

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Apex Historic District Boundary Increase III

Apex, Wake County, WA4423, Listed 1/31/2008
Nomination by Rebecca Osborne
Photographs by Rebecca Osborne, September 2007



400 block of Olive Street



100 West Williams Street

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Apex Historic District Boundary Increase III

other names/site number _____

2. Location

street & number six areas centered roughly on Hunter, Center, Chatham, Cunningham, Holleman, and Hughes Streets

city or town Apex

not for publication N/A

vicinity N/A

state North Carolina

code NC

county Wake

code 183

zip code 27502

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property _____ meets _____ does not meet the National Register criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally.

Signature of certifying official/Title - Deputy SHPO

Date

North Carolina State Historic Preservation Office

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

____ entered in the National Register
____ See continuation sheet.

____ determined eligible for the National Register
____ See continuation sheet.

____ determined not eligible for the National Register

____ removed from the National Register

____ other (explain):

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5. Classification

Ownership of Property
(check as many as apply)

Category of Property
(check only one box)

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

- private
- public - local
- public - state
- public - Federal

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

Contributing	Noncontributing	
37	6	buildings
0	0	sites
0	0	structures
0	0	objects
37	6	Total

Name of related multiple property listing
(enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

Historic and Architectural Resources of Wake County, NC (1770-1941) 172

6. Function or Use

Historic Functions
(enter categories from instructions)

Current Functions
(Enter categories from instructions)

- Domestic/single dwelling
- Domestic/secondary structure
- Domestic/multiple dwelling (duplex)
- Commerce/specialty store (metalsmith shop)
- Commerce/specialty store (auto repair)
-
-

- Domestic/single dwelling
- Domestic/secondary structure
- Domestic/multiple dwelling (duplex)
- Commerce/specialty store (metalsmith shop)
- Commerce/specialty store (auto repair)
-
-

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

- Craftsman/Bungalow
- Modern Movement
- Queen Anne
- Other: I-house
- Other: Minimal Traditional
- Other: Ranch

- foundation: brick, concrete block
- walls: Weatherboard
- Brick
- roof: Asphalt
- Other:
-
-

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

See continuation sheets.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions)

- Architecture
Community Development

Period of Significance

c.1900-1959

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

Bibliography (Cite books, articles, and other sources used in preparing the form on one or more continuation sheets) See continuation sheets

Previous documentation on file (NPS):

- preliminary determination of individual listing (36CFR67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey
recorded by Historic American Engineering Record

Primary location of additional data:

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

Name of repository:

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10. Geographical Data

Acreeage of Property approximately 21.25 acres

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>17</u>	<u>694700</u>	<u>3956340</u>
	Zone	Easting	Northing
2	<u>17</u>	<u>694560</u>	<u>3956110</u>

3	<u>17</u>	<u>694770</u>	<u>3955860</u>
	Zone	Easting	Northing
4	<u>17</u>	<u>694340</u>	<u>3955800</u>

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Rebecca E. Osborne

organization Capital Area Preservation, Inc. date July 2007

street & number P.O. Box 28072 telephone 919.833.6404

city or town Raleigh state NC zip code 27611

Additional Documentation

Submit the following items with the completed form:

Continuation sheets

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

Additional items (check with the SHPO or FPO for any additional items)

Property Owner

name Multiple property owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Materials (continued)

walls: aluminum
asbestos
asphalt
concrete
steel
stucco
synthetic: vinyl
other: Masonite

NARRATIVE DESCRIPTION

The Apex Historic District Boundary Increase III consists of four clusters of predominantly residential buildings to the north, southeast, and southwest of the current Apex Historic District. The expansion area consists of forty-three buildings, forty residential houses and three commercial buildings. The current Apex Historic District comprises the central business district and surrounding residential areas that lie within the first two blocks of the east-west streets intersecting Salem Street. The central business district is characterized by late-nineteenth- and early-twentieth-century brick commercial buildings with parapet roofs standing two stories tall. Salem Street, also known as U.S. Highway 1, is a two-lane highway which runs the length of the business district from north to south and is the main thoroughfare through the current historic district. Traffic is heavy along this route at all times of the day, as it connects Apex with other nearby towns. Eight streets intersect Salem Street and carry traffic from east to west: Hunter Street, Grove Street, Thompson Street, Center Street, Chatham Street, Culvert Street, Moore Street and Williams Street/N.C. Highway 55. These east-west streets are two lanes wide, and service the residential areas of the current historic district, connecting the residential neighborhoods to downtown. The residential areas in the current historic district are comprised of large Queen Anne houses, triple-A I-houses, hipped-roof cottages, and Craftsman bungalows dating from the late-nineteenth to early-twentieth centuries.

The boundaries of this expansion include the east-west streets of Chatham, Center, Olive, Holleman, Moore, Hunter and Williams streets, and the north-south Jones, Salem, Cunningham, Hudson and Hughes streets. The boundaries are drawn to exclude non-contributing resources at the edges of the proposed expanded district. To the north of the expansion area, past Hunter Street, are recent contemporary subdivisions of tract houses. On Hunter Street, to the northwest of the boundary, is a public school and to the northeast is the new Apex Town Government complex. To the east of the expansion area is modern residential development on Center, Culvert, East Chatham, Olive, East Moore, and East

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Williams streets. To the south of the expansion area, on South Salem Street, are contemporary residences and commercial buildings dating from the 1960s to the 1980s. To the southwest of the expansion area, between West Moore and West Williams streets, are undeveloped wooded lots and a cemetery. To the west of the expansion area, on West Moore, Holleman, and West Chatham streets, are modern houses dating from the 1960s to the 1990s.

Queen Anne houses, Craftsman bungalows, one-story Minimal Traditional houses, and one-story Ranch houses are the predominant residential architectural styles found in this expansion. Additionally, the commercial buildings included in this expansion all exhibit the mid-century Modern Movement styles. All structures were built in styles popular at the time of construction.

Generally, the older houses in the expansion area are closer to Salem Street, the main thoroughfare through the current historic district, with the 1940s and 1950s houses further out from Salem Street. The buildings in the expansion area are uniformly close to the street, and have front, side, and rear yards, often with small garages or other outbuildings. The houses nearest the commercial core of Salem Street have facades that form the short side of the rectangular building mass. The houses at the edges of the expansion area, generally dating from the 1940s and 1950s, are oriented horizontally on the lot, so that the façade forms the long side of the rectangular building mass. Such horizontal orientation along the lot represents typical post-World War II developments in residential housing styles and massing.

The district expansion area displays a reasonably high degree of integrity. There are eight vacant lots included in the district, which from physical and documentary evidence appear to have always been vacant. Six buildings out of the forty-three total (approximately thirteen percent [14%]) do not contribute to the significance of the historic district. Of the buildings which are contributing, few have undergone radical changes. Many of the older houses, dating from the 1900s to the 1920s, have been covered with vinyl siding, but retain their original windows. Some buildings have had extensive alterations which were made during the period of significance. Overall, the buildings in the boundary expansion area retain much of their original fabric, as many were constructed in the mid-twentieth century with inexpensive, but durable, materials such as concrete block, and asbestos shingles.

The three Modern Movement commercial buildings sit strategically between the town's primary commercial and residential developments. One commercial building at 100 West Williams Street is a 1947 modernistic auto service and gas station located at the

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intersection of West Williams Street/N.C. Highway 55 and South Salem Street/U.S. Highway 1, both heavily trafficked. The second commercial building sits at the end of South Hughes Street between the residential area and the heavily trafficked commercial strip along East Williams Street/N.C. Highway 55. This building now houses a restaurant, but was historically an auto parts store. The third commercial building is a metal Butler building used for light industry, mostly welding, located among residential houses on East Chatham Street.

INVENTORY

The following inventory lists all primary and secondary resources. The inventory is organized alphabetically by street names. East-west streets are listed north side first, then south side. North-south streets are listed west side first, then east side. Dates of construction and ownership histories are determined by Wake County Historic Property inventory files at the North Carolina Historic Preservation Office and by deeds listed with the Wake County Register of Deeds Office.

All of the buildings are categorized as contributing or non-contributing based on the following criteria. The period of significance for Apex Historic District Boundary Increase III is 1900 to 1959. Any building constructed after the period of significance is listed as non-contributing due to its age. Buildings built during the period of significance which have lost their architectural integrity through considerable alteration are non-contributing.

The land within the Apex Historic District Boundary Increase III is primarily residential, including mostly single-family houses, though there are two duplexes within the district which read as single-family houses. There are three commercial buildings at the edges of the district. The commercial buildings will be described in detail individually. Houses in the district expansion are predominantly one story in height. Most have substantial front yards, which provide a harmonious rhythm. There are three predominant house styles within the district expansion. The first is the Craftsman bungalow, marked by front-gable-roof forms and porches supported by prominent posts and piers. The second is the Minimal Traditional house, signified primarily by side-gable-roofs with cross-gables, and small porches or porticos. The third is the Ranch house, identifiable by horizontal massing, engaged front porches, if present, supported by thin, sometimes decorative, mass-produced iron posts and railings. The Ranch houses display a mixture of side-gable and hipped-roofs, which will be noted under each entry. The houses in the expansion area display a variety of construction materials, including brick and concrete block masonry, and frame buildings sided with weatherboards, asbestos, aluminum, vinyl, or Masonite, much of which is original to the buildings. The houses also display a variety of window formation, including two-over-two and

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six-over-six double-hung wood sash windows, one-by-one horizontal sliding sash, and single- and double-hung windows with horizontally divided, two-over-two sash.

In the following inventory, all buildings are one story, three-bays-wide, double-pile, and have side-gable-roofs, asphalt shingle roofing, and wood windows, unless otherwise noted. Window sash configuration is the same on all elevations, unless otherwise noted. Details such as construction material, siding, window configuration and foundations will be listed individually in the description of each building.

CENTER STREET, North Side

Henry S. Brown House
305 Center Street, 1951, Contributing

Minimal Traditional, four bays wide; small, front-gabled portico over the off-center front entrance door; 8/8 sash; 24-pane picture window on the east side of the façade, with 4/4 flanking side lights; brick construction; brick foundation; side-gable, frame carport addition with small, vented cupola at west side of main block of house; side-gable brick addition to the east side of main block of house; brick chimney on east side between main block and addition.

Henry S. Brown constructed this house for his family in 1951, and his family members have owned and lived in the house since.

Garage, c.1951, Contributing

Two automobile bays, front-gable-roof; concrete block with German siding in gables; lift garage doors of wood with four glass panes each.

EAST CHATHAM STREET, North Side

House
305 E. Chatham Street, c.1945, Contributing
Minimal Traditional; small, centered, front-gabled portico supported by thin iron posts railings; wooden pilasters on portico indicate that iron posts and railings may be replacement; paired 6/6 sash on façade; single 6/6 sash on side and rear elevations, protected by synthetic removable awnings; frame construction; vinyl siding; brick foundation.

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The property traded hands many times in the years surrounding its estimated date of construction. According to Wake County deed records, the lot was originally larger but was subsequently subdivided around 1946. Families associated with the house included Roy and Lottie Womble and Layton and Mary Denson.

EAST CHATHAM STREET, South Side

City Welding Building
314 E. Chatham Street, c.1951, Contributing

Metal Butler Building (prefabricated metal building ordered as a kit from the Butler Construction Company); two bays wide, three bays deep, front-gable metal roof; nine-pane industrial steel sash windows; sliding metal cargo doors on each gable end wall; framed in steel and has vertical steel sheet siding; concrete block chimney; interior is open, typical of a light industrial metal working shop; small office in the northwest corner.

The building was built by Raymond Colon Bradley Sr., who passed it on to his wife and then his son, Raymond C. Bradley Jr. who acquired it in 1981 and still owns it.

WEST CHATHAM STREET, North Side

House
222 W. Chatham Street, c.1920, Contributing

Craftsman bungalow; front-gable-roof with wood knee brackets under eaves; hipped-roof front porch supported by battered wood posts on brick piers with metal and turned wood railings; paired 4/1 sash on façade; flat-roofed, single-bay garage was added to the western end of the house; frame construction; asbestos siding; brick foundation; six-panel wood door; wood garage lift door with four single-pane lights; both garage addition and asbestos shingle siding are characteristic of 1950s-era additions and materials, indicating a modernization in the mid-twentieth century.

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CUNNINGHAM STREET, East Side

Harry and Peggy Beasley House
109 Cunningham Street, 1959, Contributing

Ranch house; four bays wide; hipped-roof with broad eaves; wide 1/1 windows with horizontal orientation on all elevations; group of three windows flanking front door on each side; single windows elsewhere; brick construction; brick foundation; wood front door with two, single-pane lights at top; hipped-roof carport with metal support posts extends west from south end of house; decorative concrete block screen divides carport from house; asphalt shingle roof; wide interior brick chimney at south end of house; narrow brick chimney at northeast corner of house.

Harry and Peggy Beasley purchased the lot on Cunningham Street in 1957 and built the house in 1959. The house remains in the family.

HOLLEMAN STREET, South Side

Vacant lot

William Henry Harward House
109 Holleman Street, c. 1900, c. 1951, Contributing

Two-story, I-house; single-pile with side and rear additions; 6/6 vinyl replacement sash; frame construction; vinyl siding; brick foundation; screened porch addition with flat, rooftop deck to east elevation; end-gable, full-length addition on rear/north elevation; flat, rooftop deck addition on to rear end-gable addition, c.1955; centered six-panel contemporary wood door with decorative door surround of fluted pilasters and topped by metopes and triglyphs.

This house is associated with William Henry Harward, one of Apex's important original civic boosters in the early twentieth century. It was originally located at the corner of Holleman Street and South Salem Street, and faced Salem Street, where the Sun Trust Bank stands today. The house was built in the early twentieth century by William Henry Harward, an influential banker and local entrepreneur. The house originally had Queen Anne details, such as intricate sawnwork in the gables. In 1951, Marvin and Dixie Jones bought the house and moved it to its present location at the rear of its original lot, facing Holleman Street. The Joneses renovated the

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house in the Colonial Revival style and made several rear and side additions during the period of significance.¹

Arthur Rogers House
203 Holleman Street, c.1900, Contributing

Two-story, triple-A house; single-pile with contemporary additions to side and rear elevations; front-gable wall dormers at the façade; hipped-roof front porch with turned posts and rails and intricate sawn brackets; 2/2 sash on main block of house; 1/1 contemporary vinyl sash windows on additions; frame construction; vinyl siding; concrete foundation; multiple additions extend from rear/south side of main block; steeply-pitched shed addition extends off east end of rear/south elevation; low-pitched shed-roof extends off west end of rear/south elevation; sun room addition to rear/south elevation.

Despite these numerous changes and multiple additions, the main, original block has remained largely unaltered and exhibits unusual characteristics not seen in other triple-A houses in Apex, most notably the front-gabled wall dormers.

Arthur Rogers built this house around the turn of the twentieth century.² Arthur Rogers was a large land owner in Apex and gave the town the land for the cemetery at the end of West Moore Street.

HOLLEMAN STREET, North Side

Parking lot

House
216 Holleman Street (see listing for 111 Jones Street)

HUDSON STREET, East Side

Smith-Norris House
211 Hudson Street, c.1912, Non-contributing

¹ Ann Poe Grebing, personal interview with the author, July 24, 2007.

² Ann Poe Grebing, personal interview with the author, July 24, 2007.

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Triple-A I-house; single-pile with contemporary additions on rear elevation; height indicates that house may originally have had one-and-a-half stories; gable end returns; front-gabled portico with gable end returns, supported by squared posts and railing; portico appears to be a later addition; replacement 2/2, horizontally divided vinyl sash windows; frame construction; vinyl siding; concrete block foundation; end-gable rear ell; flat-roof rear addition with extending flat-roof covered patio; wood front door with four, square divided lights over four vertical panels; diamond-shaped gable vents.

This house was originally located at 212 S. Salem Street, where Apex Family Medicine stands now. Rufus and Margaret Smith lived in the house in 1912, and may have built it. Garland and Mary Norris lived in the house through the 1950s and 1960s. Melick Blades bought the house and moved it to its current location in 1968 when the newer building was constructed. Though the original I-house form is still evident, the house has undergone significant alterations of major features, and was moved to its present location after the period of significance for the district.³

HUDSON STREET, West Side

Vacant lot

SOUTH HUGHES STREET, East Side

Thomas and Jean Williams House
301 S. Hughes Street, 1954, c. 1962, Contributing

Ranch house; four-bay, single-pile, hipped-roof; asbestos shingle siding; pyramidal-roof front porch extending length of two central bays; porch supported by square wooden posts and railing; 2/1 horizontally divided sash; large, plate-glass picture window flanked by thin, 1/1 side lights on south end of facade; frame construction; asbestos siding; brick foundation; wide brick chimney at south end; interior brick stack chimney; asphalt shingle roof; sunroom addition to east elevation with bank of 1/1 ribbon windows on north- and east-facing elevations (c.1962); two-automobile-bay, flat-roof garage addition at northeast/rear corner of house with vinyl siding and vinyl lifting doors (c.1962).

³ Ann Poe Grebing, personal interview with the author, July 24, 2007; M. Ruth Little, Apex Historic District National Register nomination, 1993.

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Thomas S. and Jean H. Williams built this house in 1954. Jean Hurst ("Winkie") Williams continues to live here.

House
305 S. Hughes Street, c.1901, Contributing

Single-pile house; side-gable-roof with gable end returns and diamond-shaped gable vents; front-gabled portico with arched underside supported by replacement metal posts; single 4/4 sash on north end of façade; paired 3/1 sash on south end of façade; 4/4 sash on north elevation; 3/1 sash on south elevation; frame construction; weatherboard siding; brick pier foundation with brick infill; wood front door with large plate glass pane over two vertical panels; portico exhibits a subtle Colonial Revival influence; porch flooring has been replaced; end-gable rear ell to north side of rear elevation; 2/2 sash on north elevation and 2/2 horizontally-divided sash on rear elevation of end-gable ell; several shed-roof and gable-roof additions extend off rear of house; shed-roof addition on south side of rear elevation with 1/1 aluminum sash and weatherboard siding.

L. E. and Cloie Pate House
307 S. Hughes Street, 1952, Contributing

Minimal Traditional house; four bays wide; barrel-arch roof over front stoop, supported by thin metal columns and metal porch railings; 2/2 horizontally-divided sash; frame construction; Masonite siding; concrete block foundation; six-panel wood front door; small interior chimney near center of house.

The house was built in 1952 by L. E. Pate and Cloie Holt Pate. They sold the property in 1953. The property changed hands three times before 1957, when William E. and Anne W. Franklin purchased the property. The house has remained in the Franklin family since, currently sharing joint ownership between Anne W. Franklin and her daughter, Anne M. Franklin.

House
309 S. Hughes Street, c.1901, Contributing

One-and-a-half story, two-bay, Craftsman bungalow; shed-roof over full-length porch, supported by rounded, slightly tapered columns and wood railings; 2/2 sash; frame

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construction; weatherboard siding; brick foundation; glazed front door with twelve panes in its upper half; interior ridge chimney; hipped-roof dormer extending out from the front roof slope; shed addition on north side of rear elevation with aluminum awning windows; end-gable addition on south side of rear elevation with 1/1 sash.

Garage, c.1901, Contributing

One automobile bay; front-gable-roof with shed-roof wing, with glazed, six-light personnel door; German siding.

House

313 S. Hughes Street, c.1901, Contributing

One-and-a-half story, Craftsman bungalow; front-gable-roof; engaged, full-length porch supported by battered wood posts on brick piers and wood railings; 6/1 wood windows; frame construction; vinyl siding; brick and stucco foundation; vinyl in eaves and brackets; two-light, fixed-pane windows in gable; wood front door with plate glass pane over two horizontal panels; wood stepped deck on north end of front porch.

SOUTH HUGHES STREET, West Side

Edith Maynard House (Duplex)

300 S. Hughes Street, 1953, Contributing

Ranch duplex; L-shaped massing; each section is two bays wide and four bays deep; broad, low-pitched hipped-roof; integrated corner porches, each with a decorative iron post; 8/8 windows; multi-light picture window with 4/4 sidelights; single and paired 8/8 and 6/6 sash on side and rear elevations; brick construction; brick foundation; entrance stoops have decorative iron railings.

The house was built in 1953 by Edith Maynard, who passed the property on to her children in 1994. The property has changed hands three times since then, and is currently used as rental property.

Duplex

302 S. Hughes Street, c.1947, Non-contributing

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Two bays wide; three bays deep; front-gable-roof; entrances are on the side (north and south) elevations; small, gabled hoods supported by triangular brackets, and thin metal posts and railings; 1/1 vinyl windows; frame construction; vinyl siding; brick foundation; two interior ridge chimneys; rear, end-gable addition; side facing street has no door.

Perry-Rigsbee House
304 S. Hughes Street, 1948, Contributing

Minimal Traditional house; four bays wide; front door at north end of façade protected by small, front-gabled hood, supported by triangular brackets; 6/6 sash; frame construction; asbestos siding; brick foundation; front stoop railings are replacement.

This house was built in 1948 by O. B. and Eva H. Perry, and then was quickly sold to T. M. and Geraldine R. Johnson in August of that year. They lived in the house for nine years until 1957, when they sold it to Vestus E. Rigsbee. The house remains in the possession of the Rigsbee family.

House
308 S. Hughes Street, c.1901, Non-contributing

One-and-a-half story house; two bays wide, three bays deep; front-gable-roof; shed-roof porch extending off the façade, supported by thin, square wood posts; paired 1/1 vinyl replacement windows; single 1/1 vinyl window and solid, six-panel front door have replaced paired window setting; frame construction; Masonite siding; oversized gabled dormer protruding from north roof slope; small shed addition centered on rear elevation.

Clarence and Margaret Harris House
310 S. Hughes Street, 1954, Contributing

Ranch house; three bays wide; broad, low-pitched hipped-roof with cross-gabled center bay; small porch at south corner of façade is protected by a flat-roof extension off the hipped-roof of the main structure; porch roof is supported by decorative cast iron metal posts and railings; eight-pane steel casement windows; façade is dominated by three large picture windows, one in each bay; center, cross-gable bay has one large plate glass window flanked by sidelights, four panes stacked vertically

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on each side; two at north and south ends of façade contain sixteen panes each; brick construction; brick foundation.

Clarence J. Harris built this house in 1954, and Margaret H. Harris, his wife, continues to live here. He purchased the land from O. B. and Eva H. Perry, who had bought the land, apparently for speculative real estate purposes, from Booth and Hinton Lands.

Harris Commercial Building
312 S. Hughes Street, 1954, Contributing

Three-bay commercial building; four bays deep; decked, flat-topped roof with low-pitched, cantilevered slopes; large, stepped parapet capping the front and rear facades; two large plate-glass windows (one on each side) flank the front entrance; concrete block construction; front entrance of double leaf plate glass doors is centered on the façade; building is set back further away from road than surrounding houses to allow for parking lot.

Clarence J. Harris built this building in 1954 at the same time that he constructed his house next door. The building housed an auto parts store. Margaret H. Harris still owns the building and leases it to a local restaurant.

HUNTER STREET, North Side

House
204 Hunter Street, c.1948, Non-contributing

Three-bay house; three bays deep; front-gable-roof; hipped-roof porch supported by decorative, scrolled metal posts on brick piers; 1/1 vinyl replacement sash; frame construction; vinyl siding; smaller, end-gable addition at the rear of the house; glazed front door with six divided lights over two vertical panels.

House
208 Hunter Street, c.1975, Non-contributing

Ranch house; four bays wide; side-gable-roof is broad and low pitched; integrated, two-bay porch, supported by chamfered wood posts, sawn brackets, and turned railings; 1/1 vinyl sash; brick construction; vinyl siding under porch, in gables and on

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additions; attached, two-automobile-bay brick garage at west end of house; large addition on the rear; wide interior brick chimney; L-shaped rear addition with board-and-batten wood siding.

House
212 Hunter Street, c.1930, Contributing

Three-bay, single-pile house; shed-roof, partial-façade front porch, supported by thin square posts and railings; porch has been enlarged and enclosed at the east end; 6/6 sash; frame construction; weatherboard siding; brick pier foundation with concrete-block infill; two entrance doors on façade, one in center bay and one at west end of façade; central door is wood with nine lights over two vertical panels; west-end façade door is contemporary, six-panel steel; two rear additions, one that has an end-gable-roof and wood German siding and the other which has a shed-roof structure and Masonite siding.

Outbuilding, c.1930, Contributing

Small, front-gable outbuilding; metal siding; metal roof; exposed rafter ends; open entrance cut into metal siding.

House
216 Hunter Street, c.1920, Contributing

Three-bay, single-pile house; shed-roof, partial-façade front porch, supported by squared columns; 4/4 sash; 6/6 sash on side and rear elevations; vinyl siding; concrete block foundation; interior ridge brick chimney; rear ell is end-gable with shed-roof at east elevation; small, 1/1 vinyl window at rear elevation of ell; square gable vent; contemporary wood front door with oval glass pane.

Outbuilding, c.1940, Contributing

One bay, side-gable-roof outbuilding; front door is wood, with three horizontal panels and a window opening above covered with plywood; side entrance covered by plywood; concrete block construction; Masonite siding in gable ends.

HUNTER STREET, South Side

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Seagroves-Suggs House
209 Hunter Street, 1950, Contributing

Minimal Traditional house; three bays wide; front-gable-roof; projecting front-gable porch at the east end of the façade, supported by decorative, scrolled, cast iron posts and rails; 6/6 sash; frame construction; brick foundation; cross-gabled screened porch at the south (rear) end of the east side elevation; two interior brick chimneys, one at ridge line; replacement vinyl door with three diagonally-oriented lights.

This house was built in 1950 by Clifton D. Seagroves and his wife. Shortly afterwards, the Seagroves divorced and sold their home in 1951 to George C. and Rachel W. Suggs. Rachel W. Suggs continues to live in the house.

Garage, c.1955, Contributing

Front-gable-roof garage; one automobile bay and personnel entrance; garage lifting door is wood with two horizontal glass panes, side-by-side; door for personnel entrance is wood with nine glazed lights over two vertical panels; concrete block construction; vinyl siding in gables.

JONES STREET, East Side

James and Martha Bailey House
111 Jones Street, 1950, Contributing

One-and-a-half story, Minimal Traditional house; four bays wide; side-gabled-roof with a front, cross-gabled bay; cross-gable center bay, containing one-and-a-half bays, dominates facade; large, plate glass picture window with 4/4 side lights in center bay; center bay flanked by paired 6/6 sash window on north end of façade and 8/8 sash window on south end of façade; single and paired 6/6 windows on side and rear elevations; brick construction; vinyl siding in gable ends; brick foundation; rectangular gable vents; side-gable wing extends at south end of main block; side-gable porch supported by squared wooden posts extends at north end of main block; brick chimney at north gable end wall between the side porch and the main structure; front door is in central bay, flanking picture window, and is four-panel wood door with two glass panes; broken pediment over door; second brick chimney at south gable

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end between the south gabled-wing and the main structure; flat-roof metal carport, added c.1988, at rear of house.

This house was built in 1950 by James Albert Bailey. He and his wife Martha owned the house until they sold it to the Apex Baptist Church in 2006. Typical of the Minimal Tradition style, the house contains subtle elements of the Tudor style, with its brick exterior accentuated with dark-hued trim.

Outbuilding, c.1960, Non-contributing

One-bay outbuilding; front-gable-roof; front entrance door flanked by one 4/-4 window on the north side of its façade; frame construction; German siding; concrete block piers.

House

111 Jones Street, c. 1957, Contributing

One-story, concrete block house composed of three significant but different sections, all dating from 1957; main house is concrete block construction; southwest corner is large, flat-roof structure with broad overhanging eaves and integrated corner porch supported by thin metal posts; bank of multi-light, metal casement windows on façade/south elevation; glazed front door with three horizontal glass panes over three horizontal panels; second section/northwest corner is front-gable concrete block structure with six-light metal casement sash; glazed door with three horizontal glass panes over three horizontal panels; third section is frame addition at east/rear gable end; 6/6 wood sash; vinyl siding; concrete block foundation.

Vacant lot

Vacant lot

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JONES STREET, West Side

House
104 Jones Street, c.1915, Contributing

One-and-a-half story Craftsman bungalow; pyramidal hipped-roof; integrated full-length porch supported by four thin, battered wood posts on brick piers; 1/1 vinyl replacement sash; pyramidal hipped-roof front dormer with three fixed-pane wood windows, arranged horizontally; frame construction; vinyl siding; brick pier foundation with brick infill; front door with plate glass window with fluted surround over two vertical panels; full-length, shed-roof rear addition.

Garage, c.1930, Contributing

One automobile bay; front-gable-roof; frame construction; wood German siding.

Vacant lot

House
110 Jones Street, c.1948, Contributing

Single-pile house; hipped-roof porch extends nearly entire width of the façade, supported by turned posts and railings with concrete floor; 6/6 sash; frame construction; vinyl siding; concrete block foundation; front door with large plate glass pane over three horizontal panels; interior ridge chimney; flat-roof rear addition.

Vacant lot

E. MOORE STREET, South Side

House
308 E. Moore Street, c.1954, Contributing

Ranch house; small, front-gable portico supported by wood posts and railings; 2/2 sash, divided horizontally; bank of three 1/1 vinyl replacement sash at east end of façade; frame construction; vinyl siding; concrete block foundation; exterior brick

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chimney at east gable end; center rear interior brick chimney near ridge; shed-roof rear addition; side-gable addition to west gable end; front door with six wood panels.

W. MOORE STREET, North Side

House
200 W. Moore Street, c.1945, Contributing

Craftsman bungalow; two bays wide; three bays deep; front-gable-roof; off-center projecting front-gable porch supported by battered posts on brick piers; 3/1 vinyl sash, paired on façade; frame construction; vinyl siding; brick foundation; side-gable addition on east elevation with 3/1 sash; interior brick chimney; front door with plate glass pane over three horizontal panels.

Garage, c.1945, Contributing

Two bays wide; front-gable-roof; one automobile bay at east side of façade; vinyl siding; vinyl lifting door.

Woodrow and Clyde Ragan House
206 W. Moore Street, c.1946, Contributing

Craftsman bungalow; four bays deep; front-gable-roof; front-gable hood over the front entrance door, centered on facade; 4/1 sash, paired on facade; frame construction; asbestos siding; brick foundation; cross-gable screened porch addition off the east elevation; small, end-gable rear addition; interior ridge brick chimney; glazed front door with nine lights over two vertical panels.

The house was built by Woodrow Ragan Sr. and has passed through his family's possession and occupancy ever since.

House
210 W. Moore Street, c.1946, Contributing

Minimal Traditional house; projecting front-gable portico supported by squared wooden posts and pilasters and iron railing; 2/2 sash, horizontally divided; one 3/1 window on east side of façade; 1/1 sash on rear elevation; frame construction; vinyl

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siding; two side-gable additions, the larger extending off west elevation, the smaller extending off southeast corner of main block of house; front door with four panels topped by four fixed-pane lights.

Garage, c.1965, Non-contributing

Front-gable garage; frame construction; weatherboard siding.

W. MOORE STREET, South Side

House
203 W. Moore Street, c.1912, Contributing

Craftsman bungalow; front-gable-roof; off-center, projecting front-gable porch supported by two large square brick piers at each end and replacement wood railings; replacement porch floor; 6/1 sash; frame construction; weatherboard siding; brick foundation; side-gable addition on west elevation; tall interior brick chimney; glazed front door with nine lights over two vertical panels; cross-gable wing at west elevation with 6/1 sash and weatherboard siding.

Outbuilding, c. 1912, Contributing

Front-gable outbuilding with shed-roof wing on west side; six-panel, double-leaf doors flanked by 2-by-2 fixed sash; 1/1 aluminum sash in shed-roof section; frame construction; weatherboard siding; brick pier foundation.

Adelaide Upchurch House
205 W. Moore Street, c.1900, Contributing

Two-story I-house; single-pile; standing seam metal roof; shed-roof, partial-facade front porch supported by replacement turned wooden posts on brick piers; 6/6 sash; frame construction; weatherboard siding; brick foundation; glazed front door with two vertical lights over three horizontal panels, flanked by four-pane vertical sidelights and wood panel where transom would have been; standing seam metal roof; two-story shed-roof addition extending across entire rear elevation; wood staircase on east elevation leading to replacement door at second story.

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Adelaide Upchurch and her husband, William, built this house at the corner of South Salem and West Moore streets, facing South Salem Street. In 1913, A.T. Seymour Sr. bought the house and moved it to its current location, which, at that time, was part of Adelaide Upchurch's original parcel, as sold to Seymour. Seymour then built the current Craftsman-style house at 300 South Salem Street where the Adelaide Upchurch House originally stood.⁴

OLIVE STREET, North Side

House
409 Olive Street, c.1988, Non-contributing

Two-story, triple-A I-house; full-width shed-roof porch supported by turned wooden posts and intricate sawn brackets; 1/1 vinyl sash; frame construction; Masonite siding; octagonal stained glass window in center-gable wall; ornate sawnwork and shingles in gables; exterior brick chimney at east gable end; wooden front door with large plate glass pane over two vertical panels.

Garage, c.1988, Non-contributing

One-and-a-half-stories; two automobile bays; front-gable-roof; paired 1/1 vinyl sash in gable ends; vinyl lifting doors.

House
411 Olive Street, c.1950, Contributing

Minimal Traditional house; vinyl awning over off-center front door; 6/6 sash; frame construction; asbestos siding; brick foundation; two-bay, side-gable wing on west elevation; side-gable addition on east elevation with vertical plywood siding; ridge brick chimney.

⁴ Ann Poe Grebing, personal interview with the author, July 24, 2007; M. Ruth Little, Apex Historic District National Register nomination, 1993.

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House
415 Olive Street, c.1950, Contributing

One-and-a-half-story, Minimal Traditional house; five bays wide; 8/8 vinyl replacement sash; side and rear elevations have 8/8, 6/6, and 1/1 vinyl replacement sash; frame construction; Masonite siding; brick foundation; interior brick chimney; six-panel wood front door; shed-roof porch addition on east elevation supported by squared wooden posts and railings.

Garage, c.1950, Contributing

Two automobile bays; front-gable-roof; 1/1 window in front-gable; frame construction; Masonite siding; vinyl and glass lifting doors.

House
501 Olive Street, c.1955, Contributing

Ranch house; four bays wide; low-pitched hipped-roof; 6/6 sash; bank of three 6/6 sash windows to east of off-center front door; concrete block construction; concrete block foundation; flat, replacement, wooden front door with four-pane fanlight; projecting hipped-roof bay on façade with paired 6/6 sash; two-automobile bay, attached garage with side-gable-roof on east elevation; concrete block interior ridge chimney.

Richard and Melba Beasley House
509 Olive Street, 1954, Contributing

Ranch house; five bays wide; low-pitched hipped-roof with broad eaves; a synthetic awning forms hood over off-center front door; stoop with iron railings; 1-by-1 horizontally sliding metal windows; a large, plate glass picture window on west end of façade; concrete block construction; broad, interior, painted, brick chimney at east end; smaller, interior, painted, brick chimney at west end; one-automobile-bay carport ell integrated into hipped-roof with decorative concrete block screen at northeast (rear) corner of house; second automobile bay in carport area enclosed in 1960s to create sunroom with vinyl siding and bank of three 1/1 metal sash windows.

Richard and Melba Beasley built the house in 1954. They still own and live in the house. Mrs. Beasley indicated that she and her husband selected the design from a

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pattern book, and a local contractor named Truelove built the house based on the photograph and floor plan in the book. The Beasleys chose this design because it was economical.

Garage, c.1954, Contributing

Three-bay garage; façade faces east; low-pitched hipped-roof; two open automobile bays on north and south ends of façade with center enclosed bay with six-panel wood door for personnel entrance; hipped-roof carport extending from south-end automobile bay supported by round metal posts; open storage bay at northwest (rear) corner.

OLIVE STREET, South Side

House

414 Olive Street, c.1930, Contributing

Craftsman bungalow; front-gable-roof; two bays wide; three bays deep; projecting front-gable porch (partially enclosed) supported by battered posts on brick piers; 1/1 vinyl replacement sash; frame construction; weatherboard siding; brick pier foundation with brick infill; cross-gable projecting bay on east elevation with two 1/1 vinyl replacement sash; wood shakes in gables; interior brick chimney with modest corbelling; glazed wood door with twelve divided lights.

S. SALEM STREET, East Side

Wilbur Howell Sr. House

209 S. Salem Street, 1938, Contributing

One-and-a-half-story Minimal Traditional house; cross-gable projecting bays, two bays wide on north end of façade and rear elevations; additional projecting front-gable portico supported by squared columns, centered on façade; 3/1 sash, paired on façade; frame construction; vinyl siding; brick pier foundation with brick infill; interior chimney in front valley of cross-gable; exterior brick stack chimney on south gable elevation; rounded-arch wood front door with three diagonal lights; side-gable addition on north gable elevation; end-gable rear ell with frame, flat-roof carport addition, supported by metal posts, at rear of gable ell; flat-roof screened porch addition on south gable elevation.

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Wilbur L. Howell Sr. built this house in 1938. The house has remained in the family, and his son, Wilbur L. Howell Jr., currently owns and lives in the house.

Garage, c.1938, Contributing

Two-bay garage; open automobile bay and enclosed personnel bay; wood German siding; front-gable-roof; personnel entrance door sheathed with wood German siding.

Catlett House

305 S. Salem Street, c.1910, Contributing

Queen Anne house; four bays wide; single-pile; two cross-gables at north and south ends of façade and rear elevation; cross-gable on south end projects off the façade; hipped-roof wrapped front porch, supported by turned wood posts and sawn brackets, extends nearly full length of façade; 2/2 sash windows; vinyl siding; brick pier foundation with brick infill; interior brick chimneys; gable end returns; wood access ramp at north end of façade; semi-circular gable vents; cross-gable two-bay projection at north end of rear elevation; cross-gable projection at south end of rear elevation; shed addition off rear two-bay, cross-gable projection; shed addition off previous shed addition with 1/1 vinyl sash window; rear elevation has 4/4 wood sash; two six-panel exterior entrance doors to basement on rear elevation, protected by shed-roof hoods; 2-by-2 fixed-pane basement windows 1/1 vinyl sash at basement in rear shed addition.

The house was built c. 1910 by either S.C. and Vasti Catlett or their son, W. H. Catlett and his wife, Kate. Though it has had several different owners, the property was, for many years, referred to as the Catlett lot by Apex townspeople.

S. SALEM STREET, West Side

Vacant lot

Vacant lot

Bunn-Seymour House

314 S. Salem Street, c.1925, Contributing

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One-and-a-half-story gable-front-and-wing house; single-pile; front-gable-roof forms southern mass of house; side-gable wing forms north mass of house; front-gable dormer centered on side-gable wing; hipped-roof porch, supported by decorative iron posts, extends across side-gabled wing façade; 3/1 sash; frame construction; asbestos shingle siding; brick foundation; glazed front door; unusual proportions indicate that windows of half-story have been covered with asbestos siding; low-pitched, full-length, end-gable addition with 1/1 sash; shed-roof addition on north side of end-gable addition with 4/4 sash on side elevations and 1/1 sash on rear elevation.

The Bunn family built this house. The Seymour family, who owned the property on the remainder of the west side of this block and on the west side of 200 S. Salem Street, later acquired it.

W. WILLIAMS STREET, North Side

Miller Gas and Service Station
100 W. Williams Street, c.1947, Contributing

One-story, four-bay Modern Movement service station; flat-roof; three automobile bays on west end of façade; flat plate glass store front with synthetic awning wraps around façade at canted corner facing both Williams and Salem streets; concrete block construction; stucco exterior; two doors on north end of east elevation; gas pumps in front of façade with angled light fixtures.

This service station was built c.1947 by Thomas B. and Myrtle F. Miller. The property has changed ownership several times. Holt and Sons Auto Service currently rents the building and operates their business there.

Gas Pumps, c.1947, Contributing

Detached flat-roof steel awning over gas pumps at east of building facing Salem Street.

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STATEMENT OF SIGNIFICANCE

Summary

Located at the northern, southern, eastern, and western edges of the Apex Historic District, the Apex Historic District Boundary Increase III is locally significant for its early- and mid-twentieth-century, largely residential architecture and its patterns of development. The period of significance extends from 1900, the approximate date of the oldest contributing resource, to 1959, to include changes in popular domestic and commercial architectural styles and patterns of development. The period of significance extends two years beyond the fifty-year benchmark for National Register eligibility to include a residential building which exemplifies the continuation of the Ranch style from earlier in the period.

At the beginning of the twentieth century, Apex experienced an economic boom fueled by the coming of the railroad, which spurred expansion of its agricultural markets. Local and national economic depressions significantly slowed development in Apex. By the time the local economy began recovering after World War II, the automobile had emerged to become a staple of most households across America.⁵ The automobile's transformative power on residential and commercial landscapes can be seen in Apex. The boundary expansion area largely represents the influence of the automobile in the development of the neighborhood. Over half of the houses within the expansion area were built between 1940 and 1959, in the years when automobile use expanded significantly in Apex. Many houses in the expansion area possess garages or carports, both attached and detached, and some of the older houses in the expansion area were updated during the period of significance to include garages or carports to accommodate the owners' cars.

Additionally, the expansion area contains three commercial buildings, two of which historically provided automobile-related services. One of these commercial building has served as a gas and auto service station since it was built in 1947, and the other was historically used as an auto parts retailer until the 1990s, when it was rehabilitated as a restaurant. The presence of these businesses within the otherwise residential area attest to the demand for automobile services in Apex, and serve as evidence of the rise of the automobile in the shaping of the expansion area's character.

⁵ Lizabeth Cohen, *A Consumers' Republic: The Politics of Mass Consumption in Postwar America*, (New York: Vintage Books, 2003) 199, 294-296; Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States*, (New York: Oxford University Press, 1985) 157-189; Gwendolyn Wright, *Building the Dream: A Social History of Housing in America*, (New York: Pantheon Books, 1981) 205-208, 214.

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The interspersions of early-twentieth-century houses with mid-twentieth century houses suggests that the land in the expansion area may have been platted around the turn of the century, but was not fully developed until after World War II. The buildings within the expansion area are an excellent collection of early- to mid-twentieth century popular architecture, with styles ranging from Craftsman bungalows and vernacular triple-A I-houses to Minimal Traditional and Ranch houses.

The Apex Historic Boundary Increase III meets National Register requirements for Criterion A for community planning and development because of the pattern of development it represents. Through the massing forms and buildings types, the transition of land development and planning in Apex from railroad-based to automobile-based is evident. This area also meets Criterion C for architecture, due to its representative examples of architectural styles from the period of significance, 1900 to 1959. Most of the individual buildings are not individually notable, but as a collection, the forty-three buildings within the expansion boundary reveal the myriad architectural styles and changes in stylistic preferences and materials that occurred during the period of significance. Apex's history and significance are documented in Context 3: Populism to Progressivism (1885-1918), pages E:46-61, and Context 4: Boom, Bust, and Recovery Between the World Wars (1919-1941), pages E:65-73, in the Multiple Property Documentation Form entitled, "Historic and Architectural Resources of Wake County, North Carolina, 1770-1941." Resources in the district expansion area fall under Property Type 3: Houses, specifically 3B: "Houses Built between the Civil War and World War I (1965-1918)", pages F:131-137, and 3C: "Twentieth-Century Popular Housing Types (1910-1941)," pages F:137-141, and property Type 5: Commercial and Transportation-Related Buildings and Structures, pages F:154-160. Registration requirements for these property types can be found on pages F:141-142, and 160.⁶

During the period of significance, 1900 to 1959, Apex shifted from railroad-based transportation and an agriculturally-based economy to an automobile and industry economy and culture. The development and widespread use of automobiles transformed the social and physical landscape of Apex, as it did many small, rural towns in the South. Additionally, housing styles and neighborhoods changed to accommodate cars by incorporating attached and unattached garages.⁷ New highways, specifically US Highway 1 and NC Highway 55, bounded the outskirts of Apex's commercial core, and businessmen built automobile-related

⁶ Kelly A Lally, "Historic and Architectural Resources of Wake County, North Carolina, 1770-1941," Multiple Property Documentation Form, 1993; Raleigh, NC: North Carolina Historic Preservation Office.

⁷ Jackson 251-253.

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businesses on these streets. Residents embraced national housing trends by building what were then innovative and popular housing styles from the 1920s through 1950s, including Craftsman bungalow, Minimal Traditional, and Ranch styles. The majority of these buildings exhibit the use of materials such as asbestos shingle, Masonite, aluminum siding, and concrete block, a new and popular trend nationwide. Nationally, both architects and vernacular builders experimented with the use of these materials, and saw them as innovative, durable, and inexpensive. Apex residents' use of modern building styles and materials reflects their embrace of national trends in architecture and building technology.

The Apex Historic District Boundary Increase III primarily includes nationally popular architecture and community development patterns that were distinctive to the World War II and the postwar decades. With its inclusion, the entire Apex Historic District will have representative examples of architectural styles from the late-nineteenth to the mid-twentieth century, spanning approximately eighty-six years of locally interpreted national housing trends and development patterns.

Historical Background

The town of Apex was first chartered in 1873.⁸ Early in this first period, there was a lumber mill, a whiskey distillery, a tobacco company, and several schools and churches.⁹ Much of the land in the expansion areas was held by long-established farming families, merchants, and churches. During its first fifty years, Apex saw rapid expansion of its agricultural economy with the arrival of railroad transportation. In 1898, the Cape Fear and Northern Railroad (later called the Durham and Southern Railroad) came to Apex, extending from Apex to Dunn in Harnett County.¹⁰ Additionally, the Seaboard Air Line Railway passed through Apex, extending from Richmond, Virginia to Miami, Florida.¹¹ Thus, with the coming of the railroad, Apex became a thriving small commercial center, and local citizens and business people were linked to markets across North Carolina and in important cities along the southeastern seaboard of the United States. By 1905, Apex's prominent families, such as the Hunters, the Baucoms, the Seymours, and the Olives, opened several businesses, including the Merchants and Farmers Bank, Apex's first bank, three tobacco markets, a cotton market, a pharmacy, grocery stores, and general mercantile stores.¹² The turn of the century through the 1920s was a period of rapid economic growth and ushered in a spirit of cooperation and collaboration between farmers and business owners that turned Apex into

⁸ Lally 79.

⁹ Lally 79; Holleman, map, "Town of Apex, Circa 1880."

¹⁰ Holleman 8.

¹¹ Holleman 9.

¹² Holleman 7-10.

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one of Wake County's most prominent and successful small towns.¹³ Apex's business owners and other citizens profited from the town's growing economy and built homes in the town of Apex and the surrounding areas, investing their money in the town.¹⁴ Much of the fine architecture of the Apex Historic District and of the properties in the expansion area from the 1900 to 1925 period are a result of the increased wealth of citizens in Apex during this time.¹⁵

The year 1922 brought an economic downturn for Apex that continued through the 1930s and the nationwide Great Depression. The tobacco markets went cooperative, leveling competition among farmers and decreasing prices.¹⁶ Lowered production combined with the appearance of the Granville Wilt, a disease which decimated tobacco plants, caused a serious economic depression in Apex.¹⁷ As a result Apex's tobacco warehouses closed, and many farmers took their families and their products to more lucrative markets in Durham and Fuquay-Varina.¹⁸ From 1920 to 1930, Apex lost population. The local depression, immediately followed by the Great Depression of the 1930s, stalled Apex's growth through World War II.¹⁹

As a result of the national post-World War II baby boom, Apex began growing again. City planning documents reflect that the population and economy of Apex increased slowly between 1950 and 1960. By 1960, the population had increased to 1368 people, forty-eight percent over 1920 levels.²⁰ Many of the mercantile businesses from the earlier era, including hardware stores and farm supply stores, continued to operate into the 1940s.²¹ Additionally, new businesses, specifically gas stations and car dealerships, sprang up in downtown Apex and along NC Highway 55 on the outskirts of the town. These businesses serviced the rising automobile-based economy of the post-World War II era. The town was

¹³ Holleman 9-10.

¹⁴ Holleman 17.

¹⁵ For an inventory of Apex's architecture, see the National Register Nomination Forms for The Apex Historic District, Apex Historic District Boundary Increase I, and Apex Historic District Boundary Increase II, located at the NC Historic Preservation Office, Raleigh, NC.

¹⁶ Holleman 17-18.

¹⁷ Holleman 18.

¹⁸ Holleman 17-19.

¹⁹ Holleman 21.

²⁰ Holleman 20.

²¹ Advertisements for A.T. Seymour and Son's Hardware Store and several other general merchandise stores are scattered throughout *The Apex Booster* newspaper; *The Apex Booster, 1943-1945* is available on microform at the Olivia Raney Local History Library, Raleigh, NC.

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far outpaced in development by neighboring Cary and Garner during this decade.²² Nevertheless, Apex residents built Minimal Traditional and Ranch houses and modernistic commercial and auto-related businesses, keeping pace with broader national trends in residential and commercial design.

COMMUNITY PLANNING AND DEVELOPMENT CONTEXT

At the beginning of the twentieth century, Apex was experiencing rapid growth as its economy boomed with agricultural production, particularly with the tobacco and cotton cash crops. Transportation was railroad-based, as new railroad tracks were laid in the late-nineteenth and early-twentieth century, connecting Apex to large markets throughout the region. Community development centered on the railroad, with roads built to form grids with the main thoroughfare, Salem Street, running parallel to the railroad. The commercial district developed along the north-south orientation of Salem Street. The residential district first developed on roads that formed a tight grid oriented around Salem Street. The homes are generally larger and exhibit high-style characteristics, largely of Queen Anne and Craftsman bungalow housing styles. They were built by some of Apex's more prominent citizens and business families.²³

The 1928 Sanborn Map of Apex shows that much of the land in the district expansion area was undeveloped at this time. Some of this land had been sold off to individuals and clearly subdivided into lots, but only a few small houses dotted these outlying areas of Apex's residential areas.²⁴ With the coming of the Great Depression in the late 1920s and 1930s, Apex's economy suffered and development slowed.²⁵ This development trend continued slowly through World War II and the 1940s. The slow economy during the Great Depression and World War II is reflected in the construction of smaller buildings using nationally popular styles, including Minimal Traditional and Modernistic styles.²⁶ Apexians built few new

²² Apex Planning Board, "Initial Housing Element and Community Reconnaissance Survey Report," Apex, NC: Apex Town Board of Commissioners and Apex Planning Board, September 1970.

²³ See M. Ruth Little, Apex Historic District National Register nomination, 1993; M. Ruth Little, Apex Historic District (Boundary Increase) National Register nomination, 1994; Jennifer L. Martin, Apex Historic District (Boundary Increase II) National Register nomination, 2001, (copies located the North Carolina Historic Preservation Office, Raleigh, NC); Holleman 6-17.

²⁴ Map, "Apex, Wake County, NC." Sanborn Map Company, New York. October 1928. Copy on Microfilm at NC State Archives, Raleigh, NC.

²⁵ Holleman 14-21.

²⁶ *The Apex Booster* is replete with articles concerning the slower economy, conservative spending and rationing during World War II. Many Apex citizens went off to fight in the war, and the town as a whole collaborated to contribute to the war effort through conscientious consumption. (*The Apex Booster, 1943-1945* is available on microform at the Olivia Raney Local History Library, Raleigh, NC.)

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homes during these decades. After World War II, Apex residents picked construction up where they left it before the Great Depression.

Of the forty-four properties in the expansion area, only seven were built before 1920, the earliest being built in 1901. The residential areas two to four blocks east and west of Salem Street saw continued development in the thirty-five years from World War I to the post-World War II 1950s. By 1955, the land in the expansion area had been fully subdivided, and many families built popular style houses on these lots. Like other small towns in Wake County, Apex's architecture reflects nationally popular trends in domestic architecture, including Craftsman-style bungalows, minimal traditional style houses, Colonial Revival and Tudor Revival "period cottages," and one-story Ranch houses.²⁷

From the 1920s through the 1950s, Apex community development shifted to include increasing automobile transportation. With the building of roads to connect Apex to Raleigh and other parts of Wake County, citizens traveled into and out of town by car along U.S. Highway 1 (Salem Street) and N.C. Highway 55 (Williams Street). A growing number of Apex residents owned cars, and the proposed expansion area reflects an incorporation of automobiles into the landscape. Many residents built garages on their lots, and those building new houses constructed attached garages, signifying the incorporation of cars into their daily lives. Further, the three Modern Movement commercial buildings sit strategically between the town's primary commercial and residential developments. Two of the commercial buildings in the expansion area have historically housed automobile-related businesses, signifying the rise of automobile culture in Apex. These two auto service stations point to a need for auto service related businesses, and these stores provided service to Apexians' cars starting in 1948. Residential development expanded so that newer lots and houses hugged the earlier residential and commercial districts, but also stretched out along roads accessible to cars.

ARCHITECTURAL CONTEXT

In the early twentieth century, small southern towns, of which Apex is typical, were populated and developed by citizens who built homes near the downtown commercial areas. As the century progressed, residents expanded these early neighborhoods and built smaller houses on tree lined streets that extended further out from the central commercial streets. The population and economic fluctuations of the first half of the twentieth century are reflected in the physical landscape and the body of architecture of Apex from 1900 to 1959.

²⁷ Kelly A. Lally, *The Historic Architecture of Wake County, North Carolina*. (Raleigh, NC: Wake County Government, 1994), 149, 155-161.

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Larger houses reflecting more decorative styles, such as Queen Anne and Craftsman-style houses were built by prominent citizens during the economic boom period between 1900 and 1920.²⁸ By the 1930s and 1940s, Apexians started building smaller, Minimal Traditional-style cottages, following a national trend in building smaller, less flamboyant houses that reflected the constriction of the economic market and people's incomes.²⁹ By the late 1950s, Apexians were building Ranch-style houses, again echoing a national trend. This style is characterized by sprawling, horizontal facades, often with carports or garages for the family automobile.³⁰ Apex's Minimal Traditional and Ranch houses are similar in size or are smaller than the Craftsman bungalows and Queen Anne houses, dating from 1900 through the 1930s, which dominate the residential areas closer to the commercial district. The contributing buildings within the Boundary Increase III represent these styles and are from the period of community development that saw the shift from train to automobile transportation, the constriction of spending, and the rise of the smaller, ubiquitous modernistic styles.

Garages are an important feature of the historic district. Many of the pre-1945 residential properties possess garages and carports that have been added directly onto houses or are unattached but have been added to the site. Most of these garages and carports date from the 1950s. The proliferation of these garages and carports signal Apex's incorporation of a national trend towards accommodating personal automobiles, which Apex residents acquired rapidly after World War II.³¹

Two of the three commercial buildings in the expansion area exhibit modernistic architectural influences. Modernism reflected smooth, sharp lines; large, geometric forms; low-pitched or flat roofs; large windows; and a long, horizontal orientation. Architects and vernacular builders of housing and commercial building types used a variety of innovative, modern materials.

²⁸ See M. Ruth Little, Apex Historic District National Register nomination, 1993; M. Ruth Little, Apex Historic District (Boundary Increase) National Register nomination, 1994; Jennifer L. Martin, Apex Historic District (Boundary Increase II) National Register nomination, 2001, (copies located the North Carolina Historic Preservation Office, Raleigh, NC).

²⁹ McAlester 478.

³⁰ Poppeliers and Chambers 114; McAlester 479; Cohen 194-256; Jackson 235-237; Wright 251.

³¹ Jackson 251-253.

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Queen Anne

The Queen Anne housing style was nationally popular from the 1880s through the 1910s. The style is typified by steeply pitched roofs, dominant front-gables, asymmetrical facades, full front porches, and decorative brickwork and woodwork. Many of the houses in the current Apex Historic District are Queen Anne houses.³² Only a few houses in the expansion area have Queen Anne or Folk Victorian features. The Catlett House at 305 S. Salem Street provides an excellent example of a rambling Queen Anne house. Built around 1910, it is a one-story, cross-gabled structure with two, parallel front-gabled projecting bays. One of the bays projects further out towards the street, creating an asymmetrical façade configuration. The full front porch displays decorative turned posts and sawn brackets, seen on other Queen Anne houses in other parts of the district.

Craftsman Bungalow

The bungalow housing style originated in California in the early 1900s. By the 1920s, the style became widely popular in all areas of the country. The Apex Historic District and the expansion area exhibits mostly small, modest bungalows with broad eaves and exposed rafter ends, prominent front porches and supports, and occasional simple stick detailing. The houses at 200, 203, and 206 West Moore Street are typical Craftsman bungalows in the Apex Historic District. They are small, front-gabled houses, two bays wide and three bays deep. They have front-gabled porches and porticos supported by battered posts, brick piers and knee brackets, and have typical Craftsman windows of 3/1, 4/1, and 6/1 sash configurations.

Minimal Traditional

This style was typical in the decades preceding, during, and following World War II (1935-1950). The style is the forerunner to the Ranch-style house.³³ The Bailey House at 111 Jones Street, the Brown House at 305 Center Street, and the house at 305 East Chatham Street epitomize the Minimal Traditional-style in the Apex Historic District. They are one-story houses with side-gable-roofs, and have three-bay, double-pile massing. They have either picture windows or paired double-hung windows on the facades and have either centered or off-centered front entrances, one protected by a portico. The Bailey House and

³² See M. Ruth Little, Apex Historic District National Register nomination, 1993; M. Ruth Little, Apex Historic District (Boundary Increase) National Register nomination, 1994; Jennifer L. Martin, Apex Historic District (Boundary Increase II) National Register nomination, 2001, (copies located the North Carolina Historic Preservation Office, Raleigh, NC).

³³ Virginia and Lee McAlester, *Field Guide to American Houses*. (New York: Alfred A. Knopf, 2003), 465-485.

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the Brown House are both accompanied by garages or carports, features which became common with the Minimal Traditional style.

Ranch

Ranch-style houses are characterized by long, horizontal massing, low-pitched hipped-roofs with broad eaves, and large, plate glass or multi-light picture windows. Ranch houses and other forms of mid-twentieth-century buildings also utilized a variety of new materials that were developed during World War II and conveyed a sense of progress and technological advancement to users. These materials include aluminum siding, asbestos shingle siding, plywood, plastics, and other synthetic materials. Additionally, many Ranch houses had attached garages and carports integrated into their plans, placed at the side or rear of the houses. The Richard and Melba Beasley House at 509 Olive Street, the Harry and Peggy Beasley House at 109 Cunningham Street, and the Tillerson House at 304 West Chatham Street are excellent examples of Ranch houses. They have horizontal massing, low-pitched, hipped-roofs with broad eaves, and large picture or ribbon windows on their façades. The Beasley House and the Tillerson House exhibit concrete block construction and asbestos siding, respectively. Such materials were typical of Ranch houses in the 1950s and provided inexpensive options for owners looking to build their houses cheaply, quickly, and effectively.³⁴

Modern Movement

A wide variety of styles and influences comprises the Modern movement. The Miller Gas and Service Station at 100 West Williams Street prominently displays modern elements most associated with the International style, including a flat roof, long, straight, clean lines, large areas of glass, and little decorative adornment. The other two commercial buildings, the Harris Commercial Building at 312 South Hughes Street and the City Welding Building at 314 East Chatham Street, cannot be categorized; however, they contain elements of modern styles, including simple geometric shapes, large sheets of glass, and the use of innovative, modern materials popular at the time, including concrete block and steel.³⁵

³⁴ McAlester 477, 479; John C. Poppeliers and S. Allen Chambers, *What Style Is It: A Guide to American Architecture*, Hoboken, NJ: John Wiley and Sons, Inc., 2003, 114; Doloroes Hayden, *Building Suburbia: Greenfields and Urban Growth, 1820-2000*, New York: Vintage Books, 2003, 128-153.

³⁵ McAlester 464-485; Poppeliers and Chambers 120-131.

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5	<u>17</u>	<u>694160</u>	<u>3956120</u>
Zone	Easting	Northing	
6	<u>17</u>	<u>694320</u>	<u>3956840</u>
Zone	Easting	Northing	

VERBAL BOUNDARY DESCRIPTION

The boundaries for the Apex Historic District Boundary Increase III are shown by a black dashed line on the accompanying map drawn at a scale of 1 inch = 200 feet. The Town of Apex Planning Department provided the map in July 2007.

BOUNDARY JUSTIFICATION

The boundaries are drawn to include the most concentrated groups of contributing resources to the northern, southern, eastern, and western sections of Apex's historic district. The boundaries follow property lines.