

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Multiple Property Documentation Form**

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer, to complete all items.

New Submission       Amended Submission

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**A. Name of Multiple Property Listing**

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**Post-World War II and Modern Architecture in Raleigh, North Carolina, 1945-1965**

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**B. Associated Historic Contexts**

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- 1. Community Development and Transportation
- 2. Architecture

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**C. Form Prepared by**

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name/title M. Ruth Little  
organization Longleaf Historic Resources date May 2009  
street & number 2312 Bedford Avenue telephone 919.412.7804  
city or town Raleigh state N. C. zip code 27607

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**D. Certification**

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As the designated authority under the National Historic Preservation Act of 1966, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation.  
(See continuation sheet for additional comments [ ].)

\_\_\_\_\_  
Signature and title of certifying official      State Historic Preservation Officer      Date

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

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

\_\_\_\_\_  
Signature of the Keeper      Date of Action

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## Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheet in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

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**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

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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 120 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, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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### Introduction

The Raleigh Architectural Survey Update, 1945-1965, conducted in 2006 by principal investigator M. Ruth Little, documented Raleigh's historic resources from 1945 (the end of the previous survey) to 1965. This twenty-year period is cited as the postwar era throughout the Multiple Property Documentation Form. This is the second survey in North Carolina of postwar resources. The first, "The Development of Modernism in Charlotte, 1945 to 1965," was completed in 2000. The goals of the Raleigh survey update were to document Raleigh's overall growth patterns during the post World War II boom period; record the most significant buildings and developments from the project period as a guide for the identification of Raleigh Historic Districts Commission in identifying properties eligible for the National Register of Historic Places and in nominating important resources as individual local landmarks; and enable the Raleigh Historic Districts Commission and the North Carolina State Historic Preservation Office to judge the significance of buildings that may not have been included in this survey.

According to Wake County's Real Estate Department that keeps real property records, 18,256 buildings were built in Raleigh between 1945 and 1965. Of these, ten had already been listed in the National Register at the beginning of the survey update project: J. S. Dorton Arena (NR 1973), Fadum House (NR, 1993), Henry L. Kamphoefner House (NR 1996), Matsumoto House and Studio (NR 1994), Occidental Life Insurance Company Building (NR 2003), Paschal House (NR 1994), Ritcher House (NR 1994), Philip and Mae Rothstein House (2005), Small House (NR 1994), and G. Milton Small & Associates Office Building (NR 1994). This multiple property documentation form provides a framework within which to consider the significance of the single-family houses, multi-family housing, and residential subdivisions that comprised the vast majority—approximately 15,000—of the remaining 18,246 buildings built in Raleigh during the era when modern architecture became mainstream.

The broad title of this multiple property documentation form has the potential of taking into account all property types, however the initial submittal to the National Park Service in 2009 only covers the residential property type. With further development of the historic contexts and development of additional property types such as churches and commercial and industrial buildings, this form would provide the framework for evaluating the full breadth of the era's built environment in Raleigh.

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### Context 1: Community Development and Transportation

In 1940 Raleigh was the fifth largest city in North Carolina. After World War II, the city's dominant image as a governmental and educational center began to diversify with the migration of industry to North Carolina and development of technological research facilities by state government. As the state capital, it exemplified the state's progressive spirit, expressed in the creation of the Research Triangle Park in the early 1960s, the presidency of Dr. William Friday at the University of North Carolina, and the educational reforms of Governor Terry Sanford. Raleigh's Chamber of Commerce brochures during the era reveal the city's self-image. The earliest brochure, of 1953, has a cover photograph of Fayetteville Street, the main street, looking from the State Capitol south to Memorial Auditorium. The 1950 exhibition hall at the State Fair, Dorton Arena, appears on the back page. Raleigh's six colleges, Reynolds Coliseum at N. C. State College, the state museums and state library, and Memorial Auditorium's musical events were featured year after year in the brochures. By 1960 the cover photograph was Dorton Arena. At this time Raleigh was the fourth largest city in the state.<sup>1</sup>

During the 1950s the Raleigh area experienced an explosion of commercial and industrial growth that challenged the city to provide schools, roads, water supplies and sewer systems to service the new development.<sup>2</sup> The premier industrial and research park in North Carolina, the Research Triangle Park (RTP), was developed under Governor Luther Hodges in the late 1950s on a large tract between Raleigh and Durham. The Research Triangle Foundation was chartered in 1958 to guide its growth.<sup>3</sup> RTP is outside of Raleigh's city limits and is not included in this survey.

### **The Housing Shortage: The Response**

Construction in Raleigh tapered off dramatically during World War II due to shortages and rationing of food, labor and materials. For example, during the middle of the Depression, in 1934, 81 building permits were issued. In 1943 only 30 building permits were issued at a total value of \$134,218. Residents converted single-family dwellings into apartments, and families doubled up with relatives and friends.

At the end of the war in 1945, one of the most pressing problems of peacetime was to meet the housing shortage. The federal government responded by creating two mortgage programs, one for the Federal Housing Administration and the other for the Veterans Administration. The resulting unprecedented

<sup>1</sup> Raleigh Chamber of Commerce brochures, 1953-1960, Elizabeth Reid Murray Collection, Olivia Raney Local History Library; Lefler and Newsome, *North Carolina: The History of a Southern State*, 605.

<sup>2</sup> Linda Harris Edmisten, *J. W. Willie York: His First Seventy-five Years in Raleigh*, 1987, 89, 112.

<sup>3</sup> *Ibid.*, 110-111.

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building boom elevated the number of national residential construction starts, which amounted to only 114,000 in 1944, to an all-time high by 1950 of 1,692,000.<sup>4</sup>

Lucy Milner and her husband John recalled their struggle to find housing after the war: “We were on the wait list for Country Club Homes for years. We were the third couple to move into the Cameron Village Apartments. The only way to get in was to know Willie York [the Cameron Village Apartments developer].”<sup>5</sup>

The primary story told by construction in Raleigh from the mid 1940s to the mid 1960s is that of suburban housing. New homes were built in the late 1940s in neighborhoods inside and beyond the city limits. Clumps of FHA and VA housing that varied in size, form and materials were constructed in neighborhoods such as Oakdale, Mordecai, Georgetown, Anderson Heights, and Budleigh. For example in Georgetown, lining the north and south sides of New and Georgetown roads, are gabled one-story frame Minimal Traditional-style VA houses, set on deep, narrow lots. Each has the same floor plan: kitchen, living room, two bedrooms and bath off a center hallway. The affordable terms of the Georgetown houses were only \$200 down with the rest, \$6,000, financed by a government loan.<sup>6</sup> In 1947-1948 Willie York constructed the Hi Mount subdivision near Whitaker Mill Road. Its two-bedroom brick and frame Cape Cod houses are similar to the compact, inexpensive houses of Levittown, Long Island constructed by the thousands in 1947. William and Louise Cook were looking desperately for a house and were thrilled to be able to purchase the two-bedroom Cape Cod at 606 Mills Street about 1947 with an FHA mortgage. Louise still lives in the house.<sup>7</sup>

As in other cities, Raleigh building permits rose steadily in the postwar era, from 41 in 1944, to 544 in 1946, 857 in 1948, 989 in 1950, and 1,627 in 1965.<sup>8</sup> During the postwar era Raleigh was totally transformed. Population doubled, the city limit area nearly tripled, miles of paved streets increased by 250%, the number of industries tripled, the number of wholesale distributors increased by 224 %, and over 7,500 houses were built in the city limits. By far the majority of the approximately 18,000 buildings constructed during the period were in the unannexed suburbs. The following table presents statistics drawn from Raleigh City Directories and Chamber of Commerce brochures:

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<sup>4</sup> [www.raleighcitymuseum.org](http://www.raleighcitymuseum.org) (Architectural Survey)

<sup>5</sup> Lucy Milner interview at her house at 2325 Hathaway, March 9, 2006.

<sup>6</sup> [www.raleighcitymuseum.org](http://www.raleighcitymuseum.org) (Architectural Survey)

<sup>7</sup> Louise Cook interview, February 23, 2006.

<sup>8</sup> *Ibid.*; 1965 Raleigh Chamber of Commerce brochure, Elizabeth Reid Murray Collection, Olivia Raney Local History Library.

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	Population	Sq. Miles	Paved Sts	Industry
1945	53,661 (est.)	12.5	70 mi.	46 industries 98 wholesale distributorships
1950	65,679	12.5	100 mi. 15,000 homes	113 industries 160 wholesale distributorships
1955		12.5	150 mi. 20,000 homes	159 industries
1960	93,931	33.646	178 mi. 22,500 homes	144 industries 220 wholesale distributors
1965	103,000 (est.)	34.1	346.09	217 industries

The statistics indicate that Raleigh’s limits did not change between 1945 and 1955, but a map showing annexation history tells a different story. Between 1941 and 1949 the city limits remained the same. In 1949 and 1951-1955 the limits expanded primarily to the east from Shaw University to include almost all of the area between Capital Boulevard and New Bern Avenue inside the I-440 Beltline. Small areas on the north, the area of Ridgewood on the west, and a small area along S. Wilmington Street to the south were added by 1955. Between 1956 and 1965 the suburbs around the entire city out to and beyond the I-440 ring road known as the Beltline were annexed. The city limits expanded to Millbrook Road on the north, to the south of I-440 on the south, and to I-440 on the west. The east boundary expanded to include the area between New Bern Avenue and I-440. The Beltline had been planned since 1954, when the “Land Development Plan of Raleigh” published by the Raleigh Department of Planning included a new “belt route” encircling the city in order to make the city accessible by automobile. It was constructed from 1960 to 1965 on the north side of Raleigh. The southern Beltline appeared as a dotted line on the 1968 Champion map of the city, but was not built until the 1980s.<sup>9</sup>

The 1955-1965 decade saw North Raleigh surge far ahead of East Raleigh due to topography, which made it easier to run water and sewer lines to the north. Construction of the northern Beltline reflects this growth.

The survey documented 75 postwar subdivisions, 27 of them in North Raleigh, where developers found land with pleasant hilly topography, access to city water and sewer, and good transportation along the major thoroughfares of Glenwood Avenue, Six Forks Road, Wake Forest Road, and Capital

<sup>9</sup> Edmisten, J. W. *Willie York : His First Seventy-Five Years in Raleigh*, 98, 107.

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Boulevard (US 1). Many of these were built by the “Big 3 Developers,” Willy York, Ed Richards, and Seby Jones (known primarily for land acquisition and commercial development).<sup>10</sup> Raleigh native Willy York’s Hi Mount subdivision was discussed earlier; his major development of the era, Cameron Village, contained both housing, retail and office buildings that will be discussed later. E. N. (Ed) Richards, a builder raised in Brooklyn, New York, built defense-related housing during World War II. In 1947 he moved to Winston-Salem to build a housing development. There he became associated with Willy York, building thousands of houses and apartments for military personnel in the Camp Lejeune area in the early 1950s. At the same time, Richards began to work in Raleigh “on a series of developments that have channeled the growth and design of modern Raleigh—a series that now include Ridgewood, Woodcrest, Pinecrest, Biltmore Hills, Eastgate, Southgate, Stratford Park, Longview Lake, North Ridge, and Country Club Homes.”<sup>11</sup>

The earliest upper middle class subdivisions, where buyers purchased a lot and contracted with a builder to construct a custom dwelling, are Longview Gardens along New Bern Avenue in East Raleigh, platted before the war but not very active until the late 1940s; Country Club Hills along Glenwood Avenue (1947), and Budleigh, platted before the war. Country Club Hills and Budleigh provided ample lots and a modern suburban atmosphere where a series of modern houses were designed by faculty and former students of North Carolina State University.<sup>12</sup> Some of the earliest houses in Country Club Hills, constructed in 1950, are modern designs by School of Design architects. Longview Gardens contains a number of the longest Ranches in Raleigh, probably designed by building contractors rather than architects. The elegant plan of Longview Gardens, with traffic circles, a shopping center, a school, and eventually a golf course, was drawn by Richmond landscape architect Charles Gillette and has no equal in Raleigh subdivisions of the era. Other early upper middle class developments in West Raleigh include Forty Acres, platted in 1942, and Highland Gardens, platted 1947. As in Country Club Hills, a small number of the houses are architect-designed Contemporaries. Builder Bob Caviness laid out the small custom subdivision of Lambshire Downs in North Raleigh in 1959. There he constructed his own large Contemporary house as well as three others of custom modern design for other lot purchasers.

Tract subdivisions, where builders constructed speculative houses, outnumber custom subdivisions in Raleigh. Some of the single family dwellings in Cameron Village are tract houses, while others were constructed for the lot owners by builders using sets of stock plans that were modified by the owners. Developer Jyles Coggins platted Lyon Park, off Glenwood Avenue, in 1953 and built a group of spec

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<sup>10</sup> Ben Taylor interview,

<sup>11</sup> Vickers, *Raleigh: City of Oaks*, 168.

<sup>12</sup> Black, “Early Modern Architecture in Raleigh Associated with the Faculty of the North Carolina State University School of Design, Raleigh, N.C.,” Multiple Property Documentation Form, N.C. State Historic Preservation Office, E.9.

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Minimal Ranch houses there. Ed Richards and Willie York developed Ridgewood between 1953 and 1956 with tract Ranches and Split-Levels, all with three bedrooms and two baths. Fairway Acres, located near the Raleigh Golf Association (RGA) Golf Course in South Raleigh, was developed with nearly identical Minimal Ranch tract houses in 1955. The largest pre-1965 subdivision in Raleigh is North Hills Estates, begun in 1960 by Ed Richards, who also built the adjacent North Hills Shopping Center (now demolished). The variety of Ranches, Split-Levels, Split-Foyers, and a few Contemporary houses in the subdivision suggests that the houses were custom-built, although as with Cameron Village's single family houses, it is likely that new owners selected from a number of stock plans offered by Richards's building company. Among Richards's numerous projects in Raleigh, North Hills was the most ambitious. When completed in the 1960s it included 325 homes, a clubhouse, a park, a school, and a shopping center. Richards' goal for his planned communities was the "unity of design, color, and space" that contributed stability to a community shared by individuals with similar social, economic, and cultural traits.<sup>13</sup>

Another large tract subdivision is Brentwood, off Capital Boulevard in northeast Raleigh that was platted beginning in 1956 and filled with small Ranches and Split-Levels that were probably marketed through model homes. In 1961 builder J. Y. Creech developed Northwood Acres off Six Forks Road around Carroll Junior High School. He built Ranches, Split-Levels, and Split-Foyers that were sold through model homes.<sup>14</sup>

Postwar suburban housing was strictly segregated. Prior to the late 1950s the only subdivision planned and fully developed for Raleigh's African American families was South Park, near downtown. In the predominantly African American south and east areas of Raleigh, new housing consisted mostly of small infill projects, such as that constructed by Sherwood Brantley in the Hunter Park area of southeast Raleigh. Brantley, a white attorney, bought the old city dump land around East Lenoir Street in southeast Raleigh about 1953 and built brick bungalows for African American homeowners. Although the bungalow was an early twentieth-century type, it remained popular in the 1950s among certain population groups.<sup>15</sup> In East Raleigh, Battery Heights was platted in 1915 and experienced a limited amount of development prior to the war, mostly between 1935 and 1941, that consisted of modest frame traditional house types in the west end of the subdivision; it was not until the post-war period that the vast majority of the approximately 140 lots were developed. The first subdivision for African Americans planned after the war was Rochester Heights, laid out in 1957 near Garner Road adjacent to the planned Beltline.

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<sup>13</sup> Vickers, *Raleigh: City of Oaks*, 168.

<sup>14</sup> Interview with Bill Caddell, Feb. 16, 2006.

<sup>15</sup> John Cofield interview, April 20, 2006.



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### Commercial Development: Central Business District and Suburban

Modern commercial architecture first appeared in Raleigh's suburbs as insurance firm offices, including the Farm Bureau Insurance Company building, 1000 Wade Avenue (1954); the Occidental Life Insurance Company, 1001 Wade Avenue (1956); and the Northwestern Mutual Insurance Company, 3515 Glenwood Avenue (1962). These low- and mid-rise International Style offices were sited on well-landscaped campuses along the main thoroughfares of north and west Raleigh. Banks introduced modern architecture to the Central Business District. The earliest International Style steel and glass downtown office towers are a group of four banks. The first is the First Federal Bank Building (demolished 2009) on South Salisbury Street, built in 1960 from a design by Howard Musick of St. Louis. The building's glass curtain wall features spandrels in varying shades of blue that inject a playful modernism into the business district. Three distinguished Modernist banks--Wachovia, North Carolina National Bank, and BB & T--opened their doors in 1965 along Fayetteville Street.

Postwar retail architecture consists largely of suburban shopping centers, often built as part of a residential community. The first and foremost shopping center is Cameron Village, the first planned mixed-use development in North Carolina and the largest shopping center in the Southeast U.S. for many years. The six open blocks of retailing, built from 1949 to the early 1950s, were patterned after the 1927 Country Club Plaza outside of Kansas City, Missouri, the first planned shopping center in the country. Developer Willie York's contacts with the Urban Land Institute in Washington, D.C., provided him with models and guidelines for his innovative development.<sup>16</sup> York hired land planner Seward Mott, head of the FHA, to develop the master plan that combined commercial, offices, garden apartments, and single family houses and brought architect Leif Valand from New York City to design the buildings.<sup>17</sup> By 1955 Cameron Village contained 46 stores and 58 business and professional offices. Other postwar suburban shopping centers include Northside Shopping Center, Whitaker Mill Road, 1950; Ridgewood, Longview Gardens, Glenwood Village, and North Hills (demolished), all one- and two-story strip developments that have been remodeled by façade renovations and replacement pedestrian covered walkways and do not retain their architectural integrity. While some of the freestanding office buildings in Cameron Village are basically unaltered, the shopping center itself has been remodeled several times with the addition of new pedestrian walkways and, most recently, new facades. The 1956 Occidental Building, designed by Kemp,

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<sup>16</sup> Hutchins, *Cameron Village A History 1949-1999*, 1-5.

<sup>17</sup> Seward Mott was co-editor of the technical bulletins issued by the Urban Land Institute. These contain case studies of postwar developments throughout the U.S. See "Shopping Centers, An Analysis," *Technical Bulletin No. 11, Urban Land Institute*, July 1949, Washington, D.C. This contains a case study of Prairie Village, outside of Kansas City, built in 1948 with blocks of stores with an interior loading court, perimeter parking, and adjacent single-family housing much like Cameron Village.

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Bunch and Jackson of Jacksonville, Florida, is the most architecturally significant and the best-preserved building of the early Modernist office buildings constructed in Cameron Village from 1954 to 1960. Most were designed by Leif Valand in an inexpensive Modernist style using components manufactured off-site.<sup>18</sup> The Cameron Village Inc. Office Building at 410-412 Oberlin Road, the finest of Valand's office designs at Cameron Village, is generally intact, as is the Phillips Building at 401 Oberlin Road. The Cameron Building at 400 Oberlin Road and the building at 410-412 Oberlin Road are slated for demolition.<sup>19</sup>

### Industrial Development

In 1951 Raleigh's first post-war industrial park, the York Industrial Center (now Stonybrook Center), was established on a 641-acre tract known as Fork Farm on both sides of U.S. 1 just outside the north city limits. Developers P. D. Snipes, Patrick McGinnis (chairman of the board of Norfolk and Southern Railroad), Andy Monroe and Paul Vecker of Carolina Power and Light, and Willie York acquired the tract from the heirs of James H. Pou and sold tracts to industrial plants and wholesale distributorship facilities. Initial tenant Westinghouse Corporation purchased 100 acres and built a meter plant in 1954 at 2728 Yonkers Road that provided 2,500 jobs. Colonial Stores in Norfolk, Virginia, purchased a 40-acre tract in the industrial park and built a grocery warehouse and distribution center about 1955. The same year, Swift & Company, located in the downtown warehouse district, built a new facility near the Colonial Stores warehouse. The Raleigh Farmers Market was built in the park at the corner of U.S. 1 and Hodges Street. Other early tenants were Kraft Foods Company, A&P Grocery Stores, Peden Steel, and the Norfolk & Southern Railroad.<sup>20</sup> In 1956 the American Machine and Foundry Corporation of New York built a one-story steel frame building, designed by Leif Valand at 2010 Yonkers Road. This was a research facility, a forerunner of the type of facilities built in the later 1950s at Research Triangle Park. This building was later expanded to house the Exide Corporation and is now headquarters of the Electroswitch Corporation. Nearby Crabtree Industrial Park was developed in the early 1960s on the Crabtree Jones plantation property on Old Wake Forest Road near Crabtree Creek. The first plant was the Kellogg Company, Communications Division of ITT. The plant still stands but has been enlarged and remodeled.<sup>21</sup>

The number of new wholesale distributorships built in Raleigh during the postwar era is even greater than the number of new plants. A group of well-preserved distributorships stand along Capital Boulevard and adjacent streets, including Noland Plumbing, 1117 Capital Boulevard; Graybar

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<sup>18</sup> York, J. Willie. Interview with Ruth Little, 2003.

<sup>19</sup> Little, Occidental Life Insurance Building National Register Nomination, N.C. HPO, 2003.

<sup>20</sup> Edmisten, J. W. *Willie York: His First Seventy-Five Years in Raleigh*, 90-93; 102; 108.

<sup>21</sup> Edmisten, 101-102, 106.

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Electrical, 1113 Capital Boulevard, Job Wyatt & Sons agricultural Equipment, 2220 Capital Boulevard; and Pipe Inc., 632 Pershing Road.

Throughout most of the postwar era, Raleigh's hotel and restaurant scene remained confined downtown. Only two pre-1965 motels survive in Raleigh—the Velvet Cloak Inn, 1505 Hillsborough Street and Johnny's Motor Lodge, 1625 Capital Boulevard. The Velvet Cloak, developed by Willie York, is a luxury motel designed by Leif Valand in a style reminiscent of traditional New Orleans architecture and built in 1963.<sup>22</sup> Johnny's Motor Lodge is a smaller Modernist complex.

### **Postscript: The IBM/Research Triangle Park Transformation**

The biggest event in Raleigh in 1965 was the April announcement by IBM Corporation that they would locate in downtown Raleigh. By the summer, 200,000 square feet of temporary plant and lab space were leased at nine sites in the area. They opened offices at Gateway Plaza on the U.S. 1 North highway and in the BB&T Building, 333 Fayetteville Street. By 1966 their permanent plant in Research Triangle Park (RTP) was completed. Employment grew from 75 in June 1965 to 8,500 in 1982.<sup>23</sup> During the remainder of the twentieth century, North Raleigh and the neighboring smaller town of Cary absorbed some three-quarters of the families of RTP employees in subdivisions that are outside the time period and geographical area of the Multiple Property Documentation Form.

### **Context 2. Architecture**

As in much of the United States, modern architecture made its first appearance in Raleigh after World War II. It was a style that first took hold in Europe in the early twentieth century and was introduced on native soil by Frank Lloyd Wright at the same time. The European form of modernism, called the International Style, was brought by European refugees to the U.S. in the late 1930s. Modern architecture in Europe was considered to be the end of style—the first architecture not dependent on the past. One of its centers was an architectural and design school called the Bauhaus in Weimar, Germany, founded in 1919 by Walter Gropius and continued by Ludwig Mies van der Rohe. French architect Le Corbusier was another major creator of the new movement. The new style, known as the “International Style,” was characterized by the use of new materials such as steel and glass that revolutionized interior space, by the absence of references to past historical styles, and by the avoidance of applied decoration. The most famous dictum of the International Style, “less is more,” coined by Mies van der Rohe (known simply as Mies), explains the startlingly austere, boxy, flat-

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<sup>22</sup> Edmisten, 118.

<sup>23</sup> Vickers, *Raleigh: City of Oaks*, 164.

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roofed buildings with glass curtain walls. An icon of the style is Mies's Farnsworth House in Plano, Illinois, built in 1946.

While modernist architecture with its utopian socialist ideals was developing in Europe, America's first modern architect, Frank Lloyd Wright, evolved his own highly individualistic new architecture in the first decade of the twentieth century. Chicago architect Louis Sullivan coined the phrase "form follows function" to express his independence from the dogma of style. Wright admired such a radical rethinking of architectural form and explained that one reason he went to work with Sullivan was that "he did not believe in cornices." The cornice, for Wright, symbolized a heavy sham feature of pseudo-historic style. Wright created a new style for suburban houses—the Prairie Style—which stripped away the traditions of Victorian architecture by simplifying the floor plan into multi-functional spaces that flowed into one another. The new style, exemplified in Wright's 1909 Robie House in Chicago, integrated indoor and outdoor spaces by exploiting the new technologies of steel and glass to enlarge windows and extend roof and deck planes into nature. At the same time the style reflected the American penchant for natural materials and respect for the landscape. The Wrightian school of architecture, often called the "humanist school," allowed function and site to determine the outward form. "First, pick a good site . . . a site no one wants—but pick one that has features making for character: trees, individuality, a fault of some kind in the realtor's conventional mind."<sup>24</sup>

European modernism came to the United States in the 1920s, but its major impact came in the late 1930s with the immigration of a number of its leaders during the exodus from Europe as Hitler rose to power. Mies van der Rohe, head of the Bauhaus for three years, emigrated to the U. S. in 1937 and became head of the School of Architecture at the Illinois Institute of Technology in Chicago. Walter Gropius emigrated in 1939. In 1936, Wright gained renewed popularity with his renowned Fallingwater house built over a rocky waterfall in Bear Run, Pennsylvania, a mixture of the geometric modern concrete forms of the International Style and the organic Romanticism of native stone forms. Beginning in 1939 he designed a series of more modest, low-cost but fine quality houses that he termed "Usonian," which often incorporated a carport.

In the 1930s and 1940s, modern architecture in the United States was largely confined to a few urban centers. In big Northeastern cities Bauhaus architects Walter Gropius and Marcel Breuer americanized European modernist ideas. In California William Wurster and Harwell Harris fused Wrightian and European ideas to create a regional modernism known as the San Francisco Bay area style.<sup>25</sup> The Bay area style was characterized by the influence of Japanese architecture, the use of wood and stone, and a

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<sup>24</sup> Barry, *The House Beautiful Treasury of Contemporary American Homes*, 17.

<sup>25</sup> Foley, *The American House*, 259.

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connection to nature.<sup>26</sup> Harris taught and practiced in Texas before coming to the School of Design at North Carolina State University in 1962.<sup>27</sup> A third center of modernist design was the Midwest, where Frank Lloyd Wright's Prairie School gradually gave way to a mix of the hard-edged International Style of Mies van der Rohe and the lyrical, organic forms of Scandinavian Modernism brought by architect Eero Saarinen.<sup>28</sup>

After World War II, modernism quickly gained widespread acceptance in major metropolitan areas as the most appropriate architecture for the new age, but it came to North Carolina very gradually. Its first significant appearance had been at an experimental arts school, Black Mountain College, near Asheville, designed by immigrant European architects and built in the early 1940s. Modernist architecture did not take root in the state, however, until the establishment of the School of Design at North Carolina State College (now NCSU) in Raleigh in 1948. The new dean, Henry Kamphoefner, and faculty members Matthew Nowicki, George Matsumoto, Eduardo Catalano, Milton Small, Edward Waugh, John Latimer, and others trained many architects in the principles of modernism and designed a number of modernist buildings in Raleigh. Houses and schools in particular were influenced by the School of Design, although the most celebrated modernist building by a faculty member is the Dorton Arena at the state Fairgrounds in Raleigh. Its revolutionary 1950 design by professor Matthew Nowicki, with intersecting concrete parabolic arches that support a network of cables holding the saddle-shaped roof, was so unique that it was known throughout the world as the "Raleigh arena."<sup>29</sup>

In spite of the considerable influence of the School of Design, modern architecture never became widely-accepted in Raleigh. A small percentage of postwar Raleigh buildings exhibit modern design. Houses, the largest building type in the city, continued to be built in styles that were popular before World War II. The vast majority of postwar houses in Raleigh were constructed by builders using mail-order plans or stock plans developed by architects for construction as speculative houses. One of the largest plan book companies in the South, Standard Homes Company, had its offices near Raleigh and in Washington D.C. After World War II, Standard Homes catalogues were filled with small and medium-sized Colonial Revival and Tudor Revival style houses. The styles remained the same until the mid-1950s, when the Ranch and the Split-Level completely took over. Hundreds of infill houses in Raleigh's prewar neighborhoods are built from Standard Homes plans, likely directly ordered by the homeowners. Standard Homes' heyday in Raleigh appears to have been the early postwar era. The 1957 Standard Homes catalogue is full of Contemporary Ranches that do not resemble Raleigh

<sup>26</sup> Gebhard, "William Wurster and His California Contemporaries: The Idea of Regionalism and Soft Modernism" *An Everyday Modernism: the Houses of William Wurster*, 164.

<sup>27</sup> Bishir and Southern, *A Guide to the Historic Architecture of Piedmont North Carolina*, 132.

<sup>28</sup> "Black, A New Breeze at Mid-Century: Modern Architecture and North Carolina, 1930s to the 1960s;" *Simplicity, Order, and Discipline: The Work of George Matsumoto from the NCSU Libraries' Special Collections*, 11-15.

<sup>29</sup> *Ibid.*

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Ranches, whether custom or spec-built, thus apparently few Ranches were built from Standard Homes plans in Raleigh.<sup>30</sup> The traditional-style houses built in Raleigh in the early postwar era are not architecturally significant except as part of a neighborhood ensemble and will not be explored here.

Raleigh's legacy of progressive midcentury architecture was created by two groups of architects—those who set up practice at the end of World War II, and those who came to Raleigh to teach at the new School of Design established in 1948 at North Carolina State University (then N.C. State College). A number of the Raleigh architects had received their architecture training at NCSU in the architectural engineering department that preceded the School of Design. Practicing professionals such as William H. Deitrick, F. Carter Williams, John Holloway, Albert Haskins, and Leif Valand were already designing modern buildings in Raleigh by the time Henry Kamphoefner and his innovative and influential group of designers, including George Matsumoto, Edward W. Waugh, James W. Fitzgibbon, and Eduardo Catalano, made their mark on Raleigh's architecture. These architectural professors manifested their concepts in a series of residences designed for themselves, for other faculty members, or for a small group of clients interested in new ideas in architecture. Built for the most part on relatively ample, wooded suburban lots on the outskirts of the city, these residences exhibited a careful integration of the house with its site as a key element in most of the designs.<sup>31</sup> There was much collaboration between the Raleigh architects and the School of Design faculty. For example, Dean Kamphoefner recruited architect G. Milton Small from Chicago to work in W. H. Deitrick's office. Small subsequently operated his own firm in Raleigh for many years.

Several of these architects were influenced by the patriarch of modern American architecture, Frank Lloyd Wright, while a few, including George Matsumoto, as well as non-faculty architects G. Milton Small and to a lesser degree, William H. Deitrick, were affected by the International Style, whose advocates were Europeans Walter Gropius and Ludwig Mies van der Rohe. The hallmarks of Wright's Usonian houses of the 1930s are elements such as large stucco or wood panels, harmonious blending of natural materials, and cantilevered roof or porch planes. These qualities are evident in Kamphoefner's own house at 3060 Granville Drive which Kamphoefner and Matsumoto designed, especially in the rear porch. Similar themes appear in Fitzgibbon's 1950 house design for George Paschal at 3334 Alamance Drive, an exercise in the close relationship between the land and the structure. The very low unobtrusive roofline complements the hillside, and the natural landscape is reflected in the materials selected for the house.

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<sup>30</sup> Standard Homes Company catalogues, Raleigh, N.C. 1946, 1954, 1957. Collection of Standard Homes Plan Service, Inc., Fuquay-Varina, N. C. Employee Leigh Cameron, granddaughter of the company's founder, provided photocopies.

<sup>31</sup> Black, "Early Modern Architecture in Raleigh Associated with the Faculty of the North Carolina State University School of Design, Raleigh, N.C.," F.1.

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The School of Design at N. C. State University placed the modernization of public school buildings as a high priority. Design professors such as Terry Waugh and others not only conducted workshops but actually designed Raleigh school buildings. Therefore a number of Raleigh schools are among the first progressive school plants in North Carolina.

While Dean Kamphoefner is generally credited with introducing modern architecture to Raleigh, it is worth remembering that the city's first Modernist school, the Crosby-Garfield School of 1938, was designed by W. H. Deitrick. The Crosby-Garfield Elementary School for African Americans, 568 E. Lenoir Street, is the earliest International Style building in Raleigh. The building's flat roof with modernistic coping and lateral ribbons of windows emphasize its horizontal form. Almost completely devoid of ornament, the two-story flat-roofed brick structure relies on the balance of its unequal proportions to give it distinction: the two-story rectangular classroom wing is set at perpendicular angles to the one-story rectangular gymnasium, with a recessed porch and lobby bridging the two sections. It resembles the Village College at Impington, England designed by German architect Walter Gropius in 1936.<sup>32</sup>

The modern school design emphasized by the School of Design was universally adopted in Raleigh after World War II. Based on the mantra "form follows function," the new schools were one-story brick buildings with classroom wings enclosing open courtyards, with continuous glazing on the outer walls and covered concrete walkways along the inner walls. William H. Deitrick's 1950 Sherwood-Bates Elementary School on Oberlin Road exemplifies the modern school: the one-story classroom wing extends at right angles to a two-story cafeteria/library wing set into the sloping site. Flat roofs and ribbons of flush metal casement windows emphasize the horizontal form and open plan.

In 1951 seventeen architects or architectural firms were practicing in Raleigh: George R. Berryman; L. Byron Burney; Cooper & Haskins; William. Henley Deitrick; Edwards and McKimmon; Albert L. Haskins; Holloway, Weber & Reeves; Joe Kovac; Robert B. Lyons; Arthur McKimmon; August L. Polier; Richard Rice; Frank B. Simpson; G. Milton Small; Owen F. Smith; Leif Valand; and F. Carter Williams. Deitrick and Small were associated with the School of Design and have been extensively researched. Deitrick's firm was the largest design firm in Raleigh. Al Haskins, John Holloway, Richard Rice, F. Carter Williams, Arthur McKimmon, and Leif Valand designed many important buildings but are less well-known. Byron, Lyons, and Kovac worked for Deitrick & Associates in the mid-1950s, but left the firm when it began to specialize in modern architecture.<sup>33</sup> In 1961 many of the same architects were still working in Raleigh, although some partnerships had dissolved and reformed. A number of additional architects were at work, including Joseph Boaz of Oklahoma, in partnership with Small;

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<sup>32</sup> Little, Crosby-Garfield School Landmark Designation Report, draft, 2001.

<sup>33</sup> Little, "The Architecture of William Henley Deitrick & Associates from 1926-1959," MPDF, N.C. HPO, 1997, 9.

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Guy E. Crampton & Associates, an offshoot of the Deitrick firm; Davis & Ingram; Byron W. Franklin; Charles S. Hicks; Jesse M. Page & Assoc.; Raymond Sawyer; Grover P. Snow; Stanford West; and Victor Cole.

Postwar Modernist architecture is found throughout Raleigh in single and multi-family housing, schools, religious buildings, offices, industrial plants, and civic buildings. Because single family houses form the bulk of the era's buildings, there are more Modernist houses than any other building type. The internationally famous Dorton Arena and internationally known architects such as G. Milton Small and George Matsumoto inspired prominent families in Raleigh to try out modern residential design. Raleigh architect Frank Harmon describes the Contemporary Raleigh house in terms of its accommodation to both the location and the climate:

Their buildings, and especially their residential designs, seemed to grow out of the sites where they were built. Often the room form or the floor layout echoed the rolling terrain. They used natural materials like unpainted wood walls and stone floors. Large overhangs and extensive windows opened the indoors to the trees and sky, erasing the distinction between inside and outside. They used natural ventilation and screened porches to cope with the heat and humidity of the long North Carolina summers.<sup>34</sup>

The following chronology includes some of the most significant Modernist houses in Raleigh:

- 1946 Willie York House. Leif Valand
- 1948 Lowell Nielsen House. Holloway & Reeves
- 1949 Kamphoefner House. Kamphoefner and George Matsumoto
- 1950 Fadum House Fitzgibbon
- Paschal House. Fitzgibbon
- Poyner House. 710 Smedes Place Valand
- Albright House. 3078 Granville Dr. F. Carter Williams
- Robert I. Rothstein House, 2337 Churchill Rd. G. Milton Small
- 1951 Small House. 310 Lake Boone Trail. G. Milton Small
- Ritcher House. George Matsumoto
- Ed N. Richards House. 2116 Banbury Leif Valand
- 1954 Drew House (Better Homes & Gardens Demo House) 511 Transylvania
- Matsumoto House. 821 Runnymede Rd. George Matsumoto
- Catalano House. Catalano. demolished
- 1955 Vallas House. 5008 Lead Mine Rd. F. Carter Williams

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<sup>34</sup> Harmon, "Requiem for a Modern Masterwork," *Spectator*, Feb. 28, 1996.



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- 1957    Tillery House. 2200 White Oak Rd. Arthur McKimmon  
1959    Uyanick House. 3516 Andrews Ln. Terry Waugh  
         Owen F. Smith Hs. 122 Perquimans Ln. Owen F. Smith  
         Arndt House. 1428 Canterbury Rd. F. Carter Williams  
1960    Harris House. 2815 Lakeview Drive. John Holloway  
         Philip L. Rothstein House. 912 Williamson Ave. G. Milton Small  
1962    Bill Weber House. 606 Transylvania Drive. Bill Weber  
         Al A. Rothstein House, 2100 Barfield Ct. G. Milton Small  
1965    John Holloway House No. 2. 531 Lakestone Drive. John Holloway

During the first five years of the postwar era in Raleigh, Modernist houses followed certain aspects of Frank Lloyd Wright's Usonian houses of the 1930s and 1940s, featuring a private street side, extensive glass opening up to a terrace with a rear view, carports, and natural materials including brick, stone, and wood. The first Modernist house was designed by Leif Valand for developer Willie York House at 1904 Craig Street in 1946. The York House and Valand's Poyner House in Cameron Village of 1950 are sprawling Ranches with orchard stone and wood walls, private street fronts, and rear terraces. Holloway & Reeves designed the Usonian flat-roofed Lowell Nielson House, 3208 Darien Drive, in 1948. The Ritcher House, 3039 Churchill Road, designed by George Matsumoto in 1950, is one of the first modern houses created by faculty of the new School of Design at North Carolina State University. The house incorporates such Usonian principles as orienting the house away from the street and into the natural environment, modular design, low-cost modern materials, and passive climatic control. It was also the last house designed by George Matsumoto that used Wright's version of modernism, for Matsumoto subsequently became a strong practitioner of the Miesian International Style.<sup>35</sup> F. Carter Williams's Parker House in Budleigh and Albright House in Country Club Hills are slightly smaller Usonian houses. Developer Ed Richards built a small Usonian Better Homes and Gardens demonstration house in 1954 in Country Club Hills (Drew House, 511 Transylvania Avenue).

Beginning in 1951 the more formal European Modernism of Mies van der Rohe came to Raleigh in the house design of G. Milton Small for his own residence at 310 Lake Boone Trail. Matsumoto's own house built in 1954 at 821 Runnymede Road is a Miesian design as well. The soaring, more lyrical modernism of Matthew Nowicki's 1950 Dorton Arena's parabolic roof was utilized by Eduardo Catalano in his own residence in 1954 (destroyed).

Matsumoto moved to California in 1961, and no known Contemporary houses in the Miesian mode were recorded during the 1955-1965 decade. Raleigh taste preferred the softer modernism of the Wright Usonian mode, but in larger and more luxurious versions. Houses reached out into their sites

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<sup>35</sup> Black, Ritcher House National Register Nomination, 1994, 8.1.

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through carports attached with covered walkways and incorporated outdoor space more aggressively through courtyards. Owen Smith's own house in Country Club Hills has a large carport reached by a covered walkway. The house Arthur McKimmon designed on White Oak Road for the Tillerys encloses an interior courtyard. Terry Waugh's 1959 house for the Uyanicks has a courtyard. John Holloway's large Split-Level for the Harrises of 1959 at 2815 Lakeview is a luxurious Usonian residence. Holloway's own residence of 1965 at 531 Lakestone is cross-gabled, with a brick latticed privacy wall enclosing four courtyards around the house.

The fundamental difference between buildings designed by School of Design faculty and those by full-time architects can be summed up in the assessment of Leif Valand's firm by his son Mark Valand during an interview: "My father was not considered an architectural purist. His firm evolved into a developer-driven service firm."<sup>36</sup> Still, Valand's design aesthetic, developed at Pratt Institute in New York City, was wholeheartedly modernist. Architects such as George Matsumoto accepted commissions that allowed them to exercise nearly total control over the design. Valand, Holloway and Reeves, F. Carter Williams and other firms thrived by creating architectural forms that fulfilled their clients' needs.

Modern design in commercial, industrial, institutional, religious and civic buildings in Raleigh during the postwar era benefited from the talent of out-of-state architects as well as the local architects who produced its modern residential design. Until the mid-1950s commercial development remained largely confined to the Central Business District, where the built environment of the pre-war era still accommodated the business community. In 1956 the Florida firm of Kemp, Jackson and Bunch designed the first major suburban office--a mid-rise International Style office at Cameron Village for the Occidental Life Insurance Company (1001 Wade Avenue). In 1962 Milton Small, who learned his International Style principles from Mies van der Rohe himself at the Institute of Technology in Chicago, designed a large suburban International Style office for Northwestern Mutual Insurance Company (3515 Glenwood Avenue). The first International Style office building downtown was the First Federal Savings and Loan Building (demolished 2009), designed in 1960 by St. Louis architect Howard Musick. Three Modernist office towers built for banks were completed in 1965 in the 200 and 300 blocks of Fayetteville Street. Their architects were Odell and Associates of Charlotte, F. Carter Williams, and Emery Roth & Sons of New York City with Milton Small of Raleigh as supervising architect.

Very few industrial plants were built in Raleigh in the postwar era. Two of the most architecturally distinguished are the Peden Steel Plant Office, designed in 1962 by Leif Valand at 1815 Capital Boulevard and the 1962 Corning Glass Plant at 3800 New Hope Church Road. The glass plant's

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<sup>36</sup> Mark Valand interview, Raleigh, June 22, 2006.

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International Style facility was probably designed by an architect from the main office in New York state.

Some strikingly modern buildings were designed by Milton Small and others on the campus of North Carolina State College in the 1950s and 1960s. These included a nuclear laboratory, a dormitory complex, and the student services center.

With a handful of exceptions, Christian churches largely continued to be built in the same conservative Colonial and Gothic Revival styles that prevailed earlier in the century. The only Jewish synagogue that survives from the postwar era, Beth Meyer Synagogue at 601 St. Mary's Street, was designed by the firm of Cooper Haskins and Rice in 1951 in a modernist style that owed much to Frank Lloyd Wright.

The most important civic buildings of the postwar era were major statements of modern design, created by some of the most important architects in the country. Dorton Arena at the State Fairgrounds on the outskirts of Raleigh, designed in 1950 by internationally known architect Matthew Nowicki, became an international engineering landmark for its innovative steel and concrete parabolic-arched construction. The 1963 Legislative Building on West Jones Street, designed by eminent national architect Edward Durrell Stone, is a version of his famous 1950s American Embassy in New Delhi, India, whose design was based on the Taj Mahal.

### **Biographies of Architects who worked in Raleigh 1945-1965**

As a conclusion to this architecture context, biographical information on selected architects who worked in Raleigh between 1945 and 1965 is provided below. A list of Raleigh projects follows each entry.

#### Valand, Leif

Leif Valand was born in Norway and came to Jersey City with his family as a boy. Attended Pratt Institute in New York City. Moved to Raleigh to work with Willie York on Cameron Village in 1946. Worked in Raleigh as Leif Valand and Assoc. until his retirement in the 1970s. In the late 1960s Valand took Nelson Benzing as his partner. All of Valand's blueprints were lost by his former partner after his retirement. Valand's firm promoted a "modern yet practical architectural expression" in dozens of significant Raleigh projects, including shopping centers, schools, churches, hotels, country clubs, apartments, office buildings, government buildings, and custom single-family homes. Unlike such purist architects as Milton Small, Valand's firm evolved into a "developer-driven service firm," in the words of his son Mark Valand. While Valand preferred to design in a modern idiom, he sometimes

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worked in other styles, such as the Colonial Revival style, for particular clients. (Information drawn from interview with Mark Valand, son of Leif and an architect himself, June 22, 2006.)

Cameron Village Office Buildings

Cameron Village Apartments (St. Mary's, Smallwood, Nichols, Daniels)

Ira Green House, 1715 Piccadilly Ln.

Banks Kerr House, Smedes Place

Enloe High School

Northridge Country Club (demolished)

North Hills Shopping Center (demolished)

St. Michael's Episcopal Church, Canterbury Rd. Sanctuary 1950s, Fellowship Hall 1970s

Terry Sanford Federal Building, New Bern Ave. 1968

State Administration Building, W. Jones and McDowell streets.

Raleigh Woman's Club. Late 1960s

Kidd Brewer House, above Crabtree Valley Shopping Center (demolished)

Ballantine's Cafeteria Building, Cameron Village

Poyner House, Smedes Place

YMCA, Hillsborough St. (partially demolished)

Velvet Cloak Inn, Hillsborough St.

Peden Steel Office Building, 1815 Capital Boulevard

J. W. Willie York House, 1904 Craig St. 1946

### F. Carter Williams

Obituary in *The News and Observer*, April 25, 2000. A native of North Carolina, Williams earned a degree in architectural engineering at N. C. State College in 1935. He earned an architecture degree at the University of Illinois in 1939. From 1939 to 1941 he was an assistant professor in the Dept. of Architecture at N. C. State. He established his practice in Raleigh in 1940 and was still in practice in 1986. During that time he designed and oversaw construction of hundreds of projects that included schools, offices, banks, churches, homes, apartments, hospitals, and government buildings. According to his obituary, the firm designed over six hundred commissions. His office was located at 2806 Hillsborough Street in the Wardlaw Building, a 1962 elegant International Style complex that he probably designed. It is safe to say that Williams' elegant understated modernism had a bigger impact on Raleigh architecture than any other architect in Raleigh from 1945 to 1965, with the exception of the William H. Deitrick firm. Macon S. Smith and Turner G. Williams became partners in the firm in

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1955. Williams held virtually every elective office in the N. C. chapter of the AIA from 1947 to 1975. Williams retired in 1991, and the firm remained in existence until the late 1990s.<sup>37</sup>

Partial List of Raleigh projects 1945-1965:

W. Carey and Evelyn Parker House. 2106 Banbury Rd. 1951  
Raleigh Savings & Loan, Fayetteville St. 1957  
Brown-Wynne Funeral Home, St. Mary's St. 1959  
Walnut Terrace Public Housing (with William H. Deitrick firm) 1959  
Archives-Library Building, E. Jones St. (with Leif Valand & Assoc.) 1966  
State Administrative Building, E. Jones St. (with Leif Valand & Assoc.) 1966  
Longview Gardens School 1953  
J. Y. Joyner School 1955  
School of Design, NCSU renovation 1956  
Effie Green Elem. School 1959  
Baptist Student Union, N. C. State College, Hillsborough St. 1964  
Carroll Jr. High School, Six Forks Rd., 1965  
Pullen Memorial Baptist Church, 1806 Hillsborough St. 1951  
Milner Memorial Presbyterian Church, New Bern Ave. 1956, 1957  
Buffaloe Presbyterian Church 1964

(Sources: F. Carter Williams, FAIA Firm Brochure, ca. 1985; Firm profile, *North Carolina Architect*, V. 22, No. 1, Feb. 1975, page 25; "F. Carter Williams Honored," *North Carolina Architect*, V. 22, No. 1, March 1975, page 8.)

### Albert Lewis Haskins Jr.

Born in Reidsville, N.C., in 1910, Haskins received his architecture degree at Georgia Tech in 1931. He practiced in Virginia, at Newport News during World War II. He established his firm in Raleigh in 1946 and practiced solo until 1952, when he became a partner in Cooper, Haskins & Rice, Architects. This became Haskins & Rice, Architects and Planners, in 1954. From 1956 to 1958 he was an associate professor in the School of Design at N. C. State College. Haskins was active in the N. C. Chapter, AIA. His residence was 2331 Churchill Road. Haskins died ca. 2003.

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<sup>37</sup> De Miranda, Fayetteville Street Historic District Study List Application, ca. 2004.

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### Identified Raleigh Projects 1945-1965:

N. C. PTA Headquarters, 3501 Glenwood Ave. 1960  
John and Lucy Milner House. 2325 Hathaway Rd. 1950  
House, 1715 Piccadilly Lane. Ca. 1950  
House, 1724 Piccadilly Lane, ca. 1950  
Beth Meyer Synagogue, W. Johnson St., 1951

### Holloway & Reeves

John S. Holloway and Ralph B. Reeves Jr. were one of the largest firms in Raleigh in the 1960s and 1970s and one of the most committed to Modernist design. Among their many projects were buildings for BellSouth, schools, and government projects. The firm designed, along with Terry Waugh, Harrelson Hall at N. C. State College in 1961. The firm consulted with Edward Durell Stone on the design of the N. C. State Legislative Building in 1962. John Holloway (1923-2005) was a Raleigh native who graduated from the School of Architecture and Engineering at NCSU.

Wake Memorial Hospital 1960  
John Holloway House No. 1 2921 Claremont Dr. 1958  
W. C. Jr. and Jean Harris House, 2815 Lakeview Dr. 1960

### J. Milton Small

For a biography see David Black's "Early Modern Architecture in Raleigh Associated with the Faculty of the North Carolina State University School of Design," N. C. Historic Preservation Office, 1994.

### Additional buildings not listed in Black's report:

Stahl House, 3017 Granville Dr. ca. 1955  
WRAL-TV Buildings, 2619 Western Blvd. 1959  
IBM Office Building, 711 Hillsborough St. 1965

### Edward (Terry) Waugh

Edward (Terry) Waugh (1913-1966) was a South African, the son of an architect, who was trained in architecture in Edinburgh, Scotland. Waugh worked in California, studied and worked in architecture and city planning with Eliel Saarinen in the mid-1940s, taught in the architecture school at the University of Kansas, and from 1948 to his death taught intermittently at the School of Design at North Carolina State College. His best known buildings are Harrelson Hall, a round classroom building at

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State College, LJVM Coliseum in Winston Salem, and the expansion of the Universidad Agraria campus near Lima, Peru. Public schools and residences were an important aspect of his practice.

Harrelson Hall, N. C. State College 1961  
Nick Uyanick House (Eichenberger House), 3516 Andrews Lane 1959  
Root Elementary School, 3202 Northhampton Rd. 1957  
Lacy Elementary School, 1820 Ridge Rd. 1960

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## Property Type 1: Single-Family Houses

### Description

Single-family houses of the late 1940s continue styles popular before World War II, including the bungalow, Colonial Revival, the Period Cottage, Cape Cod, and Minimal Traditional. This study looked primarily at the newer types and styles, primarily the Ranch and the Split-Level.

Ranch: The primary new house type introduced after the war is the ubiquitous Ranch. The table below illustrates the potential typological combinations of the two forms and three styles found in Raleigh Ranches.

		STYLE		
		Contemporary	Colonial	Archetypal
F O R M	Minimal			
	Rambler			

The Minimal Ranch, the smallest form, has a low-pitched roof, horizontal lines, rectangular footprint, and no more than three or four bays in length. Good examples of Minimal Ranches are found in tract subdivisions such as Brentwood (2909 Bardwell) and Ridgewood (3418 Bradley Place). The Rambler Ranch has additional side, front or rear wings including carports or garages. 112 Lord Ashley, in Longview Gardens, is an intact eight-bay-long Rambler Ranch. The longest Ranch recorded in Raleigh is the 1949 nine-bay Ranch at 125 S. King William Drive, also in Longview Gardens.

The archetypal Ranch style features side-gable roof, a picture window in the living room, small horizontal bedroom windows placed high in the wall, a combination of brick and vertical wood siding, and sometimes a carport. This style is generally restricted to the 1950s. The 1955 Ranch at 2604 Crestline Avenue in Fairway Acres is a good example of a minimal archetypal Ranch. The 1956 Ranch at 112 Lord Ashley Road in Longview Gardens is a good example of a Rambler archetypal Ranch.

The Colonial Ranch style features wood sash windows, an entrance with Colonial trim, brick or weatherboard walls, and sometimes a porch with colonial boxed posts or columns. This style became nearly ubiquitous by 1960. The 1965 minimal Colonial Ranch at 509 Emerson Drive in Northglen is a good example.



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The contemporary Ranch style features innovative forms such as groupings of large windows, post-and-beam frameworks, wide eaves with exposed rafters, clerestory windows, and the integration of the house into the site through exterior living spaces such as terraces, porches, and carports. The 1955 Vallas House, 5008 Leadmine Road, designed by F. Carter Williams, and the 1955 Stahl House, 3017 Granville Drive, designed by Milton Small, are good examples of the contemporary, rambler Ranch. Minimal contemporary Ranches are rare because the Minimal Ranch is a speculative type. Builders did not normally utilize cutting edge design in speculative houses. No examples were found in Raleigh.

Split-Level: The Split-Level tract house or builder house first appeared in Raleigh about 1955. The house type encouraged contemporary design because of its asymmetry. Split-Levels with an asymmetrical front-gable form, such as 5082 Langley Circle, are sprinkled into the blocks of Ranches in the Chestnut Hills subdivision to give architectural variety. 101 E. Drewry Lane, in Drewry Hills, built on a sloping lot in 1955, has a lower garage level, middle living room, dining and kitchen level, and upper bedroom level. The Split-Level as a custom contemporary design appeared in Raleigh in the mid-1950s. An early example is the Welles House, 3227 Birnamwood Road, designed in 1955 by architect Kenneth Scott. An asymmetrical front-gable roof unifies the one-story section with kitchen, dining and living room with the two-story section containing a den and bedrooms in the lower story and bedrooms in the upper story. The Weber House, 606 Transylvania Avenue in Country Club Hills, designed in 1962 by architect Bill Weber for himself, is a similar contemporary Split-Level. The broad asymmetrical front-gable roof shelters a lower level carport, mid-level public rooms, and upper level bedrooms with large expanses of glass, a timber frame, and clerestory windows. The colonial Split-Level at 5024 Lakemont Drive in Northwood Acres, with brick and weatherboarded walls and small-paned sash windows, was built in 1962 as a model home by J. Y. Creech, who developed the subdivision.

Split-Foyer: The Split-Foyer type first appears in Raleigh about 1964, and is therefore not a significant postwar house type. The entrance foyer is located between the main level and a raised basement level, thus the foyer is “split” between the two levels. This type, generally finished with a tall colonial porch but sometimes with contemporary features, provided square footage than a Split-Level. The Split-Foyer at 211 Westridge Drive in Northwood Acres is an “IBM Split-Foyer,” so called because developer J. Y. Creech began building them in the mid-1960s as IBM employees relocated to Raleigh and desired larger houses than the standard Ranches and Split-Levels.<sup>38</sup>

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<sup>38</sup>Bill Caddell interview, Feb. 16, 2006.

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Contemporary: A tiny fraction, approximately 100, of the approximately 15,000 single family houses built during the survey era have contemporary design. The term “contemporary” describes all houses inspired by modernism and it is taken from the typology presented in the National Register bulletin on historic residential suburbs.<sup>39</sup> This type of modern single-family house is often confused with the contemporary Ranch discussed above. The primary distinguishing feature is the form, which deviates from the long, low one-story Ranch shape. Contemporary houses often have multiple levels, like the Split-Level, wings that extend out to create an interior courtyard, or even a detached section that might be a guest house. Contemporary houses exist largely in upper middle-class subdivisions with large lots and custom-built houses. Some are located in older neighborhoods such as Hayes Barton and West Raleigh; notable collections are in exclusive developments around the Carolina Country Club, such as Country Club Hills, and in Budleigh in West Raleigh; some are in early North Raleigh subdivisions such as Brookhaven and Debyn Park; and some stand on large tracts of land that were never parts of subdivisions.

Contemporaries range from the Miesian version of the International Style as practiced by George Matsumoto and G. Milton Small to the softer Modernism practiced by Leif Valand, F. Carter Williams, John Holloway, and Arthur McKimmon. Matsumoto’s Aretakis House of 1954 is a compact flat-roofed rectangle with many built-ins, expanses of glass, and a carport. Small’s Stahl House of 1955 is a larger Miesian flat-roofed rectangle. Valand designed a series of contemporary houses with more naturalistic materials such as stone and board and batten siding. His 1946 contemporary for developer Willie York, with a long low profile, a hipped slate roof, stone and wood walls, and large expanses of glass, is the first postwar contemporary house in Raleigh. His 1950 house for attorney James Poyner is a similar design. Valand’s house for developer Ed Richards of 1961 is a notable two-story stone and wood contemporary. In 1957 Arthur McKimmon created for the Tillerys, at 2200 White Oak Road, a U-shaped house of stone and wood that encloses a central courtyard. F. Carter Williams built his own residence in North Raleigh in 1959. The elegant Ranch of Carolina bluestone and wood siding has a lower level that opens to the sloping site at the rear. In the same year he designed a wide, shallow front-gabled frame house with large expanses of glass and a recessed porch across the façade for the Arndts. The Uyanick House, 3516 Andrews Lane, designed in 1959 by Terry Waugh (a School of Design professor), is a low flat-roofed rectangle with three zones, a living room-dining room zone, a kitchen and family room zone in the center, and a bedroom zone across the rear. A small courtyard is cut into wall beside the kitchen. The post-and-beam framework and large areas of glazed walls create the feeling of a pavilion, like the Barcelona Pavilion of Mies van der Rohe, but materials include exposed rustic wood for a domestic feeling.

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<sup>39</sup> David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, National Register of Historic Places, 2002, p. 67.

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John Holloway designed a multi-level contemporary for the Harrises at 2815 Lakeview Drive in 1960. The one-story upper level with living, dining, and kitchen spaces is linked with a two-story diagonal wing by a glazed, stone-floored entrance hall. Large decks open to the lake at the rear, while a pipe-columned porch extends from the front entrance to create a large carport. The post-and-beam frame, clerestory windows, and copious glazed walls confirm this as a true Contemporary, rather than a Split-Level with some modern features. Arthur McKimmon's contemporary house for the Popes (2520 Glenwood Avenue), 1961, overlooks the Carolina Country Club golf course. Two front-gabled frame wings are connected by a glazed hyphen. Architect Bill Weber collaborated with George Matsumoto to design his own house in 1962 at 606 Transylvania Avenue. The Split-Level plan is elegantly contained beneath a shed roof that slopes from the two-story bedroom down to the one-story living room, dining room, and kitchen section. At the end of the survey period, one of the largest Contemporaries in Raleigh was built for the Wards at 401 Ramblewood Drive in north Raleigh. The stone and board-and-batten U-shaped house is built over a stream.

### Significance

The post-World War II single-family house in Raleigh has significance because it represents the influence of nationally popular house types in the city. The thousands of Ranches, Split-Levels, and other house types are indicative of Raleigh's connection with the suburban residential trend that characterized the United States in the mid-twentieth century. These houses reflect Raleigh's substantial postwar growth. Because the vast majority of the single-family houses are archetypal or Colonial Ranches, these representative dwellings do not appear to have individual significance as examples of their type. The much rarer Contemporary houses stand out for their progressive architectural character, are often the work of architects, and are often endangered because of the high value of the land on which they are sited. Some of the finest Contemporary residences in Raleigh, such as the Gregory Poole House on Lakeview Drive, have been torn down in recent years to make way for monster-sized new homes. Contemporary houses dating from 1945 to 1965 may meet Criterion C for their distinctive architectural design.

The issue of National Register eligibility of the less than fifty-year-old Contemporary houses must be addressed. Contemporary, or modern residential design developed in Raleigh on a continuum, and late 1950s and early 1960s houses differ little from earlier examples except for their size, which tended to increase. Therefore, the continuous use of Wrightian designs in residences throughout the entire twenty-year period exempts the post-1959 buildings from meeting the exceptional significance criterion. Many of the post-1959 houses are rare intact examples of the most sophisticated residential designs in Raleigh. Some of the houses have potential eligibility under Criterion B as the residences of individuals significant in Raleigh history, e.g. the residences of developer Willie York and Ed Richards.

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### Registration Requirements

Raleigh's post World War II Modern residences were influenced by the International Style and Wrightian Usonian house designs. Houses that have the distinctive characteristics of modern design, and that retain a high level of integrity of materials, workmanship, design, and setting may meet National Register Criterion C. Not only exterior integrity, but interior integrity must be high as well. This is especially true of houses that are less than fifty years old. Minor alterations and small additions that do not detract from the public's view may have minimal effect the house's integrity. Particularly important features are the original roof shape, original wall materials or in-kind replacement, original windows or a similar replacement, the original floor plan, and the retention of original appendages such as porches and carports. The most frequent type of alteration is the enclosure of side or rear screen porches as sunrooms and the enclosure of carports. If the original form of these spaces remains, the enclosure of the space may not result in the building's ineligibility. Front additions will always impact negatively upon integrity. The recent remodeling of the Parker House, 2106 Banbury Road, 1952, illustrates the often difficult issue of loss of integrity. The side carport of the contemporary residence has been enclosed as living space; the façade has been covered with wood shingles, and the windows have been replaced. Window replacement, if handled sensitively, does not necessarily destroy a house's integrity. However the façade has lost both its rhythm of open and closed spaces and its original wall texture, thereby dramatically altering its character.

Archetypal and Colonial Ranches, Split-Levels and other popular house types are so ubiquitous that they are not eligible individually for their architecture, but only as part of a collective entity, as in a subdivision.

### **Property Type 2: Multi-Family Housing**

#### **Description**

Apartment Complexes: Superblock housing complexes, first developed in the 1930s, emphasize the maintenance of common park-like pedestrian areas instead of the provision of parking close to the buildings. Superblock apartment complexes of two and three-story buildings that faced inward toward courtyards were built along Hillsborough Street and Peace Street in the late 1930s. Four postwar examples of these, all composed of one or two-story attached units of two to six per building and built between 1949 and 1954, were recorded in the survey: Country Club Homes; New Court (Whitaker Park Apartments); Cameron Village Apartments; and Cottages on Grant. All have similar site plans that are more oriented to the street and automobile parking than were the pre-war complexes. The south half of Country Club Homes was constructed in the late 1930s; the north half in the early 1950s by Ed Richards. Both phases are red brick Colonial-style one-story buildings. The Cameron Village

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Garden Apartments, designed by Leif Valand and built in 1948, are frame and red brick Colonial-style apartments and townhouses grouped into courtyards along St. Mary's, Smallwood, Nichols and Sutton streets. In 1956 Valand designed the two-story brick Contemporary apartment buildings along Daniels Street in Cameron Village. In 1950 Willie York developed New Court, a superblock apartment complex north of Whitaker Mill Road adjacent to his Hi Mount subdivision. The one-story buildings contain from two to five Minimal Traditional style units. Leif Valand is believed to have designed these as well. The Cottages on Grant are also Minimal Traditional in style, but all of the buildings are basically identical, unlike the other complexes which have varied facades.

A number of apartment complexes in West Raleigh were privately built to serve the growing student market created by expanded enrollment at N. C. State University. One of these is Western Manor of 1964, a complex of two-story brick Contemporary buildings that have balconies with Mondrian-like metal railings and share exterior recessed stairways.

Duplexes: Hundreds of brick one-story duplexes were built in Raleigh in the 1950s, especially in West Raleigh near N. C. State University where most of their occupants were students. All but a handful are Minimal Traditional in style, with no particular architectural significance. Some of these, such as the brick, side-gabled Martin Homes (which also included triplexes) built from the late 1950s to 1965, exhibit contemporary picture windows in the living rooms and high horizontal windows in the bedroom sections. A small group of Contemporary-style duplexes stand in Raleigh: 2610-2612 Broadwell Drive is a front-gabled duplex of antique brick with wide eaves with exposed ceiling joists and façade walls that are fully glazed up to the roofline. 2701-2703 Ashland Street, built in 1958 on one of the last lots in Wayland Heights subdivision, is a front-gabled duplex with full-height front glazed walls and a double porch and carport at the rear.

Institutional Housing: A variety of student housing, both private and college-owned, was constructed in and around N. C. State University during the postwar era. The Bragaw Dormitories, Dan Allen Drive, were designed in 1959 by Wilmington architect Leslie Boney in a dramatic modern style that marked a complete break with the traditional dorm design that had prevailed in the past. The complex consists of two V-shaped four-story sections containing dorm rooms, with continuous concrete balconies along the outside walls, joined in the center by a fully glassed butterfly-roof lounge and cafeteria. Fraternity Row consists of a dozen flat-roofed brick Contemporary fraternity houses arranged around a central green space. The row was constructed in 1964 to provide a central location for fraternities at the university.

High-Rise Apartment Buildings: The only high-rise apartment building known to have been constructed during the survey era is Beckanna, an eight-story brick apartment building built in 1964 adjacent to the brand new Beltline. The L-shaped brick apartment building has exterior stairwells on

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each end and a flat roof. Windows are paired metal sashes. There is almost no ornament on the building, however prominent balconies of contemporary design give the complex a modern flair.

### Significance

Multi-family housing, including scattered duplexes, superblock developments, student housing, and one 1964 high-rise apartment tower, is far less numerous than single-family housing in the postwar era. An estimated 1,000 of the 18,000 buildings in the survey period are multi-family. The majority of these are one-story brick duplexes with little or no architectural significance. The superblock apartment projects have significance as well-designed solutions to an acute housing shortage in Raleigh that arose as military men reentered civilian life beginning in 1945, often with wives and children. Multi-family housing declined precipitously after the mid-1950s. Very few multi-family houses exhibit modernist design, probably due to higher design costs. Traditional brick design with sash windows and simple wood trim was less expensive than overhanging roofs, large expanses of glass, and interiors with open floor plans characteristic of contemporary houses. The few contemporary examples, mostly duplexes, may have significance due to their rarity. Student housing at N. C. State University has the most consistently contemporary character, probably due to the influence of the School of Design. Bragaw Dormitories, built in 1959 in a distinctive contemporary design, is the first dormitory of its type at N. C. State University. Earlier dormitories continued the pre-World War II tradition of minimal Colonial Revival design. While many private apartment complexes were built around the university beginning about 1960, few of these rise to the level of significant architecture.

### Registration Requirements

Superblock apartment complexes will meet Criterion C in the area of architecture if they exhibit the distinctive characteristics of a traditional or contemporary style. They must retain the integrity of the site plan, individual building floor plan, and exterior building materials and design. Synthetic siding and incompatible replacement of windows and porch posts and railings will result in the apartment complex's ineligibility. Contemporary duplexes and student housing will meet Criterion C in the area of architecture if they exhibit distinctive modernist design and retain a high degree of integrity. Synthetic siding and incompatible replacement of windows and porch posts and railings will result in their ineligibility. The only identified high-rise apartment building, erected in 1964, will meet Criterion C in the area of architecture if it is shown to be exceptionally significant and retain a very high degree of integrity; simply being the only example of its kind is not sufficient. For all multi-family housing, if windows have been replaced they must maintain the shape and configuration of the originals.

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### Property Type 3: Subdivisions

#### Description

Post-World War II subdivisions range from the immediately post-war small Cape Cod and Minimal Traditional transitional communities to the Minimal Ranch tract subdivisions and the custom house subdivisions with large lots. Not until the late 1950s were subdivisions developed exclusively for African Americans.

Late 1940s Transitional Subdivisions: The first postwar speculative subdivisions, dating from the late 1940s, include Hi Mount, Wayland Heights, Georgetown, Capital Heights, and Carolina Pines. Transitional is the term applied to such subdivisions in Charlotte by historians Wyatt and Woodard. These developments are generally grid in plan, located at the edge of the prewar city, and contain small lots. In Raleigh, this transitional phase includes older subdivisions that did not build out until the postwar era, such as Georgetown, and subdivisions platted in the first few years after the war in order to meet the acute demand for housing, such as Hi Mount. In general, the subdivisions follow Federal Housing Agency (FHA) guidelines for house construction but not necessarily the FHA curvilinear subdivision street plan, institutionalized in 1947 in the first edition of the Urban Land Institute's *Community Builders Handbook*. This became the basic reference for the community development industry. The curvilinear subdivision had gently curving streets that eliminated sharp corners and dangerous intersections, adaptation of subdivision layout to topography, and long blocks that eliminated unnecessary streets.<sup>40</sup> Raleigh's transitional subdivisions are generally gridded blocks, although some streets have gentle curves. While lots are not necessarily small, the speculative houses built by the developers are small two-bedroom brick and frame Cape Cod or Minimal Traditional style houses, similar to the 1947 Cape Cods built in the first Levittown, on Long Island, New York, but nicer. Hi Mount's Cape Cods have two front dormer windows and some paneled window aprons, small Colonial touches that were not included in the bare bones Levittown houses. The similarity of the houses in these Raleigh areas probably stemmed from the strict FHA-VA guidelines under which the developers operated in order to be able to market the houses to buyers using FHA and VA government-subsidized mortgages.

Hi Mount was platted in 1947 by Willie York on the north side of Whitaker Mill Road near Wake Forest Road. The original core of the subdivision are small brick and frame Cape Cod-style houses along Mills, Mial, Bernard and Brewer streets, all built in 1947-48. In order to introduce variety into the streets, York alternated houses set parallel to the street with those set at right angles to the street; he also alternated frame and brick construction. Wayland Heights, near the intersection of Oberlin Road

<sup>40</sup> *Historic Residential Suburbs*, National Register Bulletin, 2002, 48-51.

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and Glenwood Avenue, was platted in the 1920s but not further developed then, so its streets and lots were ready at the end of the war for instant construction. The Minimal Traditional style small brick and frame houses were built along Gordon, Ashland, and other streets from 1946 into the early 1950s. The west end of the 1920s Georgetown subdivision along Capital Boulevard, along Georgetown and New roads, was replatted in 1946 by the Georgetown Housing Corporation and the majority of the small lots were filled with simple Minimal Traditional and Cape Cod houses between 1948 and 1949. Capitol Heights (platted 1946) was developed with small Minimal Traditional-style speculative houses of brick, weatherboard, and asbestos shingles from 1947 to 1952. Nearly all the houses have two bedrooms and one bath. The subdivision of Carolina Pines, along S. Saunders Street at the south edge of Raleigh, was platted in 1946 and small Minimal Traditional houses were built here in 1950.

Cameron Village: The First Mixed Use Subdivision, 1948: In 1948 Willie York hired Seward H. Mott, the head of the FHA's Land Planning Division and an editor of the Urban Land Institute technical bulletins, to design Cameron Village, a mixed-use development with a shopping center, garden apartments, single family homes, and office buildings. Mott had published an FHA subdivision primer in 1936 that codified the government's new standards for new subdivisions. The primer discarded the rectilinear grid plan in favor of curvilinear plans, which provided greater privacy and visual interest, were more adaptable to variations in topography, utilized longer blocks with fewer streets that were more economical to build, and eliminated dangerous four-way intersections.<sup>41</sup> Mott's 1948 design for Cameron Village is a textbook example of FHA planning principals. Outside the six gridded blocks of the shopping center, the apartment and single family area has gently curving streets with long blocks and T-intersections rather than four-way intersections. In the center of the single family area is a single cul-de-sac at the end of Smedes Place.<sup>42</sup> Cameron Village is not only the first mixed-use subdivision in Raleigh; it is also the first curvilinear subdivision. A glance at the 1968 Champion Map of Raleigh shows that within twenty years, pre-1945 Raleigh was a densely gridded core surrounded by a sea of curvilinear postwar subdivisions.

The Cameron Village single family houses are assumed to be speculative houses, although close inspection revealed that most are actually custom. A "custom" in the 1950s and 1960s was not necessarily the same thing that it is today. Construction companies had plan books that homebuyers could select from, then customize to suit their desires and budget. Almost all the Cameron Village houses are small archetypal Ranches of pleasingly varied forms, roof lines, and materials that create harmonious streetscapes.

<sup>41</sup> *Historic Residential Suburbs*, 49.

<sup>42</sup> See Mott's master plan, ca. 1947, in Hutchins, *Cameron Village A History 1949-1999*, 5.



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Tract Subdivisions: In the first half of the 1950s a number of tract subdivisions of minimal archetypal Ranch houses were developed in Raleigh. These include Longacres (1952); Lyon Park (1953); Chestnut Hills (1953); Ridgewood (1953); Fairway Acres (1955); and Brentwood (1956). (The plat dates are in parentheses.) These follow the FHA's curvilinear subdivision guidelines that had been institutionalized in the late 1940s, although most are so small that the curvilinear plan is not fully realized. Longacres is an anomaly because its houses are so small that they are Minimal Traditional rather than Ranches. The most contemporary-style Ranches are in Ridgewood and Fairway Acres, with grouped living room windows and carports with pipe columns. Lyon Park, Fairway Acres, and the center section of Ridgewood are extremely intact. Chestnut Hills is losing its integrity as it becomes a tear-down area. Brentwood is also quite intact. Minimal archetypal Ranches are generally four-bays plus a carport, with a side-gable roof, a combination of brick and weatherboard walls, high casement windows in the bedrooms, and a living room picture window or grouped casement windows. All of these subdivisions also contain Split-Level houses, but Ranches predominate.

Subdivisions developed from the late 1950s to 1965, which include over half of the seventy-five subdivisions in the survey, have both speculative and custom housing and plans that are fully curvilinear. Among the best examples of the curvilinear subdivision are North Hills Estates and Bellevue Terrace. It is difficult to determine whether some of these subdivisions, such as North Hills Estates or Cardinal Hills, are speculative or custom because the houses are uniform in size but quite varied in their form and detailing. As in Cameron Village, the distinction between custom and speculative may blur because buyers selected from a set number of plans when they purchased lots. Ranches are generally colonial in style, whether minimal or rambler in form. Split-Levels are extremely numerous, because they allow the same square footage on a smaller lot and provided more privacy within the floor plan.

Custom Subdivisions: Budleigh (1928), Ralina (1939), Sunset Hills (1940), Longview Gardens (1938-40), Country Club Hills (1946), Bellevue Terrace (1938-1947), Highland Gardens (1947), Forty Acres (1950), and Drewry Hills (1954) are among the most significant custom subdivisions in Raleigh. Some were platted before World War II but were not extensively developed until the mid to late 1940s; others were platted soon after the end of the war. Only Budleigh and Longview Gardens have prewar houses, generally one and two-story Colonial Revivals, Minimal Traditionals, and Period Cottages. When strong demand for the lots emerged in the postwar era, the Ranch house was the favored type. The very diversity of the houses in custom subdivisions results in a lack of overall architectural unity, unlike tract subdivisions.

Most were designed by civil engineers rather than landscape architects. Longview Gardens was designed by well-known Virginia landscape architect Charles F. Gillette in 1938, with a boulevard with a landscaped median (New Bern Avenue), and curving streets connected by a traffic circle.

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Gillette designed a number of large-scale educational, corporate, and government projects from the 1930s to the 1960s in the upper South.<sup>43</sup> In 1954 architect G. Milton Small designed the Drewry Hills subdivision along Crabtree Creek in North Raleigh. This is a single meandering street with cul-de-sacs branching from it (their first appearance in Raleigh after the single example in Cameron Village). Custom small Rambler Ranches of Colonial and contemporary style form the dominant house type in Drewry Hills. The remaining subdivisions are variations on a naturalistic plan with curving streets. None of them include parkland. Forty Acres, north of Churchill Road, has a distinct group of contemporary 1950s Ranches designed by Al Haskins and Leif Valand.

Country Club Hills, platted in 1946 on the west side of the Carolina Country Club golf course, attracted a group of early home owners who hired architects to design Modernist houses. In 1950 Henry Kamphoefner bought a lot at 3060 Granville Drive on the golf course and had George Matsumoto design a small version of a Frank Lloyd Wright Usonian house. Edward Fitzgibbon designed a large Modernist house for George Paschal in 1950 at 3334 Alamance Drive. The 1950 Fadum House was also strongly influenced by Frank Lloyd Wright's Usonian houses in their rustic wood and stone materials and integration into its sites. As in subdivisions throughout Raleigh, the Contemporary houses in Country Club Hills are vastly outnumbered by Ranch houses and Colonial Revival-style houses.

Later custom subdivisions in North Raleigh include Spring Valley, Lakemont, Lakestone, Fairfax Hills, Pinecrest/Greenwood Farm, Oak Park, Brookhaven, Town & Country, and Lambshire Downs. In West Raleigh are Starview, Westchester, Laurel Hills, Hampton Hill, Coley Forest, and Meredith Woods. In East Raleigh are Planaterra Heights, Starmount, and Buffalo Acres. In Southwest Raleigh are Pineview Hills and Roylene Acres.

Later tract subdivisions in North Raleigh include Gatewood, Rollingwood, Northwood Acres, and Northglen; tract subdivisions in East Raleigh include Sherwood Forest and Worthdale. These later subdivisions contain colonial Ranches. Widely scattered examples of contemporary ranch houses, often located on the most topographically challenged lots, such as those at the end of cul-de-sacs that slope downhill, are found in all of these subdivisions.

With the exception of the South Park subdivision developed near downtown in the 1920s and Battery Heights, which was platted in 1915 and experienced modest development prior to 1942, African American subdivisions do not appear in Raleigh until the late 1950s. The earliest post-World War II subdivision in Raleigh planned for African Americans is Rochester Heights, a small subdivision east of Garner Road in South Raleigh platted in 1957. Developer Harry Phillips was white, but he provided a

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<sup>43</sup> Longest, George C. *Genius in the Garden: Charles F. Gillette and Landscape Architecture in Virginia*. 1992.

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community for middle class black families who were drawn to its proximity to Fuller Elementary School, built in 1950 for African Americans. (The present school building has been overbuilt so that its original appearance is lost.) Many of the teachers, attorneys, doctors and others who constructed custom Ranches and Split-Levels in Rochester Heights previously lived in Washington Terrace, the early twentieth-century neighborhood around Washington High School on Fayetteville Street, a short distance to the north. The subdivision streets are named for famous African Americans such as Cab Calloway and Pearl Bailey. The custom houses are actually quite typical examples of brick Ranches and Split-Levels, but they were built for the homeowners, rather than as speculative houses.

Madonna Acres (platted 1960) is the first suburb for black homeowners developed by a black developer—John Winters. Homeowners designed their own homes in consultation with Winters, whose building company built them. A number of these are Contemporary. Biltmore Hills, developed by John Winters and developer Ed Richards for African Americans, is a very large speculative subdivision filled with Minimal archetypal Ranches and Split-Levels, with a few Colonial and some Contemporary-style houses. Battery Heights was platted in 1915, but the vast majority of its lots were developed after World War II. The southeastern-most four blocks are particularly distinctive due to their large custom contemporary Ranches and Split-Levels of the late 1950s and early 1960s that were built for black doctors, teachers, and other professionals.

### Significance

Raleigh's postwar subdivisions, in their progression from transitional grid-patterned neighborhoods of Cape Cod and Minimal Traditional houses of the late 1940s to curvilinear subdivisions of tract houses or custom houses of the 1950s and 1960s, are representative of the post-World War II suburban landscape throughout the United States. The speculative and custom subdivisions, laid out in gently curving streets, with cul-de-sacs during the latter phase of the era, and occasionally with an adjacent strip shopping center or a neighborhood school, reflect national trends. The only subdivision plan with significance in land use planning is the first phase of Longview Gardens, platted in the late 1930s with a traffic circle and radiating streets expressive of the ideals of the City Beautiful movement of the early twentieth century. Some subdivisions have significance for their collection of residential house types and styles. While most custom subdivisions do not have the architectural harmony that creates a significant ensemble, tract subdivisions such as Hi Mount, Capitol Heights, Cameron Village, Fairway Acres, Lyon Park, and Ridgewood tend to be homogeneous, with significant cohesive architectural ensembles of late 1940s and 1950s Cape Cod, Minimal Traditional, or Ranch and Split-Level houses that represent the best-preserved collections of postwar housing in Raleigh. In Cameron Village, a large mixed-use suburban development of retail blocks and apartment buildings in addition to single-family housing, only a portion of the single-family housing retains architectural integrity. Hi Mount and Capitol Heights are basically intact and represent the best-preserved postwar Minimal Traditional

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speculative subdivisions in Raleigh. Subdivisions such as Forty Acres are significant for their preponderance of well-preserved contemporary houses. In contrast, certain custom subdivisions such as Budleigh, which began in the late 1920s and continued to be developed through the 1950s, and Country Club Hills contain a number of individually significant modernist houses widely scattered among representative houses with no special significance.

Subdivisions that were primarily or partially developed between 1960 and 1965 may be significant for their collections of contemporary houses. Contemporary or modern residential design developed in Raleigh on a continuum, and late 1950s and early 1960s houses differ little from earlier examples except for their size, which tended to increase. Therefore, the continuous use of Wrightian designs in subdivisions during the late 1950s and early 1960s exempts the subdivisions developed primarily or partially after 1959 from meeting Criteria Consideration G. Their significance may be either their collection of distinctive contemporary designs (Criterion C), in community planning and development (Criterion A), and African American ethnic heritage (Criterion A). Contemporary design was even rarer in Raleigh in the 1960s than in the 1950s. Rochester Heights, Battery Heights, and Madonna Acres, all less than fifty years old, have architectural significance as intact Ranch and Contemporary house subdivisions and exceptional significance under Criterion A as the first postwar suburban enclaves for African Americans in Raleigh.

### Registration Requirements

Subdivisions may be significant as historic districts under Criterion A in the area of community development and planning or under Criterion C for architecture. They also may be significant under Criterion A in the area of African American ethnic heritage. They must retain overall integrity of setting, feeling, association, design, and materials to be eligible as historic districts. The districts must retain the integrity of its layout, including its street plan, open spaces, curbs and sidewalks (or lack thereof), and other design features. Generally, individual buildings in the districts must retain a good degree of integrity. All subdivisions have at least a modest level of alteration, including replacement wall materials, minor additions such as garage wings, and replacement windows. If the historic architectural character of the majority of the individual houses is clearly evident and the subdivision has only a relatively small number of buildings dating from the post-1965 period, then the district is potentially eligible. In order to qualify, the district boundaries must encompass the largest concentration of intact houses within the original plat and exclude later expansions of the subdivision that post-date 1965 and blocks where major remodellings and/or tear-downs are occurring. Any later development within the district should be minimal and respect the setbacks and house size norms characteristic of the neighborhood.

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### Geographical Data

The 2006 city limits of Raleigh comprised the postwar survey area. Although the 1965 city limits were generally confined to within the I-440 Beltline, much of the postwar development was outside the city limits, therefore it was necessary to survey far outside the 1965 limits in order to document Raleigh's development. The 2006 city limits extend north to the Outer Loop expressway (I-540), east to the town of Knightdale, west to the city of Cary, and south to the town of Garner.

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### Summary of Identification and Evaluation Methods

The survey of 1945-1965 architectural resources in Raleigh involved the field examination of some 18,000 buildings located within the 2006 city limits. In order to find these resources, the city of Raleigh provided two indispensable data bases to the principal investigator. First, the Wake County Tax Office compiled a spreadsheet of all buildings in the city limits of Raleigh with a construction date between 1945 and 1965. The spreadsheet is arranged alphabetically by street name. Although construction dates in tax records are often unreliable, these dates have proven to be quite accurate, presumably because of the relatively recent date of the buildings. Second, Wake County GIS Planner Beth Stagner prepared a set of fifty-three large scale field maps containing building footprints and parcel lines that cover the entire corporate limits of Raleigh. Buildings constructed from 1945 to 1956 are coded pink; those constructed 1956-1965 are coded blue. The principal investigator and a field assistant inspected every pink and blue building shown on the maps. Ninety percent of the buildings are houses located in subdivisions. Many subdivisions are almost entirely pink; others are a combination of pink and blue, and the later ones are entirely blue. The only way that it was possible to survey such a vast number of buildings was to treat each subdivision as a neighborhood and record it on a multiple structures form.

Seventy-five subdivisions were recorded in the survey. In each, the field team drove every street in the subdivision, then selected representative and outstanding houses to record individually with photographs, a sketch plan, and a written description incorporated in the multiple structures form. Representative streetscapes were taken. The Tax Office spreadsheet enabled the exact date of each building to be determined in the field. Highly significant houses, such as exemplary contemporary-style dwellings, were recorded on individual structures forms. Each subdivision file contains a multiple structures form, photographs, entry, GIS map of the subdivision with individually significant buildings keyed to it, and a printout of street addresses and construction dates of all houses in the subdivision. Whenever possible the original subdivision plat, printed from the Wake County Real Estate web site, is included. Also when possible, original or early residents were interviewed to obtain knowledge of the area's history.

In Raleigh's older, pre-World War II neighborhoods such as Cameron Park, Hayes Barton, Five Points, and various West Raleigh areas, the field team used the field maps to inspect the 1945 to 1965 buildings. Most of these infill houses are small Minimal Traditional or Minimal Ranches and were not considered worthy of recordation. Whenever significant buildings were found, they were recorded either on a multiple structures form for the neighborhood or on an individual structure form, depending upon their level of significance. In the case of a postwar building located in a National Register historic district, such as the West Raleigh Historic District, it might be listed in the nomination as a

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noncontributing resource because it was built after the period of significance. Some buildings in this category were recorded on individual structure forms; for example, Holy Trinity Lutheran Church, 2723 Clark Avenue, built 1959.

Commercial and industrial properties were carefully inspected. Most of those deemed worthy of documentation by virtue of their architectural significance are located along the main suburban thoroughfares that radiate from the center city: Capital Boulevard, Hillsborough Street, New Bern Avenue, Glenwood Avenue, and Western Boulevard. Few 1945-1965 resources survive in the Central Business District. Suburban shopping centers from the survey period have lost almost all architectural integrity because of remodeling, and none of these were recorded. Cameron Village's commercial buildings had already been surveyed, thus survey update photos were taken. Another property type that promised to be significant was schools, since most of them were constructed during the postwar era. Nearly all schools were surveyed, either as part of a subdivision or individually, but only a few retain architectural integrity due to heavy remodeling and additions in the past two decades.

Among the most helpful historical primary sources were the Raleigh city directories, the Elizabeth Reid Murray Local History Collection at the Olivia Raney Local History Library; interviews with architects, planners, and early residents; and articles in the *North Carolina Architect*, known as the *Southern Architect* until 1960. David Black's "Early Modern Architecture in Raleigh Associated with the Faculty of the North Carolina State University School of Design," of 1994, was an indispensable secondary resource.

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