

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

**NATIONAL REGISTER OF HISTORIC PLACES**

**Rochester Heights Historic District**

Raleigh, Wake County, WA4581, Listed 12/7/2011

Nomination by Sybil Argintar

Photographs by Sybil Argintar, August 2010



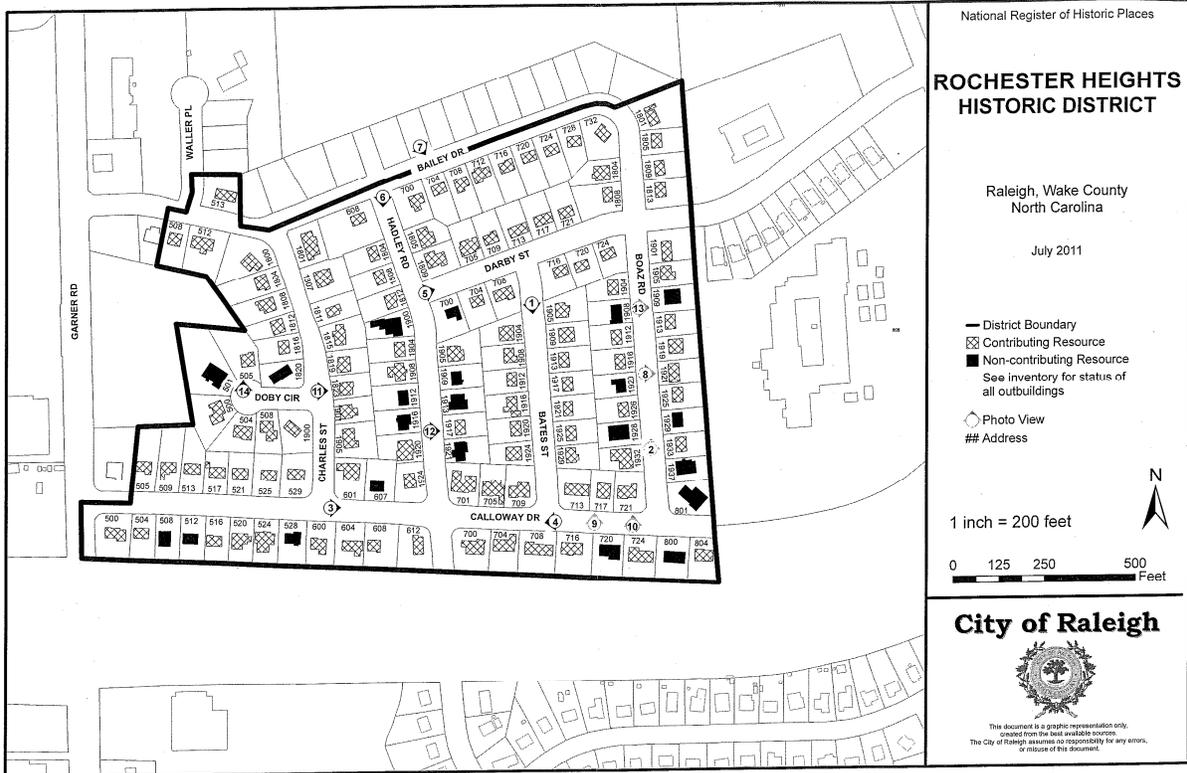
Calloway Drive



Doby Circle



513 Bailey Drive



Historic District Map

**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 instructions 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 any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, 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 Rochester Heights Historic District

other names/site number \_\_\_\_\_

**2. Location**

Roughly bounded by Bailey Drive on the north, Boaz Road on the east, Calloway Drive  
street & number on the south, and Garner Road on the west not for publication N/A  
city or town Raleigh vicinity N/A  
state North Carolina code NC county Wake code 183 zip code 27610

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, 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  
X meets \_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant  
\_\_\_\_ nationally \_\_\_\_ statewide X locally. ( \_\_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official                      Date

North Carolina Department of Cultural Resources  
State or Federal agency and bureau

In my opinion, the property \_\_\_\_ meets \_\_\_\_ does not meet the National Register criteria. ( \_\_\_\_ See continuation sheet for additional  
comments.)

\_\_\_\_\_  
Signature of commenting or other official                      Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this 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): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Rochester Heights Historic District  
Name of Property

Wake County, North Carolina  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

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

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

Contributing	Noncontributing	
<u>137</u>	<u>59</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>5</u>	structures
<u>0</u>	<u>0</u>	objects
<u>138</u>	<u>64</u>	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)  
"Post-World War II and Modern Architecture in Raleigh, North Carolina, 1945-1965."

**Number of contributing resources previously listed in the National Register**  
N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

Cat: Domestic Sub: single dwelling  
Domestic secondary structure

**Current Functions**

(Enter categories from instructions)

Cat: Domestic Sub: single dwelling  
Domestic secondary structure

**7. Description**

**Architectural Classification** (Enter categories from instructions)

other: Ranch  
other: Split Level

**Materials** (Enter categories from instructions)

foundation brick  
roof asphalt  
walls brick  
weatherboard  
other asbestos  
vinyl

**Narrative Description**

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

**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)

**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.

**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.

**Criteria Considerations**

(Mark "X" in all the boxes that apply.)

**A** owned by a religious institution or used for religious purposes.

**B** removed from its original location.

**C** a birthplace or a 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.

(Enter categories from instructions)

Architecture

Community Planning and Development

Black Ethnic Heritage

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1957 - 1964

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

1957

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

Peebles, Millard R.

Cooley, Sidney

Hunter, Willis

**Areas of Significance**

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS)**

preliminary determination of individual listing (36 CFR 67) 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**

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: Raleigh office, Archives and History

Rochester Heights Historic District  
Name of Property

Wake County, North Carolina  
County and State

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## 10. Geographical Data

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**Acreage of Property** approximately 39 acres

**UTM References** (Place additional UTM references on a continuation sheet)

Zone Easting Northing  
1 17 714170 3959490  
2 17 714640 3959590

Zone Easting Northing  
3 17 714700 3959190  
4 17 714180 2959200  
\_\_\_ See continuation sheet.

### 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.)

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## 11. Form Prepared By

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name/title Sybil H. Argintar, Preservation Planning Consultant for the Raleigh Historic Districts Commission

organization Southeastern Preservation Services date June 1, 2011

street & number 166 Pearson Drive telephone (828) 230-3773

city or town Asheville state NC zip code 28801

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## 12. Additional Documentation

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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)

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### Property Owner

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(Complete this item at the request of the SHPO or FPO.)

name multiple owners, more than 50

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**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. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the 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, P.O. 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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**712 Bailey Drive. Robert L. and Aldora H. Myatt House. Contributing. 1960.**

This four-bay brick Ranch house has an integral carport on the west side and a small storage unit at the southwest corner. Vinyl siding has been added around the entry, on the storage unit, and on the gable ends. Windows are single and double one-over-one sash, and the front door is solid with a single vertical rectangular light, all with lintels. A shed-roof porch supported by decorative metal posts has been added at the front and the chimney is metal-clad. The house sits on a flat lot. The original owners were Robert L. and Aldora H. Myatt. Mr. Myatt was a worker at Southside Grocery (city directories).

**716 Bailey Drive. Joseph M. and Flora L. Andrews House. Contributing. 1960.**

This four-bay brick Ranch house has a front-gable porch roof supported by decorative metal posts at the northeast corner. Gable ends are masonite board, windows are one-over-one horizontal sash, with a tripartite window, and the front door is a fanlight-over-four-panel. Door and windows all have lintels. The house sits on a level lot. The original owners were Joseph M. and Flora L. Andrews. Mr. Andrews was a resident assistant at North Carolina State College (city directories).

**Storage Building. Non-contributing. ca. 2000.**

At the rear of the property is a one-story front-gable T-111 plywood storage building.

**720 Bailey Drive. Wiley M. and Mary H. Davis House. Contributing. 1960.**

This four-bay brick Ranch house has vinyl siding on the gable ends and on the upper portion of the east side of the façade. The flat metal roof of the porch is supported by decorative metal posts; the porch floor is a concrete slab and there is no balustrade. Windows are one-over-one horizontal sash with lintels. There is an interior metal-clad chimney. The house sits on a level lot. The original owners were Wiley M. and Mary H. Davis. Mr. Davis was dean of students at St. Augustine's College (city directories).

**724 Bailey Drive. Reverend Jesse J. and Hazel C. Reece House. Contributing. 1960.**

This six-bay brick Ranch house with plywood gable ends has an interior metal-clad chimney, and one-over-one horizontal sash windows placed within wood panels on the facade. The solid wood door appears to be a later replacement. The house sits on a level lot. The original owners were the Reverend Jesse J. and Hazel C. Reece. City directories did not indicate the church affiliation of Reverend Reece (city directories).

**Storage Building. Contributing. ca. 1960.**

At the rear of the property is a one-story front-gable metal storage building.

**728 Bailey Drive. Richard L. Revis House. Contributing. 1960.**

This four-bay brick Ranch house has vinyl gable ends, a central, metal-clad chimney, single one-over-one horizontal sash windows, and a tripartite window with a central square fixed pane framed by one-over-one horizontal sash windows. The front door is six-panel, and the house is set at an angle to the street. The original owner was Richard L. Revis, a postal clerk (city directories).

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**Storage Building. Contributing. ca. 1960.**

At the rear of the property is a one-story front-gable metal storage building.

**732 Bailey Drive. George E. and Annie R. Brown House. Contributing. 1960.**

This four-bay brick Ranch house has vinyl siding between the windows on the upper part of the east façade. Windows on the east are sliding design; there is a tripartite window on the west façade and an attached porch on the northwest corner with a metal shed roof supported by decorative metal posts, a concrete slab floor, and no balustrade. There is an interior metal-clad chimney. This house is set at an angle to the street, facing northeast at the curve of Bailey Drive and Boaz Road. The original owners were George E. and Annie R. Brown. Mr. Brown was an attorney with Carnace & Brown (city directories).

**Storage Building. Contributing. ca. 1960.**

At the rear of the property is a one-story front-gable frame storage building with board and batten siding and a standing seam metal roof.

**Bates Street:**

**1904 Bates Street. James Upchurch House. Contributing. 1960.**

This four-bay brick Ranch house has masonite siding between the windows on the north side and in the gable ends. There is a concrete slab entry stoop with a metal railing, covered by a metal shed-roof awning that extends to the south. Windows are a tripartite window and two-light sliding, with metal awnings on the front. The central chimney is metal-clad, and the house sits on a small level lot. The original owner was James Upchurch, a driver with Dixie Laundry and Dry Cleaners (city directories).

**Storage Building. Contributing. ca. 1960.**

At the rear of the property is a one-story gambrel-roof metal storage building.

**1905 Bates Street. Frank and Winnie B. Grant House. Contributing. 1960.**

This four-bay brick Ranch house has masonite boards around the entry and window bays on the south side of the facade and on the gable ends. Windows are two-light sliding with decorative iron bars, along with a tripartite window with a fixed central light flanked by two-over-two horizontal sash; all windows on the facade have metal awnings. There is a metal awning supported by decorative iron posts on the south side of the facade covering the concrete entry stoop and stairs. The door is two-lights-over-four-panel, and the central chimney is metal clad. The house sits on a small level lot. The original owners were Frank and Winnie B. Grant. Mr. Grant was a maintenance worker on the Seaboard Airline Railway (city directories).

**1908 Bates Street. Howard and Edna A. Young House. Contributing. 1960.**

This four-bay brick Ranch house, with German siding on the two south bays of the façade, has a porch extending from the south side covered by a flat metal roof supported by decorative metal posts and





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**1924 Bates Street. Erick L. and Hannah J. May House. Contributing. 1960.**

This four-bay brick Ranch house has vertical boards between the windows on the north and vinyl siding on the gable ends. There is a concrete slab stoop at the front six-panel door. All of the two-light sliding windows with lintels on the front are covered with metal awnings. The foundation is parged. There is a small masonite-sided rear addition. The original owners were Erick L. and Hannah J. May. Mr. May was retired from the United States Army (city directories).

**1925 Bates Street. Dayton and Dorothy W. McKinney House. Contributing. 1960.**

This four-bay brick Ranch house has vinyl siding added around the door and window bays on the south end of the facade and on the gable ends. Windows, with lintels, are two-light sliding and the entry stoop is uncovered. The house sits on a slight rise above the street. The original owners were Dayton and Dorothy W. McKinney. Mr. McKinney was a helper at the Florida Steel Corporation. The McKinneys only lived in the house for one year, when the house was then occupied by John A. and Ethel Everette (city directories).

**1929 Bates Street. Edgar and Alberta S. White House. Contributing. 1961.**

This four-bay brick Ranch house has masonite-board siding around the window bays on the north end of the facade and in the gable ends. The attached front porch has a metal shed roof supported by decorative metal posts and balustrade and a brick floor. Windows, with lintels, are one-over-one horizontal sash and tripartite. The central chimney is metal-clad and the foundation is parged. The house sits on a gentle hill above the street. The original owners were Edgar and Alberta S. White. Mr. White was a general laborer. The Whites lived in the house through 1962; the house was vacant for a year, and in 1964 Edward and Sadie H. MacRae lived in the house. Mr. MacRae was an occupational analyst with the Employment Securities Commission (city directories).

**Boaz Road:**

**1801 Boaz Road. Manly and Zulla H. Lane House. Contributing. 1962.**

This four-bay brick Ranch house has plywood sheathing on the gable ends, one-over-one sash windows and a tripartite window, one large metal awning over the entry bays and windows on the north end of the facade and a smaller one over the window on the south end. The entry stoop has decorative metal railings, and the central chimney is metal-clad. The house sits on a large level lot in the curve of the road, with Bailey Drive to the west. The original owners were Manly and Zulla H. Lane. Mr. Lane was a yardman at the City Board of Education (city directories).

**Carport. Non-contributing structure. ca. 1990s.**

At the north side of the house is a freestanding metal gable roofed carport with metal supports.

**1804 Boaz Road. Wilson and Catherine H. Boykins House. Contributing. 1962.**

This four-bay brick Ranch house has vertical boards between the windows above the half-wall on the south end of the facade and vinyl siding in the gable ends. Windows are two-light sliding, with a

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tripartite window on each end of the façade. There is a small one-story, shed-roof addition at the rear northwest corner with vinyl siding. The central chimney is metal-clad. The house sits on a small level lot. The original owners were Wilson and Catherine H. Boykins. Mr. Boykin was a tile worker (city directories).

**Carport. Contributing structure. 1962.**

At the side of the property is a one-story free-standing front-gable wood frame carport with bracketed square post supports.

**1805 Boaz Road. Maude H. Landis House. Contributing. 1962.**

This four-bay brick Ranch house has vertical-board siding between the windows on the half-wall on the north side of the façade and aluminum siding in the gable ends. The entry stoop is concrete and the front door is six-panel. Windows are two-light sliding and the central chimney is metal-clad. Metal awnings are over the windows on the façade. The house sits on a small level lot. The original owner was Maude H. Landis, a teacher (city directories).

**Storage Building. Contributing. 1962.**

At the rear of the property is a one-story front gabled metal storage shed.

**1808 Boaz Road. Alf Pretty House. Contributing. 1962.**

This six-bay brick Ranch house has vinyl siding added between the windows on the façade and on the gable ends. The entry stoop is not covered. Windows, with lintels, are one-over-one horizontal sash, and the central chimney is metal-clad. The house sits on a flat corner lot. The original owner was Alf Pretty, a maintenance worker at North Carolina State College (city directories).

**Storage Building. Contributing. 1962.**

At the rear of the property is a one-story front-gable plywood storage shed.

**1809 Boaz Road. Paul E. and Mary W. Peebles House. Contributing. 1963.**

This four-bay brick Ranch house has vinyl siding on the gable ends, an entry stoop with a metal awning and a new wood railing, two-light sliding windows and a tripartite window, all with lintels, on the north end of the façade. There is a central metal-clad chimney. The house sits on a small level lot. The original owners were Paul E. and Mary W. Peebles. Mr. Peebles was a warehouseman at Epes-Fitzgerald Paper (city directories).

**Storage Building. Contributing. 1963.**

At the rear of the property is a one-story metal front-gable storage shed.

**1813 Boaz Road. Minnie T. Howard House. Contributing. 1961.**

This four-bay brick Ranch house has high two-light sliding windows on the north end of the façade, with vertical-board siding between them, and larger sliding windows elsewhere, all with lintels. There is also a

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tripartite window on the south end of the façade. Gable ends have vinyl siding. The concrete entry stoop is uncovered and there is a glass louvered storm door. The house sits on a small level lot. The original owner, who still lives in the house, is Minnie T. Howard, a teacher (city directories).

**Storage Building. Contributing. 1961.**

At the rear of the property is a one-story side-gable, metal storage shed.

**1901 Boaz Road. Alex E. and Lillian B. Currin House. Contributing. 1960.**

This four-bay brick Ranch house has vinyl siding between the windows on the façade and in the gable ends. A side-gabled carport with decorative metal supports is attached to the south elevation. There is a vinyl-sided storage room at the southeast corner. Windows, with lintels, are two-light sliding, and the front door is solid with no lights. The central chimney is metal-clad. There is a concrete entry stoop and a low brick planter and a stepped planter on the north. The house sits on a level corner lot. Alex E. Currin is deceased, but Lillian B. Currin, still lives in the house. Mr. Currin was the district manager for the Raleigh News and Observer (city directories; owner-provided information).

**1904 Boaz Road. Jerome M. and Sophia S. Clay House. Contributing. 1962.**

This four-bay brick Ranch house has board and batten siding between the windows on the north side and plywood sheathing on the gable ends. The entry stoop is uncovered, windows are two-light sliding, and the central chimney is metal-clad. The front door is six-panel. The house sits on a small level lot. The original owners were Jerome M. and Sophia S. Clay. Mr. Clay was a laborer at City Water Works (city directories).

**1905 Boaz Road. William E. and Lorraine D. Ballentine House. Contributing. 1960.**

This four-bay brick Ranch house has vinyl siding in the gable ends and between the windows on the north end of the façade. Windows, with lintels, are two-light sliding, with a tripartite window on the south end of the façade. The concrete entry stoop and windows to the south end of the facade are covered with a metal awning. The front door is six-panel and the foundation is parged. The central chimney is metal-clad. There is a small gable-end addition at the rear, clad in vinyl siding. William E. Ballentine is deceased, but Lorraine D. Ballentine, still lives in the house. Mr. Ballentine was a warehouseman at U. S. Plywood (city directories; Lillian B. Currin).

**Storage Building. Contributing. 1960.**

At the rear of the property is a one-story front-gable, wood-frame storage shed clad in vinyl siding.

**1908 Boaz Road. Wyona O'Kelly House. Non-contributing. 1962; addition ca. 1980.**

This four-bay brick Ranch house has a large side-gabled, one-story, vinyl-clad addition and exterior front chimney on the south elevation, added ca. 1980, which significantly alters the form of the original house. According to tax records this addition was in place by 1984 when the house last changed ownership. Wood panels are located between the windows on the north end of the façade and the gable ends are



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The front door is fanlight-over-panel. The house sits on a small level lot with a slight rise in elevation from north to south. The original owner was Mrs. Charlene Broadway, a cook at the El Morocco Club (city directories).

**1919 Boaz Road. Nathaniel and Josephine P. Cooper House. Contributing. 1960.**

This four-bay brick Ranch house has vinyl siding in the gable ends and between the high windows on the north side of the façade. Two-light sliding windows have lintels that are covered with vinyl on the front but not on the side elevations. There is a tripartite window on the façade. The concrete entry stoop is covered by a metal awning supported by decorative iron posts. The front door is six-panel and the foundation is parged. There is a one-story, full-width rear addition with a low gable roof, clad in vinyl siding. The house sits on a small level lot. The original owners were Nathaniel and Josephine P. Cooper. Mr. Cooper was a bridgeman at Seaboard Airline Railway (city directories; Lillian B. Currin).

**1920 Boaz Road. Ernest L. and Annie L. Adams House. Non-contributing. 1962.**

This six-bay brick Ranch house has plywood siding between the two-light sliding windows on the north and south ends of the façade, and in the gable ends. The attached front-gable porch, added ca. 1986, has square posts, a brick floor, a board and batten gable end with a round vent, and an entry from the driveway on the north side. The front door is six-panel and the central chimney is metal-clad. The house sits on a small lot which rises in elevation from north to south. The original owners were Ernest L. and Annie L. Adams. Mr. Adams was a helper at the Continental Baking Company (city directories).

**Storage Building. Non-contributing. ca. 1990s.**

At the rear of the property is a one-story side-gable, wood frame storage shed with T-111 siding and a small four-over-four sash window.

**1921 Boaz Road. Nathaniel and Hattie J. Fisher House. Contributing. 1960.**

This five-bay brick Ranch house has masonite-board siding between the windows on the south end of the façade and in the gable ends. A side-gabled carport is attached to the south elevation, with a storage room clad in vertical-board sheathing located in the southeast corner. The central chimney is metal-clad, windows are two-light sliding, with an awning on the front north window. The concrete entry stoop and walkway to the south is delineated by a decorative metal railing. The front door is six-panel. The house sits on a small level lot. The original owners were Nathaniel and Hattie J. Fisher. City directories did not note an occupation (city directories; Lillian B. Currin).

**1925 Boaz Road. Thomas E. and Agnes C. Wade House. Contributing. 1962.**

This four-bay brick Ranch house has vinyl siding in the gable ends and over the cornice on the facade. Windows are tripartite and two-light sliding, and the front door is six-panel. The concrete entry stoop has a decorative metal railing. There is a large metal awning over the entry and the tripartite window on the south end of the façade and a small metal awning over the small window on the facade. There is a central metal-clad chimney, and the foundation is parged. The house sits on a small level lot. The original owners were Thomas E. and Agnes C. Wade. Mr. Wade was a janitor at Swift and Company. He and his











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**521 Calloway Drive. George S. Height House. Contributing. 1958.**

This four-bay brick Ranch house has vinyl gable ends, double two-over-two horizontal sash windows with metal awnings, a six-panel front door, a brick entry stoop covered by one of the window awnings, and a central brick chimney. There is a letter "H" (for Height) on the awning over the door and on the east window. The house sits on a small level lot. The deed for this property, from the Phillips Building Corporation, is dated October 18, 1957. The original owner was George S. Height. No occupation was listed in the city directories (city directories, Wake County Deed Book 1295, p. 10).

**524 Calloway Drive. Samuel J. and Laura D. Hewitt House. Contributing. 1958.**

The roofline of this five-bay brick Ranch house extends over the carport, supported by metal posts, to the east. Located in the southeast corner of the carport is a storage room with vertical vinyl siding. There is a rear wing that projects to the south; windows are single and double two-over-two horizontal sash, the front door is nine-panel, and there is a central brick chimney. The front-gable roof porch on the northeast end of the facade has an octagonal gable vent and a metal awning around its perimeter which extends around the perimeter of the carport. There are metal awnings over the windows to the west. Porch details include round columns, masonite boards in the gable end, metal railing, and steps to the east. The house sits on a small level lot. The deed for this property, from the Phillips Building Corporation, is dated September 19, 1957. The original owners were Samuel J. and Laura D. Hewitt. Mr. Hewitt was a clerk at the post office (city directories, Wake County Deed Book 1291, p. 37).

**Storage Building. Non-contributing. ca. 1990s.**

At the rear of the property is a one-story shallow front gable metal storage building.

**525 Calloway Drive. Bernard Rogers House. Contributing. 1958.**

This four-bay brick Ranch house has a projecting front-gable bay on the east, vinyl siding on the façade and gable ends, double two-over-two horizontal sash windows, a solid wood front door, a central brick chimney, and an entry stoop with a new wood railing that is partially covered by the wide eaves. The house sits on a small level lot. The deed for this property, from the Phillips Building Corporation, is dated July 23, 1959, but it appears as a vacant house in the 1958 city directory. The original owner, Bernard Rogers, obtained the property in 1959. Mr. Rogers was a messenger with the State Industrial Commission (city directories, Wake County Deed Book 1299, p. 524).

**528 Calloway Drive. George W. and Ann D. Morgan House. Non-contributing. 1958.**

This four-bay brick Ranch house has single and double two-over-two horizontal sash windows, four-light window with awning, a front door with a central light and panels, and a central brick chimney. There is a modern attached front-gable porch at the northeast end of the facade with turned posts, wood railing, and a brick floor. The upper façade is covered with vinyl siding, as are the gable ends. The house sits on a small level lot. The deed for this property, from the Phillips Building Corporation, is dated December 31, 1957. The original owners were George W. and Ann D. Morgan. Mr. Morgan was a mail porter at Seaboard Airline Railway (city directories, Wake County Deed Book 1301, p. 133).

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**Storage Building. Non-contributing. ca. 2000.**

At the rear of the property is a one-story front gable metal storage building.

**529 Calloway Drive. John W. and Laura H. Kay House. Contributing. 1957.**

This four-bay brick Ranch house has a hip-on-gable roof, two-light sliding windows with metal awnings, a tripartite window, central brick chimney, and an entry stoop sharing a metal awning with the west window, and decorative metal railing. There is a faint letter "K" (for Kay) on the awning over the door. The entry steps face to the west and the house sits on a flat corner lot. The deed for this house, from the Phillips Building Corporation, is dated June 20, 1957, making this one of the earliest houses built in the neighborhood. The original owners were John W. and Laura H. Kay. Mr. Kay was a postal carrier. According to the current owner, this house may have been one of the model homes for the neighborhood (city directories, Wake County Deed Book 1282, p. 43; Julia Daniels).

**Storage Building. Non-contributing. ca. 2000.**

At the rear of the property is a one-story gambrel-roof storage building with T-111 siding.

**600 Calloway Drive. Lawrence and Margaret B. Lindsey House. Contributing. 1958.**

This four-bay brick Ranch house has masonite gable ends, single and double two-over-two horizontal sash windows, a tripartite window, nine-panel door, central brick chimney, and a brick entry stoop with metal railing. The west gabled bay projects to the front. There is a one-story shed-roof addition at the rear, and a pierced concrete wall on the southeast corner. The deed for this property, from the Phillips Building Corporation, is dated March 3, 1958. The house sits on a small level lot. The original owners were Lawrence and Margaret B. Lindsey. Lawrence Lindsey is deceased, but Margaret Lindsey still lives in the house. Mr. Lindsey was district manager at Winston Mutual Life Insurance (city directories, Wake County Deed Book 1310, p. 112).

**Storage Building. Non-contributing. ca. 2000.**

At the rear of the property is a one-story front gable metal storage building.

**601 Calloway Drive. William B. and Ruby P. Fain House. Contributing. 1958.**

This four-bay brick Ranch house has a projecting front-gable bay on the east end, with gable ends sheathed in masonite siding. Windows are double two-over-two horizontal sash with metal awnings, the front door is six-panel, and there is a central brick chimney. The flat metal roof over the entry stoop is supported by decorative metal posts. The house has a full-width, one-story flat-roof addition to the rear which appears to date from soon after the construction of the original house. There is an attached flat-roof metal carport at the west side of the addition. The house sits on a flat corner lot. The deed for this property, from the Phillips Building Corporation, is dated August 1, 1957. The original owners were William B. and Ruby P. Fain. Mr. Fain was a custodian at the post office (city directories, Wake County Deed Book 1285, p. 314).

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**Storage Building. Non-contributing. ca. 1990s.**

At the rear of the property is a one-story, shallow-gable-roof metal storage building.

**604 Calloway Drive. Vann B. and Nemeta B. Hicks House. Contributing. 1958.**

The roofline of this four-bay brick Ranch house extends over the carport, supported by metal posts, to the east. The vinyl-clad storage room in the carport has been enlarged to the rear. Side entry steps with a metal balustrade are located under the carport. The house has casement replacement windows with metal awnings, a louvered outer door, central brick chimney, and an entry stoop with metal railing and awning. Gable ends are clad in vinyl. The house sits on a small level lot. The deed for this property, from the Phillips Building Corporation, is dated August 9, 1957. The original owners were Vann B. and Nemeta B. Hicks. Mr. Hicks was a janitor at the county courthouse (city directories, Wake County Deed Book 1285, p. 487).

**607 Calloway Drive. Glennie A. and Eliza M. Ray House. Non-contributing. 1960.**

This four-bay brick Ranch house has a nearly full-width, one-story, gable-roof addition at the rear clad in vinyl siding, and an attached, front gable porch at the southwest corner supported by turned posts, added after 1996. Windows are one-over-one horizontal sash along with a tripartite window consisting of a central fixed pane framed by one-over-one sash. The front door is six-panel, and there is a central, metal-clad chimney. The house sits on a level lot and is set closer to the street than houses to the west. The original owners were Glennie A. and Eliza M. Ray. Mr. Ray was a driver at Peden Steel (city directories; Wake County tax records photos).

**Storage Building. Non-contributing. ca. 2000.**

At the rear of the property is a one-story hip-roof storage building clad in vinyl siding.

**608 Calloway Drive. John H. and Conorah W. Peebles House. Contributing. 1958.**

This four-bay brick Ranch house has single and double one-over-one sash replacement windows, a central brick chimney, vinyl gable ends, and an entry stoop with a pedimented roof supported by square posts, metal railing, and new wood railing along the brick steps. The house sits on a small level lot. The original owners were John H. and Conorah W. Peebles. Mr. Peebles was a plasterer with C. W. Kirkland. From 1960 to 1962 the house was occupied by John G. and Millie H. Kelly. Mr. Kelly was a laborer with Southern Roofing and Materials. From 1962 to at least 1964 the house was occupied by John A. and Mary B. Lester. Mr. Lester was a painter (city directories).

**Storage Building. Non-contributing. ca. 1990s.**

At the rear of the property is a one-story, asymmetrical side gable storage building clad in T-111 siding.

**612 Calloway Drive. William H. and Lillie H. Lunsford House. Contributing. 1964.**

This three-bay front-gable brick Ranch house is placed on the corner lot with the short end facing Calloway Drive. The house has single and double two-over-two horizontal sash and tripartite windows,





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Glodene P. Taylor. Mr. and Mrs. Taylor were both teachers (city directories, Wake County Deed Book 1295, p. 110; Alexia Anderson).

**713 Calloway Drive. Robert L. and Blonnie S. Williams House. Contributing. 1958.**

This four-bay brick Ranch house has a carport on the east with the roofline extending over it. The two west bays of the façade project forward. Windows are double two-over-two horizontal sash and tripartite, the front door is six-panel, and there is a wide brick end chimney on the east. The brick entry stoop is partially covered by the wide eaves, with a decorative metal railing. There is a low brick planter along the east side of the carport, which is supported by decorative metal posts. The house sits on a sloping corner lot (lower in elevation on the west), creating a half-story at the northwest corner of the house. There is a row of crepe myrtles on the property line on the west. The deed for this property, from the Phillips Building Corporation, is dated October 21, 1957. The original owners were Robert L. and Blonnie S. Williams, both teachers (city directories, Wake County Deed Book 1295, p. 29; Alexia Anderson).

**716 Calloway Drive. Mossett L. and Jenny W. Charles House. Contributing. 1958.**

This five-bay brick Ranch house has a projected hip-roof bay on the west, a brick entry stoop, single and double two-over-two horizontal sash windows, a tripartite window, a modern replacement front door, wood German siding in the gable ends, a recessed screened porch on the east corner of the facade, and a wide interior brick chimney. There is an ashlar stone planter to the east of the stoop. The lot slopes down from east to west, and also drops to the rear. The house is one and one-half stories on the west and two full stories at the rear. The deed for this property, from the Phillips Building Corporation, is dated August 13, 1957. The original owners were Mossett L. and Jenny W. Charles. Mr. Charles was the foreman with Robert L. Martin, a concrete contractor (city directories, Wake County Deed Book 1285, p. 568).

**717 Calloway Drive. Samuel S. and Eleanor B. Mitchell House. Contributing. 1960.**

This three-bay brick Split-level house is only one of two in the neighborhood, built after the rest of the houses along Calloway Drive were completed. The roofline is side gable, with a shed roof with masonite siding over the bay on the west side. Windows are single and double two-over-two horizontal sash and there is a multi-light bowed picture window on the east side of the façade. The front door is a fanlight-over-four-panel with a decorative metal storm door, the brick entry stairs have a decorative metal railing, and there is a brick exterior end chimney on the east. The garage on the lower level on the west has been enclosed, with a window in the center of a vinyl siding-clad wall surface. There are brick planters which step up along the stairs to the entry. The lot slopes down from east to west. The original owners were Samuel S. and Eleanor B. Mitchell. Mr. Mitchell was an attorney with Taylor and Mitchell, and Mrs. Mitchell was a teacher (city directories; Alexia Anderson).

**Storage Building. Non-contributing. ca. 2000.**

At the rear of the property is a one-story front gable storage building clad in T-111 siding.

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**720 Calloway Drive. Edward B. and Willie T. Hicks House. Non-contributing. 1957.**

This five-bay, brick Ranch house has a modern enclosed carport bay on the east, clad in masonite-board siding, a change which was made to the house ca. 1976. There is a side entry into the enclosed garage/carport. The house has wood German siding in the gable ends, single and double two-over-two horizontal sash windows, a tripartite window, a wide, interior brick chimney, and an entry stoop partially covered by the wide eaves. The two west bays project forward. The lot drops slightly from the west, with a significant drop to the rear, with the house being one and one-half stories on the rear. The deed for this property, from the Phillips Building Corporation, is dated August 9, 1957 (Mrs. Hicks says they moved in August 1, 1957—perhaps the deed was recorded later). The original owners were Edward B. and Willie T. Hicks. Mr. Hicks, now deceased, was a teacher at Washington Elementary and Junior High School (city directories, Wake County Deed Book 1285, p. 487; interview with Willie T. Hicks, May 19, 2011).

**721 Calloway Drive. Millard R. and Allie Peebles House. Contributing. 1957.**

This four-bay brick hip-roof Ranch house is one-story in front, and one and one-half stories in the rear due to the sloping of the large corner parcel from east to west and north to south. The house sits at the crest of the hill. The west bays of the house project forward, and the upper wall is sheathed with vertical-board siding. The recessed entry is covered by the wide eaves, supported by a corner decorative metal post. Windows are single and double two-over-two horizontal sash and tripartite, the door is fanlight-over-four-panel, and there is a wide brick exterior end chimney on the east. Remnants of a brick and tile water feature are located at the southeast corner of the lot. There is also a notable stepped pierced brick wall on the east side of the house, a stepped concrete block retaining wall on the west side of the driveway, and a brick retaining wall with planters on the south side of the lot. The deed for this house, from the Phillips Building Corporation, is dated June 27, 1957. According to the owner, this was the first house completed in the neighborhood and they were the first couple to move in. The original owners were Millard R. and Allie Peebles. Mr. Peebles, a masonry contractor, was the original contractor for Rochester Heights. He employed brick masons Sidney Cooley, Willis Hunter, and Henry Neily. Mr. Cooley and Mr. Hunter were residents of the neighborhood (city directories, Wake County Deed Book 1282, p. 193, owner-provided information).

**724 Calloway Drive. John C. and Alberta M. Levingston House. Contributing. 1957.**

This six-bay, hip-roof brick Ranch house has single and double two-over-two horizontal sash windows, a tripartite, nine-light window on the facade, wide eaves, a wide central brick chimney, and a recessed entry. There is a projecting hip roof bay on the west. The garage bay on the east was originally clad in masonite-board siding, but has been resided with hardiplank. The lot drops from east to west and from the front to the rear, with a full two stories at the rear. Since the lot slopes from the front to the rear, the unfinished basement is above ground level at the rear of the house. Interior walls and ceilings retain their original smooth plaster finish. The deed for this house, from the Phillips Building Corporation, is dated June 18, 1957, making this one of the earliest houses built in the neighborhood. The original owners, John C. and Alberta M. Levingston, were some of the earliest residents of the neighborhood. Both Mr. and Mrs. Levingston are deceased; they were vocational arts teachers at Washington School and then moved

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to teach at the newly built Ligon Junior-Senior High School. The house has remained in the family and is currently owned and occupied by the Levingstons' niece, Wetonah Rice Parker, a professor at Meredith College in Raleigh (city directories, Wake County Deed Book 1282, p. 12, owner-provided information).

**800 Calloway Drive. Leslie and Mable B. Wright House. Non-contributing. 1958.**

This seven-bay brick Ranch house has a modern enclosed carport bay with vinyl siding on the east with three fixed pane windows. According to the Wrights, this change was made in the 1980s. Single and double two-over-two horizontal sash windows, a tripartite window, a door that is fanlight-over-four-panel, and a wide interior brick chimney are located on the original house. The lot drops to the south, with one and one-half stories in the rear. The deed for this property from the Phillips Building Corporation is dated May 1, 1958, and the Wrights moved into the house in January 1959. The original owners were Leslie and Mable B. Wright, still living in the house. Mr. Wright was employed by the Alcoholic Board of Control and Mrs. Wright taught at St. Augustine's College (city directories, Wake County Deed Book 1315, p. 202, owner-provided information; Mable Wright; Willie Hicks).

**Storage Building. Non-contributing. ca. 2000.**

At the rear of the property is a one-story front gable storage building clad in T-111 siding.

**801 Calloway Drive. Sidney W. and Elsie H. Cooley House. Non-contributing. 1958.**

This four-bay brick Ranch house has been extensively altered by the enclosure of a carport on the east and a large nearly full-width, two-story, side-gable modern addition on the rear, which extends up above the original building. These two additions significantly alter the original form of the house. The gable ends on the original house are masonite board, with both German and aluminum siding on the additions. Windows are two-over-two horizontal sash and tripartite, the front door is six-panel, and the brick entry stoop has metal pipe railing. The original exterior end chimney on the east is wrapped by the garage addition and there is a wide brick exterior end chimney on the east. The house sits on a large corner lot with a brick retaining wall at the front sidewalk. The deed for this property, from the Phillips Building Corporation, is dated September 13, 1957. The original owner, Sidney W. Cooley, was one of the earliest residents of the neighborhood, and one of the brick masons who built many of the houses. Mrs. Cooley was a teacher (city directories, Wake County Deed Book 1287, p. 562; Alexia Anderson).

**804 Calloway Drive. John W. and Nell Greene House. Contributing. 1959.**

This four-bay brick Ranch house has single and double two-over-two horizontal sash windows, four-light-over-four-panel front door, a six-light window with operable awning windows at the bottom, an entry stoop with a new wood balustrade, vinyl siding on the gable ends, and a wide exterior end brick chimney. The west bays of the house project to the front. The lot drops to the rear, but is level with the street in front. The deed for this property, from the Phillips Building Corporation, is dated October 13, 1958. The original owners were John W. and Nell Greene. Mr. Greene was a public school teacher (city directories, Wake County Deed Book 1337, p. 561).

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### Charles Street:

**1800 Charles Street. Arthur and Bertha E. Dove House. Contributing. 1960.**

This three-bay brick Ranch house has tripartite windows and masonite-board siding on the upper portion of the façade of the one-bay-wide south gabled wing, two-over-two horizontal sash windows, and a nine-light window with awning sash at the bottom. All windows have metal awnings. There is a central brick chimney, and brick entry steps with a new wooden railing are found on the main house. The central bay projects forward to the edge of the eave. The house sits on a large level corner lot, angled towards the northeast. There is a sidewalk that curves around onto Bailey Drive to the west. The original owners were Arthur and Bertha E. Dove. Mr. Dove was the owner of Dove Music Company, which sold juke boxes (city directories).

**1801 Charles Street. Andrew J. and Catherine Turner House. Contributing. 1960.**

This five-bay Ranch house is clad in masonite siding, except for a brick half-wall on the south side of the façade. There is a small one-story wing on the south elevation, with the roof set lower than the main house. Additional details of the house include one-over-one sash windows and a tripartite window with metal awnings, a central brick chimney, and an awning-covered entry. There is a metal balustrade at the entry stoop. There are two small one-story additions, one on the north elevation and one to the rear, both clad in masonite siding. A carport has also been added on the north elevation, with a flat metal roof supported by decorative metal posts and a pierced concrete wall on the south. The house sits on a large level corner lot. The original owners were Andrew J. and Catherine Turner. Mr. Turner was a salesman (city directories).

**Storage Building. Non-contributing. 1990s.**

At the northeast corner of the property is a one-story gabled frame storage building with vertical board and siding.

**1804 Charles Street. Etta Solomon House. Contributing. 1961.**

This four-bay brick Ranch house has a small one-bay wing on the south, single, double and triple six-over-six sash replacement windows, a central brick chimney, weatherboard and vinyl gable ends, and brick entry steps with a wood railing. The house sits on a small level lot. The original owner was Etta Solomon, a teacher and widow of William Solomon (city directories).

**1807 Charles Street. George L. and Onelia Foxwell House. Contributing. 1960.**

This four-bay hip-roof Ranch house has beaded weatherboard siding and some replacement rough-sawn siding. The central bay projects forward to the eave line. There is a nearly full-width, one-story addition to the rear. Additional details include wide eaves, one-over-one sash replacement windows, a triple window, a central brick chimney, a new exterior end brick chimney on the addition, a covered entry stoop with a concrete floor and steps, decorative metal railing, and awning, and a six-panel front door. There is a handicap ramp on the south that leads to the deck at the rear. The house sits on a small level lot. The

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original owners were George L. and Onelia Foxwell. Mr. Foxwell was the assistant principal at J. W. Ligon Junior-Senior High School (city directories).

**Storage Building. Non-contributing. 1990s.**

At the rear of the property is a one-story front-gable storage building with plywood siding.

**1808 Charles Street. Charles W. and Cora J. Haywood House. Contributing. 1960.**

This four-bay brick Ranch house has vertical board siding over the south two-thirds of the façade, masonite in the gable ends, single and double six-over-six sash replacement windows with awnings, a central, metal-clad chimney, solid door with two rectangular horizontal lights, and concrete entry steps with metal railing. There is a one-story, full-width frame addition to the rear with a flat roof. The foundation is parged. The house sits on a small level lot. The original owners were Charles W. and Cora J. Haywood. Mr. Haywood was employed at North Carolina State College (city directories).

**Storage Building. Non-contributing. ca. 2000.**

At the rear of the property is a one-story gambrel-roof storage building clad in T-111 siding.

**1811 Charles Street. William P. and Mildred M. Holloway House. Contributing. 1960.**

This three-bay Ranch house has brick facing on the north end of the façade and vinyl siding everywhere else. Additional details include one-over-one sash replacement windows, a tripartite window, central brick chimney, three-panel door with central bulls-eye motif, and entry stoop with a decorative metal railing. The windows on the façade and the entry all have metal awnings. There is a brick planter to the north of the entry stoop and a shed roof addition to the rear. The house sits on a small level lot. The original owners were William P. and Mildred M. Holloway. Mr. Holloway was a watchman at the city parks department. From 1961 to at least 1964, Green T. and Romaine G. Swinson lived in the house. Mr. Swinson was the principal at Shawtown School (city directories).

**1812 Charles Street. James W. and Dorothy Hinton House. Contributing. 1960.**

This four-bay brick Ranch house has an eight-light window with awning sash, single and double two-over-two horizontal sash windows elsewhere, vertical board siding above the brick on the south end of the façade, brick gable ends, a central brick chimney, a front door that is fanlight-over-four-panel, and painted brick entry steps with iron railing. The house sits on a small level lot. The original owners were James W. and Dorothy Hinton. Mr. Hinton was a driver for Winn-Dixie stores (city directories).

**1815 Charles Street. Willie and Ella M. Leach House. Contributing. 1960.**

This four-bay brick Ranch house has single six-over-six sash replacement windows, a central brick chimney, an entry stoop with a flat metal awning supported by decorative metal posts, aluminum gable ends, and a carport that has been added on the north elevation with a flat metal roof supported by thin metal posts. The house sits on a small level lot. The original owners were Willie and Ella M. Leach. Mr. Leach was employed with Westinghouse Supply (city directories).











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**505 Doby Circle. Willis J. and Mary S. Hunter House. Contributing. 1960.**

This four-bay rusticated brick Ranch has a tripartite window on the west with three long sash. All windows have been replaced with either six-over-six or nine-over-nine sash. Additional building details include a fanlight-over-four-panel door, central brick chimney, a rear addition, and a deck added on the east elevation. The brick-foundation patio has a concrete floor and steps with a decorative metal railing. There is a brick planter to the east side of the patio. The house sits on a large level lot. The original owners were Willis J. and Mary S. Hunter. Mr. Hunter was a residential and commercial brick mason employed by Millard R. Peebles, and built many of the houses in the neighborhood (city directories).

**Garage. Contributing. 1960.**

At the rear of the property is a one-story front-gable, standing seam metal-roofed brick garage with a none-light-over-panel door and windows on the west elevation.

**Grill. Non-contributing structure. Ca. 2000.**

To the west of the garage is a concrete block and brick grill structure.

**508 Doby Circle. Moses N. and Mae R. Delaney House. Contributing. 1960.**

This four-bay brick Ranch has a carport added at the east elevation with a side gable roof recessed from the façade. Additional details include wood German siding on the gable ends, eight-over-eight sash windows with awnings on the west side, a solid wood door with a single square light, central brick chimney, and an entry stoop with pediment roof, square posts, trellis sides, and metal railing. The original owners were Moses N. and Mae R. Delaney. Mr. Delaney was a teacher at Shaw University (city directories).

**Hadley Road:**

**1804 Hadley Road. Jeremiah and Isabell S. Arrington House. Contributing. 1960.**

This four-bay brick Ranch has German siding on the south end of the façade and on the gable ends, one-over-one horizontal sash windows with tall lintels, and a six-panel door. The house sits on a small level lot. The original owners were Jeremiah and Isabell S. Arrington. No occupation was listed in the city directories (city directories).

**1805 Hadley Road. George A. and Elsie R. Means House. Contributing. 1961.**

This four-bay brick Ranch has masonite-board siding on the gable ends and north end of the façade. Additional details include two-light sliding windows, a modern replacement front door, a central, metal-clad chimney, an addition on the rear, and a carport on the south elevation, covered by the roofline of the house. The rear of the carport is enclosed. The house sits on a level lot with a large rear yard. The original owners were George A. and Elsie R. Means. Mr. Means was a warehouseman at Winn-Dixie Stores (city directories).









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### Summary

The Rochester Heights Historic District, with a period of significance from 1957 to 1964, meets National Register Criterion A for its contributions to the Community Planning and Development and Black Ethnic Heritage history of mid-twentieth-century Raleigh. Built as one of only a handful of post-World War II subdivisions planned for and open to the black community in the city, the district originally was home to physicians, educators, builders, business owners, general laborers, retired military personnel and government agency employees. The district also meets Criterion C for its highly intact collection of several variations of Ranch and Split-Level modern architecture, styles of both national and local importance in the post-World War II time period. As noted in the MPDF “Post-World War II and Modern Architecture in Raleigh, North Carolina, 1945-1965,” pp. F-22 to F-33, the Ranch was the primary new house type which gained in popularity after the War, and the Split Level style was popular in Raleigh beginning in 1955, with many examples from this time period still extant. While the period of significance of the district dates from 1957, the date of the earliest houses, to 1964, due to the continuity of earlier 1950s modern and contemporary architectural design patterns through the mid-1960s, it is not required to claim exceptional significance.

Context 1, “Community Development and Transportation,” pages E1-9 and Context 2, “Architecture,” pages E9-21 in “Post-World War II and Modern Architecture in Raleigh, North Carolina, 1945-1965,” (MPDF) provides the historic context for the development of Rochester Heights. Property Type 1, “Single-Family Houses,” pages F22-26, and Property Type 3, “Subdivisions,” pages F29-34, provides additional physical descriptions. Registration requirements for single family houses, page F26 of the MPDF, notes that houses must have the distinctive characteristics of modern design and retain a high level of integrity of materials, workmanship, design, and setting, including original roof configuration, wall materials, windows, floor plan and porches or carports. Subdivision registration requirements, page F34 of the MPDF note that the neighborhood must retain integrity of layout, including street plan, open spaces, curbs and sidewalks, and that the majority of houses must date before 1965 and retain a good degree of integrity. Rochester Heights meets these registration requirements, maintaining its integrity of setting, feeling, association, materials, and house design, as well as its historic layout and subdivision design features.

### Historic Background, Community Planning and Development, and Black Ethnic Heritage Context

Just prior to World War II, Raleigh, North Carolina, was the fifth largest city in North Carolina. By 1945, the city began a period of growth as the governmental and industrial center of the state. Research and technology was one of its main industries, with the creation of Research Triangle Park in the early 1960s, expansion and growth within the state’s public and private university systems, and a booming economy that drew new residents to the area. This boom time for Raleigh also created a tremendous need for housing, and the city experienced a significant period of growth after World War II, with a total of 18,256 buildings constructed between 1945 and 1965, with 15,000 of these structures being houses.<sup>4</sup> Many

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<sup>4</sup> Little, M. Ruth. “Post-World War II and Modern Architecture in Raleigh, North Carolina, 1945-1965,” May 2009, p. E-1.



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historian Jeff Hardwick found the Colonial Revival style conspicuously absent, implying a strong decision not to use the style that was a symbol of slavery, instead selecting hopeful, progressive styles”.<sup>8</sup>

Rochester Heights was platted in 1956 and 1958, by the developer Phillips Building Corporation.<sup>9</sup> Previous to this, the land was owned by Anna Roberta Lightner and L. E. (Lawrence Eugene) Lightner, brother of Clarence E. Lightner, the first black mayor of Raleigh. The Lightner farm extended from I-40 northeast to Rock Quarry Road, and included the land that later became Rochester Heights. L. E. Lightner sold the property, except for the cemetery, to M. C. Garner on November 8, 1954.<sup>10</sup> The Lightner family cemetery, shown as Hillcrest Cemetery on the plat of the Lightner farm, is still located at the entrance to Rochester Heights, along Garner Road, although it is not part of the historic district. The deed to the cemetery was granted to Clarence Lightner by Anna Roberta Lightner, his sister-in-law, on December 20, 1966. It still remains in the Lightner family.<sup>11</sup>

The Phillips Building Corporation was incorporated on July 3, 1956 in Raleigh, North Carolina, with officers including M. C. Garner, Edgar E. Phillips, and Harry Phillips. As noted in the incorporation papers, the purpose of the company was to buy, sell, lease, or improve property, as well as to serve as a supplier of building materials.<sup>12</sup> Edgar E. Phillips, of Raleigh, purchased the property for Rochester Heights from M. C. Garner on August 16, 1956.<sup>13</sup> Restrictive covenants were placed on the subdivision, including the following:<sup>14</sup>

No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

No dwelling shall be permitted on any lot at a cost of less than \$6,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and

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<sup>8</sup>Little, M. Ruth. “Madonna Acres Historic District”, National Register Nomination, March 2010, p. 8-25, and Jeff Hardwick, “Homesteads and Bungalows: African American Architecture in Langston, Oklahoma,” *Perspectives in Vernacular Architecture*, Vol. VI, 1997, 21-32; Jeanne Cyriaque, “The Collier Heights Historic District: Atlanta’s Premier African American Suburb,” *Reflections: Georgia African American Historic Preservation Network*, December 2009.

<sup>9</sup>Wake County Book of Maps 1957, p. 14 and 1959, p. 62.

<sup>10</sup>Joyner, Eunice. Long-time Raleigh resident and niece of Clarence Lightner, the first black mayor of Raleigh. Interview with Sybil H. Argintar, December 28, 2010; Wake County Deed Book 1169, p. 166; Wake County Book of Maps 1954, p. 94.

<sup>11</sup>Joyner, Eunice. Interview with Sybil H. Argintar, December 28, 2010; Wake County Deed Book 1748, p. 80.

<sup>12</sup>Wake County Book of Corporations 00000K, p. 567.

<sup>13</sup>Wake County Deed Book 1256, p. 103.

<sup>14</sup>Wake County Deed Book 1257, p. 77.

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purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 800 square feet for a one-story dwelling, nor less than 750 square feet for a dwelling of more than one story.

No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 25 feet to any interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 60 feet or more from the minimum building setback line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provide, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 6,000 square feet, except that a dwelling may be erected or placed on any lot as shown on the recorded plat.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenant shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

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Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Additionally, on May 27, 1957, the following amendment to the covenants was placed on the neighborhood:<sup>15</sup>

The lots as shown on said recorded map may be resubdivided, provided that said lots as resubdivided must be at least equal to or larger in area than the smallest lot now shown on said map, and provided that any lot so resubdivided must have a width of at least 60 feet at the building set back line. Side lot line requirements shall apply to the lines of said lots as resubdivided.

These restrictive covenants, like those that often were put in place with new subdivisions in both the white and black communities all over the city, were important in that they set forth certain developmental standards. This resulted in a uniformity of lot size, setback, layout, and building and outbuilding size and type within the neighborhood that still exists today. As housing was built from the late 1950s to the mid-1960s, these guidelines had to be followed, even when Key Homes came in as a significant builder of some of the later houses.

The first section of the neighborhood, platted in 1956, included all of Calloway Drive, Charles Street, and Doby Circle. The second section, platted in 1958, included the remainder of the neighborhood with the platting of Hadley Road, Bailey Drive, Bates Street, Darby Street, and Boaz Road. The streets were named for famous African-Americans of the day including Cab Calloway (1917 – 1994), a singer and bandleader; Ray Charles (1930 – 2004), a singer and musician; Pearl Bailey (1918 – 1990), a singer; Larry Doby (1923 – 2003), a baseball player; and Clayton “Peg Leg” Bates (1907 - 1998), a dancer who performed with one wooden leg. Residents believe the remaining streets were named for other famous individuals, but are not certain of whom.<sup>16</sup>

The neighborhood developed from the south to the north, with many houses along Calloway Drive being the first to be completed in 1957 and early 1958. It appears that Calloway Drive was the showpiece of the neighborhood, with many custom-built houses reflecting modern trends in the use of Ranch and Split-level houses. These same types of houses were being built in nearby Battery Heights, and Madonna

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<sup>15</sup> Wake County Deed Book 1280, p. 497.

<sup>16</sup> Local residents are not sure where the name “Rochester Heights” came from. Some think it was named for the comedian Eddie Rochester, and some believe it might have been named for Rochester, New York, the home of Cab Calloway.

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Acres houses of the early to mid-1960s also followed this trend. In contrast, in Rochester Heights, most of the houses which developed later were more speculative in nature, likely built from standard house plans of the day, with the only differences, in most cases, being reversed floor plans.<sup>17</sup> Originally, most of the land for the neighborhood was old growth forest, some of which is still evident to the south of the homes along the south side of Calloway Drive.<sup>18</sup> Some of the early homes included the Ray and Sarah P. Wilkins House (505 Calloway Drive, 1957), the Henry and Esther C. Rucker House (509 Calloway Drive, 1957), the John W. and Laura H. Kay House (529 Calloway Drive, 1957), the Millard R. and Allie Peebles House (721 Calloway Drive, 1957), the Anderson D. and Margaret J. Simmons House (512 Calloway Drive, 1957), the Richard W. Powell House (504 Calloway Drive, 1957), and the John C. and Alberta M. Levingston House (724 Calloway Drive, 1957).

Generally, most of the houses to the north of Calloway Drive were built from 1960 to 1962, with a handful dating from 1963 and 1964. There are a few exceptions to this, including the Mack W. and Juanita W. Akins Jr. House (1900 Charles Street, 1958); the James E. and Emma J. Lewis House (1901 Charles Street, 1958), and the Junious and Annie M. McKoy House (1905 Charles Street, 1958). According to local residents, large blocks of houses in the north part of the neighborhood were built all at one time, utilizing plans from Key Homes, a house plan company that completed the development after the Phillips Corporation was no longer involved. In particular, many of the houses located on Bates Street, Boaz Road, Charles Street, and Hadley Drive have many design similarities, with some details changed or some floor plans reversed. These houses are typically four bays wide, with sliding or horizontal-light windows, brick half-walls on the front, tripartite windows, and a central entry stoop. According to one resident on Boaz Drive, the houses are typically five rooms (two of which are bedrooms) and one bath.<sup>19</sup>

Many well-known black Raleigh families bought lots and built homes in the Rochester Heights neighborhood. Included among these were Samuel Mitchell, an attorney who helped lead the fight to integrate Wake County schools; Vernon Malone, a multiple-term North Carolina Senator; Millard R. Peebles, masonry contractor; Sidney Cooley, brickmason; Willis Hunter, brickmason; Wiley M. Davis, dean of students at St. Augustine's College; Moses N. Delaney, a professor at Shaw University; Addison W. Reed, a professor at St. Augustine's College; Dr. James E. Thomas, a general physician; George L. Foxwell, the assistant principal at J. W. Ligon Junior-Senior High School; and Romaine G. Swinson, principal at Shawtown School. The neighborhood was diverse economically, and there were many general laborers, clergy, school teachers, retired military personnel, State and Federal government

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<sup>17</sup> Peebles, Allie. Original property owner and current resident. Interview with Sybil Argintar October 11, 2010. Mrs. Peebles notes that the developer, the Phillips Building Corporation, did not complete all of the work in the neighborhood. Key Homes completed many of the later houses. She obtained this information from interviewing a former subcontractor of her husband, Millard R. Peebles, who worked from many of the Key Homes plans.

<sup>18</sup> Jackson, Primrose. Long-time resident. Interview with Sybil Argintar, October 12, 2010.

<sup>19</sup> Kennedy, Ruby. Resident of the neighborhood for forty-nine years. Interview with Sybil Argintar, October 11, 2010.





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a storage room located in the southeast corner, a central metal-clad chimney, two-light sliding windows, and an entry stoop and walkway delineated by a decorative metal railing.

There are only two Split-Level houses in Rochester Heights, both good examples of the style. The first is the **Samuel S. and Eleanor B. Mitchell House (717 Calloway Drive, 1960)**, with a side roof with wide eaves, a one-story wing intersecting the two-story wing, a multi-light picture window, entry stoop, and a first-story garage. The second is the **James E. and Dorothy C. Thomas House (708 Calloway Drive, 1958)**, with its flat roof, single, double and triple two-over-two horizontal windows, three-square-panel front door, wide central brick chimney, and recessed entry.



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Standard Home Company plan book catalogs from late 1950s to early 1960s. Located in corporate offices of Standard Homes Plan Service, Inc., Fuquay Varina, North Carolina.

Wake County Book of Corporations, Raleigh, North Carolina.

Wake County Deed Books, Raleigh, North Carolina.

Wake County Plat Books, Raleigh, North Carolina.

Wright, Mable. Original property owner and current neighborhood resident. Interview with Sybil Argintar, October 11, 2010.

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### **Boundary Description**

The boundaries for this nomination are indicated on the accompanying sketch map, shown with a dark line, at a scale of 1" = 200'.

### **Boundary Justification**

The boundary of the district encompasses the two plats of Rochester Heights dating from 1956 and 1958 and excludes the vacant lots on the north side of Bailey Drive, the vacant lot at the southeast corner of Garner Road and Bailey Drive, all of which originally had houses that were torn down after a recent flood, and two heavily altered properties, one at the west edge of the district on Bailey Drive and the other at the west end of the district on the north side of Calloway Drive.

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### Rochester Heights Historic District Photographs

The following information applies to all photographs, except where noted.

Name of property:                      Rochester Heights Historic District  
    Raleigh  
    Wake County  
    North Carolina

Photographer:                              Sybil H. Argintar

Date of photos:                              August 2010 except where noted

1. Bates Street, view SE
2. Boaz Road, view N
3. Calloway Drive, view E
4. Calloway Drive, view W
5. Darby Street, view NE  
    October 2010
6. Hadley Road, view S
7. 704 Bailey Drive, view SE
8. 1921 Boaz Road, view E
9. 717 Calloway Drive, view N
10. 721 Calloway Drive, view N
11. 1823 Charles Street, view E
12. 1917 Hadley Road, view E
13. 1909 Boaz Road, non-contributing building, view NE
14. 505 Doby Circle, contributing outbuilding, view N

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