 2, 1972), upper left, and at present, upper right; looking north at bottom

Just Tires [A8]

Just Tires originally housed Goodyear Tire and Rubber. A functional, one-story, flat-roofed building, it has nine service bays aligned in a long wing set at an angle to a glass-fronted office block (Figure 116). The building retains the same footprint it had when built. No early images of it were found, but it appears to have changed little beyond cosmetic upgrades over the years.



Figure 116: View of former Goodyear Tire store looking south, at left, and southeast, at right

Diamonds Direct [C]

Initially this freestanding, one-story, steel-and-concrete building housed a First Union bank branch (Figure 117). It then housed predecessor bank Wachovia. In 2008 current tenant Diamonds Direct, a jewelry store, took over and then remodeled the building. It retained its curved corner and form, but was resurfaced and given an added brick wall along its bottom half. As part of its changed function, its drive-through window and automatic teller machine were removed.



Figure 117: Looking north at Diamonds Direct building in 2002 (Wake County tax records), at left, and currently, at right

Charles Schwab [E1]

Prior to the opening of the mall, Humble Oil operated a gas station at this site at the corner of Glenwood Avenue and Blue Ridge Road. The building was mid-century-modern with post-and-beam construction and clerestory windows visible at its front gables (Figure 118). In 2015 Charles Schwab brokerage demolished the building (by then a Shell station) and erected the current new modernist building, which is marked by glass walls facing the two streets upon which it fronts.



Figure 118: Crabtree Valley Esso (https://dc.lib.unc.edu/cdm/landingpage/collection/nc_post), no date, at left; new Charles Schwab offices, at right

Coastal Federal Credit Union [E2]

The Coastal Federal Credit Union branch appears to be a new modern building with stone-veneered walls, a flat roof, and an arched banking hall. However, the current appearance is built on the body of an earlier more straightforward building that housed Eye Care Associates (Figure 119).



Figure 119: Looking southwest at Coastal Federal Credit Union building in 2011 (Wake County tax records), at left, and in current incarnation, at right

HISTORY

Crabtree Valley Mall was the brainchild of a colorful and controversial North Carolinian (Figure 120). Pierce Oliver “Kidd” Brewer (1908-1991) gained popularity early as an All-American football player at Duke University—where he captained the football and track teams—and as the head football coach at Appalachian State Teachers College, where his teams lost but four games in four years. After service in WWII, he worked for US Senators Josiah Bailey and William B. Umstead. In 1953 lawyer, state senator, and syndicated political columnist James H. Pou Bailey (the son of Josiah) wrote, in a valedictory column that Brewer was taking over (*Lumberton Robesonian*, January 13, 1953:

Kidd Brewer lives in a barn on a 60-acre farm called Belle Acres just outside Raleigh on Crabtree Creek on the road to Durham. He raises cattle, irreverently refers to his farm as belly acres because of the big beautiful bluff overlooking it. If it is true that “a man’s education is in direct proportion to the variety of his intersts”, [sic] then Kidd is well educated. He is interested in pretty nearly everything. He raises cattle, operates a real estate insurance office, and dabbles quite a little in public relations.



Figure 120: Kidd Brewer’s senior photograph in 1932 Duke University *Chanticleer* Yearbook, at left; and, at right, Brewer in 1964 at “going-in-party” before entering prison (*News and Observer*, March 19, 1964)

Brewer ultimately owned 115 acres near the creek and road, and in 1956 replaced his “barn” with an almost 9,000-square-foot Leif Valand-designed house. (Also in that year, he unsuccessfully sought nomination for North Carolina lieutenant governor.) It was in this house up on Kidd’s Hill, south of and overlooking the mall, that he threw a “going-in-party” upon having to report to prison in 1964 for bid-rigging. As a gesture of defiance, within a week of leaving Raleigh’s Central Prison after a four-month stay, he launched an unsuccessful campaign to land the Democratic party nomination for governor. By then, however, he appears to have become more focused on his long-envisioned mall (*Rocky Mount, N.C. Telegram*, April 27, 1964; *News and Observer*, March 19, 1964, July 19, 1966 and November 23, 1991; *Indy Week*, November 15, 2006; Legeros Fire Blog 2010; NC Modernist Houses website, n.d.).

A number of hurdles had to be cleared before a mall could be built on the property, many of which were eased by Brewer’s strengths in marketing and wheeling-and-dealing. In 1957, Wake County rezoned the mall site to allow for a shopping center (*News and Observer*, July 19, 1966). In 1960, Brewer convinced a county tax review panel to slash the value of the 40-acre parcel upon which the mall would be built from \$106,510 to \$50,755. His argument, according to an account published 13 years later, was that “the land was in a floodplain and worthless for future development”; this in spite of the rezoning the previous year (*News and Observer*, February 13, 1973).

In the beginning of 1965, Brewer announced plans to build the “Crabtree Valley Shopping Center” and he began grading the site at the end of the year. During the summer of 1966, *after* he had already started grading, he “cleared the last big hurdle on a nine-year obstacle course” when the Raleigh city council approved the shopping center layout. He also received, from the Soil Conservation service, “assent to the plans for controlling Crabtree Creek” within the center. Yet another hurdle was cleared in the fall, when the State Highway Commission accepted Brewer’s offer of 1.3 acres and \$22,500 in return for spending about \$200,000 to relocate Blue Ridge Road to the east, so it would provide direct entry into the mall and align with Lead Mine Road. The commission also decided to increase the size of Glenwood Avenue to four lanes plus a dedicated turn lane—each way—where it passed in front of the center (*News and Observer*, January 28, 1965, July 19 and October 6, 1966).

In 1969, Brewer made the final deal necessary to realize his shopping center, when he sold the mall property to Plaza Associates of Raleigh. Plaza’s partners were developers Don Schaaf and Samuel Longiotti of Chapel Hill and contractor Seby B. Jones, who would serve as Raleigh’s mayor from 1969 to 1971. Plaza Associates and Jones would oversee construction and Kidd Brewer would finally be able to look down upon a mall from his house. Not incidentally, Brewer also received the deed for downtown Raleigh’s grand Sir Walter Hotel, worth just short of \$2,000,000, for the property he had readied to hold a mall (*News and Observer*, March 29, 1969 and August 2, 1972).

A ca.1969 photograph of a billboard identifies the major parties involved in building and filling the mall: Seby Jones’ company, Davidson & Jones of Raleigh, was the general contractor; Plaza Associates of Chapel served as leasing agents; and Construction Engineers, Inc., also of Chapel Hill, were the architects and engineers (Legeros Vanished Raleigh; Davidson and Jones) In the early 1970s Construction Engineers changed its name to Hakan/Corley & Associates (*News and Observer*, August 2, 1972; *Daily Tar Heel*, March 20, 2006) and later to Hakan Corley Redfoot Zack, Inc. The website of the firm, now known as CRA, says that it was formed in 1965 and “in the early years focused on commercial projects, working with local developers to deliver office buildings, hotels and shopping venues to serve the expanding population at that time.” It notes that the firm’s profile and commissions changed after it designed the Dean E. Smith Center at UNC, which was completed in 1986. The website does not include Crabtree Valley Mall or any other of its early efforts in its lengthy list of projects

(CRA). An undated plan of the mall identifies Plaza Associates as the mall’s owner/developer and Construction Engineering as designing/consulting engineers. A piece in the special section on the mall’s opening, which appeared in the *News and Observer* on August 2, 1972, confirms that the mall was designed by Construction Engineering’s initial successor firm, Hakan/Corley & Associates (*News and Observer*, August 2, 1972).



Figure 121: Billboard at site of mall, ca.1968 (Legeros Vanished Raleigh)

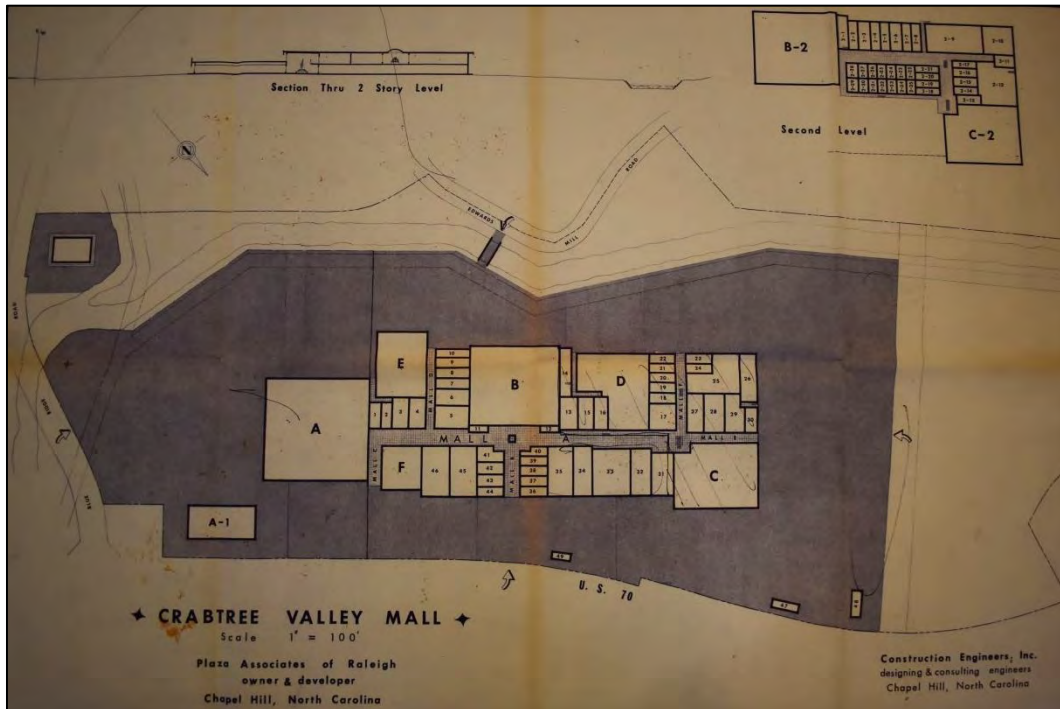


Figure 122: Undated plan of mall (Lewis Clarke Collection, MC00175, Folder 792, NCSU Special Collections)

Davidson and Jones Construction Company, as it is currently known, proudly lays claim to the mall. This demonstrates that its building was more of a construction than an architectural accomplishment. The firm had been founded by James A. Davidson in Raleigh in 1918. In 1935, when Seby Jones joined,

it added his name (Davidson and Jones). In another example of the intertwining of politics and development, Jones—waiting in the wings as Raleigh’s mayor-elect—saw the city council annex the site of the mall, drawing it into city limits (*News and Observer*, June 18, 1969).

The ground was painstakingly laid, but what was built, and when, on Kidd Brewer’s former parcel of land? A close look at the aerial photograph taken in February 1971 shows significant progress on the site and some of its buildings. Sears, Roebuck and Company, which in 1969 had purchased a site from Plaza Associates upon which to build their store, was under construction. The Sears store (A on Figure 123) opened in March 1972 and remains, at a different location, in the mall, The Big Star supermarket (B) had just opened, in the freestanding Convenience Center building at the southeast of the site. Also opened in the Center in February was the Valley Theatres twin cinema. Its premier films were Barbara Streisand’s “The Owl and the Pussycat” in 500-seat Theatre I and “Rio Lobo,” with John Wayne, in 450-seat Theatre II. The Humble Oil-owned gas station was also in operation (C). Another freestanding building was standing across the Convenience Center (D): it last held an eyeglass outlet before being supplanted by the rebuilt building that has housed a Coastal Federal Credit Union branch since the mid-2010s. Site changes by early 1971 were also notable. The path of Blue Ridge Road had been shifted to run immediately adjacent to the mall property and to strike Glenwood Avenue opposite Lead Mine Road (E); the course of Crabtree Creek had been altered and straightened to run behind (south) of the main mall building (F); and, last but not least, the massive site for the body of the mall and its parking had been cleared and graded as well (*News and Observer*, August 2, 1972).



Figure 123: February 1971 USDA aerial capturing mall near onset of construction

The main body of Crabtree Valley Mall opened on August 2, 1972. It initially contained 251,000-square-feet of space (Crabtree Valley Mall website, 2018). Although it has been much altered over the years, it is still recognizable from aerial photographs taken just before its opening (Figure 124; see also Figure 125 through Figure 127 for early images).

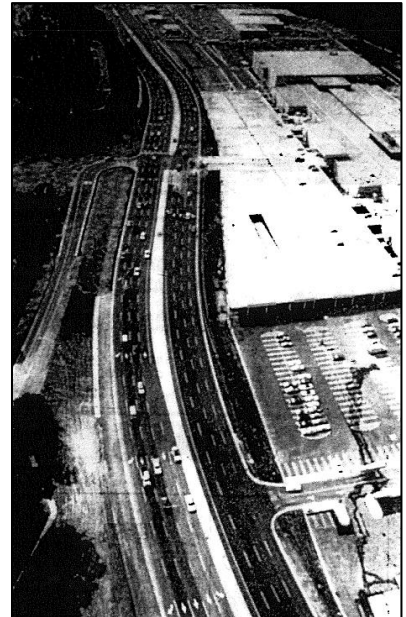
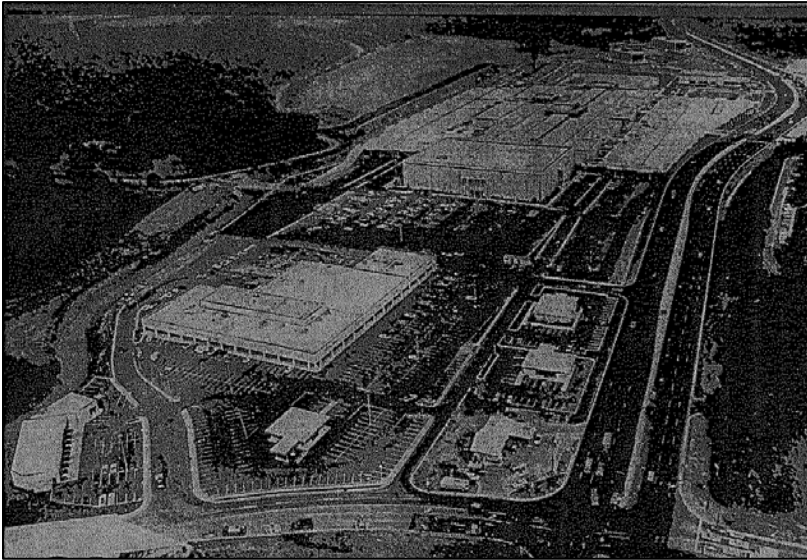


Figure 124: At left, mall looking west up Glenwood Avenue with Blue Ridge Road in foreground; looking east down Glenwood, at right (News and Observer, August 2, 1972)



Figure 125: Hudson Belk with ramp to upper parking deck at left and southwest elevation at right (News and Observer, August 2, 1972)



Figure 126: Opening-day mall interior (source: <https://www.crabtree-valley-mall.com/about/photo-gallery>)



Figure 127: Thalheimers and no-longer-extant fountain in atrium, ca.1970s (Malls of American website 2007)

As its original directory shows, the mall offered a tremendous array of commercial, financial, and gustatory services (Figure 128). These included its four anchor department stores—Hudson-Belk, Thalheimers, Sears, Roebuck, and Miller & Rhoads (which would not open until early 1973); 13 separate shoe stores; six record and home entertainment stores; four banks; three ice cream parlors; and fast food options, a pet store, a tire center, a community hall, and other services.

Shopping Directory

Twenty-one categories are used for listings of tenants in the directory of Crabtree Valley Mall at 4325 Glenwood Ave. as follows:

- DEPARTMENT STORES**—Hudson-Belk, Miller & Rhoads, Sears, Roebuck and Thalheimers.
- VARIETY STORES**—G. C. Murphy and Treasury Drug Center.
- MUSIC, HOME ENTERTAINMENT**—Sam Goody, Burton James, Karren's Music Center, Lafayette Stereo Center, The Record Bar and Steele & Vaughn Magnovox.
- PHOTOGRAPHY AND ART**—Capedo Originals, Finicolor Center and Kinderfoto.
- FOOD & BEVERAGE**—Andy Griffith Barbecue, Cheese Shop, Chick-Fil-A, Dunkin' Donuts, Hector's, Orange Bowl, Piccadilly Cafeteria, Scotty's Foods, The Swiss Colony, Valley Bake Shop and White Tower.
- GROCERY**—Big Star Supermarket and Kwik-Pik Market.
- ICE CREAM & CANDY**—Bankis-Robbins 31 Flavors, Mayberry Ice Cream, and 33 Flavors Ice Cream.
- JEWELRY**—D. P. Paul Jewelers, Carlyle & Co., and Jewel Box.
- FABRICS**—National Fabrics, The Fabric Tree and Silk of Siam.
- BOOKS, CARDS & GIFTS**—B. Dalton Bookseller, Fifth Avenue Card, Far East Bazaar, Harygul India Imports, The Importer, Ole', The Plum Tree, Spencer Gifts, Walden Book, Walden Hallmark Card and Crabtree News Center.
- TOYS AND HOBBIES**—K & K Toys and Ausley's Handicrafts and Hobbies.
- HOME FURNISHINGS**—Bell's Linen Closet and Furn-a-Kit.
- WOMEN'S APPAREL**—Casual Corner, Deb Shop, 5-7-8 Shop, Foxmoor Casuals, Mac Josephs, Judi Leslie, Merry-Go-Round, Lilli Rubin, Serotta's, Shearer's, Stuarts, Wilbar's Jerry Yeatts Fashions, Jean's West, Ormond Shops and Lane Bryant.
- WOMEN'S SPECIALTY SHOPS**—Albert's Hosiery, My Maternity Shop and Atlanta Wig Boutique.
- MEN'S & BOYS' APPAREL**—Chess King, Fine's Men's Shop, Finishing Touch, The Hub, Ltd., National Shirt Shop, J.J. Morley, The Pants Rack, J. Riggings, Slacks 'n Things, Sitt's and Varsity Men's Wear.
- SHOES**—Baker Shoes, Butler's, Brittain's, Father & Son Shoe, Hahn Shoes, Hanover Shoe, Hess Stride Rite Bootery, Hofheimer's, Kinsey Shoe, Mary Jane Shoes, Merit Shoe, Regal Shoes and Thom McAn.
- FINANCIAL INSTITUTIONS**—First-Citizens Bank & Trust Co., First Union National Bank, Household Finance Corporation, North Carolina National Bank, and Wachovia Bank & Trust Co.
- SERVICES**—Executive Leasing Co., Goodyear Tire & Rubber Co., La Marck Beauty Salon, Smith Shoe Service, Valley Barber and Style Shop, Valley Cleaner and Laundry and Valley Theater.
- SPECIALTY SHOPS**—American Travel, Doctor Pet Center, S. Galecki Optical, General Nutrition Center, Leather 'n Wood, Sportsman's Cove and Wicks 'n Sticks.
- MEN'S & WOMEN'S APPAREL**—Anderson-Little Co., Read's Uniform Center, Sharpe's Formal Wear, Tonita's Weigh and Vanity's.
- COMMUNITY HALL**

Figure 128: The mall's stores and services on opening day (News and Observer, August 2, 1972)

Few of the mall's original enterprises remain. Most notably, it retains two of its original anchors, Hudson-Belk (now just Belk) in its first location, and Sears in the store it erected in 1984. Lane Bryant women's wear, listed in the opening directory, but not open until early 1973, remains at the mall, as does Chick-Fil-A, though both are apparently in different locations. Also early in 1973, Kanki Restaurant came to the mall, where it remains. Wells Fargo continues to operate in the freestanding building of one

its predecessor entities, First Union Bank, and Bank of America remains in the freestanding building of predecessor North Carolina National Bank. The freestanding former Goodyear building continues to sell tires, though under the name Tire King (*News and Observer*, August 2, 1972 and March 9, 1973).

According to the Mall Hall of Fame website (2016), Crabtree was Raleigh’s second enclosed mall. The first was North Hills Mall, which opened in 1967. It was immense, however. Its one-million-plus square footage put it on par with Charlotte’s Southpark Mall (1970), the other behemoth in the state. The Hall of Fame site includes images of the mall’s footprint and stores over time (Figure 129).



Figure 129: Crabtree Valley Mall, minus freestanding some freestanding buildings, ca.1972 (top), ca.1995 (center), and ca.2012 (bottom), according to Mall Hall of Fame website (2016)

Crabtree Valley Mall and the well-connected individuals associated with it, such as Kidd Brewer and Seby Jones, appear to have played a notable role in the implementation of the Crabtree Creek flood

control program. In the early 1960s, Raleigh, Wake County, and the state Soil Conservation Service had decided to complete watershed improvements of the creek, which often flooded. However the plan—which initially would have flooded much of Umstead Park—never gained traction. Flooding at the mall site (and elsewhere) while it was under construction appears to have spurred the work forward (Cooper 2017; see *News and Observer*, May 9, 1961, December 7, 1963, and January 28, 1972). Professor and state regulator Arthur W. Cooper noted in his memoirs that the project was “a problem for conservation organizations” and ultimately a “mixed bag,” even after the Umstead Lake reservoir was removed from consideration. He also hints at the mall’s role in it:

The dam construction that has been accomplished has not been sufficient to protect the main stem of Crabtree Creek through the city of Raleigh from serious flooding. Major floods occurred in 1973, 1996, and twice in 2006. In short, the Crabtree Creek flood control project is a good example of planning for flood control based on doubtful premises. Coordination with the state was never particularly effective due to weak enforcement of flood control standards by local government. It did, however, enable construction of the Crabtree Valley mall which has become one of the major shopping centers in the city even though its parking lots, and even the mall itself, are flooded during heavy rains.

The flood control program had a significant influence on development in north and west Raleigh from the 1970s through the present (Figure 130). The role the mall and its developers played in its implementation remains to be untangled.

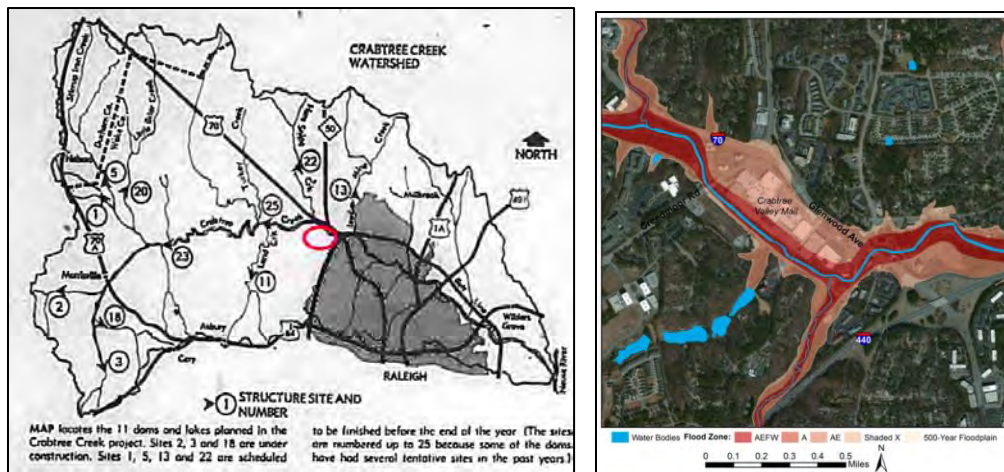


Figure 130: 1972 map locating proposed Crabtree Creek watershed project dams and lakes, mall site circled in red (*News and Observer*, January 28, 1972), and mall and surrounding floodplain, ca.2017 (Tuttle 2017:29)

NATIONAL REGISTER ELIGIBILITY

Historic, Association, Architectural, and Information Potential Significance (Criteria A, B, C, and D)


Crabtree Valley Mall is recommended as not eligible for NRHP listing under any of the Register’s Criteria. It is not eligible under Criterion B, for the persons it is associated with are only locally significant. Kidd Brewer was a vivid figure, but accomplished little more than numerous other sharp-

edged developers in innumerable other communities during the mid-twentieth-century. Seby Jones, who played a greater role than Brewer in the actual construction of the mall, was also a successful developer and served one term as Raleigh’s mayor. He too, though, falls short of the standards required to be a person “significant in our past.” The architects/engineers/developers who designed the mall—Construction Engineers, Inc.—were workmanlike designers, as attested to by their predecessor firm’s website. The mall is therefore not believed to be NRHP-eligible under Criterion B. The body of the mall and its associated freestanding buildings are generally of pedestrian architecture that has been much altered. They are also less than 50 years old and not of exceptional architectural importance. The mall is therefore not recommended as eligible for its architecture under Criterion C/Criterion Consideration G. Of recent construction and well-documented, the mall is further not believed to be NRHP-eligible under Criterion D as likely to yield important information not available from other sources.

But what of the mall’s historical significance? It played a role in the Crabtree Creek flood control project, which had a great effect upon the development of large sections of north and west Raleigh and Wake County. However, many individuals and entities were interested in that effort beginning in the early 1960s. No evidence was uncovered that indicates the mall was the motivating force behind the project. The mall is therefore not believed to be eligible under Criterion A for making a significant contribution to the broad patterns of Raleigh and Wake County’s history.

CRABTREE VALLEY MALL		
Element of Integrity	Level of Integrity	Assessment
Location	High	Stands on site where it was built
Design	Low	Basic core of body of mall remains in place, but has been heavily added to, modified, and altered, as part of mall’s efforts to grow and remain appropriately stylish—atrium was extended, stores have moved and shrunk, or expanded, as needed; freestanding buildings similarly altered
Setting	Low	Surrounding area has become very built up and commercialized since construction, partly as a result of mall’s presence
Materials	Low	Basic core of body of mall remains in place, but has been heavily added to, modified, and altered, as part of mall’s efforts to grow and remain appropriately stylish—this has particularly affected exterior materials and finishes; freestanding buildings similarly altered
Workmanship	Low	Basic core of body of mall remains in place, but has been heavily added to, modified, and altered, as part of mall’s efforts to grow and remain appropriately stylish—this has particularly affected exterior materials, finishes, and workmanship; freestanding buildings similarly altered
Feeling	Low	High integrity of location, but low integrity of design, setting, materials and workmanship: therefore low integrity of feeling
Association	Low	High integrity of location, but low integrity of design, setting, materials and workmanship: therefore low integrity of association

20. Beckana Apartments

	Resource Name	Beckana Apartments
	HPO Survey Site #	WA4638
	Location	3939 Glenwood Avenue
	PIN	0795873928
	Date of Construction	1965
	Recommendation	Recommended eligible for NRHP listing under Criteria A and C

ARCHITECTURAL DESCRIPTION

The Beckana Apartments sit on the western side of Glenwood Avenue, just south of Crabtree Valley Mall and the Raleigh Beltline. The apartment building occupies much of its 6.39 acre parcel. It sits toward the center of its lot, with parking spaces lining its perimeter to the north, west, and south. A courtyard containing a pool and common greenspace is located on the building’s eastern side. The parcel is bounded on the east by Glenwood Avenue and in the other directions by the Beckana Subdivision.

At the time of their completion in 1966, the steel frame Beckana Apartments boasted 254 one- and two-bedroom apartment units. No visible changes have been made to the building’s original footprint, which is L-shape in form and composed of two linear towers eight stories tall. The apartments retain their original brick clad exterior and flat roof (Figure 131).



Figure 131: Aerial view of Beckana Apartments, ca. 2018 (source: GoogleMaps)

The two blocks comprising the apartments are joined together by an eight-story hyphen. The northernmost building is oriented on the lot in a north-to-south direction, whereas the second building is oriented east-to-west. The hyphen connects the two blocks at the southern end of the first building, and the western end of the second building. Large panels of plate glass set in metal surrounds compose the walls of this connector. The hyphen additionally houses a central stairwell, which features spacious elevator lobbies on each of its eight floors (Figure 132).



Figure 132: Left, view of eastern (primary) elevation of southern building; right, view of hyphen connecting northern and southern buildings

The building is straightforwardly designed and ornamented. All four long elevations are punctuated with rows of paired windows with metal sash, presumably one set for each apartment. Fixed air conditioning units are found beneath on the western and southern elevations. The apartments and floors are further demarcated by cast-concrete belt courses. A simple molded cornice runs beneath the building's flat roof (Figure 133).



Figure 133: Left, view of southern elevation of southern building (main lobby entrance on this side); right, view of western elevation of northern building.

Exterior stairwells are found on each of the building's ends (northern and eastern elevations) and feature metal rails with a simple swirl embellishment (Figure 134). This same design is carried over to the rails on the balconies which are located on the interior/courtyard sides of each building. Each balcony serves two apartments, with a plain metal panel dividing each appendage in half.



Figure 134: Left, northeastern corner of northern building; right, view from inside courtyard, looking southwest; bottom, detail view of courtyard balconies

In addition to the exterior stairwells and the hyphen, the apartments are accessible through a main lobby entrance at the southern side of the south building. A large awning supported by metal posts overhangs the sidewalk leading up to the door. Neither the awning nor the glass sliding doors it shades are original to the building. Within the past five years, after the building changed ownership, these were altered and the lobby was modernized with new surfaces and partitions. The building's courtyard was reworked at the same time. It now holds an updated pool house and a new pool and gazebo (Figure 135).



Figure 135: Modern lobby (<https://www.sterlingglenwood.com/>), and gazebo and pool house

Access to the building's hyphen revealed large landing lobbies at each level. Metal rails of a similar design to those used on the exterior balconies line the interior carpeted stairs. Two long, windowless hallways extend off of the hyphen (one spanning the length of each building) and are accessible through glass doors. The doors leading to each apartment off these hallways appear to be original (Figure 136).



Figure 136: Top left, typical hallway; top right and bottom, views of interior stairway and landing lobbies

HISTORICAL BACKGROUND

Jyles Coggins, as described above at the Beckana Subdivision entry, was a prolific Raleigh developer and political mainstay. Among his projects were the Beckana neighborhood; his Neoclassical Revival-style house just west of the neighborhood (described in a separate entry below); the monumental marble mausoleum at Raleigh Memorial Park on Glenwood Avenue, that he built to honor his wife, and numerous small garden apartment complexes (Figure 137 and Figure 138). The high-rise Beckana Apartments were his most daring investment and a first for Raleigh.



Figure 137: Raleigh Memorial Park Mausoleum, at left (<https://www.dignitymemorial.com/>); Jyles Jackson Coggins, date unknown (<https://www.findagrave.com/>)



Figure 138: Left, Carolyn Apartments, 1530 Varsity Dr. (1964); right, Deblyn Apartments, 1301 Baez St. (1958)

In January 1964 Lyon Equipment—one of his real estate and construction companies—sold land comprising the southern portion of the Beckana Apartments parcel and adjacent property to Dobs, Inc. Coggins had incorporated Dobs, another of his development companies, in 1955. (Dobs was a childhood nickname of Coggins.) Effectively, Coggins had sold the property to himself (Incorporation Book K/Page 396; *News and Observer*; 2011). By early 1965, the building was well under construction as seen in a photograph published in the *Raleigh News and Observer* (February 23, 1965) (Figure 139).



Figure 139: Construction photo of the Beckana Apartments, 1965 (*News and Observer*, February 23, 1965).

An update on planned/active Wake County development, prepared at the opening of 1966, reported on the construction of the Beckana Apartments, which stood eight stories tall and boasted an impressive 254 rooms—the same number housed by the building today (*The State* 1966). Beckana was almost complete in late summer of 1966 when two workmen were hospitalized with burns during high-voltage electrical installation (*News and Observer* September 9, 1965). The building opened later in 1966, but was troubled by burning again two years later, when a fire destroyed the apartment of a Mrs. Dezra Stelle. According to Jyles Coggins, the installation of firewalls around each apartment limited damage to the apartment and some smoke and water damage in its hallway. The incident only resulted in the treatment of two people for smoke inhalation (*News and Observer* December 15, 1968).

In 2005 the building left 50 years of ownership by Jyles Coggins' various enterprises, when it was sold to Beckana LLC. Coggins, however, retained ownership of land, which is now held by his heirs

(Coggins, 2018). Between 2005 and 2013 it changed ownership twice more before being purchased by its current owner, Charlotte’s Grubb Properties. The apartments were acquired for \$8.8 million dollars, or roughly \$36,646 per unit. Shortly after the purchase, the building was rebranded as the Sterling Glenwood Apartments. At this time, improvements were made to the property’s main lobby, pool house, pool, courtyard, and fitness center. A dog park was additionally added (*Commercial Property Executive*, 2014; *Triangle Business Journal*, 2013).

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION

As discussed in Little’s “Development of Modernism in Raleigh, 1945-1965,” construction of large, multi-family housing units in Raleigh during the two decades following World War II was uncommon, making the Beckana Apartments an unusual, indeed unique, component of North Raleigh’s architectural landscape (Little 2006: F-26). No high-rise, multi-family, residential buildings contemporary in both age and scale to the Beckana Apartments were identified during the course of this survey. A small number of buildings similar in overall mass and design style (primarily found on the campus of North Carolina State University) were identified and are included in here for comparison. Also considered were a small group of mid-1960s apartment complexes identified as close in number of units to Beckana.

The Beckana Apartments are first listed, with about 15 other new buildings, in a section of the 1966 Greater Raleigh directory that identified apartment buildings (City Publishing Company 1965 and 1966). These new entries reflected growth in the city, but the Beckana was in a league of its own in terms of size and scale. Few if any of these other buildings appear to survive—based upon a review of the resources that currently occupy their addresses and searches for their names in contemporary issues of the *News and Observer*—other than Beckana and the North Hills Terrace apartments.

An update on ca.1965-1966 Wake County development, included in *The State* magazine at the opening of 1966, identified three apartment complexes, in addition to the 254-room Beckana, that held many units (*The State* 1966): Meredith Palms (250 units), North Hills Terrace (204 units), and Western Manor (118 units). Meredith Palms (now Meredith Village Apartments) is a sprawling, two- and three-story, garden apartment complex on the north side of Lake Boone Trail just east of I-440 that still stands (Figure 140). Western Manor is a similarly fashioned though smaller garden apartment complex on the east side of Avent Ferry Road just south of Western Boulevard and the NCSU campus, which now holds student housing. The North Hills Terrace Apartments were also garden apartments. Located off of the I-440 exit onto Six Forks Road, they were acquired by Kane Realty in 2006 and supplanted by the company’s massive North Hills development (*News and Observer*, February 23, 2006).

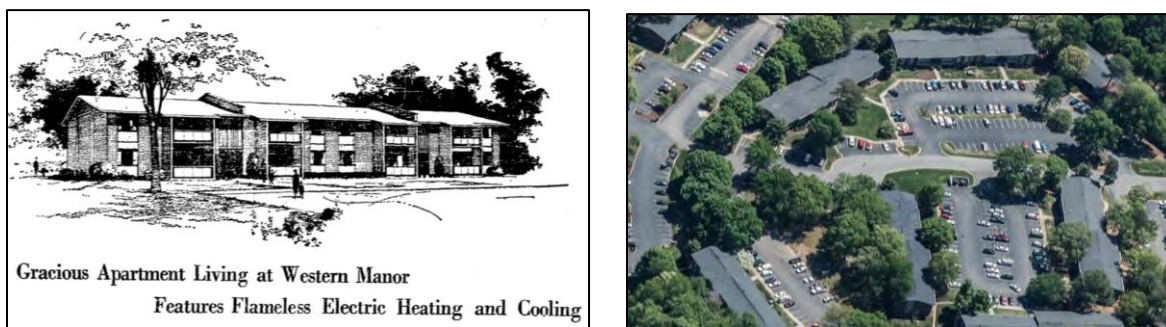


Figure 140. Western Manor garden apartments advertisement (*News and Observer*, October 25, 1964) and modern Bing Maps aerial of former Meredith Palms apartments

The only large apartment buildings identified in Raleigh as dating from the 1950s, 1960s, and 1970s that approached Beckana in height, size, and numbers of units were three extant dormitories at NCSU—Bragaw Hall (1959), Lee Residence Hall (1964), and Sullivan Residence Hall (1966). Bragaw Hall was included on the North Carolina Study List in 2006 (Figure 141). According to Little (2006: 26), it was:

D]esigned in 1959 by Wilmington architect Leslie Boney in a dramatic modern style that marked a complete break with the traditional dorm design that had prevailed in the past. The complex consists of two V-shaped four-story sections containing dorm rooms, with continuous concrete balconies along the outside walls, joined in the center by a fully glassed butterfly-roof lounge and cafeteria.

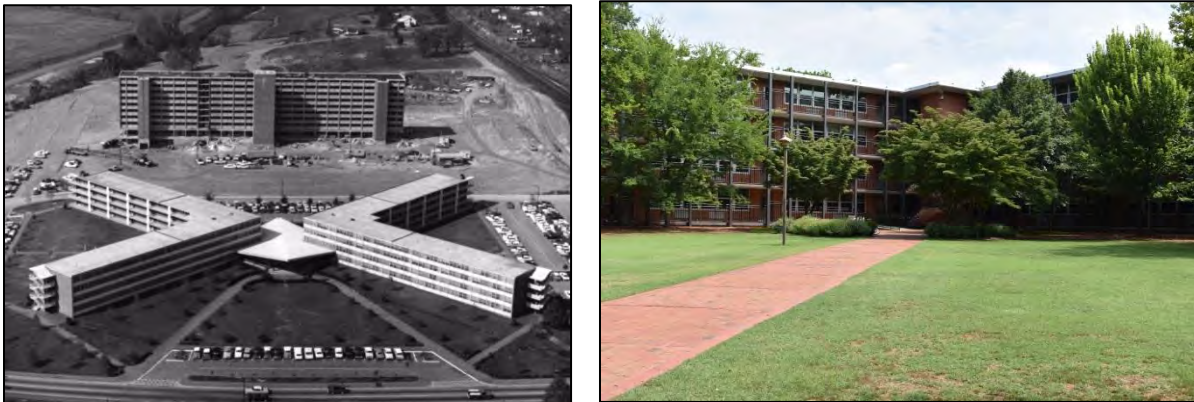


Figure 141: Left, Bragaw Hall in foreground and Lee Residence Hall at rear in 1964 (source: NCSU Libraries); right, 2018 photograph of Bragaw

Also located on campus is Lee Residence Hall, constructed in 1964 (Figure 142). One story taller than the Beckana Apartments, the residence hall is linear in form and features continuous concrete balconies on the top eight floors, and an open-air breezeway on the first floor of its primary (southeastern) elevation. Enclosed brick stairwells protrude at both the building's northern and southern ends, with a centrally placed elevator shaft in the middle, also enclosed in brick.



Figure 142: Left, Lee Residence Hall, no date (source: NCSU Libraries) and, at right, in 2018

Located just northeast of Lee Hall is Sullivan Residence Hall. Built in 1966, it virtually replicates the design of Lee, but on a slightly smaller footprint (Figure 143). Sullivan Hall features the same concrete balcony on its primary (southern) elevation and brick stairwells on either end of the building.



Figure 143: Left, south elevation of Sullivan Residence Hall in about 1966 (source: NCSU Libraries) and, at right, north elevation in 2018

Beyond these three dormitories, the only other high-rise apartment building identified within the City of Raleigh that approaches an age contemporary with Beckana is Westgrove Tower, which was not constructed until 1980 (Figure 144). Built just northwest of the cloverleaf intersection of I-440 and Western Boulevard, the 11-story building is clad in cast concrete that displays both horizontal and vertical score marks that serve to demarcate the location of each of the building’s apartment units. Favoring the Brutalist school of design, in contrast with Beckana’s Modernism, the building is rectangular in form, with a tower containing an external stairwell protruding from its southeastern elevation. With the exception of the score marks, and one-over-two plate-glass windows at each apartment, the building is unornamented, reminiscent of a college dormitory.



Figure 144: Westgrove Tower at 4700 Westgrove Street in Raleigh

Architectural and Historic Significance (Criteria A and C)

The Beckana Apartments is recommended as NRHP-eligible under Criterion A as the first high-rise apartment building built in Raleigh for public use. As such, it is significant in the area of community planning and development. The building's role in this area of significance mirrors that of Wake County's eight NRHP-listed and -eligible subdivisions and Jyles Coggins' recommended-eligible Beckana Subdivision, but in a vertical rather than horizontal fashion. The Beckana Subdivision held 93 households on about 48 acres; the Beckana Apartments contained 254 housing units on less than seven acres. Which one had more total residents is not known, but they were both means to house large numbers of people in carefully planned and considered environments.

The Beckana Apartments only contemporaries are three dormitories erected between 1959 and 1966 at North Carolina State University—Bragaw, Lee, and Sullivan Halls—all of which still stand. Although comparable in size, these were built for a captive audience of college students that ensured full occupancy. Coggins took a leap of faith in 1965 when he erected Beckana, in the belief that he could attract tenants. He built the apartment building with his own, not state, funds, at a cost per unit that must have greatly exceeded that of the dormitories. He not only had to construct bedrooms for each unit, but also kitchens, living/dining rooms, and bathrooms. Beckana was apparently successful from the start, yet it was not until 1980, with Westgrove Tower, that another developer took the risk of building a public high-rise. Beckana Apartments clearly represents an intentional and thoughtful method of community planning and development in a city that lacked a single public high rise.

For similar reasons, Beckana is recommended as NRHP-eligible under Criterion C for its architecture. As the city's pioneering public high rise, it is the first of its type. It retains its form, materials, finish, exterior stairways and balconies, and even original elevator lobbies above the ground floor. Its only notable changes are the modernization of its entrance lobby and subsidiary pool and pool house.

Association and Information Potential: Criteria B and D

The apartment building is not recommended as NRHP-eligible under Criteria B or D. As discussed further at the Beckana Subdivision entry, above, Jyles Coggins was a notable Raleigh developer and politician, but he does not rise to the level of importance required by Criterion B. Architecturally, Beckana is not likely to yield important information not available from other sources; therefore it is recommended not eligible under Criterion D.

The recommended period of significance for the Beckana Apartments is 1965, when the building was completed and occupied. Its recommended level of significance is local.

BECKANA APARTMENTS		
Element of Integrity	Level of Integrity	Assessment
Location	High	Stands on site where it was built
Design	High	Retains original form and fabric; retains extensive amount of exterior finish including brick veneer, cast concrete beltcourses, original windows, and decorative railings
Setting	High	The apartments were constructed to be part of a growing high-density, commerical corridor, which is the essence of Glenwood Avenue as it exists today
Materials	High	Retains original form and fabric; retains extensive amount of exterior finish including brick veneer, cast concrete beltcourses, original windows, and decorative railings
Workmanship	High	Retains original form and fabric; retains extensive amount of exterior finish including brick veneer, cast concrete beltcourses, original windows, and decorative railings
Feeling	High	High integrity of location, design, setting, materials, and workmanship; therefore high integrity of feeling
Association	High	High integrity of location, design, setting, materials, and workmanship; therefore high integrity of association


NATIONAL REGISTER PROPOSED BOUNDARY

The recommended boundary of the Beckana Apartments is the current 6.39-acre parcel boundary of the property (PIN #0795873928), all of which has been historically associated with the apartments (Figure 145).



Figure 145: Proposed Beckana Apartments NRHP Boundary

29. Jyles and Frances Coggins House

	Resource Name	Jyles and Frances Coggins House
	HPO Survey Site #	WA4642
	Location	2911 Ridge Road, Raleigh
	PIN	0795672714, 0795671435, and 0795578330
	Date of Construction	1961
	Recommendation	Recommended eligible for NRHP listing under Criteria B and C

ARCHITECTURAL DESCRIPTION

The Jyles and Frances Coggins House sits near the center of four parcels, totaling approximately 18.5 acres, at the Ridge Road entrance to I-440. Three of these parcels, totaling just under 16 acres, are historically associated with it. The house with its associated land is one of just two privately owned, agriculturally zoned properties left within Raleigh Township, according to Wake County tax records. Although bounded by the Beltline on its northern and western sides, Ridge Road to the east, and the Tazwell Place neighborhood and Westchester Subdivision to its south, the property maintains a secluded feeling, highway noise aside. The house stands in the center of a small clearing, with a generous buffer of trees circling the perimeter of the property, masking it from view. A horseshoe driveway—with two gated entrances to Ridge Road—provides access to the residence. In the center of the horseshoe is a large greenspace, scattered with mature trees. The greenspace serves as grazing ground for the small herd of sheep that are raised on the property (Figure 146). Other animals that call the Coggins land home, and contribute to the property’s agricultural status, include chickens, a miniature pony, and a horse.



Figure 146: Left, view of driveway looking east from house toward Ridge Road; right, a sheep grazes openly near the Coggins House

A small handful of buildings accompany the Coggins House, all generally located to the rear (west) of the house (Figure 147 and Figure 148). Lying farthest from the house are mid-twentieth-century livestock stables, which are still actively used and are contemporary with the house (Coggins, 2018). The stable connects on its northern end to a small converted shed building, which is thought to have been a detached kitchen for an earlier house that once stood on the property. A short distance to the east of this small agricultural complex is a pool and pool house, both of which were constructed at the same time as the Coggins House. A modern tree house rises directly west of the house. With the exception of the tree house, all of the buildings on the property are recommended as contributing resources.



Figure 147: Left, view toward farm complex, looking to the west; right, view of pasture land located to the west of the Coggins House, beyond the agricultural buildings



Figure 148: Site plan of the Coggins House (source: Wake County GIS)

Jyles and Frances Coggins House (contributing)

The brick Coggins House was constructed in 1960. It features a two-story, five-bay, double-pile, center block flanked on the north by a three-bay, one-story wing with a partially exposed basement, and on the south by a two-bay, open-air carport. The Neoclassical Revival-style house is fronted by a five-bay, two-story portico with a low-sloped roof that spans the entire width of the main block. Its fluted Doric columns support a cornice underpinned by small decorative brackets tucked beneath the overhanging eaves. Two columns of the same style support the carport (Figure 149). Graduated window fenestration is found on the primary elevation, with eight-over-twelve lights on the first floor—topped with fanned lintels—and eight-over-eight lights on the second floor. The centrally located main entrance is comprised of double doors, flanked on either side by sidelights with scalloped muntins. Above the door, on the second floor, is a large Palladian window crowned by an arched keystone lintel and framed by a Juliette balcony supported by brackets.



Figure 149: Left, view of front (eastern) elevation; right, south side and east front elevations

Extending north from the northern wing is a small single-story, single-bay wing with a partially exposed basement (Figure 150). Although at first glance appearing to be an addition, this small block was constructed at the same time as the rest of the house and was intended for use as an apartment, but was never built out as such (Coggins, 2018). The northern elevation of this block features asymmetrical replacement windows on the first floor and a large eight-light window (originally intended to serve as a garage door) at the basement level. A plain secondary door is placed to the right of the garage door.



Figure 150: Left, view of front (eastern) elevation; right, view of northern elevation

Low-sloped, side-gabled roofs clad in replacement asphalt shingles top each block of the house. Large, decorative, brick quoins edge each corner of the main block (Figure 149, right). A large, exterior-end, brick chimney edges the south side elevation of the main block. A second chimney on the interior of the building's southern end was removed, likely as part of a kitchen addition project.

Between 2014 and 2015, a sleek, modernist kitchen block (Figure 151) was added to the rear (western) elevation of the house. Composed of steel framing and large glass windows, it is triangular in form and one story tall. A second-story terrace sits atop the addition, accessed from the second floor by a modern glass door. A series of large windows similar to this door line the terrace along the house's western wall, replacing earlier fenestration. A simple metal railing spanned with metal wire surrounds the terrace. All of the windows on the house's rear elevation appear to be replacement (and are the same style as those found on the north wing). A sloped shed-roofed metal awning supported by metal posts extends from the north side of the deck, shading a patio extending from the kitchen. Though the kitchen and fenestration changes are extensive, they are hidden from view at the rear of the house.



Figure 151: View of rear (western) elevation with original carport in place and modern kitchen addition

Limited access to the house's first floor revealed an original center-hall, double parlor plan. The front southern room retains its historical use as parlor (Figure 152, left). Original wood floors span the room (and much of the first floor) and crown molding tops the walls. A marble firebox with an ornately hand-carved wooden mantel, said by occupant-owner Judy Coggins to have been imported from Baltimore, adorns the southern wall of the room. An antique glass chandelier hangs in the room's center. Coggins' father, Jyles, reclaimed this piece from a demolished house in Raleigh (Coggins, 2018). Located off the front parlor is a dining room, which likewise retains original floors and molding details.

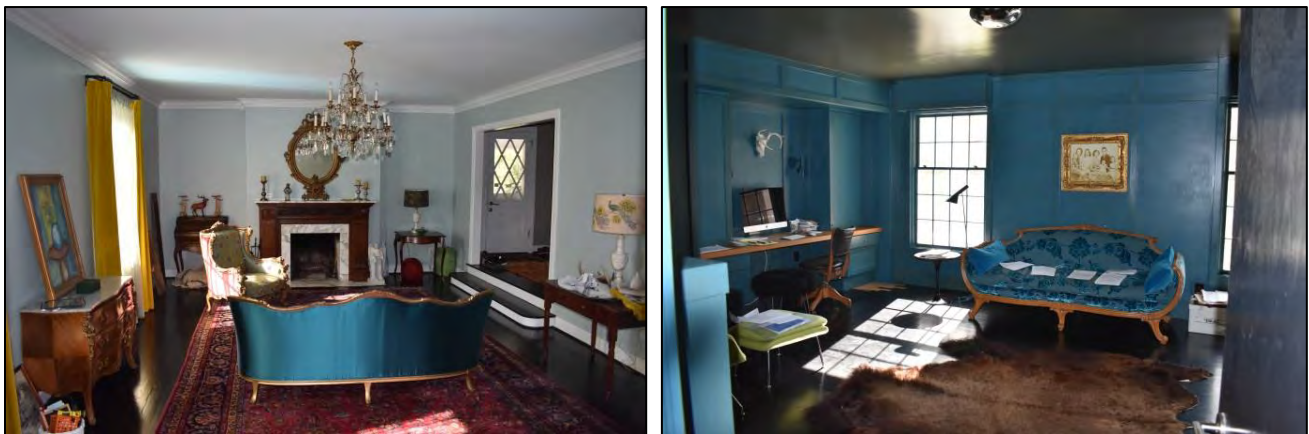


Figure 152: Left, view of front (western) parlor; right, Jyles Coggins' office

The front southern room (Figure 152, right) retains its original function and much of its original fabric. Utilized as an office by Jyles Coggins during his time serving in the North Carolina Legislature as well as his term as Raleigh’s mayor, the room is more simply finished than the front parlor. The walls are decorated with horizontal and vertical moldings, and a built-in desk and cupboards line the northern wall. A hallway runs to the rear of the parlor off of which are located a bedroom, a bathroom that retains its original tile and finish, including the toilet, and other rooms that were inaccessible.

The kitchen addition occupies the rear portion of the house and is open in its design. The kitchen sits freely in an open two-story space, which is topped with a metal railing that roughly demarks the location of the house’s original exterior western wall. Standing at the kitchen counter and looking west, one is met with a view of the backyard, visible through large glass panes set in thick metal surrounds.



Figure 153: Left, view of kitchen addition looking east into the house; right, view of kitchen addition

Shed/Early Kitchen Building (contributing)

This small, frame, side-gabled building to the southwest of the house is thought to have served as a kitchen for an earlier house on the property (Coggins, 2018) (Figure 154). It is currently utilized as a feed storage shed. The building is clad with horizontal siding, some of which is replacement, and topped with a metal replacement roof. Its interior reveals bead-board paneling along with original board and batten doors, suggesting construction (or at least redecorating) during the early-twentieth century. The ghost of a chimney stack shadows its west wall. Although it predates the house, the building is used to support livestock raising on the property and is therefore recommended as a contributing resource.



Figure 154: Left, exterior view of shed/early kitchen building; right, interior view

Livestock Stables (contributing)

This frame, horizontal-sided, three-bay building is linear in form and contemporary with the house (Figure 155, left). Its low-sloped roof is capped by corrugated metal sheathing and supported by square wooden posts. At least three livestock stables, which based on appearance were originally built for horses, sit beneath the buildings deep eaves. Given its contemporary construction with the house and its continued use for agricultural purposes, the stables building is recommended as a contributing resource.



Figure 155: Left, livestock stables with shed/early kitchen building to its right; pool and pool house at right

Pool and Pool House (contributing)

Located to the southwest of the house, the cinderblock pool house is topped by a metal roof and features exposed rafter tails. The building is three bays wide and simple in form, and is contemporary with the Coggins House. The pool is also original to the property, although it has been updated (Figure 155, right). The pool complex is therefore recommended as a contributing resource.

Tree House (noncontributing)

The frame tree house dates to the late-twentieth century and is therefore recommended as a noncontributing resource to the Coggins House (Figure 156).



Figure 156: Modern tree house, located to rear of Coggins House

HISTORICAL BACKGROUND

Between 1956 and 1973, Jyles Jackson Coggins (1921-2011) and his wife, Frances Lyon Coggins (1921-1995), purchased the 15.94 acres of land currently associated with the Coggins House (Figure 157). (They bought an additional 2.54-acre parcel at the southwest in 1987 that is not recommended for inclusion within the resource’s historic boundaries.)

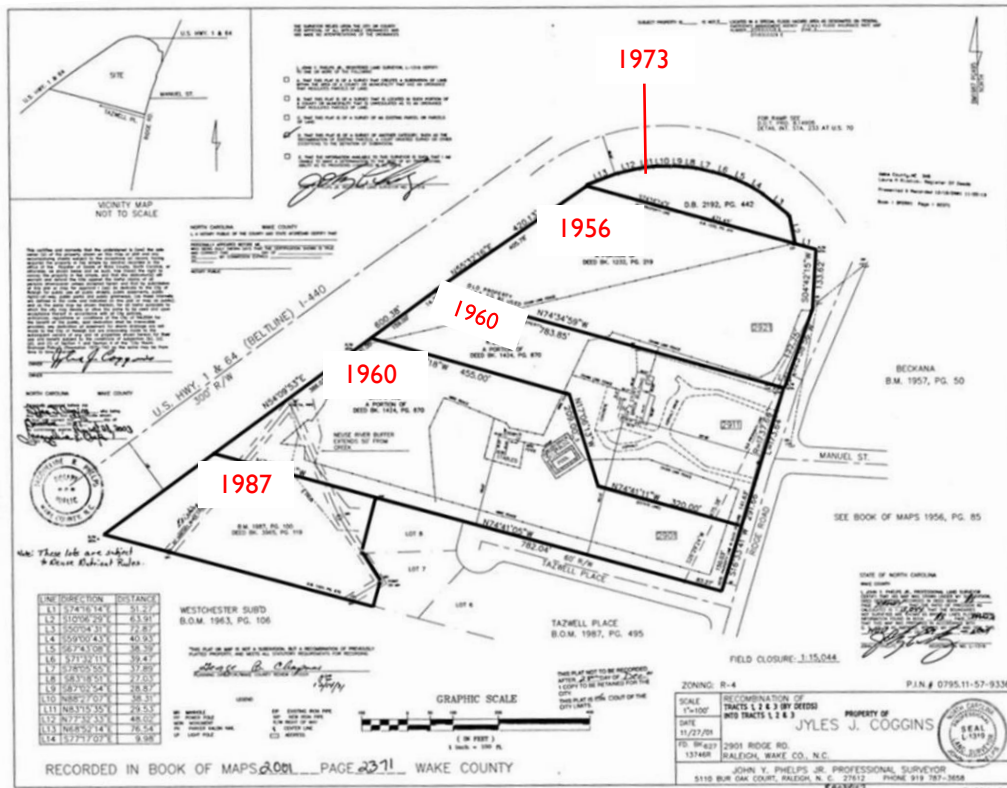


Figure 157: Map of Property of Jyles J. Coggins (Map Book 2001/Page 2371)

They purchased the first tract of the Coggins House land in April 1956 from William and Opal Vick (Deed Book 1232/Page 219). The property is described as “being Lot No. 3 of the Elder M. Ray land.” Vick, who is recorded as making numerous real estate transactions throughout the latter half of the twentieth century, acquired the property from Eliza Briggs (Furlong) Culberson in March 1956. The Briggs family had purchased the land from George Ray, son of Elder M. Ray, in February 1923 (Deed Book 1232/Page 37). The tract contained 12.42 acres, much of which extended west across the future site of the Beltline to the former alignment of Blue Ridge Road. It was later trimmed to its current 5.53-acre extent (Figure 158).

In 1960 the couple purchased two additional tracts of land, comprising 6.17 acres and 4.24 acres each. The deed describes the land as “part of Lot 1 and all of Lot 2 as shown on said plat of Property of Eliza B. Furlong & J.D. Roberts” (Figure 158) (Deed 1424/Page 670). They purchased the tracts from J.D. Roberts, grandson of Elder M. Ray (by his youngest daughter Christianna). In 1973 they purchased the northeastern lot of the Coggins House property, consisting of only 0.812 acres. The property is described as “being part of Lot 4” as depicted on the Furlong/Roberts map (Figure 158) (Deed 2192/Page 442).

The land was purchased from Seby Jones, who acquired the land from J.D. Roberts in 1956. The final southwestern parcel associated with the house was added to the property in 1987. (This parcel is not included within the proposed NRHP-eligible boundary, due its date of purchase.)

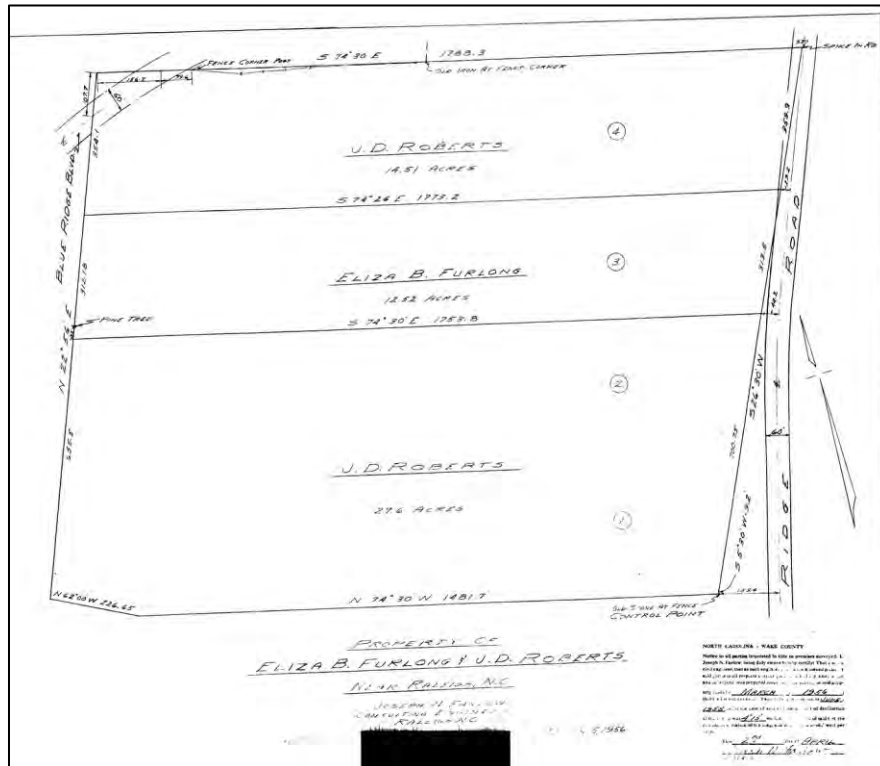


Figure 158: Map of Property of Eliza Furlong & J.D. Roberts, 1956 (Map Book 1956/Page85)

As the real estate records show, all of the land associated with the Coggins House was once part of the Elder M. Ray (1826-?) farm. Like the neighboring lands of the Beckana Subdivision and Beckana Apartments, the Ray’s property was likely part of the earlier R.S. Tucker Farm; an 1887 deed records Ray’s purchase of 79.5 acres from Tucker (Deed Book 95/Page 534). Following Ray’s death between 1890 and 1900, the land passed to his eldest son, Ephraim (Henry) Ray (1852-1934). It was likely Elder or Henry who was responsible for the old farmhouse and outbuildings visible in the 1959 aerial photograph of the Coggins property (Figure 159, at left). This house was demolished in 1960 and replaced with the house that stands today (Figure 159, at right). Given the distance of the Coggins House (i.e. old Ray house location) from the small shed, the shed was either not an early kitchen building associated with the Ray house, as has been suggested (Coggins 2018), or was relocated by the Cogginses. Just before his death in August of 2011, Jyles Coggins deeded the house and its associated parcels to his daughter, Judy Coggins, who retains ownership today.



Figure 159: Left, 1959 aerial view of earlier farmhouse on Coggins property (<https://library.unc.edu/data/gis-usda/wake/1959>, Photo 7VV-28); right, 1971 view of Coggins House with Beckana Subdivision houses visible at far right east of Ridge Road (<https://library.unc.edu/data/gis-usda/wake/1971>, Photo 3MM-187)

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION

In an effort to identify properties comparable to the Coggins House, AECOM conducted a GIS-database-layer search of current Wake County land records. As the house was built in 1960 on an expansive tract of land, the search was restricted to houses constructed in Raleigh Township, Wake County between 1960 and 1970 that currently occupy parcels of two or more acres. From the list that this search generated, six houses were identified as potential comparables based upon their architectural style. Following fieldwork, however, only three were determined to be appropriate comparisons. It should be noted, that none of the comparable houses occupy more than three acres of land and none retain agricultural tax status, separating them from the Coggins House. Additionally, two of the three are located outside of Raleigh city limits, making the Coggins House an even greater outlier.

The Neoclassical Revival-style house at 6301 Castlebrook Drive (Figure 160, at left), located between the city limits of Raleigh and Knightdale in St. Matthew's Township, was constructed ca. 1965 and sits on approximately 2.26 acres of land. It is comprised of a three-bay, two-story, central core with flanking two-bay, one-story wings off either side. All sections are clad in brick. A graduated fenestration pattern is utilized in the central portion of the house, with eight-over-eight windows found on the second floor, and eight-over-twelve on the first. The wings feature eight-over-eight windows. A prominent two-story pedimented portico frames the central bay of the house and is supported by square columns. Large, exterior-end brick chimneys are found on either end of the main block.



Figure 160: Left, 6301 Castlebrook Drive; right, 6304 Castlebrook; bottom, 6616 Pleasant Pines Drive

Located nearby is 6304 Castlebrook Drive (Figure 160, at right), another imposing brick-clad Neoclassical Revival-style house, constructed ca. 1967. It occupies 2.67 acres of land. The house has a central, five-bay, two-story block with flanking single-story wings. A five-bay, two-story, shed-roofed portico supported by six square columns frames the building's primary façade. Like the house at 6301 Castlebrook, the windows of the main block display a graduated fenestration pattern. Brick keystones top each window, and a large broken pediment tops grand French doors, flanked by sidelights, that comprise the principal entry. A large, exterior-end, brick chimney climbs one side elevation.

The ca. 1968 Neoclassical Revival-style house at 6616 Pleasant Pines Drive (WA7944) was included in the 2017 Raleigh Survey Update (Figure 160, at bottom). It stands at the western edge of Raleigh's city limits, about a half-mile east of the junction of Lynn Road and Glenwood Avenue. The report, which does not recommend the house as NRHP-eligible, includes the following description (Hanbury, 2017):

This imposing house sits on a lot of over 3 acres... The main, two-story section of the house has five bays. The central entrance bay has a two story, gabled projecting portico with paired square columns. The double leaf entrance has flanking sidelights and all are beneath an entablature with keystone. This central core has graduated fenestration with 8/12 windows on the first floor and 8/8 on the second. Most windows appear to be replacement vinyl windows. The house has a one-story, side-gabled projecting wings to the north and south. The southern wing houses the garage... A colonnade beginning with the breezeway to the garage, extends north where it is incorporated in an enclosed porch on the main level...

Historic Significance: Criterion C

The Coggins House is recommended as NRHP eligible under Criterion C in the area of architecture. It is largely intact, retaining all of the original windows on its primary elevation, a large two-story portico, an elaborate principal central entryway complete with a crowning Palladian window, and an original columned carport. On the interior, it retains original wood floors and moldings throughout the first floor. The rear kitchen addition is not believed to detract from the overall integrity of the house, for it is only visible from the rear and was added in such a way that it is easily discernable from the original house. It does not disrupt the appearance of the house's primary elevation from the street.

The small farm complex and expansive land holdings associated with the Coggins property additionally support the house's eligibility under Criterion C. A review of Wake County tax records revealed only 55 agriculturally zoned parcels within Raleigh Township. All but five of these parcels are owned by the Triangle Greenways Council, and three of the remaining five are associated with the Coggins House. Land holdings of such size have become almost extinct in Raleigh; the combination of an impressive house and land makes the Coggins House the last of its kind. Only three houses were identified to be comparable to the Coggins House, only one of which is located within Raleigh. None of these includes any significant land holdings. The retention of land at the Coggins House provides for a secluded, almost rural feel in an area that has been largely built up. The contributing secondary structures still present on the property allow for the retention of farming activities within the city limits, a rare occurrence indeed.

Association Significance: Criterion B

The Coggins House is the resource most closely associated with the life and career of Jyles Coggins, an influential figure in both Raleigh's political and commercial development during the last half of the twentieth century. Coggins was a prominent local developer: in addition to his grand house, his activities included the construction of the Beckana Subdivision and Beckana Apartments, also inventoried in this report. All three of these properties are recommended as NRHP-eligible. Coggins further served in the North Carolina General Assembly from 1963 to 1972 and as mayor of Raleigh from 1975 to 1977. During this time of public service, the Coggins House was his residence. Here he raised his family, who still own the house today, and carried out major development feats that helped to shape the footprint of modern Raleigh, specifically the Glenwood Avenue corridor.

It is not clear, however, that Coggins rises to the level of significance required by the NRHP. He was a man of great local significance, but his most important accomplishments did not extend beyond Raleigh. The house is therefore not recommended as eligible for its association with Jyles Coggins under NRHP Criterion B.

Historic and Information Potential: Criteria A and D

The Coggins House has no known association with historic events significant with our past and is therefore not recommended NRHP eligible under Criterion A, even though it is one of only two designated farms in Raleigh. It additionally is unlikely to yield historical information on the basis of its appearance or construction and is therefore not recommended NRHP eligible under Criterion D.

The recommended period of significance for the Coggins House is 1960, the year it was constructed. It is recommended as having a local level of significance.

COGGINS HOUSE		
Element of Integrity	Level of Integrity	Assessment
Location	High	Stands on site where it was built.
Design	Medium/High	Retains much original form and design, including windows and doors on primary elevation, two-story full-facade portico and columned carport, entry topped by Palladian window, and much original interior finish; windows on rear and north side of house have been replaced and a large modern kitchen added
Setting	High	Retains all of the land historically associated with the house; retains large buffer of trees shielding it from nearby housing developments roads and, though traffic from the Beltway can be heard on the property
Materials	Medium/High	Retains much original materials and fabric, including windows and doors on primary elevation, two-story full-facade portico and columned carport, entry topped by Palladian window, and much original interior finish; windows on rear and north side of house have been replaced and a large modern kitchen added
Workmanship	Medium/High	Retains much original workmanship and fabric, including windows and doors on primary elevation, two-story full-facade portico and columned carport, entry topped by Palladian window, and much original interior finish; windows on rear and north side of house have been replaced and a large modern kitchen added
Feeling	Medium/High	Medium/high to high integrity of location, setting, materials workmanship, and integrity of design; therefore medium/high integrity of feeling
Association	Medium/High	Medium/high to high integrity of location, setting, materials workmanship, and integrity of design; therefore medium/high integrity of association

NATIONAL REGISTER PROPOSED BOUNDARY

The recommended boundary of the Coggins House incorporates the three of its four parcels that are historically associated with it: 0795672714 (5.53 acres), 0795671435 (4.24 acres), and 0795578330 (6.17 acres) (Figure 161). These three parcels encompass 15.94 acres. Excluded from the boundary is the 2.54-acre parcel (0795573175) currently associated with the house that was not acquired until 1987. The three included parcels are closely connected to the house and additionally provide it with a rural setting perhaps unique in Raleigh. The boundary on the east does not extend into the NCDOT-owned right-of-way along Ridge Road. The western boundary approaching I-440 also does not extend into the NCDOT-owned right-of-way.

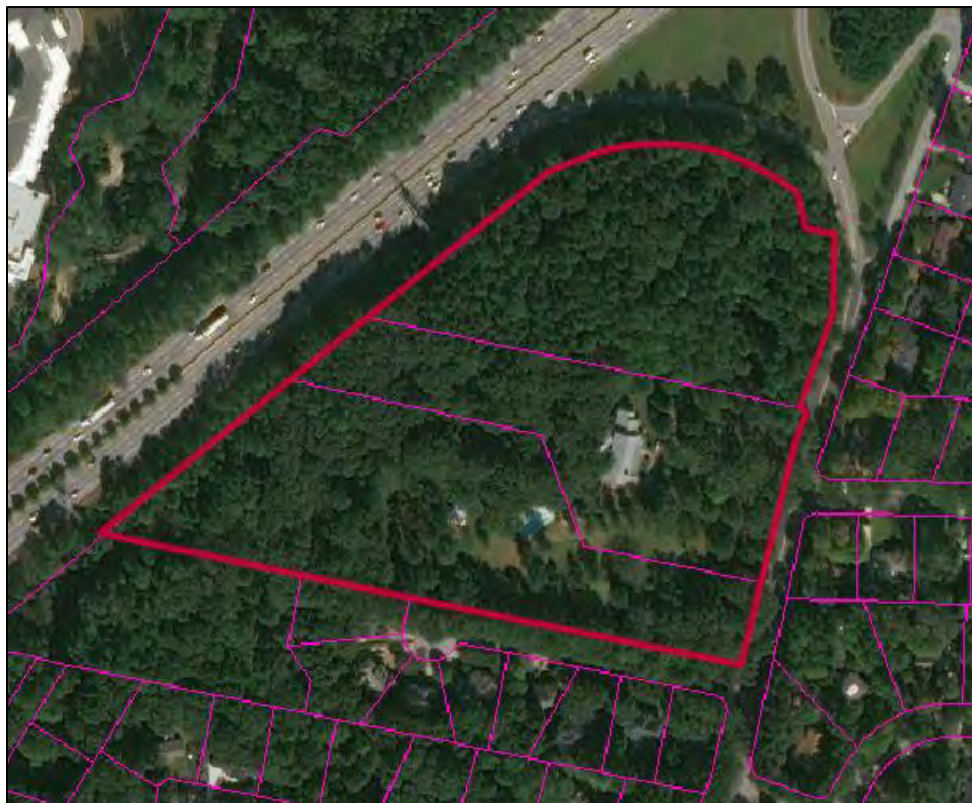



Figure 161: Proposed Coggins House NRHP Boundary

35. Birchwood Gardens Apartments

	Resource Name	Birchwood Gardens Apartments
	HPO Survey Site #	WA4464
	Location	2201 North Hills Drive
	PIN	0796701576
	Date of Construction	1965
	Recommendation	Recommended not eligible for NRHP listing

ARCHITECTURAL DESCRIPTION

The Birchwood Gardens Apartments occupy a 2.31-acre lot on North Hills Drive, which runs perpendicular with the Glenwood Avenue, just north of the Beltline. The apartment complex consists of four separate buildings, arranged in a V-shaped formation. A small parking lot serves to separate the apartments from the street. A central green space, void of all vegetation besides grass, comprises an open courtyard or common “garden” space in the center of the complex. A haphazard path of cement sidewalks loops through the space connecting the apartments with one another and the associated parking lot. The parcel has the same boundaries as it did in 1964 (Figure 162).



Figure 162: Left, site plan of Birchwood Gardens Apartments (source: Wake County GIS); right, 1964 plat of Birchwood parcel (to left) prior to construction of apartments (Map Book 1964/Page 195)

The four brick buildings comprising Birchwood Gardens Apartments are modest in their design. The two northernmost buildings (comprising the top of the V-shape) each consist of a pair of apartment blocks, whereas the two southernmost buildings (comprising the bottom of the V) consist of three apartment blocks (Figure 163). Each individual block is four-bays wide and two-bays deep. The first and

fourth bays of each block are composed of paired replacement vinyl windows framed by vinyl shutters. The second and third bays are composed of replacement vinyl doors with mismatched surrounds- each signifying the entrance to an apartment. The same configuration doors is found on both the front and rear elevations, suggesting each apartment block houses four separate apartments. As the apartments are built on a slight grade, some of the apartment buildings feature first floors either partly or completely at the ground level (Figure 164 and Figure 165).



Figure 163: Bing maps image of all four buildings, looking south from North Hills Drive



Figure 164: Left, typical primary elevation of an individual apartment block, at the eastern two apartment block building; right, typical blank gable-end wall at same building



Figure 165: Typical rear elevations of buildings

Clad in brick, the apartments all feature side-gabled roofs topped with asphalt shingles. Shed roof porticos supported by cast iron posts (Figure 166) project from the central apartment blocks of the groupings of three, and the blocks nearest the street for the groupings of two.



Figure 166: Left, eastern grouping of three apartment block building; right, western grouping

HISTORICAL BACKGROUND

According to tax records, the Birchwood Garden Apartments were constructed in 1965, though they first appear in a city directory in 1967. The land was likely acquired by Birchwood Hills Incorporated in March 1964 and part of the larger land holdings of Augusta Philbrook (Deed 1586/Page 796). Therefore it was briefly held by the developers of the Birchwood Hills Subdivision, addressed at a separate entry above.

Birchwood Hills sold the land to Investors Association Incorporated in July 1964. Incorporated only earlier that month, the real estate and development company was headed by Daniel Sorrell, Julian Peebles, William Merriman III (all of Raleigh), and D. N. Stallings (of Chapel Hill) (Corporation Book Q/Page 0080). All in their mid-twenties/early-thirties, the group's venture with Birchwood Hills proved to be a singular endeavor: they dissolved in March 1967, shortly after the completion of the apartments. Each member of the group would take his expertise and continue on to have his own successful career in the real estate/construction business. Dan Sorrell becoming a real estate representative with Key Homes, Julian Peebles went on to become vice-president of Davidson-Jones Corporation, William Merriman III formed a small law practice, and D.N. Stallings headed a self-named construction company (Figure 167) (*Raleigh News and Observer*, 1971a, 1989, 1974, and 1965e). The apartments were nearing completion by spring 1965 based up the presence of lease advertisements (Figure 168).

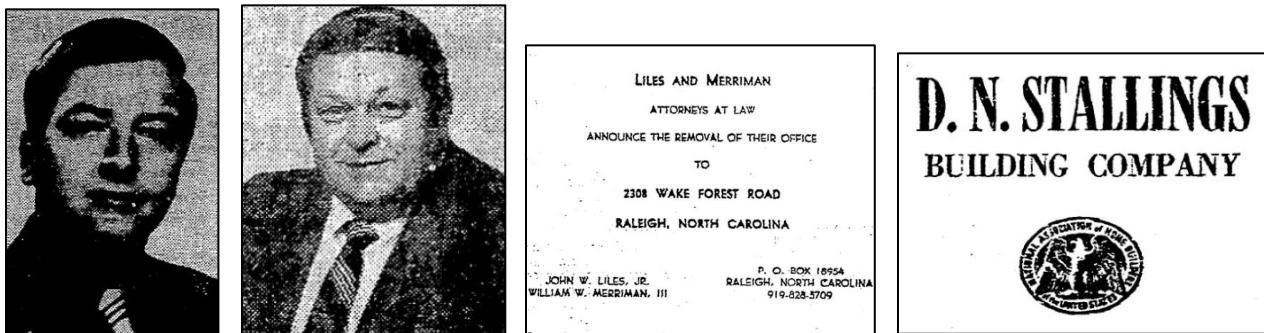
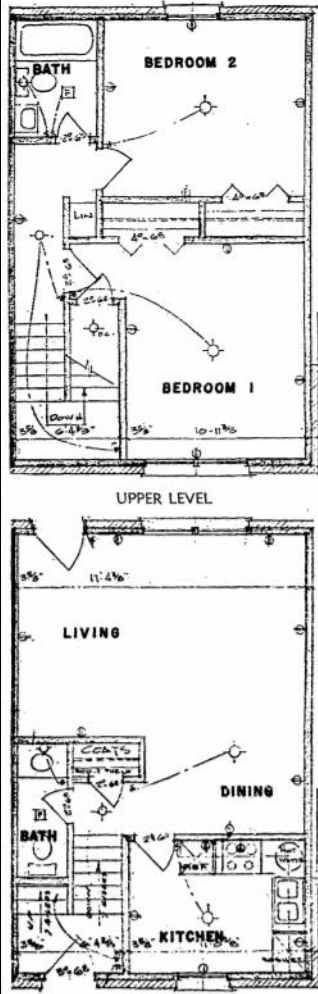


Figure 167: Left, Dan Sorrell (*News & Observer*, 1971a); center left, Julian Peebles (*News & Observer*, 1989); center right, Merriman legal ad (*News & Observer*, 1974); right, D.N. Stallings ad (*News & Observer*, 1971).

Birchwood Gardens Apartments



**APPLICATIONS
NOW BEING ACCEPTED**

Each unit contains two bedrooms, 1½ baths, entry hall, living room, dining area and kitchen. Kitchen fully equipped with built-in range and oven, refrigerator, dishwasher and disposal. Apartments are all electrically air conditioned. Patio and bedrooms have wall to wall carpet.

\$130⁰⁰
Per Month

PLENTY OFF STREET PARKING

Representative To Be On Premises
From 2:00 Until 5:00 This Sunday

DIRECTIONS: Go out Durham Highway to Crabtree Creek Bridge, Turn Right On Lead Mine Road, Turn Right Into Birchwood Hills Sub-Division.

Bob Terry, Inc.
Exclusive Agent
517 Hillsboro St.
833-6718 (nights and Sundays)

828-9393

Figure 168: 1965 newspaper advertisement for the newly constructed Birchwood Gardens Apartments (*News & Observer*, 1965)

In January 1967, the partners of the recently dissolved Investors Association sold the “Birchwood Garden Apts.” to L.D Graham, James Graham, and Daniel (D.N.) Stallings (Deed Book 1781/Page 214). In April 1968 the property was acquired by Davey Stallings (presumably D.N.’s son) and his wife, Willie (Deed Book 1827/Page 420). They in turn sold the apartments in June 1969 to original investor Julian Peebles (Deed Book 1882/ Page 488). In September 1972 Bern Bullard purchased the buildings and retained ownership until 1989, when the property was acquired by Barney G. Joyner (Deed Book 2012/Page 629; Deed Book 4539/189). The Joyner family sold the apartments in 2009 to Willis and Alama Gaines, who maintain ownership today (Deed Book 13690/ Page 340).

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION

A general survey of mid-twentieth-century multi-family residences (i.e. apartments) within Raleigh revealed the commonality of the “garden apartment” form throughout city, Birchwood Garden Apartments being just one of many examples of the type constructed during this time period. The term

“garden apartment” is generally understood to refer to a complex of apartments, generally two or so stories in height, featuring exterior entrances and opening onto a central common or garden-like space.

Constructed in 1968, the two-story Hayes Barton Apartments (WA6155) (Figure 169, left) stand in a U-shaped pattern at 2016 Carroll Drive in Raleigh. The interior of each apartment building, which is clad in brick veneer with decorative brick quoins at each corner, is accessed through a centrally placed door on the building’s first floor. The doorway is framed by a two-story, semi-circular portico supported by four Ionic columns. These elements, paired with the molded door surround capped with a broken pediment, distinctly harken to the Colonial Revival style. The apartments all face a large common space, comprised of both parking and greenspace.



Figure 169: Left, Hayes Barton Apartments (WA6155) at 2016 Carroll Drive; right, Cameron Village Apartments (WA4601) 2020 Smallwood Drive

Constructed ca. 1954-1954, the Cameron Village Apartments (WA4601) (Figure 170, right) stand at the intersection of Smallwood Drive and Daniels Street, just outside of the Cameron Village Historic District. Like much of the neighborhood, they were designed by Leif Valand. The apartments are of masonry construction and clad in brick. The buildings are minimal in both their design and ornamentation. Centrally placed doors topped by overhangs on the front of each building provide access. The apartments are arranged in a linear fashion and are fronted by a small amount of greenspace.



Figure 170: Left, Cameron Court at 804 W Morgan Street; right, Daniels Street Apartments (part of Cameron Village Historic District- WA4602; photo by: Heather Wagner, 2010)

Placed on the Study List in 1991, Cameron Court (WA3014) (Figure 170, left) was constructed ca. 1925-1950. The apartments stand three stories tall and display excellent architectural integrity on their exterior. Centrally placed paneled doors flanked by five-light sidelights are framed by a pedimented portico. Numerous sets of original hinged windows also remain. The buildings are arranged in a U-shaped pattern and open up to a large common ground featuring designed walkways and mature trees.

The Daniel Street Apartments (Figure 170, right) were designed by Leif Valand and constructed ca. 1953-1954. They contribute to the Cameron Village Historic District (WA4602), which describes them as follow (Wagner, 2010):

Like the master plan and platting of Cameron Village, apartment construction closely followed the recommendations set forth by *The Community Builders Handbook*. In that handbook, the FHA recommended that Garden Apartments should be a maximum of three stories, with outdoor space and ample off-street parking provided, noting that “open space counts for most where there is a lot of it in one place...the open areas provide large private parks for tenants.” The design of the 1953-54 Daniels Street Apartments consist of an interlocking arrangement of two-story housing units, arranged to fit the topography of the site. These apartments fit the pattern noted by Ames and McClellan ... The entrance to each four-unit building has a brick stair with low brick planters on each side. Additionally, the inclusion of siding on portions of the second-floor exteriors echoes the multiple building materials and veneers found on single homes throughout the district. While the original two-over-two, horizontal-sash wood windows found throughout the district have been removed from the buildings, they retain their overall fenestration pattern, wood sheathing in the entrance bays, and distinctive siting.

Historic, Association, Architectural, and Information Potential Significance (Criteria A, B, C, and D)

Following the examination of comparable buildings within Raleigh, it is recommended that the Birchwood Garden Apartments are not eligible for NRHP listed under any of the Register’s Criteria. The apartments do not merit eligibility under Criteria A or B as they have no connection with any significant historic events or persons. In order to merit eligibility under Criterion C, a building must be a notable example of its particular architectural style. The design and construction of the Birchwood Apartments are by no means exemplary, for numerous other apartments of similar and finer design survive within Raleigh. Finally, the apartments are not eligible for NRHP listing under Criterion D as they are not likely to yield important historical information on the basis of their appearance or construction.

BIRCHWOOD GARDEN APARTMENTS		
Element of Integrity	Level of Integrity	Assessment
Location	High	Stands on site where it was built.
Design	Low/ Medium	Retain original form, but has lost original windows and doors
Setting	Low	Apartments retain their original footprint but “garden” space has deteriorated significantly due to the removal of all landscaping and trees; surroundings much more heavily built up than when buildings erected
Materials	Low/ Medium	Buildings retain brick forms, but have lost original windows and doors and now feature modern shutters
Workmanship	Low/ Medium	Buildings retain original forms, but have lost original windows and doors
Feeling	Low/ Medium	High integrity of location, but low to low/medium integrity of design, setting, materials, and workmanship; therefore medium/low integrity of feeling
Association	Low/ Medium	High integrity of location, but low to low/medium integrity of design, setting, materials, and workmanship; therefore medium/low integrity of association

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V. APPENDIX

PHASE I POWERPOINT