



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

September 20, 2019

MEMORANDUM

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

FROM: Renee Gledhill-Earley 
Environmental Review Coordinator

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

Thank you for June 18, 2019, memorandum providing additional information from your consultants for the above-referenced undertaking. We have reviewed the additional information and offer our comments with apologies for the delayed response.

We do not concur that the following properties are eligible for listing in the National Register of Historic Places due to insufficient integrity for their proposed Period(s) of Significance.

- Beckana Subdivision (WA4597)
- Birchwood Hills Subdivision (WA4464)
- Beckana Apartments (WA4638)
- Jyles and Frances Coggins House (WA4642)

Please note that we agreed with your other determinations of eligibility, including that the Crabtree Creek Warren Truss Bridge (WA8427) is eligible and the remaining properties are not eligible for listing.

Given that we have had inquiries concerning the four properties listed above and with which we are not concurring that they are eligible for listing, we note that we are prepared to review any additional information that their owners may want to provide in the future.

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

Received: 06/20/2019
State Historic Preservation Office



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

ER 18-3136

June 18, 2019

Due -- 7/15/19

MEMORANDUM

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

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FROM: Kate Husband
Architectural Historian
NCDOT Division of Highways

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

Attached please find the response from the consultants of the above referenced report, providing additional information that was requested in order to make final determinations of National Register eligibility. Please contact me by phone (919-707-6075) or email (klhusband@ncdot.gov) if you have any additional questions or comments. We look forward to hearing from you.



June 17, 2019

Ms. Kate Husband
NCDOT- Environmental Analysis Unit
1598 Mail Service Center
Raleigh, North Carolina 27699

Re: Addendum to Report: Proposed New Interchange on I-440 at Ridge Road to Connect to Crabtree Valley Avenue, Raleigh, Wake County (TIP No. I-5870, WBS No. 46307.1.1, PA No. 18-01-0013)

Dear Ms. Husband,

At the request of the North Carolina Department of Transportation (NCDOT), in response to a concurrence letter dated October 30, 2018 from the North Carolina State Historic Preservation Office (NCHPO) to NCDOT, AECOM Technical Services of North Carolina Inc. completed additional studies in support of the above-referenced project: Proposed New Interchange on I-440 at Ridge Road to Connect to Crabtree Valley Avenue, Raleigh, Wake County (TIP No. I-5870, WBS No. 46307.1.1, PA No. 18-01-0013). This project was the subject of a National Register of Historic Places (NRHP) eligibility assessment completed by AECOM in the summer of 2018. A report following the completion of this assessment was submitted to NCDOT and then the NCHPO for their review. AECOM evaluated ten resources at an intensive level in this report with the following recommendations of NRHP eligibility:

Resource Name	Survey Site #	NRHP Eligibility Recommendation and Criteria
Beckana Subdivision	WA4597	Recommended NRHP eligible under Criteria A and C
Birchwood Hills Subdivision	WA4464	Recommended NRHP eligible under Criteria A and C
Westchester Subdivision	WA4635	Recommended not eligible for NRHP listing
Country Club Hills Subdivision	WA4474	Recommended not eligible for NRHP listing
Keith and Alice Harrod House	WA4643	Recommended not eligible for NRHP listing
Crabtree Creek Warren Truss Bridge	WA8427	Recommended NRHP eligible under Criterion C
Crabtree Valley Mall	WA7972	Recommended not eligible for NRHP listing
Beckana Apartments	WA4638	Recommended NRHP eligible under Criteria A and C
Jyles and Frances Coggins House	WA4642	Recommended NRHP eligible under Criterion C
Birchwood Garden Apartments	WA8429	Recommended not eligible for NRHP listing

In its concurrence letter, the NCHPO agreed with the report recommendations on the Westchester Subdivision (WA4635), Country Club Hills Subdivision (WA4474), the Keith and Alice Harrod House (WA4643), the Crabtree Creek Warren Truss Bridge (WA8427), the Crabtree Valley Mall (WA7972), and the Birchwood Garden Apartments (WA8429). The NCHPO requested additional research and evaluation of the four remaining resources in order to make their final determinations. This additional work was completed by AECOM in May/June 2019, and the results of these additional efforts are included below.

BECKANA SUBDIVISION (WA4597) & BIRCHWOOD HILLS SUBDIVISION (WA4464)

As result of its intensive level architectural evaluation conducted in 2018, AECOM recommended both the Beckana and Birchwood Hills Subdivisions as NRHP eligible, meriting listing under both Criteria A and C. In its concurrence letter, the NCHPO expressed its inability to concur with AECOM's findings. In order to make a final determination regarding the NRHP eligibility of the two subdivisions, the NCHPO requested that AECOM submit supplementary contextual research, asking for the identification of additional comparable mid-twentieth-century neighborhoods. In response to this request, AECOM conducted extensive research in an effort to identify as many of Raleigh's mid-century neighborhoods as possible. Numerous resources were consulted including Ruth Little's "The Development of Modernism in Raleigh 1945-1965," Hanbury Preservation's 2017 Raleigh Survey Update, NCHPO survey files, NCHPOWeb, historic USGS maps, historic Wake County aeriels, and multiple historic Champion maps detailing the City of Raleigh. Through the consultation of these sources, over 200 mid-century neighborhoods were identified within the greater Raleigh area. While not exhaustive, this list (see Figure 29) contains neighborhoods with wide ranges of integrity and includes seven neighborhoods already listed on the National Register, those determined eligible for listing, those determined ineligible for listing, and a large number of neighborhoods which have yet to be assessed for eligibility.

In 2016 the Raleigh Historic Development Commission, Inc. and the City of Raleigh enlisted the assistance of Hanbury Preservation to complete a brief "Raleigh Survey Update 2017" which focused on "mid-20th-century neighborhoods and areas annexed since 2006, when the last update was completed." The final survey report presented NRHP eligibility evaluations of 20 mid-century Raleigh neighborhoods. Of these neighborhoods, five had been placed on the Study List in 2006 following Little's 2006 survey: Ridgewood, Forty Acres, Lyon Park, Fairway Acres, and Caraleigh. Hanbury's report concluded that Lyon Park no longer retained sufficient integrity to merit NRHP listing. The report inadvertently listed Forty Acres as both retaining and not retaining sufficient integrity for listing (see Hanbury 2017, page 81). The report also concluded that Ridgewood, Fairway Acres, and Caraleigh appear to retain their NRHP eligibility. In an effort to provide NCHPO with a variety of comparable material, two of these neighborhoods—Fairway Acres and Lyon Park—are more closely examined as part of the discussion below. Of the additional 15 neighborhoods evaluated by Hanbury, six new neighborhoods were placed on the Study List: Brentwood, Gatewood, Longview Park, Starmount, Windsor Park, and Woodcrest. The remaining neighborhoods—Budleigh, East Mordecai, Fuller Heights, Hertford Village, Oakdale, Oxford Park, Parkland, Ralina, Rollingwood, and Westover—were not recommended for placement on the Study List. An example of a newly designated Study List neighborhood (Gatewood) is included within the discussion below.

In addition to the three neighborhoods from Hanbury's 2017 Hanbury Preservation report, the following discussion of comparables includes 12 neighborhoods that were selected from the compiled mid-century neighborhood list. This list presents a range of resources with similar development/build dates to both the Beckana and Birchwood Hills Subdivisions, although differ

with regard to their integrity. To make this selection of 12, the neighborhoods identified on the Mid-Century Raleigh Neighborhood Table were viewed through online imaging (GoogleEarth, Wake County Tax photos). Following this preliminary evaluation, the neighborhoods listed below were selected as they were felt to accurately represent the distribution of integrity levels of Raleigh’s mid-century neighborhoods, thus providing an appropriate sample of comparables. These properties were evaluated through a windshield survey, which included the taking of representative photos. NCHPO survey files were consulted to provide some background information on each neighborhood selected. In its October concurrence letter the NCHPO stated that “proper context development would entail examination of all of Raleigh’s mid-century subdivisions largely developed by ca. 1970.” Given the parameters of the project at hand, in addition to the time allocated for completion, this request by NCHPO far outreached the scope of the project. AECOM believes that the discussion below provides sufficient dialogue of comparable mid-century Raleigh neighborhoods needed to make final eligibility determinations for the Beckana and Birchwood Hills Subdivisions.

Cameron Village (WA4602) – NRHP listed 2011

Located on the western side of Raleigh, just outside of the Beltline, Cameron Village (WA4602) was developed by Willie York and designed in 1948 by Seward H. Mott as Raleigh’s first mixed-use and curvilinear subdivision. Little describes the community as “a textbook example of FHA planning principals” (Little 2006:2). Built out in the 1950s, the neighborhood features an array of custom mid-century-modern and ranch houses (Figure 1). The subdivision was listed on the National Register of Historic Places in 2011 under Criteria A and C in the areas of Architecture and Community Planning and Development. Since its NRHP listing, like many neighborhoods in Raleigh, Cameron Village has begun to see teardowns (Figure 2). Despite this fact, the neighborhood retains an overall high degree of integrity and stands as a good example of a post-war Raleigh neighborhood.



Figure 1: Left, 722 Graham Street; right, 718 Graham Street



Figure 2: Typical street views within Cameron Village

Capitol Heights (WA4435) – NRHP listed 2011

Another of Raleigh's NRHP listed post-war neighborhoods is Capitol Heights (WA4435) just northeast of downtown Raleigh. Capitol Heights was NRHP listed in 2011 under Criteria A and C under the categories of Architecture and Community Planning. The neighborhood is characterized by "small Minimal Traditional-style speculative houses of brick, weatherboard, and asbestos shingles from 1947 to 1952. Nearly all the houses have two bedrooms and one bath" (Little 2006:26). Platted along a grid, the neighborhood is still characterized by modest houses separated from the road by small open yards, scattered with mature trees. The houses largely retain their original form and materials, allowing the neighborhood to retain its original setting/feeling (Figure 3). Some modern teardowns have begun to creep into the edges of the neighborhood, although this number remained small at the time of this assessment (Figure 4).



Figure 3: Typical street views in Capitol Heights



Figure 4: Left, typical house shown at 709 Van Buren Street; right view of new infill

Gatewood (WA4439) – Study Listed 2018

The small East Raleigh neighborhood of Gatewood (WA4439), platted in 1963, “is a collection of Ranch houses with later Split-Level and Split-Foyer houses typical of the 1960s and early 1970s” (Hanbury 2017:44). It is designed on a grid plan with large open streets, with each lot featuring a generous setback and minimal landscaping. The neighborhood is dominated by split-levels which retain high degrees of material integrity and display little alterations to their original footprints (Figure 5 and Figure 6). In 2019 no noticeable infill or teardowns were observed. Gatewood was placed on the Study List in 2018 as result of the 2017 Survey update.



Figure 5: 1505 N. King Charles Rd. (left) and 1512 N. King Charles Rd. (right)



Figure 6: Representative streetscapes: N. King Charles Rd. (left) and Westchester Rd. (right)

Fairway Acres (WA4568) – Study Listed 2006

The small Ranch neighborhood of Fairway Acres (WA4568) sits southwest of Raleigh and was platted in 1955. The neighborhood “contains a collection of remarkably intact Ranch houses built in similar form... [and] was likely a speculative development. While substitute materials such as vinyl siding are found on some houses and there are variations... there have been no tear downs or new construction” (Hanbury 2017: 36) (Figure 7 and Figure 8). The neighborhood was first placed on the Study List in 2006 and according to Hanbury’s 2017’ report “remains as a strong candidate for listing on the National Register under Criterion A in the area of Community Planning and Development.”



Figure 7: 2620 Crestline Ave. (left) and 2918 Crestline Ave. (right)



Figure 8: Representative streetscapes: Crestline Ave. (left) and Fairway Dr. (right)

Greenbrier Estates (WA4581) – Determined Eligible 2018

Developed between 1957 and 1965, Greenbrier Estates (WA4581) lies adjacent to Raleigh's southern border within the bounds of the town of Garner. It was recommended eligible for NRHP listing in 2018. The neighborhood is characterized by curvilinear streets with large front lawns and shade trees. The Ranch-style dominates the housing stock, with smaller numbers of split-levels, split-foyers, Colonial-Revival, and mid-century modern houses (Figure 9 and Figure 10). The neighborhood retains a high degree of material integrity and has not been noticeably touched by teardowns or infill. Greenbrier Estates was determined NRHP eligible under Criteria A and C in 2018 in the areas of Architecture and Community Planning.



Figure 9: 413 Winterlochen Rd. (left) and 4432 Leota Dr. (right)



Figure 10: Representative streetscapes: Vesta Dr. (left) and Forestdale Rd. (right)

Laurel Hills (WA4622) – not formally assessed for eligibility

Laurel Hills is located on the northwest side of Raleigh and was platted in 1954. The subdivision is characterized by “large wooded lots with quite hilly topography. Houses are moderate-to-large Ranches, split-levels, and a few split-foyers... [with] a few Contemporary and fully Colonial Revival houses” (NCHPO survey file, Laurel Hills). A windshield survey of the neighborhood revealed large lots with mature trees sitting along curvilinear streets. Houses appears to retain medium degrees of integrity, the replacement of windows, doors, and siding being the primary alterations. Some modifications to original floorplans were also observed. Tear-downs/rebuilds are beginning to pop up along the neighborhood’s perimeter streets; the interior of the neighborhood remains more intact (Figure 11 and Figure 12).



Figure 11: 4110 Laurel Ridge Dr. (left) and 4205 Laurel Hills Rd. (right)



Figure 12: Left, typical streetscape; right example of infill

Oak Park/Glen Forest (WA4627) – not formally assessed for eligibility

Oak Park/Glen Forest (WA4627) is situated on the northwest side of Raleigh, just outside the Beltline. The large neighborhood developed between 1960 and 1965 and is characterized largely by Ranch and split-level style houses. The houses are set back from the curvilinear streets and rest on generous lots, some of which are open and some of which are populated with large shade trees. The buildings appear to range in their material integrity, some being unaltered and some heavily altered. No recent infill was found during the brief windshield survey; however, infill dating from the late 1990s/early 2000s was identified (Figure 13 and Figure 14).



Figure 13: 4600 Connell Rd. (left) and 4105 Connell Rd. (right)



Figure 14: Representative streetscapes

Brookhaven/Deblyn (WA4467) – not formally assessed for eligibility

Brookhaven/Deblyn (WA4467) was platted in 1955 and thought to have been developed by Willie York (NCHPO Brookhaven/Deblyn survey file). The sprawling neighborhood is located on the northwest side of Raleigh and is characterized by Ranches and split-levels, most of which retain their original footprints. The houses sit back from the curvilinear streets on spacious lots, some of which are open and some of which are wooded. Some material alterations are visible such as replacement doors, windows and siding. Modern teardowns/rebuilds have not yet infiltrated the neighborhood, although a few houses dating from the 1980s/1990s appear sporadically. The neighborhood appears to retain its overall feeling and setting (Figure 15 and Figure 16).



Figure 15: 5105 Shamrock Dr. (left) and 3605 Parkwood Dr.



Figure 16: Representative streetscapes: Parkwood Dr.

Lyon Park (WA4623) – Study Listed 2006

The small neighborhood of Lyon Park (WA4623) is located to the northwest of downtown Raleigh inside the Beltline. It was platted in 1955 and developed by former Raleigh mayor Jyles Coggins. According to the 2017 Raleigh Survey Update “the original houses were one-story Ranch houses clad variously in brick, weatherboard or board and batten, often with a carport. A few Split-Levels were built in the late 1950s” (Hanbury 2017:49). The neighborhood was placed on the Study List in 2006; however, Hanbury recommended its removal following the 2017 update. As seen in (Figure 17 and Figure 18) the small neighborhood has been infiltrated by a significant number of teardowns, greatly altering its overall look and feel.



Figure 17: 425 Vick Ave. (left) and 527 Vick Ave. (right)



Figure 18: Childers street showing modern infill

Brookview (WA4433) – Demolished

Brookview was situated just northeast of downtown Raleigh before it was demolished around 2015. It was comprised of “small duplexes and single-family houses built in 1950.” The neighborhood featured a “minimal design, and [its] layout in a compound resembles military housing” (NCHPO Brookview survey file) (Figure 19 and Figure 21). The current neighborhood is entirely new and has lost all integrity (Figure 20 and Figure 21).



Figure 19: View of original Brookview houses ca. 1990 (source: NC HPO Brookview (WA4433) survey file)



Figure 20: Virginia Ave. showing all new houses



Figure 21: Virginia Ave. showing al new houses

Hampton Hill (WA4618) – not formally assessed for eligibility

Hampton Hill is situated on the northwest side of Raleigh, just inside the Beltline. The neighborhood was developed during the 1960s and consisted of custom Ranch, split-level, and Colonial Revival houses (NCHPO Hampton Hill survey file). The neighborhood is small and its streets linear. The houses sit back from the wide roads and most lots are wooded and feature generous front lawns. Multiple teardowns/rebuilds have started to appear in the neighborhood, generally centered around the neighborhood's edges. These new buildings sit on divided lots and are cause for extensive tree removal, significantly altering the appearance and feel of the neighborhood.



Figure 22: 3322 Ocotea St. (left) and 2008 Nakoma Pl. (right)



Figure 23: Representative streetscapes displaying modern infill on Ocotea St.

Country Club Hills (WA4474) – Determined ineligible 2018

Country Clubs Hills was platted in 1946 and was subsequently built out throughout the late 1940s and 1950s. The neighborhood—on the north side of downtown, just inside the Beltline—was originally known for its Modernist-style homes. It has seen excessive numbers of teardowns over recent years, earning it a determination of ineligibility in 2018. Further discussion of Country Club Hills and its eligibility may be found in the earlier submitted project report (Figure 24 and Figure 25).



Figure 24: Representative streetscapes displaying modern infill: Pasquotank Dr. (left) and Alamance Dr. (right)



Figure 25: Left, Paschall House ca. 1950 (source: www.ncmodernist.org) and one of the new houses built on its grounds (right)

Westchester-Glen Eden (WA4635) – Determined ineligible 2018

Westchester-Glen Eden (WA4635) is located inside the Beltline northwest of downtown Raleigh, and just south of Beckana Subdivision. The neighborhood developed during the early 1960s and is characterized by curvilinear streets, hilly terrain, and largely wooded lots. Its housing stock is comprised largely of ranch and Colonial-style dwellings with a handful of mid-century-modern houses scattered about (Figure 26 and Figure 27). The neighborhood was determined ineligible in 2018 (as part of the first report effort associated with this project) given its loss of material integrity and the growing presence of teardowns. The neighborhood was additionally not recommended eligible or placed on the Study List as part of the 2006 Raleigh survey.



Figure 26: 1405 Westmoreland Dr. (left) and 1105 Bancroft St. (right)



Figure 27: 1104 Glendale Dr. (left) and 3504 Valley Court (right)

In addition to its request for additional contextual information, NCHPO expressed concern with regard to the number of resources evaluated within both subdivisions, as well as the method in which individual houses were determined to be contributing/non-contributing. In their concurrence letter NCHPO stated that:

...the survey of these two neighborhoods [Beckana Subdivision and Birchwood Hills Subdivision] 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.

In response to NCHPO's comment regarding the number of resources evaluated within each neighborhood, it was stated at the NCHPO Environmental Review Workshop, held May 16, 2019, that all buildings of a historic/potential historic district need not be evaluated during a Section 106 Review. Rather, an appropriate sampling of houses will suffice as the Section 106 Review efforts are not as exhaustive in nature as an NRHP nomination. It was stated that enough houses must be reviewed to portray an overview and ascertain a feel for a neighborhood's composition and overall integrity. As part of the survey efforts submitted in the August 2018 report, AECOM surveyed all resources in both Beckana and Birchwood Hills that fell within the APE. AECOM additionally surveyed what it felt to be an appropriate number of houses outside of the APE and

conducted a full windshield survey of both neighborhoods. These findings were presented in the original report. It is the belief of AECOM that it has provided sufficient examples (per the requirements discussed at the May 2019 workshop) to portray each neighborhood in an appropriate light and make accurate eligibility determinations. In response to the NCHPO's claim that integrity evaluations were made solely based upon the use of comparisons to 1990s tax photos—this is incorrect. AECOM would refer reviewers back to the text of the original August 2018 report for further clarification about how it dated resources and how it chose images of resources located outside of the APE.

After careful consideration of the above comments, as requested by the NCHPO—and its review of intact, altered, and teardown neighborhoods—AECOM continues to recommend that both Beckana Subdivision and Birchwood Hills Subdivision merit NRHP eligibility under Criteria A and C in the areas of Architecture and Community Planning. AECOM would like to emphasize that there are far fewer intact 1950s and 1960s neighborhoods in Raleigh than is generally assumed. Due to rising land values and incomes, the relatively small houses and modest neighborhoods erected close to the city's core during this period are under significant threat. Houses are being expanded and otherwise altered, or torn down and replaced, at alarming rates. Intact neighborhoods such as Beckana, which is inside the beltline, and Birchwood Hills just outside of it, are rare and will likely become rarer if the pace and nature of Raleigh's development continues.

BECKANA APARTMENTS (WA4638)

The Beckana Apartments were recommended eligible under Criteria A and C. AECOM reaffirms this original recommendation and includes the following interior photographs (as requested by the NCHPO in their October 2018 concurrence letter) as additional support for the NCHPO as it makes its final eligibility recommendations for the resource (Figure 28).



Figure 28: Interior images of sample apartment (photos credit: Sterling Glenwood Apartments)

JYLES AND FRANCES COGGINS HOUSE (WA4642)

The initial 2018 AECOM report recommended the Jyles and Frances Coggins House as NRHP eligible under Criterion C. Following their analysis of AECOM's findings, the NCHPO suggested an alternative recommendation under Criterion B for its association with Jyles Coggins, as opposed to C. AECOM agrees with the recommendation of the resource under Criterion B, but continues to recommend that the resource is NRHP eligible under Criterion C (for the reasons discussed in the originally submitted report).

BIBLIOGRAPHY

Hanbury Preservation Consulting

2017 "Raleigh Survey Update 2017 Survey Report." Accessed May/June 2019 at <https://files.nc.gov/ncdcr/historic-preservation-office/PDFs/ER%2018-3969.pdf>.

Little, M. Ruth

2006 "The Development of Modernism in Raleigh, 1945-1965." Accessed May/June 2019 at <http://www.ncmodernist.org/Ruth%20Little%20-%20Modernism%20in%20Raleigh%201945%20to%201965.pdf>.

North Carolina State Historic Preservation Office

n.d. Brookhaven/Deblyn (WA4467) survey file. Located at the North Carolina HPO, Raleigh.

n.d. Brookview (WA4433) survey file. Located at the North Carolina HPO, Raleigh.

n.d. Hampton Hill (WA4618) survey file. Located at the North Carolina HPO, Raleigh.

n.d. Laurel Hills (WA4622) survey file. Located at the North Carolina HPO, Raleigh.

Sterling Glenwood Apartments

2019 "Photo Gallery." Accessed May/June 2019 at <https://www.sterlingglenwood.com/photo-gallery.aspx>.

Figure 29: Identified Mid-Century Neighborhoods

Historic District Name	Survey Site Number	Period of Sig. /Construction	Determination of Eligibility?	Listed on 1945 City Map?	Listed on 1948 City Map?	Listed on 1968 County Map?	Source of Initial Identification
Anderson Heights	WA4461	1950s	Not assessed	Y	Y	Y	2006 Update
Arden Forest	no SSN	1990s	Not assessed (survey only)	N	N	Y	1968 Map
Asbury Park	WA2492	1978	Not assessed (survey only)	N	N	Y	1968 Map
Ashton Hills	WA5055	1950s-1960s	Not assessed (survey only)	n/a	n/a	N	NC HPO Web
Battery Heights	WA4430	1950s-1960s	NRHP listed 2011	Y	Y	N	2006 Update
Battery Park	no SSN	1930s-1960s	Not surveyed	N	N	Y	1968 Map
Beacon Lake	no SSN	1950s-1970s	Not surveyed	N	N	Y	1968 Map
Beckana	WA4597	1957-1960	Eligibility in question	N	N	Y	NC HPO Web
Bedford Heights	no SSN	1920s-1930s	Not assessed	Y	Y	Y	1945 City of Raleigh Map
Bellevue Terrace/Ramblewood	WA4463	1910-1950	Not assessed (block face form)	N	N	Y	2006 Update
Belvedere Park	no SSN	1940s-1950s	Not surveyed	N	N	Y	1968 Map
Biltmore Hills	WA4548	1950s-1960s	Not assessed (block face form)	N	N	Y	2006 Update
Birchwood Hills	WA4464	1960s	Eligibility in question	N	N	Y	NC HPO Web
Bloomsbury	WA4063	1910-1950	NRHP listed 2002	Y	Y	Y	1945 City of Raleigh Map
Boulevard Park	WA6501	1950s	Ineligible 2014	N	N	N	NC HPO Web
Brentwood	WA4465	1956	Recommended eligible 2017	N	N	Y	2006 Update
Brookhaven-Deblyn	WA4467	1960s-1970s	Not assessed- surveyed only	N	N	Y	2006 Update
Brookview	WA4433	1948	Not assessed- surveyed only	N	N	N	NC HPO Web
Brown Circle	WA7656	1965-1974	Not assessed- surveyed only	N	N	N	NC HPO Web
Bryn Mawr	no SSN	1960s-1970s	Not surveyed	N	N	Y	1968 Map
Cameron Village	WA4602	1950s-1960s	NRHP listed 2011	N	Y	Y	2006 Update
Capitol Heights	WA4435	1947-1952	NRHP listed 2011	N	Y	N	2006 Update
Carbon Hills	no SSN	late 1950s	Not surveyed	N	N	Y	1968 Map
Cardinal Hills	WA4989	1950s-1960s	Not assessed- surveyed only	N	N	Y	2006 Update
Carlton Heights	no SSN	1940-1980	Not surveyed	N	N	Y	1968 Map
Carolina Pines	WA4551	1950	Not assessed- surveyed only	N	N	Y	2006 Update
Carriage Hills	no SSN	1960s	Not surveyed	N	N	Y	1968 Map
Cedar Hill	no SSN	1970s	Not surveyed	N	N	Y	1968 Map
Cedarwood	no SSN	1950-1980	Not surveyed	N	N	Y	1968 Map
Chestnut Hills	WA4469	1953	Not assessed- surveyed only	N	N	Y	2006 Update
Circle Drive	WA7928	1940s	Ineligible 2018	N	N	N	NC HPO Web

Historic District Name	Survey Site Number	Period of Sig. /Construction	Determination of Eligibility?	Listed on 1945 City Map?	Listed on 1948 City Map?	Listed on 1968 County Map?	Source of Initial Identification
Cloverdale	no SSN	1950s	Not surveyed	N	N	Y	1968 Map
Colewood Acres	no SSN	1960s	Not surveyed	N	N	Y	1968 Map
Coley Forest	WA4604	1950s-1970s	Not assessed- surveyed only	N	N	Y	2006 Update
College Crest	no SSN	1920s-1930s	Not assessed or surveyed	Y	Y	Y	1945 City of Raleigh Map
College Park	WA4078	1920-1990s	Eligibility in question	N	Y	Y	NC HPO Web
Cotton Place	no SSN	1950s-2010s	Not surveyed	N	N	Y	1968 Map
Country Club Hills	WA4474	1946-present	Ineligible 2018	N	N	Y	2006 Update
Country Club View	no SSN	1950s	Not surveyed	N	N	Y	1968 Map
Country Life Estates	WA4527	1960s-1970s	Not assessed- surveyed only	N	N	Y	NC HPO Web
Crabtree Heights/Oakland Acres	WA4501	1950s-1960s	Not assessed- surveyed only	N	N	N	NC HPO Web
Daniel Circle	WA7700	1959	Not assessed- surveyed only	N	N	N	NC HPO Web
Dixie Forest	WA4606	1950s	Not assessed- surveyed only	N	N	N	NC HPO Web
Dogwood Acres	WA7512	1950s-1960s	Not assessed- surveyed only	N	N	N	NC HPO Web
Drewery Hills	WA4507	1954	Not assessed- surveyed only	N	N	Y	2006 Update
Driftwood Estates	WA6504	1930s-2000s	Ineligible 2014	N	N	N	NC HPO Web
East Mordecai	WA8348	1938-1950	Likely Ineligible 2017	N	N	N	NC HPO Web
East Park/Home Acres	WA4566	1940s-2000s	Not surveyed	N	Y	Y	1968 Map
Eastgate	no SSN	1960s	Not surveyed	N	N	Y	2006 Update
Eastwood	no SSN	1950s	Not surveyed	N	N	Y	1968 Map
Echo Heights	no SSN	1960s	Not surveyed	N	N	Y	1968 Map
Eden Croft	no SSN	1970s	Not surveyed	N	N	Y	1968 Map
Eden Forest	no SSN	1960s	Not surveyed	N	N	Y	1968 Map
Edgewood	no SSN	1940s	Not surveyed	N	N	Y	1968 Map
Ellendale	WA7095	1960s	Ineligible 2012	N	N	N	NC HPO Web
Fairfax Hills	WA4509	1960s	Not assessed- surveyed only	N	N	Y	2006 Update
Fairfield	no SSN	1950s	Not surveyed	N	N	Y	1968 Map
Fairmont	no SSN	1930s-1940s	Not surveyed	Y	Y	N	1945 City of Raleigh Map
Fairview Acres	no SSN	1950s	Not surveyed	N	N	Y	1968 Map
Fairview Hills	no SSN	1930s-1970s	Not surveyed	N	N	Y	1968 Map
Fairway Acres	WA4568	1955	Recommended eligible 2017	N	N	Y	2006 Update
Forest Acres	no SSN	1950s	Not surveyed	Y	Y	Y	1945 City of Raleigh Map

Historic District Name	Survey Site Number	Period of Sig. /Construction	Determination of Eligibility?	Listed on 1945 City Map?	Listed on 1948 City Map?	Listed on 1968 County Map?	Source of Initial Identification
Forest Hills	no SSN	1930-present	Not surveyed	Y	N	Y	1945 City of Raleigh Map
Forest Ridge	no SSN	1970s	Not surveyed	N	N	Y	1968 Map
Forty Acres	WA4610	1950	Recommended not eligible 2017	Y	N	N	2006 Update/2017 Update
Foxcroft	no SSN	1960s-1970s	Not surveyed	N	N	Y	1968 Map
Fuller Heights	WA6506	1950s	Recommended eligible 2017	N	N	Y	NC HPO Web
Garden Acres	no SSN	1950s-1960s	Not surveyed	N	N	Y	1968 Map
Gatewood	WA4439	1960s-1970s	Recommended eligible 2017	N	N	Y	2006 Update
Georgetown	WA4511	1948-1949	Ineligible 2009	Y	Y	Y	2006 Update
Glosson Estates	no SSN	1960s	Not surveyed	N	N	Y	1968 Maps
Green Pines	WA7702	1958-1973	Recommended eligible 2016	N	N	N	NC HPO Web
Greenwood Acres	no SSN	1960s	Not surveyed	N	N	Y	1968 Map
Greenwood Farms	WA4522	1960s	Not assessed-survey only	N	N	Y	NC HPO Web
Hampton Hill	WA4618	1960s-1970s	Not assessed- surveyed only	Y	Y	N	2006 Update
Hayes-Barton	WA4070	1920-1952	NRHP listed 2002-	Y	Y	Y	1945 City of Raleigh Map
Hertford Village	WA8349	1950	Hertford eligible 2017	N	N	Y	NC HPO Web
Hickory Hills	no SSN	1960s-1970s	Not surveyed	N	N	Y	1968 Map
Hidden Valley	WA4513	1970s	Not assessed- surveyed only	N	N	Y	NC HPO Web
Highland Forest	no SSN	1950s	Not surveyed	N	N	Y	1968 Maps
Highland Gardens	WA4620	platted 1947	Not assessed- surveyed only	Y	Y	Y	2006 Update
Hillsdale Forest	WA6526	1960s-1970s	Ineligible 2014	N	N	Y	NC HPO Web
Hi-Mount	WA4512	1947-1948	NRHP listed 2011	Y	Y	Y	2006 Update
Hinton	no SSN	1960s-1970s	Not surveyed	N	N	Y	1968 Map
Hollyview Estates/Whitley	WA7773	1950-1970	Not assessed- surveyed only	N	N	N	NC HPO Web
Homemont	no SSN	1950s-1960s	Not surveyed	N	N	Y	1968 Map
Hunter Park	no SSN	1940s-1950s	Not surveyed	N	N	Y	1968 Map
Indian Hills/Hunter's Creek	WA6503	mid-20th cen.	Ineligible 2014	N	N	N	NC HPO Web
Isle Forest	no SSN	1950s	Not surveyed	N	N	Y	1968 Map
Joe Louis Park	no SSN	1940s-1990s	Not surveyed	N	Y	Y	1948 City of Raleigh Map
Kelly Heights	no SSN	1950s-1960s	Not surveyed	N	N	Y	1968 Map
Kentwood/Fairway Ridge	WA6502	1930s-1960s	Ineligible 2014	N	N	N	NC HPO Web
Kingwood Forest	no SSN	1960s-1970s	Not surveyed	N	N	Y	1968 Map

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Lake Forest	no SSN	1950s-1980s	Not surveyed	N	N	Y	1968 Map
Lakemont	WA4514	1960s	Not assessed- surveyed only	N	N	N	2006 Update
Lakeside	no SSN	1960s	Not surveyed	N	N	Y	1968 Map
Lakestone	WA4515	1960s-1970s	Not assessed- surveyed only	N	N	Y	2006 Update
Lakeview	no SSN	1960s	Not surveyed	N	N	Y	1968 Map
Lakewood	no SSN	1960s	Not surveyed	N	N	Y	1968 Map
Lakewood Acres	WA7771	1956-1963	Not assessed- surveyed only	N	N	N	NC HPO Web
Lambshire Downs	WA4516	1959	Eligibility in question	N	N	Y	2006 Update
Laurel Hills	WA4622	1960s	Not assessed- surveyed only	N	N	Y	2006 Update
Lindsey Heights	WA6534	1960s	Ineligible 2015	N	N	N	NC HPO Web
Linwood Neighborhood	WA7507	1950s	Not assessed- surveyed only	N	N	N	NC HPO Web
Lockwood	no SSN	1960s	Not surveyed	N	N	Y	1968 Map
Longacres	WA4440	1952	Not assessed- surveyed only	N	N	Y	2006 Update
Longview Park	WA4630	1946-1959	Recommended eligible 2017	N	N	N	NC HPO Web
Lynwood Estates	WA7703	1963-1970s	Not assessed- surveyed	N	N	N	NC HPO Web
Lyon Park	WA4623	1953	Ineligible 2017	N	N	N	2006 Update/2017 Update
Madonna Acres	WA4443	1960	NRHP listed 2010	N	N		2006 Update
Maplewood Forest	no SSN	1950s-1960s	Not surveyed	N	N	Y	1968 Map
Martin Homes	no SSN	1950s-1960s	Not surveyed	N	N	Y	1968 Map
McCuller's Pines	WA7794	1960-1990	Recommended eligible 2017	N	N	N	NC HPO Web
Meadowbrook	WA4444	1970s-1980s	Not assessed- surveyed only	N	N	N	NC HPO Web
Medfield Estates	no SSN	1960s-1970s	Not surveyed	N	N	Y	1968 Map
Meredith Woods	WA4625	1960s	Not assessed- surveyed only	N	N	Y	2006 Update
Millbrook Estates	no SSN	1960s	Not surveyed	N	N	Y	1968 Map
New Hopes Acres	no SSN	1950s	Not surveyed	N	N	Y	1968 Map
North Haven	no SSN	1960s-1970s	Not surveyed	N	N	Y	1968 Map
North Hills Estates	WA4518	1960s	Not assessed- surveyed only	N	N	Y	2006 Update
North Ridge	no SSN	1970s	Not surveyed	N	N	Y	2006 Update
Northglen	WA4519	1960s	Not assessed- surveyed only	N	N	Y	2006 Update
Northwood Acres	WA4520	1961	Not assessed- surveyed only	N	N	Y	2006 Update
Nowell Heights	WA7770	1947-1968	Not assessed- surveyed only	N	N	N	NC HPO Web

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Oak Forest Estates	no SSN	1960s	Not surveyed	N	N	Y	1968 Map
Oak Park/Glen Forest	WA4627	1960s-1970s	Not assessed- surveyed only	N	N	Y	2006 Update
Oakview	no SSN	1960s	Not surveyed	N	N	Y	1968 Map
Oakwood Acres	WA7703	1957-1975	Not assessed- surveyed only	N	N	N	NC HPO Web
Oxford Park (Fallon Park)	WA4521	1956	Ineligible 2017	N	N	N	NC HPO Web
Parkland	WA8349	1950	Ineligible 2017	N	N	N	NC HPO Web
Perry Subdivision	WA7655	1958-1970	Recommended eligible 2016	N	N	N	NC HPO Web
Pinecrest	WA4491	1959	Not assessed- surveyed only	N	N	Y	2006 Update
Planaterra Heights	no SSN	1960s	Not surveyed	N	N	Y	2006 Update
Pleasant Ridge Estates	no SSN	1960s-1980s	Not surveyed	N	N	Y	1968 Map
Pullen Park Terrace	WA2474	1940s	Not assessed- surveyed only	Y	Y	Y	1945 City of Raleigh Map
Quail Hollow	no SSN	1960s	Not surveyed	N	N	Y	1968 Map
Raleigh View	no SSN	1950s	Not surveyed	N	N	Y	1968 Map
Rebel Acres	no SSN	1960s	Not surveyed	N	Y	N	1968 Map
Ridgeway Place	no SSN	1948-1950s	Not surveyed	Y	Y	N	1945 City of Raleigh Map
Ridgewood	WA4630	1953-1956	Recommended not eligible 2017	N	N	Y	2006 Update
Robin Hood Forest	WA7705	1959-1970s	Not assessed- surveyed only	Y	Y	N	NC HPO Web
Robinwood	no SSN	1960s	Not surveyed	N	N	Y	1968 Map
Rollingwood	WA4448	1960s	Ineligible 2017	N	N	Y	2006 Update
Rosemont Garden	WA4449	1950s	Not assessed- surveyed only	N	N	Y	NC HPO Web
Rothgeb-Webb	WA4525	1990s	Not assessed- surveyed only	N	N	N	NC HPO Web
Roylene Acres	WA4582	1950s-1960s	Not assessed- surveyed only	N	N	Y	2006 Update
Saint Mary's Estates	no SSN	1963	Not surveyed	N	N	Y	1968 Map
Satterfield	WA7772	1947-1962	Not assessed- surveyed only	N	N	N	NC HPO Web
School Acres	no SSN	1950s	Not surveyed	N	N	Y	1968 Map
Sherwood Forest	WA4450	1950s	Not assessed- surveyed only	N	N	N	2006 Update
Skycrest Village	no SSN	1950s	Not surveyed	N	N	Y	1968 Map
Southgate	no SSN	1960s-1970s	Not surveyed	N	N	Y	2006 Update
Spring Valley	WA4526	1960s	Not assessed- surveyed only	N	N	N	2006 Update
Spring Valley	WA4990	1960s	Not assessed- surveyed only	N	N	N	NC HPO Web
Starmount	WA4451	1950s-1960s	Recommended eligible 2017	N	N	Y	2006 Update

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Starview	WA4631	1950s-1960s	Not assessed- surveyed only	N	N	Y	2006 Update
Stratford Park	WA4452	1960	Not assessed- surveyed only	N	N	Y	2006 Update
Sunrise Park	WA5056	1910s-1960s	Not assessed- surveyed only	N	N	N	NC HPO Web
Sunset Acres	no SSN	1960s-1970s	Not surveyed	N	N	Y	1968 Map
Sunset Terrace	no SSN	1950s-1970s	Not surveyed	N	N	Y	1968 Map
Trawick Dale	no SSN	1960s	Not surveyed	N	N	Y	1968 Map
Upchurch Estates	WA7798	1970-1971	Not assessed- surveyed only	N	N	N	NC HPO Web
Villa Park	no SSN	1940s-1950s	Not surveyed	Y	N	Y	1945 City of Raleigh Map
W.G. Mangum Subdivision	WA7925	1950s-1960s	Ineligible 2018	N	N	N	NC HPO Web
Waco Heights	no SSN	1960s	Not surveyed	N	N	Y	1968 Map
Washington Terrace	no SSN	1950s	Not surveyed	N	N	Y	1968 Map
Wayland Heights	WA4634	1940s-1950s	Not assessed- surveyed only	Y	Y	Y	2006 Update
West Grove	no SSN	1940s-1950s	Not surveyed	N	N	Y	1968 Map
Westavia	no SSN	1970s-1980s	Not surveyed	N	N	Y	1968 Map
Westchester-Glen Eden	WA4635	1950s	Ineligible 2018	N	N	Y	2006 Update
Western Park	WA4583	1940s	Not surveyed	N	N	Y	1968 Map
Westover	WA4584	1920s-1960s	Recommended eligible 2017	N	N	Y	NC HPO Web
White Oak Forest	no SSN	1930-1990	Not surveyed	Y	Y	N	1945 City of Raleigh Map
Wilmont	no SSN	1930s-1950s	Not surveyed	Y	Y	Y	1945 City of Raleigh Map
Windsor Park	WA4659	1950s	Recommended eligible 2017	N	N	N	NC HPO Web
Winter Park	no SSN	1960s	Not surveyed	N	N	Y	1968 Map
Woodcrest	WA4453	1950s	Recommended eligible 2017	N	N	Y	2006 Update/2017 Update
Woodrow Park/Rock Cliff	WA4528	1940s-1950s	Not assessed- surveyed only	Y	Y	Y	1945 City of Raleigh Map
Worthdale	WA4454	1960s	Not assessed- surveyed only	N	N	Y	2006 Update
Worthdale Park	no SSN	1950s-1960s	Not surveyed	N	N	Y	1968 Map
Wynnewood	no SSN	1950s	Not surveyed	N	N	Y	1968 Map