

(Oct. 1990)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Apex Historic District Boundary Increase II
other names/site number N/A

2. Location

street & number Grove and Thompson Streets and a portion of Hunter Street not for publication
city or town Apex vicinity
state North Carolina code NC county Wake code 183 zip code 27502

3. State/Federal Agency Certification

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

Jeffrey A. Cron SHPO 2/5/02
Signature of certifying official/Title Date
North Carolina Department of Cultural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title Date
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet	Signature of the Keeper	Date of Action
<input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, explain: _____	_____	_____

Name of Property

County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

- | | |
|---------------------------------------------|----------------------------------------------|
| <input checked="" type="checkbox"/> private | <input type="checkbox"/> building(s) |
| <input type="checkbox"/> public-local | <input checked="" type="checkbox"/> district |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure |
| | <input type="checkbox"/> object |

Contributing	Noncontributing	
24	10	buildings
0	0	sites
0	0	structures
0	0	objects
24	10	Total

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

Number of Contributing resources previously listed in the National Register

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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

Domestic/Single Dwelling
 Domestic/Secondary Structure

Domestic/Single Dwelling
 Domestic/Secondary Structure

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Bungalow
 Other: Triple-A I-house
 Other: Hipped roof cottage

foundation Brick
 walls Weatherboard
 Vinyl
 roof Asphalt
 other Shingle

Narrative Description

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

8. Statement of Significance**Applicable National Register Criteria**

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1907-ca. 1950

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

9. Major Bibliographical References**Bibliography**

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- Previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering

Primary location of additional data:

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

Name of repository:

Name of Property _____

County and State _____

10. Geographical DataAcreage of Property Approximately 8 acres**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>694460</u>	<u>3956800</u>
	Zone	Easting	Northing
2	_____	_____	_____

3	_____	_____	_____
	Zone	Easting	Northing
4	_____	_____	_____

 See continuation sheet**Verbal Boundary Description**

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

Boundary Justification

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

11. Form Prepared Byname/title Jennifer F. Martinorganization Edwards-Pitman Environmental, Inc.date July 6, 2001street & number 5400 Glenwood Avenue, Suite 412telephone (919) 785-9702city or town Raleighstate NCZip code 27612**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's locationA **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with the SHPO or FPO for any additional items.)

Property Owner

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

name Multiple property owners

street & number _____

Telephone _____

city or town _____

state _____

Zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including 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 20303.

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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

Apex Historic District Boundary Increase II
Wake County, North Carolina

The Apex Historic District Boundary Increase II expands the northern boundary of the Apex Historic District (1994) to include eighteen residential properties and their associated outbuildings. These houses, dating primarily from the first half of the twentieth century, are compatible in character, scale, style, and age to residential resources in the Apex Historic District, especially houses on West Chatham Street. The boundaries for this expansion include the one hundred block and a portion of the two hundred block of Hunter Street and all of Thompson and Grove streets. The boundaries are drawn to exclude non-contributing resources including two modern houses at the southwest corner of North Salem and Hunter streets.

Bungalows, one- and two-story triple-A houses, one-story hip-roofed cottages and one-story, single-pile houses are the predominant forms found in the expansion area. The majority of properties retain their original wood siding. Because they retain their original form and massing, as well as other historic elements such as window and door arrangement, the majority of those clad in modern siding are classified as contributing resources in the National Register historic district. Several properties in the expansion area display original finishes and features including sawnwork and turned posts and balustrades, wood shingles, and bungalow porches.

Because it stands contiguous with the northern edge of the district and is considered within residential downtown Apex, the setting of the expansion area is similar to the setting of the Apex Historic District. Hunter Street is a busy two-lane thoroughfare that runs east-west. Just east of its intersection with North Salem Street, Hunter Street crosses the tracks of the former Durham and Southern and CSX railroads. Approximately one-tenth of a mile to the east of the railroad tracks stands the new Apex City Hall complex currently under construction. A public school stands to the west of expansion area on the north side of Hunter Street. Surrounding the expansion area to the north are more modern suburban housing developments. A new housing development occupies a low area southwest of the district adjacent to where Grove and Thompson streets meet. Traffic on Hunter Street is steady all day, but increases dramatically in the mornings and afternoons. A concrete sidewalk dating from the late 1990s extends along the south side of Hunter Street and plantings are few. The city removed several trees when it installed the sidewalk around 1995. Grove and Thompson streets, shaded with large trees, are quiet with less traffic than Hunter Street. The potential historic district expansion area remains purely residential and houses are predominantly owner-occupied.

The following inventory lists all primary and secondary resources beginning on the east end of the south side of Hunter Street; the north side of Hunter Street is described from east to west. Grove Street is described beginning at the northernmost property on the east side of the street; the west side of the street is described beginning at the northernmost property. The property on Thompson Street is listed at the end of the inventory.

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Apex Historic District Boundary Increase II
Wake County, North Carolina

Primary properties are sequentially numbered and support buildings are given the same number and plus a letter, beginning with a. The number for the primary building is keyed to the district map. The inventory provides each property's historic name, usually the name of the first owner or builder or the person with whom the property is most closely associated, such as a long-time owner. The inventory also provides a date or an approximate date of construction, based on records at the Wake County Register of Deeds office, local sources or on-site analysis. Each primary and secondary property is designated as contributing or non-contributing depending on its date of construction and integrity. Any building whose date of construction falls outside the period of significance is listed as non-contributing. Any building that has lost its architectural integrity because of substantial alterations and/or additions that significantly compromise its historic character are categorized as non-contributing. Artificial sheathing, such as vinyl, aluminum, or asbestos siding, does not automatically render a building non-contributing. When such treatments obscure original bays or severely compromise the building's overall integrity, then the building is categorized as non-contributing.

Plats and individual property deeds, Sanborn maps, property owners and local historians provided information about the following properties.

INVENTORY
S. Side of Hunter Street

Inv. #	Property Name/Address	Date	C or NC	Description/History
1	L.G. Jordan House 105 Hunter Street	Ca. 1910	C	One-story, single-pile triple-A house; porch wraps around east elevation and is supported with bungalow style tapered posts on brick piers. Foundation is brick piers infilled with cinder block. Two-over-two sash. Vinyl siding. L. Guthrie and Dorothy Williams Jordan, along with their three children DeEtta, Larry Mack and Margaret are most closely associated with this house. Larry Jordan went on to serve as mayor of Apex and in the North Carolina House of Representatives. The Jordans purchased the house from Dr. C.H.

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Apex Historic District Boundary Increase II
Wake County, North Carolina

				Bryan, who owned it for a short period. Rhonda and John Evans currently own the house and use it as rental property.
2	McNeil House 107 Hunter Street	Ca. 1925	C	One-story, front-gabled bungalow with a full-façade front porch supported by bungalow tapered posts on brick piers. Brick foundation. Six-over-six sash. West elevation side-gabled modern addition set back from front elevation. Vinyl siding.
2a		Ca. 1940	C	Garage: front-gabled building with vinyl siding. A.B. and Alice Hunter sold this parcel to J.W. and Addie Lassiter in November 1906. The Lassiters divided the lot into two parcels and sold them to J.R. Cunningham in October 1909. The lots changed hands several times. In 1924, H.T. McNeil purchased both lots from separate sellers. It is possible that one of those sellers, J.A. Dean, built the house. McNeil owned the dwelling until 1937 when he sold it to V.W. Tunstall, who erected the picket fence in the side yard. George Brooks and later, Louise Womble were long time owners. Sonia and Richard Brooks currently own the property.
3	June Lassiter House 111 Hunter Street	1907	C	Two-story, single-pile triple-A house; original attached hipped roof porch with turned posts and balustrade and Queen Anne sawnwork. Notable patterned wood shingles in gables. Two-over-two sash. Vinyl siding.
3a		Ca. 1980	NC	Garage: two-bay garage attached at its corner to east side of dwelling.
3b		1907	C	Shed: gable-roofed building with a metal roof. June W. Lassiter, a livestock buyer and seller for the Apex Mule and Supply, owned this property for a short period in the early twentieth century. Lassiter also dabbled in real estate. In August 1910, he sold the property to C.P. and Vivian Sellars. C.D. Upchurch, who purchased it three years later, subsequently sold it to B.H. Holland. The Peoples Bank of Apex acquired the house in 1923 and sold it at auction to A.F. Powell in 1924. Powell sold the house to T.B Miller for \$100, \$1,500 less than

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Apex Historic District Boundary Increase II
Wake County, North Carolina

				J.W. Lassiter had sold it for in 1910. After T.B. Miller, H.W. Howell, A. J. Martin and J. Vernon Baker were owners. The current owners, Betty and Dewey Fussell, acquired the house in 1968.
4	Isham Paschall Upchurch House 115 Hunter Street	1907	C	Two-story, single-pile triple-A house; new turned porch posts replace earlier inappropriate iron posts. Original weatherboard siding. Replacement shingles in gables. Replacement one-over-one sash. Fence put in place since 1989.
4a		1907	C	<p>Peanut House: Dida Thomas Scott installed a peanut roaster in the outbuilding in the 1920s. This was the same roaster her husband, Kirby Thomas, kept at his store downtown. He sold the roasted nuts at the State Capitol for many years. With the help of relatives, she bagged nuts and tried to sell them in Raleigh, but the venture failed.</p> <p>A.B Hunter sold the parcel on which this house stands to I.P. Upchurch in November 1906 for \$200. Upchurch (1863-1934), who most likely built the house, sold the property to J.R. Cunningham and S.C. Olive for \$100 in March 1919. The property changed owners frequently in 1919 and 1920. J.C. Scott and Dida M. Thomas Scott, whose first husband Kirby Thomas died in June 1920, purchased the house from Ollie Mills in September 1920. The Scotts kept the house for five years eventually selling it to Esther and J.L. Castleberry. M.W. Wood bought the house soon after the end of World War II and kept it until his death in 1982. Sandra and Joseph Baglio currently own the property.</p>
5	James Knowles House 201 Hunter Street	Ca. 1910	C	One-story, single-pile, side-gabled house with synthetic siding. Retains original hipped roof porch with turned posts. Two-over-two sash.
5a		Ca. 1940	NC	<p>Large frame garage/apartment with synthetic siding and other changes.</p> <p>A.B. and Alice Hunter built this dwelling as housing for laborers who worked in the couple's many business concerns. In 1947 James Odell Knowles purchased the house from Alice Hunter. The Woody family later owned it and then sold it to the Keith</p>

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Apex Historic District Boundary Increase II
Wake County, North Carolina

				family in 1984. Margorie Keith Harrison currently serves as trustee for the property.
6	Frank Franklin House 205 Hunter Street	Ca. 1910	C	<p>One-story, single-pile, side-gabled house with vinyl siding and new porch with decorative post ornament. Two-over-two sash. The Franklin family built two additions to the rear. Retains overall massing and original bays.</p> <p>A.B. and Alice Hunter built this dwelling as housing for laborers who worked in the couple's many business concerns. Frank Franklin, a laborer at the local A&P warehouse who lived here in the early twentieth century, is the earliest known owner and the house remained in the family until the early 1990s. Beth and Michael Hollis currently own the property.</p>

N. Side of Hunter Street

7	John Smith House 108 Hunter Street	Ca. 1935	C	One-story, front-gabled bungalow; porch wraps around east elevation and is supported with original tapered posts on brick piers. Two-over-two sash. Original German siding.
7a		Ca. 1935	C	Shed: small gable-roofed building used for storage.
7b		Ca. 1935	C	<p>Shed: small gable-roofed board-and-batten building used for storage.</p> <p>Lilla and M.C. Sorrell likely built this house, but in 1939 sold it to John Smith, whose family owned the property for over thirty years. Billy and Maggie Pendergraft currently own the house.</p>
8	Homer Luther House 110 Hunter Street	1937	C	One-story, front-gabled bungalow with intact porch with tapered posts on brick piers. Original tongue and groove sheathing intact throughout interior. Original weatherboard siding, eave brackets, three-over-one windows and interior chimney. A pantry, sunroom and small bedroom were added to the rear sometime after initial construction, but before 1950. A fence skirts the yard in front of the dwelling.
8a		1937	C	Workshop: Homer Luther's small weathboard carpenter's workshop remains standing. It is a gable-roofed frame building.

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Apex Historic District Boundary Increase II
Wake County, North Carolina

8b		1937	C	Garage: Frame, shed-roofed building used for storage.
8c		Ca. 1945	C	<p>Shed: Cinderblock building used for storage.</p> <p>In 1927, Lilla and M.C. Sorrell purchased this parcel for \$1,700 at an auction from the receiver for the Eastern Carolina Warehousing Corporation whose Golden Leaf Warehouse stood on the site. Sometime between 1927 and 1937, the warehouse was demolished. After her husband's death, Lilla Sorrell, along with several relatives, sold the parcel to Homer Luther, a commercial bus driver, who built the house and lived here for over twenty years. According to Mary Lee Hilliard Tunstall who lived across the street, Luther built the house in 1937. Neighbor Millard Wood added the rear addition to the house sometime after initial construction. Upon Homer Luther's death in 1968, his sisters Leone and Aileen Luther acquired the house, but eventually sold it. Later owners include Arthur and Elizabeth Morin and Jane and Robert Atkinson. Nancy and Larry Gustke acquired the house in 1989.</p>
9	Roy Eubanks House 112 Hunter Street	Ca. 1935	NC	One-story, front-gabled bungalow with brick veneer exterior applied in 1990.
9a		Ca. 1935	C	<p>Shed: Frame building used for storage.</p> <p>Roy Eubanks, a commercial truck driver, is the earliest known owner. Later owners include Kelso and Enid Wood and Pamela Poston. Zoung Yao and Yee Lu Chien currently own the house.</p>

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Apex Historic District Boundary Increase II
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10	John Daughtry House 116 Hunter Street	Ca. 1940	C	One-story front-gabled bungalow with partial-façade gabled porch with metal posts and asbestos shingle siding. Six-over-six sash.
10a		Ca. 1980	NC	Shed: Modern frame building used for storage. According to local historians, John Daughtry, a grocer who owned a store downtown, built the earliest portion of this house to serve as a grocery store for northern Apex. He had purchased the land from H.L. and Evelyn Tillerson. In 1958, he sold the house, which had been enlarged, to the Sears brothers. In 1990 Brenda and Gerald Howard acquired the house.
11	Elmo Sears House 200 Hunter Street	Ca. 1950	C	One-story, side-gabled rectangular house with side porch. Six-over-six sash.
11a		Ca. 1950	C	Storage Building/Garage: Substantial cinderblock building used for storage. Elmo "Bus" Sears built this house on land he had purchased from Mary Edith Schaub in 1947. Sears worked in the land grading business before retiring. Bus Sears and his wife Nell continue to live here.

E. Side of Grove Street

12	Grace and Dewey Wood House 408 Grove Street	Ca. 1920	C	One-story, double-pile hipped roof weatherboard cottage. One-over-one sash. Front-gabled porch with turned posts shelters front door. This is one of several small houses Alice and A.B. Hunter built for families that worked for them. Upon the Hunters' deaths, non-blood relative Carter Schaub and his wife Dean inherited the house and sold it to the Woods. John Q. Seagroves, who purchased it in 1950, was a long-time owner and occupant. Theresa and Jacob Van Kretschmar currently own and occupy the house.
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13	Anna and Julius "Dink" Pendergraft House 406 Grove Street	Ca. 1920	C	<p>One-story, double-pile hipped roof weatherboard cottage with central gable on front elevation.</p> <p>This is one of several small houses Alice and A.B. Hunter built for families who worked for them. Upon the Hunters' deaths, non-blood relative Carter Schaub and his wife Dean inherited the house and sold it to Julius "Dink" Pendergraft and his wife Anna for \$100. Pendergraft worked as a self-employed brick mason. Sandra Peabody purchased the property in 1984 and in 1992 sold it to Margaret and Harvey Lopez who currently own and occupy the house.</p>
14	Charles Hilliard House 402 Grove Street	1945 & post- 1959	NC	<p>One-story ranch house with asbestos shingles. Hilliard greatly enlarged the house after he acquired it in 1959.</p>
14a		Ca. 1960	NC	<p>Shed: Metal-sided gable-roofed building used for equipment storage.</p>
14b		Ca. 1960	NC	<p>Shed: Metal-sided shed-roofed building used for storage.</p> <p>Mary E. Schaub originally owned the parcel where this house stands. The land changed ownership several times in the late 1940s and then was subdivided around 1949. In 1949 Marie and Edward Walls acquired the western portion from L.J. Seagroves. In 1952, they acquired the eastern portion from J.D. Denson Jr. The Walls likely built the small house that stood here and that was substantially enlarged by Charles Hilliard after he purchased the property in 1959.</p>

W. Side of Grove Street

15	E.C. Williams House 411 Grove Street	Ca. 1920	C	<p>One-story, L-plan house with vinyl siding. Six-over-six sash. Hipped roof porch extends along front wing of house to create a porte cochere.</p> <p>This is one of several small houses Alice and A.B. Hunter built for families who worked for them. Carter Schaub and his wife Dean inherited this property from A.B. and Alice Hunter and</p>
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Apex Historic District Boundary Increase II
Wake County, North Carolina

				then sold the house to E.C. Williams in 1947. Susan and David Davis currently own the house.
16	Addie and W.J. Booth House 409 Grove Street	Ca. 1920	NC	<p>One-story, rectangular house with hipped roof and attached carport. House has been altered with the addition of vertical siding; a carport integrated into the overall roofline; and additions on the rear.</p> <p>This is one of several small houses Alice and A.B. Hunter built for families who worked for them. The property passed to Carter Schaub, then Mary Edith Schaub after the Hunters' deaths. Mary Edith Schaub sold the property to W.J. and Addie Booth in 1947. Katie and Joe Johnson later owned the house.</p>
17	Edward and Margaret Broadwell House 403 Grove Street	Ca. 1920	C	<p>One-story, double-pile hipped roof cottage. Original weatherboard siding. Four-over-four sash. Nearly full-width shed porch supported with posts and balustrade with an "X" design.</p> <p>This is one of several small houses Alice and A.B. Hunter built for families who worked for them. The property passed to Carter Schaub, then Mary Edith Schaub after the Hunters' deaths. Mary Edith Schaub sold the property to Edward and Margaret Broadwell in 1947, but she bought it back from them in 1954. Andrea and Gerald Gamble have owned the property since 1980.</p>

N. Side of Thompson Street

18	Mills-Sears House 108 Thompson Street	1954	NC	One-story, double-pile, side-gabled house with a full-width front porch.
18a		1994	NC	<p>Shed: Side-gabled, frame shed used for storage.</p> <p>Joe Daniel Mills was the earliest owner of the property. In 1969, the Sears family acquired the house. Alan and Brenda Sears currently own the house.</p>

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Apex Historic District Boundary Increase II
Wake County, North Carolina

Summary

The Apex Historic District Boundary Increase II, containing eighteen dwellings and their attendant outbuildings located primarily on Hunter and Grove streets, encompasses the highest concentration of pre-1950 resources on the northern boundary of the Apex Historic District, which was listed in the National Register of Historic Places in 1994. A boundary increase on the south and east sides of the district including portions of East Chatham, South Hughes, South Mason and East Moore streets was listed in the National Register in 1995. The land encompassing the Apex Historic District Boundary Increase II originally was the farm of Alice and Adolphus B. Hunter. A.B. Hunter was one of Apex's most prominent early-twentieth century citizens. The area developed its residential character beginning in the early twentieth century with the construction of houses in the one hundred block of the south side of Hunter Street. The demolition of two tobacco warehouses on the north side of Hunter Street in the late 1920s following the failure of the cooperative tobacco warehouse movement in Apex prompted further residential development. Dwellings in the Apex Historic District Boundary Increase II, dating primarily from the first half of the twentieth century, remain compatible in character, scale, style and age to residential resources in the Apex Historic District. The Apex Historic District Boundary Increase II is eligible for listing in the National Register of Historic Places under Criterion C in the area of architecture. The period of significance is 1907 to ca. 1950 reflecting the area's transformation first from a former farm to a residential and industrial area, then to a purely residential enclave exhibiting architectural styles typical of the first half of the twentieth century. Apex's history and significance are documented in Context 3: Populism to Progressivism (1885-1918) and Context 4: Boom, Bust, and Recovery Between the World Wars (1919-1941) in the Multiple Property Documentation Form entitled, "The Historic and Architectural Resources of Wake County, North Carolina, 1770-1941." Additional context is provided herein. Resources in the district fall under Property Type 3: Houses, specifically "Houses Built Between the Civil War and WWI (1865-ca. 1918)" and "Twentieth-Century Popular House Types (ca. 1910-1941)."

Historical Background

Apex began as a depot on the Chatham Railroad, a line established in 1869 intended to connect the community of Haywood in Chatham County with Raleigh. Although originally a point from which to ship lumber and wood-related products by rail, by 1871, when the post office was established at Apex, about one hundred families lived within a three-mile radius. That same year, the line was renamed the Raleigh and Augusta and extended to Sanford and Fayetteville. In 1873, landholders and homeowners secured a charter

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Apex Historic District Boundary Increase II
Wake County, North Carolina

to incorporate the town and streets were laid out and named for early residents, geographic features and nearby communities. By the late 1870s, 228 people lived in Apex.¹

Between the year of incorporation and the early part of the twentieth century, Apex grew slowly into a bustling town centered around a busy commercial area. Adolphus B. Hunter reigned as one of the most active businesspeople of the period. Hunter grew up on his father's farm south of Apex and attended Wake Forest College until 1878. That year he moved to Apex and in 1880 began working as a clerk in W.H. Harward's mercantile store. In 1881 Hunter and Harward formed a partnership under which they operated several businesses including a steam cotton gin and a general mercantile and supply store. Together, the men "conducted a most prosperous, and at all times harmoniously managed business for twenty-three years."²

In 1899, the Cape Fear and Northern Railroad Company established a line from Apex to Harnett County near present-day Angier. In 1904, the Duke family purchased the company, renamed it the Durham and Southern Railway and by 1906, extended its tracks to Durham to allow for the easy transport of bright-leaf tobacco from the rich fields surrounding Apex to the processing plants in Durham. Also during the early twentieth century, the Raleigh and Augusta Railroad became the Seaboard Air Line, thus placing Apex at the junction of two important rail lines.³

In 1903 Harward and Hunter dissolved their partnership and Hunter entered into business with S.C. Olive. The partners bought out W.F. Utley's store and proved so successful that they purchased a double storefront on Salem Street in downtown Apex. The fire of 1905, a watershed event in the town's history, destroyed the store and nearly all of downtown. After the fire, Hunter & Olive went on to build the first brick commercial building in town and operated their mercantile at that site until Olive's death in 1910. A.B. Hunter was deeply involved in the cooperative warehouse movement of the early twentieth century and in 1905 he was a major stockholder in the Golden Leaf Tobacco Warehouse Company, an enterprise that occupied the northwest corner of Hunter and North Salem streets during the first quarter of the twentieth century. He also helped establish the Farmers Warehouse Company and the Apex Consolidated Tobacco Company. Hunter, one of the organizers and a board member of the Merchants and Farmers Bank, proved instrumental in the establishment of the Apex Knitting Mill and served as director and president of the Apex Insurance and Realty Company.⁴

¹ Elizabeth Reid Murray, *Wake: Capital County of North Carolina*, Vol. I: Prehistory through Centennial (Raleigh: Capital County Publishing Company, 1983), 651-653.

² Anne Lydia Olive, compiler, "Apex in 1911: Taken from *The Apex Journal*, Industrial Edition, September 15, 1911" (Typescript in the North Carolina State Library, Raleigh, North Carolina), 53-54.

³ Kelly A. Lally, *The Historic Architecture of Wake County, North Carolina* (Raleigh: Wake County Government, 1994), 80-81.

⁴ Olive, 53-54.

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Apex Historic District Boundary Increase II
Wake County, North Carolina

Adolphus Hunter and his wife Alice Carter Hunter lived at 317 North Salem Street, but owned an adjacent farm to the north and west.⁵ Soon after the 1905 fire that devastated downtown Apex, they began selling off portions of their farm for development. A surveyor divided the first block of the south side of Hunter Street into five lots and the Hunters sold the parcels to various individuals beginning in 1906. Among the first lots to be sold were the lots containing the McNeil House (107 Hunter Street) and the parcels containing the Lassiter and Upchurch houses (111 and 115 Hunter Street). The latter two dwellings were most likely the first built on the block, followed by the Jordan House at 105 Hunter Street. A house did not appear at 107 Hunter Street until the 1920s when a front gable bungalow was erected.⁶

On the north side of the corresponding block of Hunter Street, development took on a more industrial character. In 1905 Hunter and seven other local businessmen established and built the Golden Leaf Tobacco Warehouse Company, a one-story brick building measuring 100 feet x 161 feet, on the northwest corner of Hunter and North Salem streets. The next year, about 130 feet to the west of the Golden Leaf Warehouse, S.W. Stone and W.B. Johnson established Planters Warehouse, a one-story, frame building measuring 90 feet x 190 feet. On the lot between the warehouses stood a frame building containing horse stalls.⁷

Soon after they sold the lots on the south side of Hunter Street, Alice and A.B. Hunter began building small workers houses on their former farm. The Hunters erected the one-story, single-pile houses at 201 and 205 Hunter and the double-pile hip-roofed cottages at 403, 406, and 408 Grove Street beginning in the 1910s for employees of the Golden Leaf Warehouse and for employees of the downtown mercantile, as well as the mostly African Americans who served as domestic workers in their home.⁸ The Hunters and their heirs, Mary Edith and Carter Schaub, sold the cottages to their occupants by the late 1930s.⁹ Several other workers' houses Hunter built remain standing outside the district expansion area including two one-story, single-pile dwellings at the northeast corner of Hunter and Pate streets and three hip-roofed houses on the west side of North Salem Street north of Hunter Street. These houses are not included in the expansion because noncontributing resources divide the properties from the rest of the expansion area.

⁵ The current site of the Apex Historic District Boundary Increase II is labeled "A.B. Hunter's Farm" on a circa 1880 map on the inside cover of Carl P. Holleman Jr., *Pluck Perseverance, and Paint* (Durham: Moore Publishing Company).

⁶ Information from web-based deeds and deed books in the Wake County Register of Deeds Office, Raleigh, North Carolina.

⁷ "Golden Leaf & Planters Warehouses," Plat dated January 1927 in map book 1927, page 39, Wake County Register of Deeds Office, Raleigh, North Carolina; Holleman, 14-15.

⁸ Grove Street took its name from the grove of trees that stood west of the street on the Hunters' farm. A.B. Hunter was said to have grown these trees in order to mill the wood for hardwood floors for his house on N. Salem. Interview with Ann Grebings, March 16, 2001; Sanborn Fire Insurance Company Map for Apex, 1928, North Carolina State Archives, microfilm.

⁹ Information from web-based deeds and deed books in the Wake County Register of Deeds Office, Raleigh, North Carolina.

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Apex Historic District Boundary Increase II
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The construction of the houses in the district expansion area coincided with significant improvements in the town of Apex after the turn of the twentieth century. By this time Apex stood at the crossroads of two significant railroads—the Durham and Southern Railroad and the Seaboard Air Line Railway—allowing for the expansion of the tobacco markets and the town’s business concerns. After fires in 1905 and 1911 that destroyed several buildings in downtown Apex, businessmen undertook the rebuilding of the commercial center with brick edifices replacing former all wood structures. The prosperity created by the railroads led to the establishment of important businesses such as tobacco warehouses and a cotton market in 1910. That year almost thirty general mercantile stores served Apex and eleven industrial plants, including bottling works and knitting, planing, and saw mills, were doing business in the town.¹⁰ By 1920, the population stood at 926.¹¹

After enjoying several years of prosperity primarily because of the flourishing tobacco markets, Apex fell on hard times in the 1920s after the collapse of a newly-formed cooperative tobacco market. The cooperative method set prices at levels oftentimes not acceptable to buyers who would then choose to purchase leaf from markets in Fuquay or Durham. As a result, farmers who once sold their tobacco in Apex began traveling to warehouses where auctioneers sold their crops to the highest bidder. This exodus left the Apex markets with no tobacco to sell. The collapse of the cooperative system coupled with a general economic depression in North Carolina following the end of WWI, led to a temporary decline in population to 863 in 1930. The population rebounded to 977 citizens by 1940. By 1950, the population stood at 1,065.¹²

Another phase of residential development in the boundary increase area took place after the closing and demolition of the Golden Leaf and Planters warehouses. By the time the warehouses folded in the 1920s, the Eastern Carolina Warehousing Corporation owned them. In 1927, the company went into receivership and the National Realty and Auction Company of Greensboro auctioned the parcels where the warehouses stood. M.C. Sorrell, who bought the parcel now occupied by the house at 110 Hunter, was among those who purchased lots on the north side of the street. At the 1927 auction, Sorrell paid \$1,700 for the lot. He eventually sold the lot to Homer Luther who built a bungalow in 1937. Around the same time, bungalows were built on each side of the Luther House. The final building spurt in the district occurred after WWII when two dwellings were built on the north side of Hunter and a small house, now greatly enlarged, appeared on Grove Street.¹³

¹⁰ *The North Carolina Yearbook and Business Directory* (Raleigh: News and Observer, 1910), 478.

¹¹ Holleman, 17.

¹² *Ibid.*, 19-20.

¹³ Information from web-based deeds and deed books in the Wake County Register of Deeds Office, Raleigh, North Carolina; Mrs. Vernon Tunstall recalls the house at 110 Hunter Street under construction by 1937.

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Apex Historic District Boundary Increase II
Wake County, North Carolina

Today, families occupy the dwellings in the Apex Historic District Boundary Increase II area. While Apex, like other Wake County towns surrounding Raleigh, has grown tremendously in the last twenty years, the well-preserved neighborhood centered on the first block of Hunter and on Grove and Thompson streets remains residential and, at present, unthreatened by development. Its early and mid-twentieth century character ties it to the domestic resources in the Apex Historic District.

Architectural Context

In small towns across the county, residential neighborhoods took shape beginning in the late nineteenth century. Whereas earlier in the century houses frequently stood adjacent to commercial and industrial properties in towns like Apex and Fuquay, by 1900 tree-lined streets away from downtown and the railroad began to fill with a range of vernacular and popular house types.¹⁴

The dwellings located in the boundary expansion area represent styles and forms typical in early to mid-twentieth century residential areas in small Wake County towns. The nominated district contains a range of house types from substantial two-story, single-pile triple-A houses from the first decade of the twentieth century to modest bungalows from the 1920s and 1930s to functional hip-roofed cottages and single-story side gabled houses built to house workers and reminiscent of dwellings found in the mill villages of Wake Forest.

¹⁴ Lally, 110-111.

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Apex Historic District Boundary Increase II
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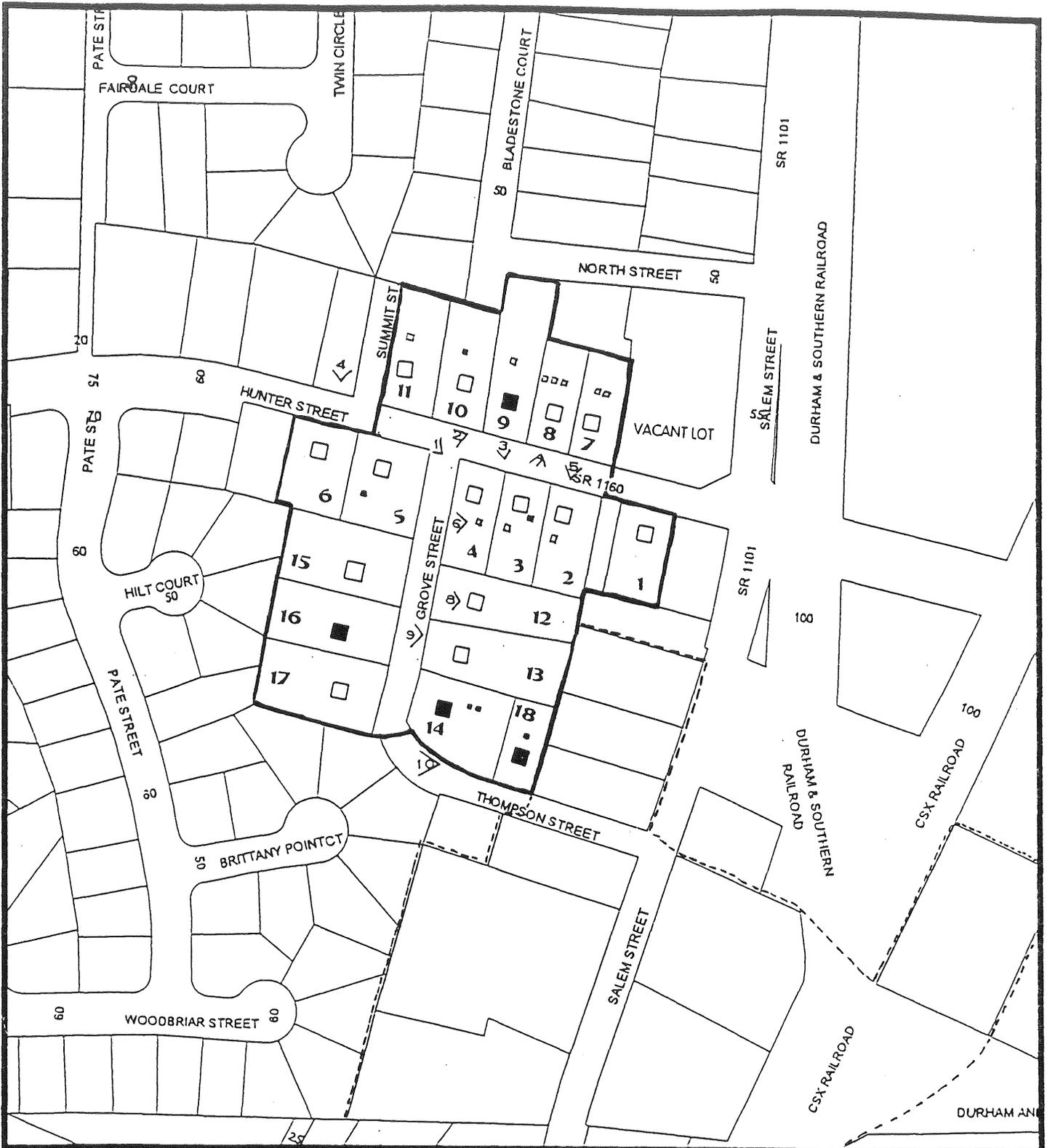
Geographical Data

Verbal Boundary Description

The boundaries for the Apex Historic District Boundary Expansion II are shown by a black solid line on the accompanying map drawn at a scale of 1 inch = 200 feet. The map was provided by Wake County GIS in March 2001.

Boundary Justification

The boundaries are drawn to include the densest concentration of contributing resources in the northern section of the historic core of Apex. The boundaries follow property lines.



Apex Historic District Boundary Increase II/Apex, Wake County, N.C.

- Contributing Resource
- Noncontributing Resource

△ Arrows indicate photograph angles

- District Boundary
- - - Apex Historic District (1994) Boundary

Map Source: Wake County Geographic Information Services



