

**Post-World War II and Modern Architecture
in Raleigh, North Carolina: Non-Residential Architecture, 1945-1975**

Final MPDF Addendum

**prepared for the
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INTRODUCTION

This Multiple Property Documentation Form is based on the 2017-2018 survey of non-residential architecture dating from 1945 to 1975 in Raleigh. This survey project updates the 2006 architectural survey of post-World War II properties constructed from 1945 to 1965 that provided the basis for the 2009 MPDF, “Post-World War II and Modern Architecture in Raleigh, North Carolina, 1945-1965,” which addressed residential property types only. The current MPDF builds on the contexts presented in the 2009 MPDF, which are hereby incorporated by reference, and extends their coverage by a decade. This thirty-year period, 1945-1975, is referred to as the postwar era throughout this MPDF.

The 2006 survey, sponsored by the city of Raleigh, was the first comprehensive survey of the mid-century modern resources of a North Carolina city. Principal consultant Ruth Little noted in her final report that between 1945 and 1965, Raleigh’s population doubled from 54,000 to 103,000, city boundaries expanded greatly, largely to the north, and many thousands of buildings were constructed, of which approximately 18,300 were standing in 2005. Because the vast majority of these buildings were residential, Little’s survey focused on those resources, although she recorded 73 commercial, industrial, religious, and civic and institutional buildings, including the landmarks Dorton Arena (1950; NR 1973), Occidental Life Insurance Building (1956; NR2002), and St. Giles Presbyterian Church (1972). The 2017-2018 project balances the earlier survey in its comprehensive study of non-residential buildings constructed in Raleigh between 1945 and ca. 1975. The property types include commercial buildings (retail, offices, restaurants, and hotels/motels); industrial buildings (manufacturing, distribution/warehousing); transportation-related buildings; and institutional buildings (educational, houses of worship, and government properties). This MPDF provides a framework within which to consider the significance of the remaining non-residential properties built in Raleigh during the era when modern architecture became mainstream.

The consultant and her assistant, Jenny Harper of Quatrefoil Consulting Company, Raleigh, conducted the project in two phases: a reconnaissance survey from September to December 2017 and a comprehensive survey completed from January to April 2018. The reconnaissance survey evaluated all properties included in a spreadsheet prepared by the Wake County Department of Revenue in September 2017 that lists 2,428 non-residential buildings built from 1945 to 1975 in Raleigh and its extra-territorial jurisdiction. A small percent (5% more or less) are residential complexes or houses converted to businesses that were omitted from the survey. The list categorizes properties by approximately one hundred tax codes for commercial types and uses. These are fundamental to the analysis of property types for this survey. The most common property types--warehouse, prefab warehouse, bulk-distribution warehouse, church, school, fire station, single-tenant and multi-tenant stores, typical office, service garage, service station, and post office-- make up approximately ninety percent of the total buildings evaluated in Phase 1. Rarer property types are hotel/motel, restaurant, hospital, library, manufacturing, truck terminal, and park. Singular properties include the 1968 Bayleaf Fire Tower, 2600 Howard Road (WA7950), the 1974 Oakwood Cemetery Mausoleum (WA8077), and the 1952 WJPL Radio Station (WA8106). Another singular property, Raleigh Memorial Gardens, 7501 Glenwood Avenue (WA6528), represents a notable example of the “memorial park” type of private cemetery that became popular during the mid-twentieth century. Preliminary background

research utilized published histories of Raleigh, newspaper articles, city directories, and the journal of the North Carolina American Institute of Architects, published 1954-1963 as the *Southern Architect* and 1964-1975 as *North Carolina Architect*.

The second, intensive survey phase was conducted from January to April 2018. This phase updated 131 previously-surveyed properties (74 recorded in 2006 and 57 recorded earlier) and surveyed approximately 200 new properties for the first time.

The distribution of postwar era properties varies according to location within the Raleigh city limits. One-third of the surveyed properties are located in the area of central Raleigh, containing the central business district, state government complex, North Carolina State University, and commercial and government resources.¹ Notable properties in this area include approximately two dozen significant mid-century offices, stores, and banks; the 1970 Brutalist style Wake County Courthouse (WA3789) on Fayetteville Street; the North Carolina Legislative Building (WA3861) and the Archives and History State Library Building (WA3863) on East Jones Street and other government buildings in the vicinity; the Raleigh *News and Observer* Building (WA8053); and the former Municipal Building (now Raleigh Police Headquarters, WA4561). Cameron Village, the six-block 1948 commercial shopping center bounded by Clark Avenue, Oberlin Road, and Smallwood Drive, has received façade remodelings over the years that mask its original simple Modernist design, but several free-standing Modernist office buildings of architectural significance surround Cameron Village. Hillsborough Street contains the landmark 1969 round State Capital Holiday Inn (WA8030) at 320, the quirky Char-Grill at 618 (WA2886), and Modernist office buildings in the 700 block.

North Raleigh suburbanized slowly after the construction of the Raleigh Beltline (I-440) in the early 1960s and contains sparse resources from the mid-century era. The relevant properties are churches, schools, fire stations, shopping centers, office buildings, and two major public parks: Umstead Park (WA0721) and Camp Durant (WA8143). The area extending northwest of central Raleigh to the vicinity of I-440 has large state government and educational and cultural properties, including North Carolina State University; state government offices and laboratories; Meredith College; the North Carolina Museum of Art; and the North Carolina State Fairgrounds, which contains Dorton Arena (WA0012), Raleigh's most iconic mid-century building, erected in 1950. Crabtree Valley Mall (WA7972), the region's largest shopping mall of the era, is surrounded by a number of sophisticated Modernist offices. The area northeast of central Raleigh and I-440 contains the Norfolk Southern railroad industrial corridor on the east side of Capital Boulevard and Seaboard Coast Line Railroad industrial corridor on the west side (formerly Downtown Boulevard and North Boulevard).

Southwest Raleigh, beginning on the south side of Hillsborough Street and continuing to South Saunders Street, located between central Raleigh and Interstate 440, includes railroad-associated buildings along the old North Carolina Railroad line (Southern Railway), as well as a group of contiguous institutions: North Carolina State University, Pullen Park, Governor Morehead School, and the Dorothea Dix Hospital campus. Southeast Raleigh from New Bern Avenue to S. Wilmington Street includes a number of African American neighborhoods and the historically

¹This area of Raleigh is mapped on Map G-3, one of 40 maps created by Andrew Edmunds, GIS Specialist, NC Historic Preservation Office, to map the non-residential 1945-1975 properties for the survey.

African American Shaw University and St. Augustine's University, as well as the commercial corridors of Garner Road, S. Wilmington Street, and Rock Quarry Road where there are a number of industrial resources.

HISTORIC CONTEXTS

1. “Modern Get-Up-and-Go” Community Development and Transportation

[Note: The following discussion of Raleigh’s postwar community development and transportation builds on the Community Development and Transportation context presented in the 2009 MPDF, “Post-World War II and Modern Architecture in Raleigh, North Carolina, 1945-1965,” hereby incorporated, and a number of other sources.^{2]}

Raleigh grew dramatically after World War II. In the 1930s and early 1940s, Raleigh was a sleepy government and education center. In 1934, one of the worst years of the Depression, 81 building permits were issued, while in 1943 in the midst of World War II, construction tapered off even more dramatically to only 30 building permits at a total value of \$134,218. The *News and Observer* assessed Raleigh in 1942 as “strictly a center of education, government, and culture.”³ Until the end of the war in 1945, Raleigh’s economy consisted primarily of its role as the seat of state government and a center of higher education with its six colleges (North Carolina State College, Meredith College, St. Mary’s College, Peace College, Shaw University, and St. Augustine’s College). The city’s industry consisted of a few small textile mills and other small operations. Building permits rose to 544 in 1946 and to 1,627 in 1965.⁴

The overriding theme of the postwar era is Raleigh’s commercial, industrial, and institutional boom. With the migration of industry to the South and the development of technological research facilities by state government and universities, the Raleigh area experienced an explosion of growth.⁵ “The continued presence of state government and educational institutions, the steady growth of business and commerce, and the increased importance of the Research Triangle Park” characterized the period.⁶ Raleigh’s population rose from 53,661 in 1945 to 123,793 in 1975, an increase of 129%. (The entire county contained 229,006 people in 1975.⁷) Raleigh rose from the fifth largest city in North Carolina in 1940, to the fourth largest by 1960, and to the third largest at 150,255 citizens in 1980. (Greensboro was barely larger at 155,642, while Charlotte was the “Queen City” at 314,447.)⁸ The city limit area more than quintupled from about 10 square miles

²Primary sources for this discussion: James Vickers, *Raleigh City of Oaks*; City of Raleigh web site: <http://www.cr.nps.gov/nr/travel/raleigh/text.htm#intro>; Raleigh History Museum web site: http://www.raleighcitymuseum.org/arch_survey/Phase2/survey, accessed 11-20-2017; Cynthia de Miranda and Jennifer Martin, “Fayetteville Street Historic District National Register Nomination, 2008,” <http://www.hpo.ncdcr.gov/nr/WA4309.pdf>; *Hill’s Raleigh City Directory*; 1960 Raleigh Chamber of Commerce brochure, Elizabeth Reid Murray Collection, Box 135, Olivia Raney Local History Library, Raleigh.

³ Vickers, *Raleigh City of Oaks*, 123.

⁴ 1965 Raleigh Chamber of Commerce brochure, Elizabeth Reid Murray Collection, Olivia Raney Local History Library, Raleigh.

⁵ Bill Womble, “In 10 Years, Raleigh Becomes Full-Blown Industrial Center,” *The News and Observer*, August 24, 1958.

⁶ Vickers, *Raleigh City of Oaks*, 136.

⁷ *Hill’s Raleigh City Directory*, 1965 (Richmond: Hill Directory Company, 1966) ix; *Hill’s Raleigh City Directory*, 1975 (Richmond: Hill Directory Company, 1975), x.

⁸ 1980 Census of Population:

https://www2.census.gov/prod2/decennial/documents/1980/1980censusofpopu8011uns_bw.pdf, accessed 11-28-17.

to nearly 52 square miles.⁹ Growth challenged the city to provide schools, roads, water supplies and sewer systems to serve the new development.¹⁰ “An old city, with a historic past, that has modern ‘get-up-and-go,’” remarked an NBC television commentator in February 1956 about the trajectory of Raleigh’s post-war growth.¹¹

During the mid-twentieth century, Raleigh was a strategic distribution center with an extensive network of railroads and highways connecting it to the outside world. Seaboard Air Line provided north-south service; Southern Railroad, east-west service, and Norfolk Southern, the only one headquartered at Raleigh, provided freight service between Charlotte and Norfolk. The most important of the city’s nine highways were U.S. 1 and U.S. 401 to the north and south, and U.S. 64 and U.S. 70 to the east and west. Raleigh-Durham Airport opened in 1943 midway between Raleigh and Durham and was served by Eastern Airlines, Capital Airlines, and Piedmont Airlines in the early years. By 1958 it was the second largest airport in the state after Charlotte.¹² By 1966, Seaboard and Southern railroads still served the city, while Norfolk Southern had gone out of business.

The creation of Research Triangle Park (RTP), about fifteen miles northwest of downtown Raleigh, proved to be the boldest undertaking of the postwar period. Developed under Governor Luther Hodges, the Research Triangle Foundation was chartered in 1958 to guide the park’s growth, which began in 1959 under the auspices of state and local governments, nearby universities, and local business interests of Raleigh, Durham, and Chapel Hill. Sited on 7,000 acres of pine woods in the center of a triangular area bounded by Raleigh (home of North Carolina State University), Durham (home of Duke University), and Chapel Hill (home of the University of North Carolina), RTP has developed into one of the largest high-tech research parks in the United States.¹³ As the largest city within the RTP region, Raleigh received a significant boost to its economy from the research and technology firms that built facilities in the park in the 1960s and 1970s. By 1960 the Raleigh Chamber of Commerce’s brochure touted “Raleigh, in the Research Triangle, is A Center of Government---Education---Shopping---Recreation.”¹⁴ In 1965, IBM moved into the park, causing a radical expansion of Raleigh’s western suburbs to house the new IBM families. Over half of all RTP employees during the third quarter of the twentieth century chose to live in Raleigh.¹⁵ (RTP is outside of Raleigh’s city limits and is not included in this survey.)

Suburban expansion of Raleigh necessitated a modern ring road to bypass the old snarl of gridded and non-gridded streets in the city center. The 1954 “Land Development Plan of Raleigh” published by the Raleigh Department of Planning showed a new “belt route” encircling

⁹ Raleigh Population and City Size:

<https://www.raleighnc.gov/content/PlanDev/Documents/.../PopulationAndCitySize.pdf>, accessed 12-15-17.

¹⁰Linda Harris Edmisten, *J. W. Willie York: His First Seventy-five Years in Raleigh*, 89, 112.

¹¹ Vickers, *Raleigh City of Oaks*, 127.

¹²https://en.wikipedia.org/wiki/Raleigh%E2%80%93Durham_International_Airport, accessed 11-28-17; Womble, “In 10 Years, Raleigh Becomes Full-Blown Industrial Center.”

¹³ Edmisten, *J. W. Willie York*, 106, 110-111; https://en.wikipedia.org/wiki/Research_Triangle_Park, accessed 11-28-17.

¹⁴ 1960 Raleigh Chamber of Commerce brochure, Elizabeth Reid Murray Collection, Box 135, Olivia Raney Local History Library, Raleigh, N.C.

¹⁵ Vickers, *Raleigh City of Oaks*, 126.

the city in order to make it accessible by automobile. I-440, known as the “Beltline,” was constructed from 1960 to 1965 around the north side of Raleigh.¹⁶ Interstate 40 between Raleigh, Durham, and Chapel Hill was completed in the mid-1970s. In 1966, growth of Raleigh’s outskirts led the Hill Directory Company to cover Raleigh with two separate directories, the *Raleigh City Directory* and the *Raleigh Suburban Directory*.¹⁷ Raleigh’s 1968 city limits fit rather neatly inside the half-circular curve of the northern half of the Interstate 440 beltline and was much smaller to the south. Raleigh’s southern city limits in 1968 extended west to Buck Jones Road, south to Avent Ferry Road, and along Highway 70 (S. Wilmington Street) to a ring of subdivisions along the south side of the proposed southern Beltline, which was not completed until the early 1980s. To the east the limit extended to Wake Medical Center on New Bern Avenue and along Poole Road to Sunnybrook Road.

Raleigh’s central business district, focused on its primary artery of Fayetteville Street, evolved during the 1920s and 1930s into a power center of retail stores, banks, and office and government buildings. The solidly developed grid of mainly low-rise retail, office, and institutional buildings at the end of World War II was not conducive to the type of commercial and industrial development favored in the 1950s and 1960s. In the early 1960s four important high-rise banks rose in the CBD, but by that time commercial momentum had moved to the suburbs. Paralleling thriving residential development in the suburban ring during the 1950s and 1960s was an intense focus on commercial building. In 1964, 800 retail stores served the city; by 1975 there were over 1,500.¹⁸

New Retail Hubs

Raleigh’s white middle-class population had been migrating to suburban neighborhoods since the 1920s. Business and industry followed suit in the postwar era, defined by suburbanization. Postwar retail growth happened largely along Raleigh’s suburban roads and around its shopping centers, often built as part of a residential community.

The largest commercial embodiment of changing civic and social life in the first postwar decade was the development of Cameron Village by Raleigh developer C. V. “Willie” York. Cameron Village, the first planned shopping center and mixed-use development in North Carolina, was the largest shopping center in the Southeast U.S. for many years. The six gridded blocks of retailing, built from 1949 to 1959, were patterned after the 1927 Country Club Plaza outside of Kansas City, Missouri, the first planned shopping center in the country. York’s contacts with the Urban Land Institute in Washington, D.C., provided him with models and guidelines for his innovative development.¹⁹ In 1947 York hired land planner Seward Mott, head of the Federal Housing Administration, 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.²⁰ Valand designed the initial clusters of brick, flat roofed stores surrounded

¹⁶ Edmisten, *J. W. Willie York*, 98, 107.

¹⁷ *Hill’s Raleigh Suburban Directory, 1966* (Richmond: Hill Directory Company, 1966).

¹⁸ *Hill’s Raleigh City Directory, 1965*, x-xii; *Hill’s Raleigh City Directory, 1975*, xv.

¹⁹ Hutchins, *Cameron Village A History 1949-1999*, 1-5.

²⁰ 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

by parking lots on the north and south sides of Cameron Street, bordered by Daniels Street and Woodburn Road. By 1955 Cameron Village contained 46 stores and 58 business and professional offices. According to an outside urban affairs expert, by the end of the 1950s, Raleigh was in a “showdown between Cameron Village and downtown.”²¹

Raleigh’s suburban areas retain some three dozen regional and super-regional shopping centers from the 1960s and early 1970s. The two largest were North Hills Shopping Center and Crabtree Valley Mall. North Hills, built on Six Forks Road in 1960 and enclosed as a mall in 1967, was purported to be the first two-story, air-conditioned mall between D. C. and Atlanta. It has been demolished except for J. C. Penney’s, which will also be razed in the next few years. Crabtree Valley Mall (WA7972), on Glenwood Avenue just beyond the I-440 Beltline, was one of the largest in North Carolina when built in 1970-1971. It still flourishes, with some original full-height parking decks and some added decks. Although many façade alterations have affected its architectural integrity, it was recorded because of its regional commercial significance. Smaller shopping centers include Northside Shopping Center on Whitaker Mill Road, 1950; Ridgewood Shopping Center on Wade Avenue, 1951; Glenwood Village Shopping Center on Glenwood Avenue, 1949-1955; Longview Gardens Shopping Center on New Bern Avenue, 1959-1963; Oak Park Shopping Center on Glenwood Avenue, 1965-1971; and Holly Park Shopping Center, Wake Forest Road, 1973. These have lost architectural integrity due to storefront remodeling.

The presence of so many shopping centers drained downtown Raleigh’s vitality by the mid-1970s. Downtown anchor stores built suburban branches and sometimes closed their main stores.²² In 1977, in a belated effort to revitalize downtown, the City converted Fayetteville Street to a pedestrian mall, but this produced the opposite effect and in 2006 the street was returned to vehicular traffic, so far a successful change.²³

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 subdivided parcels to industrial companies and wholesale distributorships. 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 (WA4502) about 1955. The same year, Swift & Company, located in the downtown warehouse district, built a new facility near the Colonial Stores warehouse. The State Farmers Market (WA4504) was built in the center at the corner of U.S. 1 and Hodges Street. Other early tenants were Kraft Foods Company; Atlantic & Pacific

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.

²¹ Edmisten, *J. W. Willie York*, 112; Grady Clay, “Urban Development,” *Southern Architect* 6 (March 1959).

²² Smedes York, *Growing Up With Raleigh* (John Lawrence Sharpe, 2014), 201.

²³ Edmisten, *J. W. Willie York*, 112; [https://en.wikipedia.org/wiki/Fayetteville_Street_\(Raleigh\)](https://en.wikipedia.org/wiki/Fayetteville_Street_(Raleigh)), accessed November 20, 2017.

Tea Company warehouse distribution center (WA7998); Peden Steel (WA4503), which relocated from the downtown warehouse district; the American Machine and Foundry Corporation, of New York; Job P. Wyatt and Company, agricultural products (WA4457); and the National Biscuit Company (Nabisco) plant (WA8023). The former State Farmers Market, still intact, is now the N.C. Department of Public Safety warehouse complex. Norfolk Southern Railroad's office building in the park has been extensively remodeled.

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. It was later enlarged and then demolished in 2018.²⁴

By 1960, other new industries and commercial distributors located in Raleigh. They included International Paper Company, Burlington Mills, Edwards & Broughton Printing Company, Lowe's Building Supply, Southeastern Bonded Refrigerated Warehouse Company, Carolina Storage Company, Hobby Transfer Company, General Cable Company, and several trucking firms.²⁵ In 1965, 217 manufacturers employing some 10,000 people operated in Raleigh and Wake County, with electrical machinery and equipment, food and kindred products, and textiles in dominance. Over 250 distribution and wholesaling firms employed over 6,000. State agencies employed 9,000; Federal agencies about 1,000. One hundred trucking lines, of which fifteen were headquartered in the city, served Raleigh.²⁶ By 1975 manufacturing, still dominated by the same three industries, had increased to 224 manufacturers. The number of distribution and wholesaling firms grew to 380 firms and the number of trucking firms serving Raleigh more than doubled to 275 trucking lines, with twenty-five terminals in the city.²⁷

Wholesale distributorships far outnumbered manufacturing plants during the postwar era. A group of distributorships that survive along Capital Boulevard and adjacent streets include Noland Plumbing, 1117 Capital Boulevard (WA7126); Graybar Electrical (WA7125), 1113 Capital Boulevard, Job Wyatt & Sons agricultural equipment, 2220 Capital Boulevard (WA4457); and Pipe Inc., 632 Pershing Road (WA4538). In south Raleigh on S. Saunders Street, S. Wilmington Street, and Garner Road, electrical and paper plants and distributorships, including Easterby & Mumaw Steel Plant (WA8141), Rockwell Manufacturing Company (WA8132), and International Paper Company (WA8111) were built in the 1950s and 1960s.

2. Architecture

[Note: The following discussion of Raleigh's postwar architecture builds on the Architecture context in the 2009 MPDF, "Post-World War II and Modern Architecture in Raleigh, North Carolina, 1945-1965," (hereby incorporated).]

²⁴ Edmisten, *J. W. Willie York*, 90-93; 101-102; 106, 108.

²⁵ Womble, "In 10 Years, Raleigh Becomes Full-Blown Industrial Center."

²⁶ *Hill's Raleigh City Directory 1965*, Richmond Va., x-xii.

²⁷ *Hill's Raleigh City Directory 1975*, Richmond Va., xv.

The most striking aspect of nonresidential properties of the postwar era is the high percentage of Modernist design. Unlike the largely traditional-style residential and religious properties of the era, the default design style of government buildings, education buildings, offices, retail stores, restaurants, motels, industrial buildings, and gas stations was Modernist. Many of these were the work of avant-garde architects of the School of Design at North Carolina State College and other local architects in their orbit. Public leaders and private businessmen selected Modernist design to symbolize their progressive attitude and Raleigh's leading role as the capital city of North Carolina. It is notable that most of the architects identified during the survey were local. The internationally famous Dorton Arena of 1952 and internationally known architects such as G. Milton Small and George Matsumoto may have stimulated Raleigh's interest in modern design. As with Modernist houses, nonresidential buildings were designed to accommodate the plan to the topography of the site. Large overhangs and extensive windows opened the indoors to the trees and sky, blurring the distinction between inside and outside.

For a city its size, the number of architects in Raleigh was remarkable, from twenty firms in 1960 to over sixty in 1975. A core group of firms, those who with the longest practices in Raleigh, designed many of the buildings that were surveyed or resurveyed in 2018: William H. Deitrick & Associates; Leif Valand; G. Milton Small and Associates; F. Carter Williams; Holloway & Reeves; McGee, Scovil, and Rairden; and Edwards, McGee and Scovil. Some of these firms were well-established by 1960 when twenty architects practiced in Raleigh, including Haskins & Rice, G. Milton Small & Associates, Owen F. Smith, Leif Valand, Edward W. Waugh, and F. Carter Williams Architects, while others, such as Holloway-Reeves Architects and Jesse M. Page & Associates, were just starting out. By 1965, many of these were still working, some partnerships had dissolved and re-formed, and a number of additional architects were at work, including Dodge & Beckwith, architects; Fishel & Taylor; George M. Smart; and Synergetics Inc. Of the additional architects in Raleigh by 1970, Envirotek Inc.; Harwell H. Harris; Shawcroft & Associates, Jerry Miller Associates; Olsen Associates; William E. Poole Residential Design; and Jerry Turner & Associates were among the most prolific. Fourteen more firms were included in the 1975 roster; the number of firms using non-personal names, such as Environmental Planning Associates and Progressive Design Collaborative, indicates the growing corporatization of architecture in Raleigh.²⁸ (See Appendix A for the complete lists of architects practicing in Raleigh in 1960, 1965, 1970, and 1975.)

Each non-residential property type, even the most utilitarian, has many examples of buildings that express the modern get-up-and-go spirit of the midcentury. The designs convey the awareness of nationally-popular modern styles, forms, and materials. The commercial properties include banks, office buildings, and restaurants in sophisticated designs. A group of four mid-rise bank buildings introduced modern architecture to the Central Business District. The 1960 First Federal Bank Building on Salisbury Street, designed by St. Louis architect Howard Musick, was a five-story International Style building with glass curtain walls featuring spandrels in varying shades of blue that injected a playful modernism into the business district. (This was demolished in 2015 to build the Wake County Justice Center.) In 1965 three national banks – Wachovia Bank and Trust Company (WA8049), North Carolina National Bank (NCNB) (WA8050), and Branch Banking and Trust (BB&T) (WA4492) – opened high-rise Modernist buildings along the east side of the 200 and 300 blocks of Fayetteville Street, blowing a startling modern hole into

²⁸ *Hill's Raleigh City Directory*, yellow pages, 1960, 1965, 1970, 1975.

the venerable streetscape of Raleigh's main street. The *News and Observer* announced the same year that Raleigh had become a city.²⁹

Modern commercial architecture first appeared in Raleigh's suburbs as office buildings, particularly for insurance companies. These low- and mid-rise International Style offices were sited on well-landscaped campuses along the main thoroughfares of north and west Raleigh. The Occidental Life Insurance Company Building (WA4298), 1001 Wade Avenue (1956; NR 2003), is the earliest one that survives. Designed by Kemp, Bunch and Jackson of Jacksonville, Florida, it is the most architecturally significant and the best-preserved building of the early Modernist office buildings constructed in Cameron Village from 1954 to 1960.³⁰ Most of the rest of the office buildings near Cameron Village were designed by Leif Valand in a Modernist style executed with inexpensive prefabricated materials that included many components manufactured off-site.³¹ In recent years, two of these have been demolished: the Cameron Village Inc. Office Building at 410-412 Oberlin Road, the finest of Valand's office designs at Cameron Village, and the Phillips Building at 401 Oberlin Road. Two later significant insurance campuses were erected near Crabtree Valley Mall: North Carolina Farm Bureau Insurance Company (WA3808), 5301 Glenwood Avenue, and Nationwide Insurance Company Building (WA7969), 4401 Creedmoor Road. Owen F. Smith designed the 1970 Farm Bureau building as a two-story International Style structure with curtain walls, sheltered at front and rear by two-story stuccoed steel porches that create an open, airy feeling and provide views of the rolling, wooded landscape. For the Nationwide Company, Ben Taylor, who founded Envirotek Inc., created a sprawling tan brick building of quiet simplicity, with large ribbon windows overlooking the wooded, hilly parcel.

Other property types also express the modern spirit. Some industrial properties are quite stylish, such as the International Style office at Peden Steel's plant (WA4503), 1815 Capital Boulevard, designed by Leif Valand in 1962, that showcases exposed steel design as an advertisement for the company's product. The office building of Pipe Inc. (WA4538), 632 Pershing Road, built in 1962 for a company that manufactured concrete pipe, features decorative concrete block, balconies, and stairs that showcase the architectural uses of concrete. Educational buildings, both the public schools and college and university classrooms and administrative buildings, exhibit a wide range of Modernist architecture. Influenced by the progressive plans developed by Edward "Terry" Waugh and other professors at the School of Design at N. C. State University, local architects W. H. Deitrick and F. Carter Williams and others designed a number of state-of-the-art modern school campuses. Williams designed Longview Gardens Elementary School (WA4260) in 1953 and Joyner Elementary School (WA4257) in 1955. The one-story classroom wings with large windows are still in use, although large new additions have been added in recent years. F. Carter Williams's 1952 Erdahl-Cloyd Student Union (WA4275) at N. C. State University, Milton Small's Modernist brick Burlington Nuclear Laboratories (WA4573), 1953, and Joseph Boaz's 1963 Harris Hall cafeteria (WA8042) still stand on the campus, although all three buildings are now connected to later construction. The designs for houses of worship exhibit the greatest creativity of any property type, since religious spaces had less utilitarian constraints than

²⁹ Jennifer Martin and Cynthia deMiranda, "Fayetteville Street National Register Historic District," 2008, <http://www.hpo.ncdcr.gov/nr/WA4309.pdf>.

³⁰ Little, Occidental Life Insurance Building National Register Nomination, N.C. HPO, 2003.

³¹ York, J. W. interview with Ruth Little, 2003.

other building types. Churches such as the Holy Trinity Lutheran Church (WA4348), 1959, by Horace Taylor and the 1962 St. James Methodist Church (WA4460) by Walter C. Burgess are creative Neo-Gothic compositions of high-quality brickwork, stained glass, and soaring interiors. Government buildings were often designed by talented architects and had enormous influence in spreading modern design. The impact of Matthew Nowicki's 1950 design for Dorton Arena (WA0012) is incalculable. Edward Durrell Stone's 1963 Legislative Building (WA3861) with its colonnades, pyramidal roofs, rooftop terraces, and skylighted interior courtyards has awed the public for over fifty years.

PROPERTY TYPES

1. Commercial Buildings

Description

Central Business District Retail and Office Buildings

About 104 Raleigh commercial buildings were surveyed. Few of these stand in the Central Business District due to development pressures. With the exodus of population and shopping from the central business district during the 1950s and 1960s, the retail stores that had made downtown a bustling shopping destination until its peak in the 1960s closed down or relocated to suburban shopping centers and malls. The only retail store from the era that was surveyed in the CBD is Kimbrell's Furniture Store, a late Art Moderne-style one-story, flat-roof masonry building erected in 1954 at 210 Fayetteville Street. As retail customers disappeared during the 1950s and 1960s, banking buildings and professional offices began to fill the void. Whether single-tenant, multi-tenant, or large headquarters for regional or national companies, offices represent an important building type of the post-war era and tend to have survived in larger numbers or undergone less alteration than retail stores. With exception of office spaces leased out in the bank towers, however, only a few free-standing postwar offices still stand in the Central Business District due to new development. Two offices by William H. Deitrick and Associates--the James C. Greene Realty and Insurance building WA4250, 323 W. Morgan St., built in 1964, is a small sleek two-story Modernist building with a concrete entrance awning and ample curtain walls. The 1964 *News and Observer* building, 215 S. McDowell Street, WA8053 is a once-avant-garde 1964 three-story International Style building featuring ribbon windows with angled vertical metal fins providing shade.

The premier postwar modern commercial buildings in the CBD are banks. The Wachovia Bank headquarters, 227 Fayetteville Street, is an eleven-story Modernist skyscraper of International style designed by prominent Charlotte architect A. G. Odell Jr. & Associates that features an elegant sunken lobby and slender precast concrete panels on the exterior. (The lower level banking floors have recently been retrofitted as the Poyner YMCA). The North Carolina National Bank (NCNB; now First Citizens Bank) building, 239 Fayetteville Street, a squat, bulky marble-clad four-story building with few windows designed by Raleigh architect F. Carter Williams, introduced downtown to the Brutalist style. Above a recessed glass first level, horizontal bands of granite and mitered glass define the floor levels. Brutalism, a more sculptural style that often used concrete, represented a reaction to the flat repetitiveness of the glass curtain walls of the International Style. The 1965 BB&T Building (now Capital Bank) at 333 Fayetteville Street, the tallest at seventeen stories, is a smaller version of the 1958 Seagram Building in New York City, designed by International Style titan Mies van der Rohe. The BB&T Building is the earliest Miesian high-rise building in North Carolina.³² The sleek building with its narrow façade facing Fayetteville Street and broad depth extending one block deep on its corner lot, designed by the New York firm Emery Roth and Sons in association with Raleigh architects Holloway and Reeves and G. Milton Small Jr., became one of downtown Raleigh's

³² The Wachovia Building in Winston-Salem was begun in 1963 and completed in 1966, thus these buildings were neck and neck as the first.

most recognizable modern landmarks. The steel and reinforced concrete frame of the office tower is expressed on the exterior as a balanced grid of verticals and horizontals, yet the aluminum mullions superimposed on top of the curtain wall from the third floor to the roof create a pronounced verticality that emphasizes its slenderness. Key to the building's elegance is the treatment of the first two floors as an open steel arcade, an illusion created by the recession of the first-floor curtain wall and by the smoothness of the second-floor curtain wall.³³

Suburban Retail and Office Buildings

In the early postwar era, small clusters of attached office and retail buildings that represent a continuation of pre-World War II urban models continued to be built in the vicinity of the CBD and in early suburbs inside the I-440 Beltline. Some survive at the Fairview Road neighborhood shopping center at Five Points, in the blocks of Glenwood, Boylan, St. Mary's and other streets west of the CBD known as Glenwood South, and along Hillsborough Street. These one- and two-story brick buildings are generally of standard commercial style with little architectural ornament.

Most of the individual low-rise post-war retail buildings were erected along the major suburban commercial corridors in Modernist design that attracted the attention of passing motorists. Among the earliest is the freestanding retail/apartment building constructed in 1952 at 105-107 Oberlin Road (WA4561, now the Player's Retreat) with four retail spaces at street level and four apartments in the upper floor. Its red brick, flat-roof Modernist style attracts attention with angled storefronts and matching angled balconies with brise-soleil roofs at the apartment level. Another bold commercial building is the Brown-Wynne Funeral Home at 300 St. Mary's St., built in 1959 according to a design by F. Carter Williams in a Modernist style with a brick office cube and a side wing containing an orchard stone chapel with sawtooth windows. One of the best surviving examples was One Hour Martinizing, 1700 Glenwood Avenue, an ultra-modern dry cleaners in the suburban Five Points shopping area, built in 1965. The International Style building features a cantilevered glazed upper level where the dry-cleaning equipment and clean clothes were visible to passing cars.

Branches of downtown banks served as public relations outposts of high-quality Modernism in Raleigh's suburban shopping areas in the 1960s and 1970s: three in varying states of preservation were surveyed. The BB&T Branch Bank at 1806 Hillsborough Street, built in 1962 from a design by F. Carter Williams, and the National Bank Branch of 1957 at 518 South Street are examples of modernist design by local architects. The Wachovia Branch Bank, 3200 S. Wilmington Street, built in 1967, is an elegant modernist building with a curtain wall entrance and side clerestory windows set between overhanging exposed rafters of the flat concrete roof.

Substantial suburban office buildings of elegant modern design highlight the period. During the 1950s modernist office buildings began appearing around Cameron Village and along such major thoroughfares as Glenwood Avenue and Hillsborough Street. The nearby suburbs along Hillsborough Street to the west of the CBD saw a boom in new office buildings during the era, most designed in Modernist style, often by Raleigh architects. A number of these housed

³³ deMiranda and Martin, "Fayetteville Street National Register Historic District," 2008, <http://www.hpo.ncdcr.gov/nr/WA4309.pdf>.

medical practices, insurance companies, investment firms, and the offices of the architectural firms designing their respective buildings. Many mid-century offices clustered around Cameron Village, whose two-story buildings often housed offices above the first-floor shops. Free-standing office buildings around Cameron Village include an office building at 505 Oberlin Road (WA8054) designed in 1962 by Leif Valand in a muted modern design (currently slated for demolition). The quiet Modernist brick two-story building has metal ribbon windows that emphasize its horizontality and a stretch of orchard accent stone along the façade. The Cameron Village Post Office occupies the north end of the first story. The 1954 Caviness Building (W8048; 701 W. Johnson Street), a two-story flat-roofed brick building with stone entrance accents and upper ribbon windows, held a number of professional offices. The 1953 Siddell Portrait Photography Building (WA8031; 616 St. Mary's Street) has a small bold modernist façade. Several of the buildings combined ground floor office spaces with upstairs apartments, such as 515 St. Mary's Street (WA8033) and 528 Wade Avenue (WA7991). Even small office buildings assumed Modernist architectural grandeur when designed by architects. F. Carter Williams's 1962 office building (WA4652, 2806-2808 Hillsborough Street; now known as the Wardlaw Building), was probably his design. The small cubic International Style building, set on columns, connects by a sunken courtyard and a steel walkway to a separate rear annex that contained his office. Around the corner at 105 Brooks Avenue, architect Milton Small occupied the pristine International Style building (1966; WA2650; NR 1994) set high on steel columns that he designed.

In the 1950s and early 1960s, a group of nationwide insurance firms located in the northwest suburbs. These included home offices for Durham Life, Occidental Life, and State Capital Life and regional offices for Prudential, New York Life, Northwestern Life, and Nationwide. Only three of these were located during the survey. Nationwide's distinguished modernist 1952 office building at 1000 Wade Avenue near Cameron Village received an intrusive mansard roof addition in the 1980s that compromised its character. The earliest intact International Style insurance company building is the 1956 Occidental Life Insurance Building (WA4298;NR 2003), 1001 Wade Avenue, designed by Jacksonville, Florida firm of Kemp, Bunch, and Jackson with local architect Leif Valand. The four-story building has limestone walls and a recessed entrance plaza. Designed by local architect Milton Small, the 1962 Northwestern Mutual Life Insurance Building (WA4649; demolished 2016), 3515 Glenwood Avenue, was an International Style, one-story, flat-roofed steel frame building with curtain walls and a peripteral colonnade with steel I-beam posts. Small designed two other International Style offices: the two-story streamlined 1959 Capital Broadcasting Corporation/WRAL Studio (WA4585, 2619 Western Boulevard), a two-story brick building with a recessed first story set on exposed concrete and steel piloti; and the two-story corporate-style 1965 IBM Office Building (WA4559, 711 Hillsborough Street), a two-story brick building with a three-story corner stair tower. These 1950s and 1960s buildings set a sophisticated Modernist standard that has been followed since then in Raleigh commercial development. Nationwide's new Modernist-style 1975 regional headquarters (WA7969, 4401 Creedmoor Road) attracted attention. Designed by architect Ben Taylor of Envirotek Inc., it is a sleek, sprawling red brick building with ribbon windows that epitomizes later mid-century design in contrast to the earlier International Style modernism.

Mid-century medical offices tended to cluster around Raleigh's largest hospitals. The earliest, Dr. Styron's Medical Office (WA8032, 615 St. Mary's Street), a 1951 one and two-story

building, and the two-story brick and stone Ligon Building (WA4615; demolished 2018) at 800-802 St. Mary's Street, built in 1957 with a four-story addition in 1964, held a number of doctors' and dentists' offices. After Wade Avenue was constructed in the early 1960s in front of Rex Hospital (WA5013, corner of Wade Avenue and St. Mary's Street), strikingly modern medical offices were built nearby. Holloway & Reeves designed the medical office buildings (WA7991 and WA7992) at 528 Wade Avenue and 600 Wade Avenue, respectively. The building at 600 Wade Avenue is a brick and concrete building that conforms to the hilly terrain along Wade Avenue, with a rear lower daylight level. Three medical office buildings cluster around the 1950s Wake Memorial Hospital on New Bern Avenue near the I- 440 Beltline. Built in the late 1960s and early 1970s, these Modernist buildings have exterior walls of concrete block, brick, or white poured concrete and large areas of glass. Wake Orthopedics (WA8093, 3009 New Bern Avenue); the medical offices at 2705 New Bern Avenue (WA8092); and the Raleigh Office of the National Red Cross (WA8094, 101 N. Peartree Lane) have International Style design on the sloping terrain, with ground floor levels providing foundations for the main levels.

Many mid-century office buildings were in office complexes, either multi-story or one-story roadside strips located near the dozen retail shopping centers built in north Raleigh from the late 1960s. Millrun Office Center (WA7953) 5205-5207 Oak Park Road, is a unique group of three ca. 1970 individual frame office buildings in rustic revival style—one imitates a grist mill with a waterwheel, one a barn, and the other a dwelling. Architect William E. Poole, who operated his architecture firm in the grist mill building, designed them. The Koger Center, an office park just off Glenwood Avenue at Interstate 440, near Crabtree Valley Mall, was developed in mid-1970s by Koger Properties of Florida. The Modernist two-story flat-roofed office buildings with stuccoed concrete arched bays with brick panels and narrow vertical windows, such as the Cumberland Building (WA7975, 3729 National Drive) and the Northampton Building (WA7976; 3725 National Drive), are named for North Carolina counties.

Oil companies such as Phillips Petroleum, Esso, Pure, Gulf, Atlantic, Sinclair, and Shell built regional offices in Raleigh.³⁴ The only one of these located during the survey is the 1972 American Oil Credit Card Center at 3700 Wake Forest Road. The large two-story cube is wrapped in smooth metal, with rounded corners and ribbon windows evocative of airplanes. Statewide headquarters of professional, religious, civic, and social organizations have particular significance for post-war Raleigh. A few located in or near the CBD, but most located along suburban commercial corridors and attract attention through their high-quality Modernist architecture. The 1954 Grand Lodge of Ancient Free and Accepted Masons of North Carolina, 2921 Glenwood Avenue, designed by Wilmington architect Leslie N. Boney, is an International Style stone temple. The geometrical precision of the design is softened by the walls of warm tan flagstone, which express the traditional Masonic artistry of stone cutting. A shallow recessed colonnade, five bays wide, has a full-height glass curtain wall separated by limestone pillars. The interior has luxurious materials including marble and a free-standing stair with stainless steel railing. The 1960 North Carolina PTA Building (WA4648, 3501 Glenwood Avenue), designed by Haskins and Rice, features a butterfly roof, a steel porte-cochere with decorative concrete block screen, clerestory windows, and a large metal medallion with the tree emblem of the P.T.A. in the center of the façade.

³⁴Womble, "In 10 Years, Raleigh Becomes Full-Blown Industrial Center," *The News and Observer*, August 24, 1958.

Other state headquarters are the Oil Jobbers Association (WA7952 7300 Glenwood Avenue), a flat-roofed one-story pebbledash concrete building; the N. C. Bar Association (WA7994, 1025 Wade Avenue), a flat-roofed two-story building with stuccoed pilastered walls; N. C. Motor Carriers Association (WA8051, 219 W. Martin Street), a small flat-roofed one-story brick building with a recessed curtain wall; N. C. Presbyterian Synod Office (WA7993, 1015 Wade Avenue), a flat-roofed one-story brick International Style building with a shallow recessed front porch; General Baptist Convention Headquarters (WA8068, 603 W. Wilmington Street), a low one-story flat-roofed brick building with large concrete-framed windows; the Veterans of Foreign Wars (WA8087, 917 New Bern Avenue), a one-story front-gabled brick building with roof monitors; and the Medical Society of North Carolina (WA3934, 222 N. Person Street), a two-story flat-roofed building designed by Milton Small, with curtain walls and expressed concrete grid frame.

East Raleigh and Southeast Raleigh, largely populated by African Americans, saw few shopping centers built in the postwar era. Instead, the area was served mostly by small individual retail stores that are one-story boxy concrete block and brick buildings with little architectural interest, such as Honeycutt Cleaners (WA8086, 605 New Bern Avenue), constructed in 1947. A cluster of grocery stores stands at 1400 and 1410-1414 New Bern Avenue (WA8090, WA8091), built in the late 1950s and early 1960s to serve the nearby Lincoln Park neighborhood. These plain one-story brick buildings have mousetooth brick corner detailing. An attached row of five stores (WA8061, 321-329 N. Tarboro Road), built of concrete block with brick facades in 1952, serves the neighborhood of College Park and St. Augustine's University. Several surviving offices built by African American professionals expressed mid-century modern design. Dr. George Debnam built a small Modernist clinic in 1963 (WA8076, 512 S. Blount Street). Developer John Winters built a handsome two-story Modernist real estate office (WA8079, 231 S. East Street) in 1967.

With the exception of Crabtree Valley Mall, all post-war shopping centers are one- and two-story strip developments that have replacement facades and replacement pedestrian covered walkways and do not retain their architectural character. Cameron Village, four full blocks of two-story flat-roofed brick building with continuous canopies sheltering the storefronts, has been remodeled several times with the addition of new pedestrian walkways and, most recently, new facades. Although Crabtree Valley Mall (WA7972) has undergone periodic facelifts, the Hudson-Belk department store at the south end retains its exterior appearance, with tan brick walls and decorative concrete entrance porches. A few smaller neighborhood centers, likely threatened, retain their original visual character. The 1971 KMart at 4500 Western Boulevard (WA8012), scheduled for demolition), a large, austere one-story building with a front metal canopy, is the earliest known Kmart in Raleigh. In East Raleigh, the 1966 Washington Terrace Shopping Center (WA7835) on Hill Street, close to St. Augustine's College, was built by an African American developer. Although its storefronts are altered, the modernist front metal canopy with decorative concrete block screens is still in place.

Restaurants

Some fifty-two post-war restaurants were identified during the reconnaissance survey. As most of them are very altered fast-food chain eateries such as pizza and pancake franchises, only thirteen were selected for more intensive survey. The oldest, Warren's Restaurant (WA8052, 301

W. Martin Street), is a sleek Moderne two-story brick building on a corner, with office space on the second floor, built in 1950. Drive-in restaurants were once common along Raleigh's suburban strips but have all but disappeared. Finch's Restaurant (WA4607), a combination eat-in restaurant and a drive-in with a long pipe-columned front drive-in canopy, built in 1948, was demolished in 2017. The ca. 1955 Chips Drive Inn No. 2 (WA4455, 1237 New Bern Avenue), a prefab A-frame with a metal shingled roof and an intrusive front addition, and the 1960 Char-Grill (WA2886, 618 Hillsborough Street), a small structure with a flat concrete roof of concave vaults on the underside and convex vaults on the top, are fast-food drive-ins, with no interior seating. Both have the flamboyant roof forms of 1950s strip architecture. The 1965 Angus Barn (WA4636, 9401 Glenwood Avenue) is a concrete block structure that mimics a pair of two-and-a-half-story parallel dairy barns joined by a large, two-story hyphen. A 1969 Shoney's Big Boy Restaurant (WA8116, 2725 S. Wilmington Street) retains its California modern design with stone walls and an overhanging front gable roof. Swain's Charcoal Steak House (WA8098, 3201 New Bern Avenue) is a sleek modernist one-story brick building with large plate glass windows, flat roof, covered metal walkway, and brick planters. The only two retaining integrity are the Char-Grill and Shoney's Big Boy.

Hotels and Motels

During Raleigh's recent redevelopment of older suburban commercial areas, most of the dozen hotels and motels built in the survey period have either been demolished or extensively remodeled.³⁵ Three were found to have retained sufficient architectural character to merit intensive survey. The 1969 State Capitol Holiday Inn (WA8030, 320 Hillsborough Street), Raleigh's most iconic hotel of the period, probably survives only because of its large scale and unusual design. The nineteen-story building, with five stories of parking at the base, thirteen stories of pie-shaped guest rooms, and a cantilevered, curtain-walled restaurant and meeting rooms at the top, was the tallest structure in Raleigh for several years. Designed by Lundgren and Maurer of Austin, Texas, the hotel was dubbed an "instant landmark."³⁶ The original open balconies have been enclosed. The 1957 Belvidere Motel (WA8117, 2729 S. Wilmington Street) is the oldest motel identified. The U-shaped, one-story brick motor inn, altered with the application of stucco and replacement of most of its windows, survives because of its location along the Raleigh's southern commercial gateway of the 1950s and 1960s where little new development has occurred since construction of the 440 Beltline and Interstate 95 routed traffic from the south away from this entrance to the city. The 1976 Best Western South Inn (WA8119, 3901 S. Wilmington Street) is a three-story brick building, now stuccoed, that retains its Modernist metalwork screens over the end wall stairways and its retro low-front-gabled office with full glass curtain walls.

Several other midcentury hotels survive with extensive remodeling. These include the 1964 Days Inn, 300 N. Dawson Street, greatly altered between 1995 and 2003; the 1971 Motel 6, 1401 Buck Jones Road, which has had a hipped roof added; and the 1973 twelve-story former Howard

³⁵ The 1963 Velvet Cloak Inn (WA4594, 1505 Hillsborough Street), a luxury motor hotel designed by Leif Valand in a style reminiscent of traditional New Orleans architecture, was demolished in 2017.

³⁶ "Formal Opening Ceremony For Holiday Inn is Today," *The News and Observer*, April 5, 1970; Vickers, *Raleigh City of Oaks*, 128.

Johnson's, now a Holiday Inn, 4100 Glenwood Avenue, which was largely intact until a 2015 remodeling gave it a Late Modernist appearance.

Significance

Much of the post-World War II commercial architecture of Raleigh is significant under Criterion C for its architecture and under Criterion A in the area of commerce and certain buildings perhaps also as a reflection of the suburbanization of the city. At least one building has significance under Criterion B: The Dr. Debnam Clinic (WA8076, 512 Blount Street) is important for its long association with the African American physician for which it is named. Modernism became a form of public relations, the means companies used to project their regional and/or national vitality to the general public. Commercial architecture reflects the embrace of nationally popular modes of modern design by the business community, beginning with the Moderne style in the late 1940s and early 1950s, the International Style during the 1950s and 1960s, and Brutalism in the later 1960s. This embrace is generally at odds with Raleigh citizens' private taste, as they usually preferred conservative traditional designs for their residences and their churches. A number of statewide headquarters buildings for professional, religious, fraternal, and social organizations are significant Modernist landmarks and most have architectural presence.

In the central business district and its general vicinity, newly constructed buildings were easily recognizable because their modern design stood apart from the visual order of their surroundings. In North Carolina, the first glass curtain-wall skyscrapers were built by banks in the commercial core as real estate ventures that reflected the larger spatial requirements of the modern banking industry, symbolized the modern corporate bank image, and contained floors of space rentable to tenants. The earliest examples were built in Charlotte in 1958 and 1961, but all three of those have been significantly altered on the exterior. From 1964-1965 the eighteen-story Northwestern Bank Building (now the BB&T Building) rose in Asheville.³⁷ On Raleigh's main street, Fayetteville Street, where tall Classical Revival-style office buildings of the early twentieth century lined the blocks, it is especially significant that two high-rise and one mid-rise Modernist bank buildings, built in 1965, are still intact. Suburban locations offered free-standing sites where retail, office, restaurant and motel buildings attracted attention through their bold designs. Commercial buildings have been remodeled and demolished at a much higher rate than midcentury residential buildings. Eleven out of seventy-four nonresidential buildings surveyed in 2006 are now gone.

Registration Requirements

To be eligible for listing in the National Register, commercial buildings should retain integrity of location, design, materials, workmanship, feeling, and association. Postwar commercial properties significant under Criterion C for their Modernist design, in which form, roofline, entrance, materials, and fenestration are of paramount importance, must retain a high degree of integrity. For example, a building set on steel stilts (such as the Milton Small Office Building) should not have the original open space enclosed. A high-rise office building must retain its

³⁷ Cynthia de Miranda, "Study List Application for the Fayetteville Street Historic District," N. C. State Historic Preservation Office, 2004.

original exterior integrity, but some interior remodeling does not render a building ineligible. The public spaces, such as entrance lobbies, are the most significant interior areas as they generally have the most impressive architectural finishes and should retain a high degree of integrity. Architects designed upper office floors to be reconfigured and remodeled to suit the needs of changing tenants, and consequently changes there likely are unimportant. Nevertheless, a building's iconic landmark power, its street presence, *may* outweigh a certain degree of interior alterations. Additions are allowable unless they detract from the original form, as exemplified by the Caviness Building (WA8048, 701 W. Johnson Street), which has one-bay additions at each end that compromise its integrity. If the exterior brick or stone walls are painted, this may render the building ineligible. For example, the beige paint applied in recent years to the brick and flagstone walls of Brown Wynne Funeral Home (WA8034, 308 St. Mary's Street) has damaged the building's architectural character because it obscures the color and texture of the materials that are primary elements of the design.

Buildings should retain their original entrance opening and door and window openings, although the windows themselves may be replaced with those of similar design. Honeycutt Cleaners (WA8086, 605 New Bern Avenue) has a replacement entrance, set on a diagonal rather than recessed as originally built, that compromises its integrity. One Hour Martinizing, Glenwood Avenue, has visible rooftop additions that compromise its integrity, although its elevator addition is not a problem because it is on the rear of the building. The IBM Building, 711 Hillsborough Street, was remodeled with a new curtain wall of windows that opens up its façade and thus significantly alters its historic character. All of the original awning-type upper story windows on the James C. Greene Realty and Insurance Office, 323 W. Morgan Street, were recently replaced with plain plate glass, thus compromising its character. An even higher standard of design quality and integrity is necessary for a less-than-fifty-year-old building to meet Criteria Consideration G for exceptional significance under Criterion C in the area of architecture and/or engineering.

2. Industrial Properties

Description

Manufacturing plants and wholesale warehouses are one- or two-story concrete block and/or brick buildings with steel-framed roofs. A plant that manufactured products normally contained an office, a large assembly space, and a warehouse space. Wholesale warehouses usually contained an office, a showroom, and a warehouse and were generally smaller than manufacturing plants. Approximately sixty properties of this type were surveyed.

Manufacturing Plants

In contrast to many of the plants of the later postwar period, manufacturing plants of the late 1940s and 1950s tended to be fairly small utilitarian buildings. For example, Alexander Manufacturing and Welding Company (WA7999, 518 Pershing Road), which constructed custom truck bodies, is a tall one-story, concrete-block plant, built in 1946, that contains three separate sections with wooden barrel roofs supported by metal trusses. Beginning in the late 1950s, more architecturally distinctive plants began to be constructed. Industrial plants of

significant architectural design are found in several clusters in Raleigh: the York Industrial Center along Capital Boulevard near I-440; the south Raleigh corridors of Garner Road, S. Saunders Street, and S. Wilmington Street; and on Atlantic Avenue in northeast Raleigh.

Three of the approximately dozen plants in the York Industrial Center are extant. The 1956 plant designed by Leif Valand for American Machine and Foundry Corporation (WA8011, 2010 Yonkers Road), a wide, low, one-story International Style plant with red brick walls and ribbon windows, was a research facility, an early forerunner of the type of facility built in the later 1950s at Research Triangle Park. A generous sweep of grassy lawn along the front celebrates its suburban location. The original 20,000-square-foot building grew to 90,000 square feet to house the Exide Corporation and, since 1987, headquarters of the Electroswitch Corporation. Peden Steel (WA4503) built a two-story International Style office with an exposed steel frame at 1815 Capital Boulevard and detached steel-framed fabrication buildings adjacent at 111 E. Whitaker Mill Road in 1962. The 1963 National Biscuit Company (Nabisco) (WA8023, 2319 Laurelbrook Road) is a fairly small one-story, streamlined International style building with curtain walls on two sides.

Three well-preserved manufacturing plants stand in south Raleigh. The International Paper Company (WA8111, 2215 S. Wilmington Street), built in 1956, is a large Modernist red brick building that consists of an office, a distribution wing with multiple garage bays, and a brick warehouse with continuous clerestory windows. The 1961 Easterby and Mumaw Steel Plant (WA8141, 2126 Garner Road) consists of a small 1961 office constructed of unusual, decorative hexagonal concrete block and two detached steel assembly warehouses to the rear. The 1962 Rockwell Manufacturing Company (WA8132, 1900 S. Saunders Street) is a large prefabricated steel plant constructed in several phases. The original 141,000 square foot plant has metal walls. In 1969 Milton Small designed the one-story International Style office wing on the front. It is distinguished by a curtain wall on three sides and a white steel fascia. Current owner Flowserv added two sizeable brick and metal additions in 2003 and 2011. The 1968 Fisher Scientific Company (WA7978, 3315 Atlantic Avenue) has a one-story 8,000-square-foot front office of variegated tan brick veneer with full-height vertical windows flanked by pilasters; a taller 33,000-square-foot warehouse of the same brick veneer stands to the rear.

Wholesale Distribution Warehouses

The buildings constructed as wholesale distributorships of plumbing supplies, electrical supplies, concrete pipe, groceries, tractors, agricultural equipment, etc. are smaller than manufacturing plants. They are generally utilitarian one- or two-story flat-roof concrete block and/or brick buildings. Earlier warehouses have brick or block walls and wood framing; some have flat roofs with wood trusses, others have barrel-vaulted roofs supported by metal trusses. The building type often combines a utilitarian warehouse space with an office, which may exhibit stylish design to attract customers in a competitive post-war economy. While wall construction generally remained concrete block, roof construction evolved quickly after World War II from wood trusses to steel trusses to prefabricated steel skeletons. Prefabricated or pre-engineered steel buildings became widely available in the mid-1950s; Butler Buildings was an early supplier.³⁸ Warehouses for auto-related products such as parts and tires, furniture, books, or other

³⁸See https://en.wikipedia.org/wiki/Metal_Building_Manufacturers_Association.

commodities are ubiquitous in certain sections of Raleigh, especially along the railroad lines in the immediate post-war period and later in industrial parks.

Clusters of this property type are in industrial parks such as the York Industrial Center on U.S. 1 North (Capital Boulevard) and along its side streets, on streets such as Beryl Road that run along railroad tracks, and along Garner Road in south Raleigh. By the late 1960s and 1970s, warehouses were built in suburban highway parks, for example, along Highway 70 (Glenwood Avenue). The earliest railroad-oriented warehouses are a pair of attached Quonsets (WA8021) along the railroad tracks at 5301 Hillsborough Street, near the State Fairgrounds. The ca. 1945 corrugated metal warehouse has doors and small windows.

Well-preserved examples from the postwar era illustrate the evolution and variety of this property sub-type in Raleigh. Capital City Lumber Company (WA6461, 4616 Beryl Road), one of the earliest post-war wholesale businesses, contains a utilitarian frame office and warehouse built in 1947 and 1954, with heavy frame construction exposed on the interior. The N. C. Department of Transportation Depot, along the railroad at 5105 Beryl Road (WA8009), contains twenty-two varied frame and metal 1951-1954 warehouses of early postwar industrial design and a Colonial Revival-style brick office building. The former State Farmers Market (WA4504, 1401 Capital Boulevard), built in 1954, is complex of warehouses with individual bays and covered loading docks and free-standing open canopies supported by steel I-beams in the yard. Also in 1954, North Carolina State College School of Design Modernist architects Milton Small and George Matsumoto designed a sleek International Style service center for Gregory Poole Equipment Company (WA8008, 4807 Beryl Road). Additions built in 1973 and the 1990s destroyed the original one-story glass “jewel box” showroom with showy avant-garde lighting that displayed the latest equipment at night. The earliest surveyed warehouse known to be prefabricated steel is the large 1956 Atlantic and Pacific Tea Warehouse (WA7998, 1053 E. Whitaker Mill Road) in the York Industrial Center. The one-story rectangular brick building features continuous rows of freight doors and large glass windows and clerestory windows with metal security grills. A wide metal canopy shelters two elevations. Rural Heating & Plumbing Company (WA801, 6701 E. Six Forks Road) is a 1963 prefab warehouse with a stylish two-story attached front office with decorative red brick veneer and prominent brick pilasters between the window bays. The 1970 N. C. Farm Bureau Warehouse (WA8046, 5115 Beryl Road) is a sophisticated Modernist one-story, 25,000-square-foot concrete block warehouse with a loading dock sheltered by a flat canopy with concrete posts and exposed concrete rafter tails. Wilders Nuts & Bolts (WA8005) was built in 1973 in the York Industrial Center at 2406 Alwin Court. The 16,000-square-foot prefab steel frame building represents the state-of-the art for late mid-century wholesale warehouses, with a shallow front-gabled façade, a metal entrance porch, a large blue Masonite panel in the peak of the front gable, and smaller rectangular blue Masonite panels at the bottom and top of the narrow vertical windows beside the entrance.

A company’s image was sometimes sufficiently important that the warehouse/office buildings featured stylish Modernist design. For example, Noland & Company Plumbing, built in 1959 at 1117 Capital Boulevard (WA7126), is a one-story International Style steel and glass building designed by Edwards, McKimmon, and Etheredge. The glass curtain wall façade provided a good view of the bathtubs, sinks and other bathroom fixtures in the showroom area. Next door, Graybar Electrical of 1959 (WA7125) is a one-story warehouse with Moderne casement

windows with a concrete surround and a vertical panel of decorative brick that call attention to the office area. Pipe Inc. (WA4538, 632 Pershing Road), built in 1962, is a stylish two-story office/warehouse building with decorative walls of wide concrete blocks separated by narrow recesses and cantilevered balconies with Modernist railings consisting of tall vertical metal rails capped by two sections of shorter metal rails. Its various types of decorative concrete block and reinforced concrete balcony and stair elements may have advertised the company's product. The 1952 Raleigh Tractor and Truck Company, (WA4592, 1512 Garner Road) is a two-story brick and concrete block International Style building that has a steel frame visible through the ribbons of windows in the upper façade. Original lower façade ribbon windows have been replaced with glass brick; other alterations since 2006 have compromised the building's architectural integrity.

Another variety of wholesale distributorship buildings are truck terminals to which fleets of trucks deliver freight to be redistributed to other trucks for delivery to wholesale or retail businesses. Two well-preserved truck terminals survive from the mid-century. The 1956 Roadway Express Terminal (WA4459, 2418 Old Trawick Road), is a side-gabled brick office with a rear gabled brick wing with a steel truss roof and flanking covered loading docks with eight freight bays. The 1972 Estes Express Line Terminal (WA7949, 6648 Mt. Herman Road) is a prefab steel office and a rear prefab steel freight terminal representative of the later mid-century version of the building type.

Significance

The sizeable number of manufacturing plants and wholesale distribution warehouses built in Raleigh during the postwar era dispel the general impression that Raleigh has always been a governmental and educational economy and have significance under both Criterion A for industry and C for architecture. The typical Raleigh distributorship, a utilitarian brick warehouse with a flat roof, small windows, and a front corner office with windows and a door, does not rise to the level of significant architecture. However, the modern designs of a number of these complexes, some designed by architects, indicate that a progressive image was sometimes as important in manufacturing and wholesaling as it was in the commercial realm. Facilities such as the Gregory Poole Equipment Company and Noland Plumbing Company hired architects to design a stylish modern building that combined the functions of showroom, office, and warehouse in a design package that projected the company's image to the general public. The property type is eminently flexible and tends to be targeted for adaptive reuse by breweries, restaurants, art galleries, and other trendy new businesses during the real estate boom of the 21st century or to be demolished for new construction. The 1962 Peden Steel Office, (WA4503, 1815 Capital Boulevard), designed by Leif Valand, is a significant two-story International Style building with an exposed steel frame that showcased the company's product. It has been sold and is about to be redeveloped. Two of the four industrial buildings placed on the Study List during the 2006 survey – Carolina Coach Company Shops and the Corning Glass Plant – are gone.

Registration Requirements

To be eligible for listing in the National Register under Criteria A and C, plants and warehouses should not only retain their basic integrity of location, design, setting, materials, workmanship, feeling, and association, but also should have significant architectural design that exhibits a

progressive image or have significant construction features representing engineering evolution. The features that express the Modernist aesthetic—form, roofline, entrance, materials, and fenestration-- are of paramount importance. The Moderne-style architectural character of the 1956 Job Wyatt & Sons building (WA4457, 2220 Capital Boulevard) was lost in a recent remodeling when the brick walls and stone trim were painted, the entrance canopy altered, and windows replaced to convert it to a self-storage warehouse. Large additions destroy integrity of design. For example, the Colonial Stores Distribution Center (WA4502, 2233 Capital Boulevard), a large 1951 warehouse with a Moderne-style façade, lost integrity in 1997 when an entrance wing with an atrium was added. The Edwards & Broughton Printing Plant (WA4530, 1863 Capital Boulevard) lost its Modernist character when several large new entrances were added to convert it to the Raleigh Rescue Mission.

3. Vehicle Service, Repair, and Sales Buildings

Description

The transformation of Raleigh into an auto-dependent city during the postwar era necessitated vast numbers of vehicle repair shops, tire stores, service stations, and new and used auto sales buildings. Most repair shops and parts stores are one-story concrete block or prefab metal buildings of no architectural significance. Early examples of auto repair shops and tire warehouses tend to have brick exteriors and stepped front-parapet roofs. Tunstall-Williams Paint and Body Works, an auto-repair business (WA8128, 1044 S. Saunders Street), has occupied the one-story concrete block and brick veneer shop since its construction in 1956. The front roof parapet, large central service bay flanked by a pedestrian door and a window, typifies this building type in Raleigh.

Postwar vehicle sales buildings and service stations often exhibited Modernist design. Sprawling, flashy Modernist auto dealerships constructed on commercial corridors during the era have been heavily remodeled or rebuilt in recent years, often for adaptive uses such as auto repair shops, and no longer retain architectural integrity. Used car dealerships tended to operate in converted gas stations, or to erect a small sales office, but none of these retain architectural integrity.

So many service stations of the period also have been prone to extensive alteration that only five were surveyed. One had previously been surveyed in 2006, when it was intact. The flat-roofed James Esso Service (WA4590, 2121 Garner Road), built in 1963, had white enameled steel-sheathed walls and a large tilted canopy with a stylish Modernist steel beam support, but about 2010 a new owner brick-veneered the façade, installed new windows and doors, and built a deep eave on top of the canopy that destroyed its original sleek Modernist form.

The other four services stations surveyed in 2018 remain relatively intact. The oldest of these (WA8019, 5618 Hillsborough Street) is a handsome brick 1950 station with a porte-cochere of late Craftsman style. A 1953 Texaco Service Station (WA8014, 5201 Western Boulevard) is a notably intact 1,280-square-foot Moderne-style one-story flat-roofed building. It retains white enameled steel walls with blue bands at the bottom, top, and above the windows, a flat blue metal canopy at the office entrance, and a curved corner office window. Bands of metal windows illuminate the office and the shop area at the rear of the two original garage bays. Stephenson's

Pilot Gas Station (WA8114, 2708 S. Wilmington Street) is a small Modernist 1968 building with a wraparound curtain wall and an angled roof forming a large front canopy supported by slender metal posts. The curtain wall has replacement black metal framing members that lessen its original character. The 1969 Five Points 66 Service Station (WA8113, 1647 Glenwood Avenue) is the most intact of the 1960s Modernist service stations in Raleigh. The wide rectangular brick station with a low gabled overhanging roof with prominent eave brackets and a sizeable front porte-cochere mimics the form of a Modernist ranch house of the era, appropriate for the Five Points neighborhood center. The office area features front and end wall floor to ceiling glass and an intact interior. To the south side is the original front-gabled service area with three service bays.

Significance

Collectively, Raleigh's ubiquitous vehicle service, repair, and sales buildings have significance under Criterion A in the area of transportation, but they rarely exhibit Modernist design. Most buildings of this property type were constructed of concrete block or prefab metal in one-story, rectangular, flat-roofed forms and have no particular architectural significance. Auto dealerships and service stations that attracted customers through bold Modernist designs may have architectural significance under Criterion C. Most midcentury dealerships have been heavily remodeled or replaced. Service stations have evolved into food shops, thus postwar stations tend to be remodeled into auto repair shops. The few intact Modernist service stations have significance under both Criteria A and C.

Registration Requirements

Many auto dealerships and service stations attracted customers through bold Modernist designs and may have architectural significance under Criterion C as well as transportation significance under Criterion A. In order to be eligible for listing in the National Register, vehicle service, repair and sales buildings should not only retain a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association, but should have significant architectural or engineering design, whether such buildings are utilitarian and functional or stylish. Service stations lose their character when facades and canopies are remodeled or large additions are constructed. For example, the 1950 service station at 5618 Hillsborough Street (WA8019) was enlarged with service bays at a later date, thus losing its architectural integrity. The 1953 Texaco Station at 5201 Western Boulevard (WA8014) received a 1,500-square-foot rear concrete block addition that considerably lessened its architectural character.

4. Institutional Properties

Educational Buildings

Description

Public Schools

The public school prototype of the postwar era is a concrete block buildings with brick exteriors, wide rows of windows, flat roofs, a front office area, double-loaded classrooms aligned along one-story wings, access by concrete walkways covered by roofs supported with steel posts, and a cafeteria and gymnasium wing or wings attached. The architecture firms that designed many of Raleigh's schools in the postwar period were William H. Deitrick and Associates, F. Carter Williams, Dodge and Beckwith, and Fishel and Taylor. The postwar school plants initially were relatively small, and as Raleigh grew the schools were expanded, often multiple times. Since about 1990, nearly every school has been demolished and rebuilt or else enlarged with additional wings that have almost completely transformed its overall appearance. About twenty-one public schools were re-surveyed or surveyed, but only eight remain with a medium or high degree of integrity. Four have been demolished and eleven have been extensively altered. Two schools – Millbrook Elementary School (WA4252, 1520 Millbrook Road) and Mt. Vernon Goodwin School (WA0946, 5418 Chapel Hil Road – have been razed except for one wing or building. Three extant schools of the period – Carroll Middle School (4520 Six Forks Road), built in 1962, West Millbrook Middle School (8115 Strickland Road), 1967 and 1975, and Millbrook High School (2201 Spring Forest Road), 1967 and 1973, were not surveyed due to lack of architectural distinction.

Three schools are relatively intact and retain medium integrity. Emma Conn Elementary School (WA4259, 1220 Brookside Drive), 1954, is a one-story prototypical brick school with a 1990s front classroom addition. Brentwood Elementary School (WA7967, 3426 Ingram Drive), 1965, and York Elementary School (WA4468, 5201 Brookhaven Drive), both built in 1965, have unaltered main blocks with more centralized plans than the prototypical dispersed plan with exterior walkways. Brentwood has a large one-story rear addition. York has one- and two-story side and rear additions.

Five schools retain a good deal of their character. Stough Elementary School (WA7970, 4210 Creedmoor Road) was designed by Dodge and Beckwith architects and built in 1967. The one-story brick U-shaped school has a centralized plan and a courtyard opening to the rear, quite different from earlier prototypical postwar schools. North Ridge Elementary School (WA7951, 7120 Harps Mill Road) was designed by Fishel and Taylor architects and built in 1968. The well-preserved Modernist one-story brick school with detached classroom wings connected by covered walkways, with a 1973 addition of the same style, is the most intact prototype elementary school surviving in Raleigh. East Millbrook Middle School (WA7964, 3801 Spring Forest Road) is a prototypical one-story 1975 dispersed complex with white rusticated concrete block walls, connected by covered walkways. The most intact high school is Sanderson High School (WA7959, 5500 Dixon Drive), a 1970 two-story brick Modernist school featuring a large, contained block with elegant full-height two-story windows. A harmonious east addition is

connected by an enclosed walkway. The recently constructed main entrance detracts somewhat from the school's overall integrity.

Colleges and Universities

About forty-two buildings on the campuses of colleges and universities were surveyed. North Carolina State University, one of the two largest universities in North Carolina during the midcentury era, greatly expanded its campus, set between Hillsborough Street and Western Boulevard, from the 1950s to the 1970s.

Two previously surveyed buildings were updated in 2018. The 1952 Erdahl-Cloyd Student Union (WA4275, 2601 Hillsborough Street) is a two-story International Style brick building with a monumental front portico. Probably the work of Matthew Nowicki before his death in 1950, the design was completed by William H. Deitrick. It is now a wing of D. H. Hill Library, a high-rise building. The 1953 Burlington Nuclear Laboratories (WA4573, 2500 Stinson Drive), by Milton Small, is a small one-story brick, flat-roofed landmark with a substantial 1970 two-story addition at the rear. Both buildings are on North Carolina's Study List for the National Register.

Nine additional midcentury nonresidential buildings built from 1949 to 1966 at NCSU were surveyed in 2018: Reynolds Coliseum (1949); Broughton Hall (1951), West Dunn Building (1958); Carmichael Gymnasium (1961); Kilgore Hall (1962); Harris Hall (1963); Carter-Finley Stadium (1966); Schaub Food Science Lab (1968); the Coliseum Parking Deck (1970), and Poe Hall (1971). The earliest buildings represent the late 1940s and early 1950s continuation of the Moderne style of the late 1930s. Reynolds Coliseum (WA8035, 2411 Dunn Avenue), a massive athletic facility designed by Northup & O'Brien, with a monumental stone or manmade stone façade with four pilasters supporting distinctive flagpole bases, is the finest Art Moderne-style building on campus. Broughton Hall (WA8036, 2601 Katharine Stinson Drive), the mechanical engineering department, also by Northup & O'Brien, is a two-story brick Moderne classroom building with a monumental granite entrance surmounted by relief sculpture of icons of engineering disciplines and the building name. The West Dunn Building (WA8043, 2901 Thurman Drive) is a modest 1958 Moderne-style building with an entrance porch of angled, rounded concrete walls supporting a flat roof and a corner metal window with a substantial concrete surround.

The 1960s and 1970s buildings have fully Modernist designs. Kilgore Hall (WA8040, 2721 Founders Drive) is a sleek Modernist two-story brick classroom building for the horticulture department built in 1962 from a design by J. N. Pease & C. W. Connolly. Harris Hall (WA8042, 2831 Thurman Drive), 1963, an elegant one-story brick cafeteria set on a daylight basement podium, was designed by Joseph Boaz (a partner of Milton Small); it is now connected to Pullen Hall, a more recent building. Carter-Finley Stadium (WA7988, 4600 Trinity Road), designed by Milton Small and Charles Kahn and built in 1966, consists of bleachers supported on hairpin-shaped steel beams, but has a number of additions that have altered its original design. Carmichael Gymnasium (WA8038), built in 1961, is a large utilitarian, barrel-vaulted steel and brick building that has been compromised by additions. Schaub Food Science Lab (WA8039, 400 Dan Allen Drive) is a Modernist 1968 five-story red brick and white concrete classroom and lab building for the Food, Bioprocessing and Nutrition Sciences curriculum. The 1970 Coliseum

Parking Deck (WA8041, 201 Jeter Drive), designed by J. N. Pease Associates and built in 1970, is a three-story steel and concrete parking structure, perhaps the earliest on the campus. The North Carolina chapter of the American Institute of Architects gave it an Award of Merit in 1975 for its functionality and the imaginative cast-concrete stair towers of sculptural shadow box shapes with arched, circular, and rectangular openings. Poe Hall (WA8037, 2310 Katharine Stinson Drive), a seven-story 1971 classroom building with a “Beton brut” cast concrete base, asymmetrical concrete towers, and projecting cast stone cornices and continuous window bands marking each story, was designed by the South Carolina firm of Lyles, Bissett, Carlisle & Wolff in the Brutalist style.

Meredith College (3800 Hillsborough Street) underwent considerable expansion in the postwar period. The school’s eight midcentury nonresidential buildings erected from 1950 to 1974 exhibit two very different architectural styles. Most of the 1950s and early 1960s buildings -- Joyner Hall (WA7525, 1956); Carroll Hall (WA7528, 1962); and Hunter-Martin Hall and Yarborough Annex (WA7526, 1959) -- follow the red brick, classical revival designs of earlier campus buildings. Each is a two-story side-gable roofed building with a delicate classical portico at the entrance and large double-hung windows. In contrast, Jones Hall (auditorium) (WA5017, 1950), a classical Modernist auditorium by William H. Deitrick, features a monumental cast-stone façade with fluted pilasters; the Wainwright Music Building was added to the rear in 1977.

Three 1969-1974 buildings have Modernist designs. Campbell Library, 1969, by James Russell Bailey of Virginia, is a compact two-story building with an expressed concrete framework enclosing red brick walls and large windows. Weatherspoon Gym and Annex, of 1970, designed by F. Carter Williams, has a similar expressed concrete framework and red brick walls but fewer windows. The 1974 Cate Center, the student union and theatre building designed by Valand, Benzing & Associates, is a two-story red brick building with first-story recessed outer corners and a deeply set-back central entrance surmounted by a triangular canted window. A large addition for the dance program was added in 1997.

St. Augustine’s University, fronting Oakwood Avenue east of Raleigh’s central business district, constructed six buildings during the postwar era. Three of them -- Penick Science Building (WA8062, 1950), Boyer Building (WA8064, 1970), and Robinson Library (WA8063, 1972) -- stand on the Oval, an open lawn at the center of the campus. Penick Science Hall, a classical red brick building with a stylish Moderne entrance, has replacement windows that lessen its architectural integrity. Boyer Building, (the administrative building) and Robinson Library are similar two-story Modernist buildings on raised basements. Both have an expressed reinforced concrete framework with a base, heavy pilasters, and a heavy roof cap. According to the website of N. C. Modernist Houses, the firm of Scovil, McGee & Rairden, in business during the 1960s and 1970s, designed buildings at St. Augustine’s, and it is likely they are Boyer Building and Robinson Library. Emery Health and Physical Education Center (WA8067, 1962) is a utilitarian red brick gymnasium. The Martin Luther King Union (WA8065, 1967), a large Modernist red brick building, has white vinyl panels above the windows and a white vinyl roof cap that conceal the original materials, likely concrete. Jones Fine Arts Building (1976) consists of a theatre flanked by lower right-angle wings that enclose a courtyard. The dark red brick walls have sculptural windows set into deep reveals.

The primary midcentury buildings at Shaw University (WA8066, 118 E. South Street) are a group of three Modernist edifices: the Administration Building (WA8073, 1966), the University Union (WA8075, 1967), and Memorial Library (WA8074, 1968), all designed by Edwards, McGee & Scovil as a result of a 1960s building campaign to redevelop the campus for the future. All three have expressed structure of reinforced concrete, with heavy pilasters supporting heavy roof caps and panels of buff brick set between the pilasters. The smallest and most original, the Administration Building, has windows set in “shadow box” concrete boxes.

The campuses of St. Mary’s College (900 Hillsborough Street), formerly a preparatory school and junior college for women (now St. Mary’s School) and Peace College (formerly a junior college for women and now the co-ed William Peace University) changed little during the midcentury era. The only postwar nonresidential building at St. Mary’s College, Kenan Library (WA8029, 1965) was designed by the firm of Edward Durrell Stone; the local firm of Holloway and Reeves were the managing architects. It resembles a small version of Stone’s 1963 North Carolina Legislative Building. The basement level forms a podium supporting the main level, which features corner windows and curtain walls sheltered by a colonnade of concrete columns across the front and partially down the sides. A wide overhanging roof with a hipped cap completes the composition. Peace College has no midcentury nonresidential construction.

Special Schools

Two training schools for the blind stand in Raleigh. On the early 1900s campus of the former Governor Morehead School for African American Blind and Deaf (WA4261, 3320 Garner Road), the SBI Academy constructed a classroom complex in 1964 consisting of four one-story brick buildings around a landscaped quadrangle and connected by covered walkways. The buildings have modest Modernist design, with recessed entrances and metal awning windows, that resemble public school architecture of the era. The Governor Morehead School for the Blind, 301 Ashe Avenue, established on the site in the 1920s, did not add any non-residential buildings to its campus during the postwar era.

Significance

The influence of the first generation of Modernist architects brought to Raleigh to teach and study at the School of Design of North Carolina State College was perhaps nowhere more in evidence than in the educational buildings constructed in the midcentury era as public schools, colleges, and special schools. The Raleigh public school system was the first in North Carolina to adopt modern educational plants after World War II. The approximately thirty schools built from 1950 to 1965 in newly developed suburban areas from designs by local architects represented one of the major accomplishments of city government in response to the unprecedented baby boom of the postwar era. The educational architectural model created at the School of Design in the postwar years--a brick, flat-roofed form with a front office area, classrooms aligned along one-story wings, flat-roofed metal walkways linking the wings, and a cafeteria/gymnasium section--is no longer favored by the educational establishment. Raleigh’s Modernist public school buildings accommodated a generation of schoolchildren, then underwent another generation of gradual enlargement with additional classroom wings, library

additions, larger gymnasiums, and other additions that gradually eroded the architectural integrity of the original school campuses. These schools are significant under both Criterion A for their progressive educational practices and Criterion C for the Modernist designs that facilitated those practices.

For the past twenty-five years, the school board has gradually demolished these schools or remodeled them so extensively that nearly all are either gone or have lost their integrity. The surviving schools with the highest level of architectural integrity are Stough Elementary School (WA7970, 4210 Edwards Mill Road), 1967; North Ridge Elementary School (WA7951, 7120 Harps Mill Road), 1968; and Sanderson High School (WA7959, 5500 Dixon Drive), 1970. The first two schools are slated for demolition. Sanderson High School underwent a recent remodeling that added a new central façade entrance and stair tower that diminished its integrity.

North Carolina State University, Shaw University, and St. Augustine's University contain a number of postwar Modernist buildings significant under Criterion A, as some of the essential components of expanding programs during the postwar era of higher education in North Carolina, and Criterion C for progressive midcentury modern design. At the University of North Carolina campus in Chapel Hill, where the School of Design had little influence, modern design appeared only in the 1960s with only one building. In contrast, North Carolina State College (now University), a land-grant college, constructed a striking group of postwar classroom, laboratory, athletics, and cafeteria buildings of high architectural merit, many designed by some of the pioneering Modernist architects affiliated with the college's School of Design.

Like the Wake County public school system, the growing university, now the largest in North Carolina, faces rising enrollment that demands that its physical campus be constantly enlarged and remodeled. Two landmark midcentury buildings were recently demolished: the 1959 NCSU Bookstore, designed by Milton Small and Joseph Boaz, and Harrelson Hall (WA4576), a 1961 round modernist classroom building set on piloti designed by Terry Waugh. Remodeling of midcentury buildings has continued. Harris Cafeteria by Joseph Boaz is now connected to a recently constructed building. Reynolds Coliseum has been reconstructed on the interior to serve the NCSU women's basketball team. These extant postwar buildings may still be contributing resources in a potential National Register Historic District. Carter-Finley Stadium, by Milton Small and Charles Kahn, continues to grow with new additions.

Significant Modernist buildings retaining good integrity remain on other Raleigh campuses. The two historically African American campuses, Shaw University and St. Augustine's University, added a number of Modernist buildings in the postwar era, but only Shaw University's group of three later 1960s Modernist buildings, designed by Edwards, McGee & Scovil, with a few other postwar buildings, constitute an eligible historic district. The 1965 Kenan Library at St. Mary's College, by the firm of Edward Durrell Stone with Holloway & Reeves as local managing architects, is eligible under Criterion C for its well-preserved elegant Modernist design.

Registration Requirements

To be eligible for listing in the National Register under Criterion C, a school complex should retain integrity of location, design, setting, materials, workmanship, feeling, and association. For

an educational building to retain integrity, additions must not block the original facade or dwarf or engulf original buildings. A public school complex must retain its original form with office, cafeteria, auditorium, and classroom wings. Additions to public schools have generally included construction of a new office and main entrance in front of the original school plant, additions that severely compromise the original architectural character. Other changes that have resulted in loss of materials, such as the installation of modern replacement windows, may diminish integrity to the point that a school is no longer eligible under Criterion C but may remain eligible under Criterion A if it can be shown to have local significance in the area of education. At North Carolina State University, Burlington Nuclear Laboratories has a large rear addition, however the original one-story International Style building retains its architectural identity. Interior alterations do not strongly affect overall integrity as the original interior spaces were designed to be flexible. An even higher standard of design quality and integrity is necessary for a less-than-fifty-year-old property to meet Criteria Consideration G for exceptional significance under Criterion C in the areas of architecture and/or engineering.

Houses of Worship

Description

Churches and schools are the two largest nonresidential property types in Raleigh. In 1964, the population of Raleigh worshipped in 105 churches; in 1975, in 170 churches.³⁹ While schools in Raleigh were uniformly of modern design, church design for the most part remained conservative, tending toward Classical Revival or Colonial Revival styles for Baptists, Methodists, and Presbyterians and Gothic Revival for Episcopalians and Catholics. Most Protestant churches, which constitute the majority of religious buildings in Raleigh, have Colonial Revival or Medieval Revival styles that changed little from the early twentieth to the mid-twentieth century. A small percentage exhibit Modernist designs. Buildings of other religions surveyed include one Catholic church, one Greek Orthodox church, and one synagogue. A total of twenty-eight houses of worship were surveyed: fourteen previously surveyed buildings were updated; fourteen were newly surveyed in 2018. Seventeen of the twenty-eight midcentury houses of worship have Modernist design in accordance with the survey's emphasis on documenting Modernist architecture of the midcentury era.

Among the most notable classical or medieval revival churches are White Memorial Presbyterian Church, Millbrook United Methodist Church, and Pullen Memorial Baptist Church. White Memorial Presbyterian Church (WA3041, 1704 Oberlin Road; Study List 2006), built in 1951 from a design by Courtney Weldon, is a tall brick church with a splendid Corinthian portico. Millbrook United Methodist Church (WA7963, 1712 E. Millbrook Road), is a small Colonial Revival-style 1963 church of stone and brick with a masterful tripartite façade window. Pullen Memorial Baptist Church (WA4494, 1801 Hillsborough Street), built in 1951 according to a design by F. Carter Williams, a member of the congregation, is notable as the only example of the Romanesque Revival erected during the postwar era. Edenton Street Methodist Church (WA4556, 228 W. Edenton Street) is a somewhat streamlined 1957 Gothic Revival-style brick church with ornate stonework and a notable arcade. Its extensive additions have lessened the architectural character of the original building. Non-Protestant Christian churches often exhibit

³⁹ *Hill's Raleigh City Directory, 1965, x-xii; 1975.*

more exotic architectural influences than Protestant churches. St. Raphael's Catholic Church's fellowship hall, Raphael Hall (WA7961, 5801 Falls of Neuse Road), built in 1970, is a two-story Modernist temple with white rusticated concrete block walls and an overhanging flat roof that forms a front portico supported by concrete columns. Holy Trinity Greek Orthodox Church (WA7956, 5000 Lead Mine Road) was built between 1974 and 1983. The two-story, white-stuccoed sanctuary has a curved apse, arched gables along each side, and a round tower at the rear. It incorporates artifacts from the original 1938 church in downtown Raleigh, including the altar and the iconostasis.

Religious buildings have a natural affinity for modern design, which encourages such spiritual and symbolic forms as soaring spaces, abundant windows, and towers. Modern church design ignited greater creativity than the design of more utilitarian commercial or educational building types. Raleigh architects created a number of low-budget Modernist churches for young congregations during the postwar period. Some, perhaps influenced by other property types such as schools and dwellings, are characterized by a dispersed plan with a cluster of detached buildings rather than a single building containing sanctuary and educational facilities. The earliest Modernist house of worship, Beth Meyer Synagogue (WA 4639, 601 St. Mary's Street), designed by architects Cooper, Haskins and Rice and built in 1951, features a split-level design, with a two-story flat-roofed main block, offset one-story wing, ribbon windows, and terraces and stairs integrating the small building into the site. The exterior represents a significant Modernist statement, however the interior was lost in the late twentieth century when the building was converted to offices. The 1955 Community United Church of Christ (WA7996, 804 Dixie Trail) was designed by F. Carter Williams of low-budget brick walls and stock metal windows in a significant Modernist form, featuring prow-shaped front and rear gables, for a new congregation. An educational wing extends at a right angle. Local architect Walter C. Burgess designed St. James Methodist Church (WA4460, 3808 St. James Road) in 1962. The bold Neo-Gothic sanctuary has a steel frame, yellow brick walls, and a steep cross-gabled roof with jutting, curved shapes reminiscent of traditional Scandinavian forms. An educational wing connects to a chapel of similar design built in the late 1960s. The congregation of St. Paul's Christian Church (WA7971, 3331 Blue Ridge Road) constructed a fellowship hall in 1968 and added several other detached buildings including a children's building and a sanctuary about 1975. Raleigh architect Cy McGee designed the sanctuary and probably the other buildings. St. Giles Presbyterian Church (WA3916, 5101 Oak Park Road; Study List 1992) was designed in 1968 by transplanted California architect Harwell Hamilton Harris as detached buildings to be erected as growth and funds allowed. The current three cedar-shingled and gabled buildings of rustic California Modern style — sanctuary, fellowship hall, and children's center -- cluster around a common green space of tall pines.

Several of the most original Modernist churches use the A-frame form popular during the postwar era. These include St. Michael's Episcopal Church, St. Ambrose Episcopal Church, St. Timothy's Episcopal Church, and the nondenominational North Raleigh Chapel. Leif Valand's design for St. Michael's Episcopal Church (WA4599, 1520 Canterbury Road; Study List 2006), called "contemporary French Colonial" in the June 1957 issue of *Southern Architect*, features a square tower next to the A-frame sanctuary and a dramatic façade with full-height vertical wood sheathing and full-height flanking stained glass windows recessed slightly behind the front edge of the roof, which is supported by three full-height brick posts that accentuate the façade's

verticality. Leif Valand also designed St. Timothy's Episcopal Church (WA7977, 4523 Six Forks Road), in 1959. His A-frame form expresses the Neo-Medieval style by the creative use of new materials, including artificial stone, terra cotta, and steel I-beams. Attributed to Valand, St. Ambrose Episcopal Church (WA8136, 813 Darby Street), 1965, has an exaggerated front-gable A-frame form nearly filled with colored glass panels of Modernist design. North Raleigh Chapel (WA7957, 5421 Six Forks Road) is a small A-frame chapel built in 1968. Its front gable is nearly filled with a Modernist window with angled muntins and its front shed entrance is flanked by concave gabled wings.

Two of the most original Modernist churches are Holy Trinity Lutheran Church and Our Lady of Lourdes Chapel. Holy Trinity Lutheran Church (WA4348, 2723 Clark Avenue; Study List 2006), designed by local architect Horace Taylor in 1959, is a creative integration of high quality brickwork, stonework, and stained glass with a soaring interior. The Modernist Neo-Gothic design features orange tapestry brick walls, tall windows filled with intricate abstract designs in stained glass, an unusually slender metal steeple, and small prow-gabled projections on three sides. Due to the grade of the site, much of the building rests on concrete pillars that create an arcade at the recessed exposed basement. Our Lady of Lourdes Chapel (WA3717, 2912 Anderson Drive) was designed in 1975 by John D. Latimer & Associates of Durham and Roger Clark of the NCSU School of Design. The sculptural stuccoed masonry chapel with large windows that permit transcendent light to infuse the interior merits mention as it was cited by architecture critic Ernie Wood in 1976 as the most architecturally significant modern religious landmark in Raleigh.⁴⁰

Significance

Architecturally, houses of worship in Raleigh generally divide into either revival styles or Modernist styles. Raleigh churches, predominantly of classical and Gothic revivalist styles, mirror postwar church architecture throughout the United States. Churches of the postwar era may meet Criteria Consideration A as accomplished academic renditions of traditional revivalist styles or as notable Modernist designs. Examples of accomplished traditional houses of worship include Edenton Street United Methodist Church (WA4456), White Memorial Presbyterian Church (WA3041), and Hayes Barton Baptist Church (WA2841); all three, however, have extensive additions. Modernist houses of worship are rarer and tend to have highly creative designs. Notable examples include Community United Church of Christ (WA7996), St. James United Methodist Church (WA4460), St. Paul's Christian Church (WA7971), St. Giles Presbyterian Church (WA3916), St. Ambrose Episcopal Church (WA8136), and North Raleigh Chapel (WA7957). Examples of notable traditional/Modernist fusion designs include St. Timothy's Episcopal Church (WA7977) and St. Michael's Episcopal Church (WA4599).

Registration Requirements

In order to be eligible for the National Register under Criterion C and thus meet Criteria Consideration A as well, houses of worship should retain integrity of location, design, setting, materials, workmanship, feeling, and association. An even higher standard of design quality and

⁴⁰ Ernie Wood, "Stark Architecture Blends Nature, Modern Religion," *The News and Observer*, Raleigh, N.C., October 17, 1976.

integrity is necessary for a less-than-fifty-year-old house of worship to have exceptional significance under Criteria Consideration G.

Additions of educational wings to the side or rear do not lessen integrity if they are of compatible scale and design. For example, Community United Church of Christ (WA7996) added two small wings to its original building but these do not negatively affect overall integrity because they are compatible in scale and design. Beth Meyer Synagogue (WA4639) retains a medium level of exterior integrity but does not retain sufficient integrity to be eligible because it has been remodeled on the interior to serve an adaptive use. Highland United Methodist Church (WA7989) has a significant sanctuary and bell tower, but its earlier fellowship hall and later additions detract from its integrity. White Memorial Presbyterian Church (WA3041) was placed on North Carolina's Study List in 2006, but the later remodeling and enlargement of the fellowship hall attached to the rear of the sanctuary has lowered its integrity so that it is no longer appears to be eligible for the National Register.

Civic Buildings

Description

Raleigh's federal, state, and local government buildings were designed by some of the era's most talented architects and had enormous influence on the city's architecture in the postwar era. The construction between 1950 and 1952 of the audacious J. S. Dorton Arena (WA0012, NR1973) at the N. C. State Fairgrounds, can be said to have introduced modern architecture to Raleigh. Designed by internationally known architect Matthew Nowicki while in the employ of William H. Deitrick and carried through by Deitrick after Nowicki's death, the gigantic steel and concrete parabolic-arched building with its saddle-shaped roof hung between the two arches became an instant icon of Raleigh's progressive atmosphere. Now a National Civil Engineering Landmark, Dorton Arena is without a doubt the most significant civic building in Raleigh from the postwar era.

The second most significant civic building is the 1963 Legislative Building (WA3861, 16 W. Jones Street; Study List 2006), designed by Edward Durrell Stone with Holloway and Reeves as supporting architects and Richard Bell as landscape architect. Its classicized modernism is familiar from Stone's famous 1950s American Embassy in New Dehli, India. The Legislative Building has a broad two-story peripteral colonnade, five pyramidal roofs above third-story units that open out to a rooftop garden terraces on each of the four corners of the building, and skylit interior courts. White marble and filigreed metal screens add to the exotic Asian look of the building.

The major federal government office building in Raleigh is the Terry Sanford Federal Building (WA4564, 310 New Bern Avenue), built in 1968 from a design by Leif Valand. Although the eight-story concrete and glass building has a gridded International Style, its heavy concrete framework has a somber monumentality that marks the transition into the Brutalist style of the 1970s.

A group of three prominent buildings in the State Government Office Complex north of the Central Business District had earlier survey records updated or were recorded for the first time in 2018: Archives & History Building, 109 E. Jones Street; Albemarle Building, 325 N. Salisbury Street; and Bath Building, 306 N. Wilmington Street. The Archives and History/State Library Building of 1969 (WA3863), designed by F. Carter Williams and Leif Valand in a classical Modernist mode, features a raised podium supporting a stone-faced main block with a central auditorium and library stacks and flanking three-story office wings. A colonnaded terrace wraps around the front and sides of the building. The 1970 Albemarle Building (WA8058) is a twelve-story International Style concrete and glass tower. The 1973 Bath Building (WA8085), the State Laboratory of Public Health, designed by Jesse M. Page Associates, is one of the foremost examples of the Brutalist style in Raleigh, with five stories of geometrically shaped concrete walls and sparse windows.

Two significant Modernist offices and laboratory buildings stand in the state government office park along Blue Ridge Road and Reedy Creek Road west of I-440. The Rollins Animal Disease Lab (WA7986, 2101 Blue Ridge Road), 1972, is a one-story red brick building with a prominent cast concrete framework and windows with lower panels of blue metal. The L. Y. Ballantine Agronomics Building (WA7987, 2109 Blue Ridge Road), 1974 is also a one-story brick and concrete building, distinguished by a decorative concrete screen drawing attention to its entrance.

The two most significant local government buildings in Raleigh's postwar era are the former Municipal Building and the Wake County Courthouse. G. Milton Small designed the Municipal Building, (WA4561, 110 S. McDowell Street) in 1960. The International Style building has a ground level covered in dark blue glassed brick that is recessed behind six piloti on each elevation. The main entrance, in the ground level facing McDowell Street, has a recessed balcony above. The upper main block has vertical bands of red brick and full height windows that accentuate its verticality. (In 1983, a larger municipal building was constructed to the rear and the original building became the Raleigh Police Department.) The 1970 Wake County Courthouse (WA3789, 316 Fayetteville Street) is a twelve-story steel frame building with a concrete Brutalist exterior designed by local architects Holloway & Reeves and local engineers Olsen Associates in 1970. The massive wedge-shaped concrete piers that climb the building emphasize its height and bulk, and the entrance is nearly hidden in the massive base. Although it is a major Modernist landmark in the Central Business District, its foreboding design is not well-loved by the population.

Two Raleigh public libraries were built during the postwar era. The second home of Raleigh's first public library, the Olivia Raney Library (WA4563, 104 Fayetteville Street) is a 1953 building remodeled as the library in 1962 by James M. Edwards Jr. in a Modernist style featuring large plate glass front and rear entrances and a large front window with staggered muntin patterns. In 1986 the building was sold to state government and completely remodeled, thus losing its mid-century character. The Richard B. Harrison Library (WA8089, 1313 New Bern Avenue) is an elegant and well-preserved 1967 design by Milton Small that explores the theme of Mies van der Rohe's classic International Style. The one-story tan brick building with large

areas of glass shaded by a shallow peripteral steel beam colonnade and a heavy roof cap seems to float on a recessed podium foundation.⁴¹

A number of state and city parks have postwar buildings of architectural significance and may also have landscape significance from the era. Umstead State Park (WA0721), listed on the National Register in 1995, has a period of historic significance that ends in 1943, but two 1952 picnic shelters – Reedy Creek Picnic Shelter No. 1 (WA4130) and Crabtree Creek Picnic Shelter No. 1 (WA4096) – are architecturally significant. These well-built and intact stone and heavy timber shelters with integral chimneys resemble the National Park Service’s rustic CCC structures of the 1930s but have finer craftsmanship reflecting professional artisans working from architectural plans. Umstead Park’s Big Lake Boathouse (WA4102), 1962, is a small frame building of Modernist design that has wooden louvers instead of windows. It is no longer in use and apparently slated for demolition. Raleigh’s Durant Park (WA8143, 8305 Camp Durant Road), a Boy Scout camp established in the 1940s, contains several postwar properties: a frame office rebuilt in 1975, a frame lodge built in 1951 and substantially remodeled in 1985, and a boathouse essentially rebuilt in the early 2000s. None of these buildings has architectural significance.

Raleigh’s Parks & Recreation Department constructed a group of significant buildings in suburban parks in the 1960s and early 1970s. The Pullen Park Arts Center (WA8045, 410 Ashe Avenue) is a significant Modernist building erected at Pullen Park in 1961. The low concrete and brick, flat-roofed building has a main level atop a raised ground level, with large plate-glass windows illuminating art studios on both floors. Several of Raleigh’s community centers built in city parks have architectural interest. The Lions Park Community Center (WA8010, 520 Dennis Avenue) is a 1961 Modernist brick gable-roofed gymnasium with a one-story brick flat-roofed attached office and meeting room wing. The Roberts Park Community Center at 1300 E. Martin Street (WA8082), in the African American neighborhood of Battery Heights, is a stylish 1970 brick building with a recessed entrance with staggered brick buttresses and clerestory windows beneath a heavy stuccoed cornice. To the rear is a large recent addition. At Jaycee Park, the Raleigh Parks & Recreation Office (WA7995, 2405 Wade Avenue) is a 1972 Modernist landmark designed by McGee, Scovil and Rairden in a brick Ranch house style, with an asymmetrical front gable roof, wide eaves, and large areas of glass. On the interior, a post-and-beam framework allows large skylights to illuminate an interior tropical garden.

The two principal public hospitals built during the post-war era, McBride Hospital on the Dorothea Dix campus and Wake Medical Hospital, 3000 New Bern Avenue, have a complicated history. McBride Hospital, a six-story T-shaped Modernist brick building designed by Wiley and Wilson, was built in 1951 in place of the pavilion at the center of the 1853 A. J. Davis-designed State Insane Asylum (later named Dorothea Dix Hospital) main building.⁴² Wake Medical Center, built in 1951, has been completely overbuilt and enlarged over many years and now lacks integrity from the pre-1976 period.

⁴¹ David Black, “Early Modern Architecture in Raleigh Associated with the Faculty of the NCSU School of Design, Raleigh, N.C.,” MPDF, 1994, E.18.

⁴² See the Dorothea Dix Campus Historic Inventory, by Jennifer Martin and Cynthia de Miranda, Edwards-Pitman Environmental, 2005, https://www.ncspo.com/Report_Appendices.pdf.

The City of Raleigh constructed about sixteen fire stations during the postwar era in the city's neighborhoods. Several local architects created standardized plans for these stations. The oldest station, demolished in 2017, was Fire Station Six, 2601 Fairview Rd., built in 1949 from a design by William H. Deitrick and Associates. The sleek and austere brick, two-story, flat-roofed Modernist building contained three truck bays across the front and an upper story with bands of metal casement windows. The oldest extant station, Fire Station Three (WA4557, 11 S. East Street), was built in 1951. The two-bay-wide, two-story brick building has a similar pared-down Modernist feel to Fire Station Six. The Central Fire Station on Nash Square (WA8078, 220 S. Dawson Street) was designed by F. Carter Williams and built in 1952. The two-story plain brick building with three truck bays across the front and an upper story with ribbon windows is quite similar to Station Six. It is slated for demolition. Fire Station Two (WA4578, 263 Pecan Street), 1968, was one of the first stations of a new standardized design, perhaps by Raleigh architect Owen F. Smith. The station's tripartite form, with a tall front-gabled central vehicle section flanked by lower side-gabled office and storage wings, created an understated semi-residential ranch house form that fit harmoniously in the neighborhood. The rest of Raleigh's fire stations built up to 1981 follow this general plan. The City is now reworking some of these stations. (For example, Fire Station Two (WA4578, 263 Pecan Street) underwent a total remodeling in 2017 that erased its original design.

The only surviving EMS Station from the postwar era, EMS Station No. 3 (WA7958, 5305 Six Forks Road), is a small concrete-block, flat-roof building with three original garage bays, built in 1960. The right bay has been infilled with a pedestrian door and window.

One fire tower still stands in Raleigh: Bayleaf Fire Tower (WA7950, 2600 Howard Road), built in 1968 by the N. C. Division of Forestry. The tall tower of steel construction with a ten-story wooden staircase inside the steel beams is no longer in use, as the former open wooded land around it has been developed with residential subdivisions.

Significance

Civic buildings may be considered the utmost significance of any property type because of their function as a carrier of the governmental image. Government buildings with unique designs by major architects, such as Dorton Arena and the Legislative Building, express North Carolina's rising sense of its place in postwar America.⁴³ Such buildings may possess statewide if not national architectural significance under Criterion C, as well as governmental importance under Criterion A, although most of these buildings have only local significance. With the construction of the startlingly modern state fair arena in 1950, Raleigh's local government may have been encouraged to utilize modern design in its own buildings. The 1960 Municipal Building is an International Style design by major architect Milton Small, although it is now subordinated by a newer, larger Municipal Building and a large parking building. Certain state government office buildings and agricultural laboratory buildings have significant architectural form. Raleigh's Parks & Recreation Department embarked on an extensive development of new parks in the 1960s and 1970s that entailed construction of community buildings with gymnasiums and other recreational facilities at a number of them. The Parks & Recreation Administration Building at

⁴³ Catherine W. Bishir and Michael T. Southern, *A Guide to the Historic Architecture of Piedmont North Carolina*, Chapel Hill: UNC Press, 2003, pages 110-111.

Jaycee Park, erected in 1972 from a striking Modernist design by McGee, Scovil and Rairden, may be eligible under Criterion C once it reaches fifty year of age. Umstead State Park, listed in the National Register in 1995, has two picnic shelters that postdate the period of significance but now have significance in their own right under Criterion C as important examples of a continuation of rustic National Park Service design. City services buildings such as fire stations have little significance because of the large number of standardized buildings. To have significance, a government building should be a substantial building with symbolic value rather than a small utilitarian building such as a suburban fire station. Similar to public school buildings of the period, midcentury fire stations have become obsolete and are now being replaced.

Registration Requirements

To be eligible for the National Register, a civic building must have significant architectural design that exhibits a progressive image and must retain integrity of location, design, setting, materials, workmanship, feeling, and association. Raleigh's civic buildings may have architectural significance under Criterion C and may also be eligible under Criterion A in the area of politics and government. Interior alterations are acceptable so long as the principal public spaces remain substantially intact. An even higher standard of design quality and integrity is necessary for a less than fifty-year-old building to have exceptional significance to meet Criteria Consideration G. For example, the 1952 Dorton Arena (WA0012) was listed on the National Register in 1973 when it was twenty-one years old. As a National Engineering Landmark, this is one of two Raleigh civic buildings of national significance. The 1963 Legislative Building is the other.

Geographical Data

The 2017 city limits of Raleigh comprised the postwar survey area. They extend north to Interstate 540, with a significant northeast prong extending along U.S. 1 North to the boundaries of Forestville and Wake Forest and a northwest prong along US70/Glenwood Avenue to the Triangle Expressway, the boundary of Research Triangle Park. The east boundary extends to inside Interstate 540. The south boundary extends to the Garner city limits. The west boundary extends to Interstate 540 and includes Umstead State Park.⁴⁴

⁴⁴ www.maptechnica.com/city-map/Raleigh/NC/3755000, accessed 5/28/2018.

Summary of Identification and Evaluation Methods

The survey of 1945-1975 nonresidential architectural resources in Raleigh involved the field examination of some 2,428 buildings located within the 2017 city limits. These resources were identified by Grady Wright of the Wake County Department of Revenue on Sept. 5, 2017, the day he extracted from tax records addresses with buildings constructed during the survey period and provided them in a spreadsheet that is arranged alphabetically by street name and includes construction dates. Construction dates in tax records are often unreliable, but these dates have proven to be quite accurate, presumably because of the relatively recent date of the buildings. On September 19, 2017, Andrew Edmunds, GIS specialist, N. C. State Historic Preservation Office, prepared a set of forty maps shaded to show each of the buildings on the spreadsheet. John Cox of the State Property Office provided a spreadsheet of all buildings in Raleigh owned by N. C. State Government. These three data sets were absolutely critical for the reconnaissance phase conducted from September to December 2017 and for the full survey phase from January to April 2018.

Principal investigator Ruth Little and assistant Jenny Harper conducted all fieldwork. They drove and walked the areas of greatest density--central Raleigh inside the Beltline and major commercial corridors including Capital Boulevard, S. Wilmington Street, Garner Road, Wake Forest Road, New Bern Avenue, and Hillsborough Street. The areas in the outlying maps were largely documented digitally via the Wake County Real Estate website through analysis of the photos (often as early as 1996 as well as current), deed history, notes, and building cards for each property. This data allowed determination of the date of construction, original or early ownership and usage, and appearance. Wherever the density of period buildings was too great to be viewed by auto, the investigators conducted a walking tour. The guidelines utilized to identify new survey properties prioritized Modernist-style buildings, high-quality traditional-style buildings, public buildings (schools, fire stations, park buildings of architectural significance); houses of worship with architectural significance, large and prominent buildings, such as large office buildings; shopping centers retaining integrity, and representative examples of every building type.

The reconnaissance survey revealed that most of the commercial and industrial building types—small stores, offices, and warehouses—are strictly utilitarian brick and/or concrete block flat-roofed one- or two-story boxes with no pretense of style. Mid-century nonresidential resources have significance primarily under Criterion C for architecture, landscape architecture, or land-use planning. Some have significance under Criterion A for community development, social history, commerce, industry, education, government, recreation, transportation, or additional areas. Buildings expressive of the Modernist style carry the highest level of architectural significance, as traditional architecture, primarily Colonial Revival or Classical Revival in style, represents the continuation of pre-World War II taste.

The survey phase updated one hundred and thirty-one previously surveyed buildings and surveyed about 200 buildings for the first time with a fieldwork visit, photography, research, oral history, and a written summary entered into the State Historic Preservation Office Database. Among the most helpful historical primary sources were the Wake County Real Estate Data On-Line <http://imaps.co.wake.nc.us/imaps/>; Raleigh city directories, the Elizabeth Reid Murray

Local History Collection at the Olivia Raney Local History Library; interviews with architects, planners, and older 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, and M. Ruth Little's "The Development of Modernism in Raleigh, 1945-1965" report prepared in 2006 for the N. C. State Historic Preservation Office. were indispensable secondary resources.

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[Note: Very little has been published on Raleigh from 1945-1975. The sources for most information in the MPDF and individual building entries are interviews and city directories.]

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Chan, Robert, assistant pastor, Holy Trinity Greek Orthodox Church, 1-16-2018
Harmon, Frank, architect. 5---22018
McIntyre, Deidre. Capital projects coordinator, N. C. Museum of Art, 5-2-2018
Poole, William E., architect, 3-14-2018
Smith, Gordon. Grandson of Clarence Poe, 4-13-2018

Interviews conducted by M. Ruth Little and Jenny Harper:

Campbell, Phillip, Bass GMC Sales & Service, 3-16-2018
Cooper, Marty, employee, Wakefield Apartments, 4-12-2018
Cotton, Sgt. Joseph, State Bureau of Investigation, 4-9-2018
Cox, Bob. Owner, Cox Car Care 2-14-2018
Cox-Bailey, Wanda, manager, Richard B. Harrison Library, 10-15-2017
Edwards, John A. Jr. owner John A. Edwards & Company, 4-23-2018
Emmert, Mark and Gene Golden. Staffers, State Highway Patrol. 1-9-2018
Francis, Hortense, historian, St. Ambrose Episcopal Church, 4-20-2018

Goldston, Jimmy, C. J. Mallard Food Company, 3-16-2018
 Hilliard, Durwood, Wilder's Nuts & Bolts, 2-13-2018
 James, Jay C. Rector, St. Timothy's Episcopal Church, 1-15-2018
 Jackson, Deidre, co-owner, First Worldwide Ministries, 4-15-2018
 Lamb, Tom. Facility manager, Highland United Methodist Church, 2-27-2018
 Laughlin, Timothy, staffer, N. C. Petroleum Association, 1-4-2018
 Lee, Steven, employee, Burke Brothers Hardware, 2-14-2018
 Liles, Debby, employee, Honeycutt Cleaners, 4-8-2018
 Littlejohn, Beth, chef, Player's Retreat, 5-31-2018
 Lynn, Chris, Fleet and Material Management, NCDOT, 2-23-2018
 Malaviya, Tarang. General manager, Best Western South Inn, 4-20-2018
 Mixon, Tim, Tunstall-Williams Paint & Body Works, 3-16-2018
 Milkovich, Gavrilo, manager, Thermo-Fisher Distribution Center, 1-15-2018
 Mitchell, Calvin, director, Roberts Park Community Center, 4-5-2018
 Moore, Thomas, pastor, Church of God of Prophecy, 2-14-2018
 Morse, Edie, owner, Capital City Lumber Company, 1-9-2018
 Oakley, Gina, office manager, Harrell Sign Company, 2-6-2018.
 Rogers, Mary. Administrator, Laodicea United Church of Christ, 4-17-2018
 Ruiz, Sarah, program director, Salvation Army Church and Community Center, 2-27-2018.
 Santa Lucia, Jill, owner Catering Works, 2-20-2018
 Schwartz, Ron, owner, W. S. Boyd Sales Company, 2-13-2018
 Seberger, George, designer, Wayside Furniture, 2-14-2018
 Sharpe, Elizabeth, asst. director, Method Community Center, 1-8-2018
 Simonton, Robin, director Oakwood Cemetery, 4-6-2018
 Smith, Jane. Historian, Community United Church of Christ, 2-27-18
 White, Glen III, White Coal & Oil Company, 3-17-2018
 Wiggins, Sylvia, owner, Helping Hand Mission Inc., 4-5-2018
 Wilson, McKenzie. Grubb Ventures, 2-12-2018.

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York, Smedes. *Growing Up With Raleigh*. John Lawrence Sharpe, 2014.

Appendix A: Architects Practicing in Raleigh in 1960, 1965, 1970, and 1975⁴⁵

1960

Joseph Boaz
Walter C. Burgess
Cole & Jones
Guy E. Crampton & Associates
Charles W. Davis Jr.
Edwards, McKimmon & Etheredge
Haskins & Rice
Carey H. Holloway Jr.
Holloway-Reeves Architects
Robert B. Lyons
Jesse M. Page & Associates
Raymond C. Sawyer
Simpson & Savage
G. Milton Small & Associates
Owen F. Smith
Snow & Associates
Leif Valand
Edward W. Waugh
William M. Weber
F. Carter Williams Architects.

1965

In 1965, many of the architects practicing in 1960 were still working, although some partnerships had dissolved and reformed. Numerous additional architects were at work:

Victor O. Cole
William H. Deitrick
Design-Planning
Dodge & Beckwith, Architects
Fishel & Taylor
Byron W. Franklin
McKimmon & Rogers
James P. Milam
George M. Smart
Synergetics Inc.,

1970

By 1970, architects in addition to those listed above were:

Dale Blosser & Associates
Envirotek Inc. (Ben Taylor)
Robert W. Hall
Harwell H. Harris

⁴⁵ *Hill's Raleigh City Directory*, yellow pages, 1960, 1965, 1970, 1975.

John H. Harris
L B C & W Associates
MacMillan, MacMillan, Shawcroft & Associates
Jerry Miller Associates
Harry W. Moser Jr.
Newberry Ashford & Keel
Olsen Associates
Polier, Flowers & Evans Architects
William E. Poole Residential Design
Quinn-Wiggins Architects
Frank B. Simpson
Smart, Woodall, Isley & Associates
Smith/Mills/Perry
Jerry Turner & Associates
White & Slack.

1975

Fourteen more firms were included in the 1975 roster; the number of firms using non-personal names indicates the growing corporatization of architecture in Raleigh:

Len Adams
Bartholomew & Wakesham
Nelson Benzing
W. Dean Best
E. H. & M. K. Hunter
Environmental Planning Associates
Harland & Bartholomew & Associates
J. L. Minton & Associate
Newberry, Ashford & Associates
Progressive Design Collaborative
Quick-Collier Partnership
S. Thomas Shumate Jr.
J. E. Serrine Company
Tolson-Doggett-Buie Architects.⁴⁶

⁴⁶ *Hill's Raleigh City Directory*, yellow pages, 1960, 1965, 1970, 1975.

Appendix B: Architects and Their Buildings Identified in 2018 Survey Update*

Walter Burgess (Wendell, N.C.):

Cokesbury United Methodist Church, 1970

St. James Methodist Church, 1962

William H. Deitrick & Associates: News and Observer Office Building, 1957

James M. Edwards Jr.:

Olivia Raney Library 1953

N.C. Oil Jobbers Assoc. Building, 1970

John A. Edwards & Company Building, 1960

Edwards, McGee and Scovil:

Administration Building, Shaw University, 1966

Memorial Library, Shaw University, 1968

University Union, Shaw University, 1967

Holloway & Reeves:

Edwards & Broughton Printing Plant

Medical Office Building, 528 Wade Avenue, 1964

Medical Center, 600 Wade Avenue, 1959

E. H. and M. K. Hunter: Holshouser Building, N.C. State Fairgrounds, 1978

Lundgren & Maurer (Austin TX): State Capital Holiday Inn, 1969

Lyles, Bissett, Carlisle and Wolff (South Carolina): Poe Hall, NCSU, 1971

William "Cy" McGee:

St. Paul's Christian Church, 1968, 1975

Carnage Middle School, 1965

McGee, Scovil, and Rairden: Parks and Recreation Administration Building, 1972

Middleton, Wilkerson, McMillan: Veterans of Foreign Wars Headquarters, 1973;

Northup & O'Brien (Winston-Salem, NC): Broughton Hall, NCSU, 1951

A.G. Odell & Associates (Charlotte): Wachovia Bank & Trust Co., 1965

Jesse M. Page & Associates: Bath Building, 1973

J. N. Pease Associates (Charlotte, NC): Coliseum Parking Deck, NCSU, 1970

William E. Poole:

Millrun Office Center, 1970
Forest Acres Office Building, ca. 1965

Quinn & Wiggins: Wake County Vocational Training Center, 1974

Fred Simmons (Shelby, NC): Atlantic and Pacific Tea Co. Warehouse, 1955

Milton Small & Charles Kahn:

Carter-Finley Stadium, 1966
Richard B. Harrison Library, 1967
Rockwell Manufacturing Company, 1969

Edward Durrell Stone & Assoc. (NYC), Holloway & Reeves:

N. C. Legislative Building, 1963
Kenan Library, St. Mary's College, 1965

Ben Taylor: Nationwide Insurance Company Building, 1975

Robert E. Tucker Jr. (New Orleans): Oakwood Cemetery Mausoleum, 1974

Leif Valand:

Woman's Club of Raleigh, 1970
St. Timothy's Episcopal Church, 1959
Office Building, 505 Oberlin Road, 1962

Harold Wagoner (Philadelphia): Highland United Methodist Church, 1969

Harry Weese & Associates (Chicago): American Oil Credit Card Center, 1973

F. Carter Williams:

Nash Square Fire Station, 1952
L. Y. Ballantine Agriculture Building, 1974
Community United Church of Christ, 1955; Brown-Wynne Funeral Home, 1959
North Carolina National Bank (with George Kane), 1965
Layden Memorial Methodist Church, 1958.

*All based in Raleigh unless otherwise indicated