

South West Raleigh

Historical Analysis

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Introduction

The open fields and forests of Western Raleigh have long been the canvas upon which an expanding city painted its future. The city converted vast tracts of its western frontier into the kind of large scale institutional improvements that befit an ambitious city. This pattern, which accelerated in the 1880's has continued to the present day. The history of South West Raleigh has been characterized by constant growth and change. As residential development filled in the remaining space between institutions, the area has gradually filled in but continues to change. As South West Raleigh reaches its boundaries of outward growth but continues to add citizens, the time comes to evaluate the identity of this portion of the city. Although its history has consisted of rapid growth and change, this change has been oriented around the historical anchors that define it. The first phase of South West Raleigh's history was its expansion onto undeveloped fields and forests. This historical analysis will help to identify how this area is a cohesive place, and how history should inform the next phase of growth and change.

Methodology

The Southwest Raleigh area encompasses approximately 25 square miles of Raleigh, and contains nearly 80,000 people. In order to both organize the historical contents of such a large area and provide a finer grain interpretation, South West Raleigh has been split into six historical "zones." These zones do not represent any official designation but are merely a tool for understanding the area. They are also based on the target areas established by the South West Raleigh project, and upon historical cohesion. Each zone is drawn around several similar historic anchors which lend a specific character to the surrounding neighborhoods. In some cases the borders are determined by fixed barriers such as the Fairgrounds area enclosed by major highways.

Historic Zones

Downtown Warehouse District

The Warehouse District in downtown Raleigh represents a junction between the identity of downtown Raleigh and South West Raleigh. This study deliberately omits in-depth coverage of the history of downtown Raleigh as to maintain focus on the south west district. The aim of this analysis is to cover downtown only to the extent that it provides historical context for South West Raleigh and contributes to its identity and character. It is important to note this omission and the role of downtown Raleigh as the general origin of growth in the city. The focus of this study is to examine the historic

contents and character of Raleigh as it expanded west, and thus the eastern boundary of the study area represents the transition away from Raleigh's original borders. For the purposes of this study the boundary between downtown and South West Raleigh is designated by the cluster of historically significant structures along the railroad corridor. The railroad serves as an important geographic marker, both as a physical barrier and as the historic focus of economic development. This also roughly follows the 1907 expansion of Raleigh's corporate boundaries. In general the boundaries of this area are Morgan St. in the north, Martin Luther King Blvd in the south, Dawson St. in the east, and Boylan Heights in the west.

The railroad dominates the historic character of the Warehouse District. Most of the zone is within the Depot National Historic District. The area covers what would have been the south western corner of the city of Raleigh at the time of the railroad's completion in 1853. It is also the site of a large rail juncture, which made it the ideal location for industry and warehousing. Raleigh experienced an economic boom in the late 1800's which saw the houses in this area replaced by rail-support buildings and industry. Most of the buildings in the area were constructed between 1910 and 1950 and retain their historic character. As freight shifted to trucks after 1950 the area became less ideal for industry and warehousing and declined in economic significance. Architecturally the district is characterized by subtly stylistic industrial design from the early 20th century. Brick is the dominant material and the buildings are marked by decorative brick parapet cornices, utilitarian windows, covered loading docks, and modest elements from the Romanesque revival and Art Moderne styles. In recent years many of these formerly industrial buildings have been repurposed for retail and residential purposes.

Caraleigh Mills to the south of downtown is similar to the Depot area in history and function. Caraleigh Mills was the largest of the six textile mills built in Raleigh. It is a heavy timber frame Italianate building with decorative brickwork. The building retains many original interior features such as its maple flooring. It was originally opened in 1892 and expanded several times until the 1950's. It also continued to function as a mill until 1999. In 2003 the mill was converted into condominiums.

The nearby 1938 E.B. Bain Water Treatment Plant is another resource in the process of conversion. The building itself has historical and architectural significance to Raleigh. The plant was built to contend with Raleigh's rapidly expanding water demand. Its construction was considered a major feat for the city due to cost and engineering issues. The project was funded with help from federal WPA funds, which also stipulated high construction standards. It was built on the same site as the existing water pump without interrupting operations. The plant is Raleigh's foremost example of Art Deco

architecture. It has long since stopped functioning as a treatment plant but was purchased by a developer and is in the process of being repurposed.

This area to the south of downtown contains two important historic resources related to African American history in Raleigh: Washington Graded and High School and Mt. Hope Cemetery. Mt. Hope was established as an African American cemetery around 1872 and is notable for its landscaped curving design. It contains about 1,500 monuments making it one of the state's largest collections of African American monuments. Additionally, 7,000 individuals are listed as being interned there but much of the cemetery's early history was erased by a fire that destroyed its records.

The Washington and Graded School began as a church operated school for both white and black children in 1866. This venture failed but was reformatted as a black school with the help of the American Missionary Association of New York. The site hosted the NC School for the Deaf and Blind for several years. It was purchased by the city in the 1880's and incorporated into the public school system. Parents petitioned the city for improved facilities and in 1922 it was included in a major school building program. The current building was constructed at this time in the Tudor Revival similar to other school projects of the period. The school became integrated in the early 1970's and was nearly abandoned when repairs were deemed too expensive. Instead, Washington was remodeled and reorganized into a magnet school.

Residential Expansions

At the close of the 19th Century Raleigh experienced a period rapid growth requiring space for new housing. Real estate developers responded to this demand by converting plantations and rural land on Raleigh's western periphery into planned subdivisions for middle and upper class residents. The area immediately to the west of downtown Raleigh began filling with homes between the turn of the century and the 1930's. The early 1900's was a turning point for South West Raleigh and the city in general. During this period the city established streetcar access to western Raleigh which energized development. This urban expansion in turn precipitated a massive expansion of the boundaries of Raleigh in 1907. These neighborhoods and the homes in them were well designed and are now nationally recognized historic districts. Boylan Heights, Glenwood-Brooklyn, and Cameron Park are the three principle historic districts.

Residential Expansions: Description and Reasoning

The rough geographic definition of the Residential Expansion Zone is the area between traditional downtown Raleigh and the areas of institutional growth to the west. The eastern boundary

roughly corresponds to the 1907 expansion of Raleigh's boundaries. The northern and southern boundaries correspond to I-440 and Wade Ave, respectively. These also mark the transition from older historic homes to more recent construction. The western boundary is also defined as a transition into a separate growth pattern. The major institutional expansions of the late 19th century mark a different zonal character. The boundary roughly follows Oberlin road in the north and Lake Wheeler road in the south. This area shares a common character as a mature urban neighborhood of primarily single family homes and forms a narrow band of expansion around downtown Raleigh.

Paradoxically, even though this area was the repository of central Raleigh's growth Raleigh the impetus for Raleigh's existence can be traced to a site in South West Raleigh: the Joel Lane House. Joel Lane was a prominent land owner and politician in the colonial era of North Carolina history. He built his home near its present site in 1760 as a 1½ story manor house. His estate included the thousands of acres which today make up Raleigh. He successfully lobbied for the creation of Wake County and its first court is believed to have met in this house. He was also a major proponent of locating the state's new capitol at its present site as opposed to Fayetteville or other contenders. The home was purchased by William Boylan and remained in his family for many years. In 1927 it was purchased by the National Society of Colonial Dames of America and moved slightly. Today it operates as a museum house.

Boylan Heights

At the turn of the twentieth century Raleigh's economy and population were rapidly expanding and the city faced a housing shortage. Developers looked to old plantation estates on the western periphery of the city to construct new homes. One such site was the former estate of William Montfort Boylan. Boylan's father was a wealthy business and plantation owner who deeded his son 100 wooded acres to the west of Raleigh in 1855. When Boylan died in 1899 his land was subdivided and sold to create one of Raleigh's first planned suburban communities. Lots in the community were offered for sale in 1907; the same year the neighborhood was annexed into Raleigh. The lots were completely sold by 1915. A central plot was set aside for a community park and eventually an elementary school. Home construction drew to a close in the late 1920's. At that time Boylan Heights was a thriving community of mixed incomes. Unfortunately the neighborhood suffered economic hardship and decline beginning in the Great Depression. Many of the larger homes were subdivided into apartments and residents increasingly passed over the neighborhood for newer, more distant homes. In the 1985 the neighborhood was designated a national historic district which, encouraged rehabilitation and new interest. The district ranks among the top 15 in the state for raw count of completed projects receiving historic tax credit financing.

Boylan Heights was carefully planned to incorporate connectivity with the existing street network and the natural topography. The result is a tight curvilinear grid. The layout and design of the houses was also a planned outcome. The outer streets contain middle class bungalows mostly in the craftsman style. The central artery, Boylan Avenue, contains the grander Queen Anne and Colonial Revival homes. The lynchpin of Boylan Heights Montfort Hall, is the original home of William Montfort Boylan. The structure is an ornate Italianate Mansion designed by William Percival. This is last surviving Italianate home of three that Percival designed in Raleigh. Its centerpiece is a massive rotunda supported by four Corinthian columns and lit by a stained glass window. After Boylan's family sold the house and property it changed hands several times and served as a Baptist church for 24 years before being restored as a private residence.

Adjacent to the historic district is another historic property that bears this name, Boylan Apartments. The Boylan Apartments are an important part of Raleigh's history both for architectural and social reasons. Construction of the apartments was the initiative of governor Ehringhouse and of Rufus and William Boylan. The depression drove increasing numbers of migrants to North Carolina's cities. The governor pursued New Deal financing for public housing and to support these new residents with construction jobs. Boylan Apartments was one of the first projects in the nation to use federal funding to build low income housing. The apartments consist of 3 "U" shaped common bond brick buildings around a courtyard. They are designed in a utilitarian style with applied colonial revival details in wood, stucco, and concrete. The layout of the buildings was based on the ideas of the Garden City movement.

Shortly after Boylan Apartments were finished, another apartment building called Grosvenor Gardens was built in the garden apartment style. This project was privately financed by New Jersey developer Sidney J. Wollman and designed by local architect James Edwards Jr. It is a brick Georgian Revival building and named for the Grosvenor Hotel in London. The design is based on Stein and Wright's innovations for Radburn, New Jersey which include orientation to maximize natural lighting, an absence of through streets, and outdoor playgrounds. What makes Grosvenor unique is the quality and detail of its layout and landscaping.

Glenwood Brooklyn

The Glenwood and Brooklyn neighborhoods were developed concurrently by the same company between 1905 and the 1930's. Although they were established as separate neighborhoods, they are covered jointly in this study due to their common history and unified national recognition as a historic district. In 1905 a small group of investors with ties to both Carolina Power and Lighting and the Raleigh Electric Company bought a relatively undeveloped tract of land to the west of Raleigh known as Will's

Forest. The driving force behind this venture was a lawyer named James Pou. The company they formed, the Glenwood Land Company, subdivided the land and constructed new roads. Their venture intentionally coincided with a new-street car line along Glenwood Ave.

The company marketed and sold sites in the neighborhood to attract a specific contingent of Raleigh's market. Lot prices were kept high and racial discrimination geared the initial development towards white middle class homeowners. As a residential community the periods of development reflect national periods of housing booms and busts. There was an initial boom that reflected the housing needs of the early 20th century. Growth was stymied during WWI and the great depression but considerable development took place during the late 1910's and 1920's. Most of the district was established before WWII. The neighborhood is characterized by one to two story wood framed homes with brick foundations. Most homes have historic weatherboard or wood shingled siding and gabled or triple-A roofs. More modern implementations such as garages and privacy fences are rare.

One of the first fire stations built in South West Raleigh, Glenwood Fire Station, is listed on the national registry and built in 1924. It was designed to blend in with the surrounding bungalows. It was so successful at this camouflage that when it was no longer needed as a fire station it was converted into a private home, although its design has been altered very little.

Directly to the west of Glenwood-Brooklyn is Fred Fletcher Park which is one of the older parks in Raleigh. The property was originally the grounds of an orphanage called the Methodist Home for Children. In 1979 the institution transitioned into a decentralized outreach program and sold its campus. One of the orphanage buildings, The Borden Building, remains intact and is a historic resource. The building is a hybrid of Queen Anne and Colonial Revival styles and was built in 1900. It is now owned by the city and is used as an event space.

Cameron Park and Cameron Village

The last of the three major suburban developments of the early 1900's was Cameron Park. Cameron Park was unique among the three because it was intentionally marketed towards Raleigh's professional and upper-middle classes. The Parker-Hunter Realty company which largely drove the project executed a sophisticated and successful appeal to Raleigh's emerging upper-middle class. While Glenwood-Brooklyn and Boylan Heights resorted to reduced prices early on and gimmicks such as prizes, Cameron Park retained its intentionally exclusive pricing.

The neighborhood itself offered convenient access to fashionable businesses on Hillsborough St. as well as the streetcar. Cameron Park was well situated within proximity to St. Mary's, Downtown, and Pullen Park. The design of the neighborhood took advantage of its wooded hills to establish a curvilinear

grid with alleyways. This was an important design consideration of the day because it reinforced the idea of class separation. Guests and owners entered through the respectable front entrance while workers and servants entered quietly from the service entrance. As the development built out in the 1920's two schools were built to serve the area: Wiley School and Needham Broughton High School. Like the other streetcar suburbs, Cameron Park went through a period of decline in the 1950's when upper-middle class residents passed over the area for newer suburbs further out and NCSU's housing needs added pressure for multi-family housing. Historic tax credits and a renewed interest in these historic homes have since helped to revitalize the area. Cameron Park ranks amongst the top three districts in NC for the number of tax credit projects completed and ranks first for its participation rate.

Needham Broughton High School is a historical resource in its own right as well as an important part of South West Raleigh's culture. The school is listed in the national historic registry and unique amongst public education buildings in the triangle for its northern Italian Romanesque design. It is faced with ashlar stone and accented with cast-stone ornamentation, orange brick, red-orange tile, and green copper. The 95 foot entrance tower reinforces the prominence of the structure. The building was designed by prominent Raleigh architect William Henley Deitrick and constructed in 1930.

The Dr. Z.M. Caveness House is individually listed as a historic resource. The home was constructed in 1916 as the home of a local civic leader and one of the first physicians to graduate from UNC's medical school. It is a well persevered brick foursquare distinguished by low forms, strong horizontal lines, earthy materials, and the simplicity of Prairie style architecture. The home was purchased by Preservation North Carolina in 1986 and served as its headquarters until 1993. The John W. Thompson house is also individually listed due to its age and architectural significance. It is a combination of Queen Anne detailing and Colonial Revival form and dates back to about 1970.

In the late 1940's Cameron Park inspired another planned subdivision on the remainder of the original Cameron plantation. Local developer Willie York based his vision for Cameron Village on the J.C. Nichols Country Club Plaza in Kansas City. This neighborhood included a mix of single family homes, multi-family apartments and commercial space. Cameron Village is historically significant as the first expressly automobile focused planned community in Raleigh. The commercial section of the development is important as the first open air auto-oriented shopping center between Atlanta and Washington D.C. Cameron Village also contains one the first office buildings constructed outside the central business district, the Occidental Life Insurance Building. This office building is listed as a historic resource as an architecturally significant example of international style modernism. It is also unique

because of the quality of its materials. The building is constructed with Roman brick and Alabama limestone. It was designed by Leif Valand.

St. Mary's College

St. Mary's College is an extremely valuable historical site and serves as one of the many institutional anchors in South West Raleigh. The school was originally built as a (boys Episcopalian school actual name?) in 1833 which met financial difficulty and closed in 1939. At the time it was built, the school would have been located within range of Raleigh but in a much more pastoral setting than today. Most of the surrounding land remained wooded or plantations until the 1880's. In many ways the city of Raleigh grew around the school. After a period of various uses the site was reopened as St. Mary's School for Girls with assistance from Duncan Cameron. St. Mary's is still in operation today. It is the third oldest school for girls in North Carolina and the oldest continually operating school in Raleigh. In the 1860's the site gained some particular notoriety as prominent confederate officials including Jefferson Davis and Robert E. Lee sent their daughters there. Raleigh was considered to be a safe distance from the front lines and St. Mary's remained open throughout the war.

The majority of the buildings on St. Mary's campus qualify as contributing buildings, and newer buildings generally blend in. The oldest buildings on campus are the East and West Rock dormitories built in 1835 to as part of the Episcopalian Boys School. They were constructed from stone left over from the reconstruction of the capital building. The exterior building material is primarily random ashlar with brick pedimented entrances and brick interiors. The centerpiece of the school is Smedes Hall, built in 1839 as a 3½ story brick Greek revival and neoclassical revival building. A substantial amount of the original interior has survived although the building has been renovated numerous times. The Eliza Pittman Auditorium is also separately listed as a historic building. It is a 2 story brick neoclassical revival building completed in 1907. The architectural styles in the district essentially follow the major periods of construction with the oldest buildings constructed in the Greek and Gothic Revival styles. Buildings from the turn of the century era are monumental classical and newer buildings are an austere pseudo-colonial style.

Institutional Expansions: Reasoning and Definition

The institutional expansion zone is in many ways the core of South West Raleigh. It is located in the center of the area and contains some of its most important resources. The largest and most important of these is NC State, the campus of which makes up a significant portion of the zone. The impact and influence of the college is evident throughout South West Raleigh. Important constituent

parts of NC State were split into other zones for historical and logistical reasons. Notably, the part of the Centennial Campus and satellite campuses such as the veterinary school are disconnected. In addition to NC State, this area includes many of the other institutions which were established in the 1880's such as Dix Hill, Pullen Park, and Central Prison. The southern and western borders of this zone somewhat more arbitrarily defined. These areas tend to be contiguous suburban development from recent history. The dividing line to the west is I-440. To the south the boundary is the area oriented around Lakes Johnson and Raleigh roughly following Athens Dr.

This area's historical identity is based on the period of Raleigh's first economic and demographic expansion when it began to require the institutions that would support a modern industrial city. City and state officials made a concerted effort to construct facilities at the height of technology and design. The growing city of Raleigh placed its modern educational, recreational, and civic buildings in the ample and convenient land to the west of its traditional boundaries, which now comprise the institutional expansion zone.

NCSU

North Carolina State University is arguable the most important single institution in South West Raleigh which contributes to its identity and historical character. The main campus, Centennial Campus, experimental fields, and various annexes cover over 2,000 acres of property, and over 35,000 students, attend the University. In addition to the university's direct presence, the students, faculty, employees, and researchers radiate its influence throughout South West Raleigh. Because of this connection South West Raleigh's growth and history can be traced along the concurrent growth and expansion of NS State. Much like downtown, a discussion of the in-depth history of the university could dominate this report. For the purposes of this study the discussion of NC State will focus on ways in which it contributes to the character of the region and a brief overview of its development. The university itself dates back to the late 19th century and includes several buildings with historical significance. Additionally, NC State has a special role in the architectural history of the area because of the School of Design. NC State's contributions to modern architecture and examples of this movement in South West Raleigh, therefore, will also be discussed. This discussion is not meant to be a comprehensive history of the institution.

NC State began with a mandate from the federal government that every state should provide collegiate level education in agricultural science and mechanics. North Carolina residents complained that UNC was not adequately teaching these subjects and lobbied for a separate institution. Business interests in Raleigh also believed a college dedicated to mechanics would contribute to the city's

industrial economy. In 1887 the state created the North Carolina College of Agriculture and Mechanic Arts and granted it land west of the city. Two years later the school opened with a single hall which came to be named for its first president; Alexander Holladay. By the end of the century the school expanded to six buildings with 300 students.

The university went through the major periods of expansion over the next century. In 1914 the Smith-Lever act linked land-grant colleges to the U.S. department of agriculture, driving growth in the 1920's. The post-WWII period saw the university's most profound growth driven by G.I. Bill veterans. The post-war period was particularly important for NC State as the School of Architecture and Landscape Design, later known as the School of Design, was created. NC State took an active role in cultivating and attracting prominent modern design talents. The University's third period of growth began symbolically in 1987 when the state granted it 700 acres to build the Centennial Campus.

The history of construction on NC States campus begins with the Main building and continues west with the growth of the college. The older area of campus roughly between Pullen Road and Broughton Drive was deemed eligible for status as a historic district. Holladay Hall, initially called the Main building, was the first building constructed and was virtually synonymous with the college for several years. The building was constructed using convict labor and bricks donated from the state penitentiary. Holladay Hall was a multipurpose facility that included laboratories, classrooms, a dining hall, dormitories, and a gymnasium. It was designed in a classical Romanesque style. Other important buildings from the early years of the school include Watauga Residence Hall, Primrose Hall, Tompkins Hall, and Pullen Hall. Most of these buildings are in brick Romanesque revival style. Tompkins Hall was designed to resemble turn of the century cotton mills as it was the textile building: the current iteration also includes Renaissance motifs. Watauga and Tompkins were both destroyed by fire in the early 20th century and replaced with similar but somewhat updated structures.

Perhaps the most symbolic of NC State's structures is the memorial bell tower. The bell tower often serves as a totem for the university in much the same way as the old well represents UNC Chapel Hill or Duke Chapel represents Duke University. Given the importance of NC State to the area and the physical and historical prominence of the tower, it is one of South West Raleigh's most recognizable landmarks. The tower was first conceived by Vance Sykes, a member of the class of 1907. In 1920 he and other alumni hired architect William Henry Deacy to design a memorial tower. His design, called "a legend in stone" consists of a concrete base and shrine room supporting a 115 foot tower. The tower was constructed from Mt. Airy granite. The style of the tower combines gothic verticality with Romanesque features. Construction of the tower was delayed by the Great Depression and WWII with

the stonework completed by the WPA in 1937. The remaining features such as commemorative plaques and the bell itself were added progressively throughout the 1940's by graduating classes. The tower was formally dedicated in 1949. One of the interesting features of the tower is that one of the names listed on the WWII plaques erroneously listed a veteran named George Jeffers as killed in action. Rather than remove the name and scar the plaque, the university altered the name to Jefferson to represent unknown soldiers.

As NC State grew and expanded over time it did not relinquish its connection to its original function as an agricultural school. The School of Agriculture continued to grow throughout the 20th century but reached a crossroads under the leadership of Dr. Frank Porter Graham. Beginning in 1940 the College began aggressively recruiting agricultural and life sciences faculty. Within 20 years NC State offered the only graduate level Agricultural Science degrees in the South East and was ranked among the top Universities. By the 1980's the field, along with the industry, was increasingly driven by research and science. Like the Centennial Campus, the Agricultural School augments the State's economy with increased farm productivity and sustainability. Along with the School's effect on North Carolina's economy it was instrumental in repairing ecological damage from unsound farming practices in the early 20th century.

The Centennial Campus represents a massive business and technology incubator as well as new space for academic buildings. By the 1970's NC State's administration were keenly aware that were quickly running out of development space. During this same period the University began forming research partnerships with private companies on campus. These partnerships were the precursors to the Centennial Campus. In 1984 Governor Jim Hunt transferred 350 acres of state owned farmland to NC State for expansion. William Friday petitioned the state to augment this grant with an additional 350 acres contingent on the acceptability of NC State's master plan. The land transfer and NC State's plans for the area were met with opposition from various sources but ultimately their master plan was accepted and construction symbolically began in 1987.

In addition to providing expansion space for strictly academic purposes the centennial campus also provides long and short term lease space for public and private research and technical entities. Claude E. McKinney, who was instrumental in developing the campus, described it as "complimentary" to Research Triangle Park but fundamentally different. The Centennial Campus has a much greater focus on cooperation and functions as more of an incubator allowing small companies to expand and move on. The campus was also designed to function as an urban mixed-use space with recreational, retail, and both student and non-student housing. This system of academic partnership and multi-use living center

is evident in projects such as the Lonnie Poole Golf Course. While serving as a public golf course, it is also the home for the men's and women's collegiate golf teams. The design and maintenance of the course is used as an educational opportunity for students in various disciplines. The overall course layout was designed by Arnold Palmer.

One of the principle tenants of the Centennial Campus and one of NC State's highest regarded programs is the College of Veterinary Medicine. NC State's veterinary medicine program began just as the Centennial Campus was being planned in the early 1980's. Nonetheless, it is currently ranked as the 3rd best program in the nation. The College of Veterinary Medicine anchors the Centennial Biomedical Campus and, like other entities on the campus partners with outside research organizations. In addition to its space in the Centennial Campus the Veterinary College operates a working farm to aid in hands-on instruction for students.

NCSU and Modernism

NC State stands as an important contributor to South West Raleigh's historical character because the School of Design's importance to emerging modernist architecture. With the guidance of Henry Kamphoefner the School of Design became an important center of modernism in the US. His ability to attract talented faculty and students also transformed NC State into a nationally recognized school of architecture. Through the modernist movement at the School of Design, NC State had a profound impact on architecture in Raleigh. The faculty left behind a legacy in the form of their own homes as well as commercial and institutional buildings. Within the US, only Los Angeles and Chicago are said to contain more modernist homes than Raleigh. For the first time Raleigh was not merely producing examples a particular period of architectural style but was actually the site of its inception. Kamphoefner went even further and wished to develop a style of modernism adapted for and characteristic of the South.

Kamphoefner was instrumental in bringing this transformation to the school and to Raleigh. His goal was "the development of an organic and indigenous architecture... to meet the needs and conditions of the southern region." Actively building a design program around modernism was also extremely well timed. The post-war period saw many modernist architects and professors scattered throughout the world. Kamphoefner was named dean of the School of Architecture in 1948 under the condition he would have free reign to replace faculty which he did with abandon. He recruited energetic young architects interested in modern design and eager to form a movement. Among his new team were Mathew Nowicki, George Matsumoto, Terry Waugh, Duncan Stewart, Lewis Mumford, James Fitzgibbon, and Eduardo Catalano. In addition to the permanent faculty he instituted a successful guest

instructor program that attracted some of the most famous modernists such as Frank Lloyd Wright, Buckminster Fuller, and Miles Van der Rohe.

The area south of Hillsborough Street contains two independently listed resources that exemplify South West Raleigh's contribution to modern architecture: the Royal Baking Company, and the Harwell Hamilton Harris and Jean Bangs Harris House and Office. The Royal Baking Company building is an early example of modernism that actually predates the movement at NC State. The building represents the realignment of Raleigh's industry from downtown and along transportation corridors and a shift towards modern architecture. It was designed by W.E. Long Company of Chicago in 1941 and expanded in 1947. The design is international or utilitarian and features exposed building materials and unpainted brick walls. It remained an industrial and warehouse building until 1997 when it was listed as a historic place and repurposed for retail using tax credits.

Harwell Hamilton Harris was yet another talented modernist who Kamphoefner recruited to NC State and then established professional roots. He and his wife left prominent positions in Texas to be a part of the modernist movement in Raleigh. They originally intended their time in Raleigh to be temporary but found great success in the area and eventually built a permanent home and office close to NC State. It was constructed in phases between 1967 and 1977 of concrete and stucco. They intentionally designed the building in such a way that it would require little maintenance and produce income thus facilitating their retirement. The building follows the long narrow shape of the parcel and is a tall two story building. It was rehabilitating in 2006 using historic tax credits and remains offices for an architecture firm.

Pullen Park

Many of sites and institutions of South West Raleigh owe their existence to the efforts of individual Raleigh residents who, for various reasons, saw fit to contribute to future of the city. One of the most enigmatic and important of these individuals was Richard Stanhope Pullen for whom Pullen Park is named. Pullen was a successful businessman who increased his real estate holdings in Raleigh over the course of the 19th Century. He is remembered in history as a generous and somewhat unusual person. He never married and vigorously avoided the public spotlight. He seems to have had a distaste for displays of gratitude for his many contributions to public institutions. When Pullen Park was named for him he reacted with embarrassment and refused to allow the NC College of Agriculture and Mechanic Arts (the forerunner to NCSU) to honor him with a portrait or name a building for him. He donated 80 acres to form what is now Pullen Park and 60 acres to what became NC State. A substantial portion of South West Raleigh was once owned by Pullen.

Pullen was instrumental to anchoring South West Raleigh with the institutional expansions that define its core today. Pullen Park is an essential part of Raleigh's history and a tremendous asset to the South West community. The park represents a larger trend in American cities related to both civic health and real estate development. Specifically, cities throughout the country began adding parks such as Pullen Park based on emerging ideas relating recreation and access to nature to public health. Developers, streetcar operators and power companies, who were often the same company, also entered the park building business during this period as a way to promote new real estate projects and generate weekend streetcar revenue. These streetcar parks tended to focus on amusement and showcasing technology.

Pullen Park began in the tradition of a public park and benefited from competition with and the subsequent demise of Bloomsbury Park. Pullen himself was involved with much of the initial layout and design of the park. Some of its first major recreational facilities were public swimming pools. Over time the park began to add more attractions. Part of this drive was the popularity of Bloomsbury Park to the north. Although Pullen Park was publicly owned and operated, it had much the same effect on development as Bloomsbury Park. Bloomsbury was specifically built by business interests as a way of bolstering development and streetcar ridership. As a public amusement park Pullen Park enhanced the desirability of surrounding land for residential development.

Perhaps the most important artifact of Pullen Park is its prized historic carousel. Ironically, this carousel was purchased from the defunct Bloomsbury Park. The carousel itself is recognized as a national historic place as well as a Raleigh landmark. The carousel dates back to 1900 and was designed by Gustav A. Dentzel and his Pennsylvania Carousel Company, the premier Carousel manufacturer in America. The Pullen Park carousel is one of only 23 of these carousels in existence. The carousel is also recognized for the artistic and imaginative hand carved and painted animals created by Salvatore Cernigliaro. The Pullen Park carousel is a particularly unique historical asset because it has been in virtually constant use for nearly a century. This means that the carousel has a particularly personal connection with generations of South West Raleigh residents who experienced and enjoyed it. This transfer of experience from one generation to the next offers a South West Raleigh tradition.

Dix Hill

One of the first major institutional expansions located in South West Raleigh was a hospital for the mentally ill. The namesake of the current institution, Dorothea Dix, was influential in convincing the NC legislature to construct a dedicated facility for treating mentally ill patients. In the late 1840's governor Morehead had already been pushing for such an institution as North Carolina was one the last

states without one. In 1848 funds were appropriated and a site was chosen on a prominent hill to the south west of the city. Dorothea Dix refused to allow the new facility to be named directly for her but instead for her grandfather, Elijah Dix. The current historical site bears this name, Dix Hill, rather than the more recent change to Dorothea Dix in the 1956. The institution continued to grow and by the mid 1970's covered over 2,000 acres of land with 200 buildings. The size of the grounds gradually shrank over time as they were sold primarily to form the Centennial Campus. The historic district corresponds to the historical core buildings. The current fate of the hospital as a functioning building is unclear. Many of the buildings are now occupied by other government offices and many are currently vacant, but proposals for the site have ranged from creating an urban park to selling the land to fund mental healthcare.

Dix Hill has historic significance partially for the architectural significance of the buildings but more for its role in the humane treatment of the mentally ill. The overriding importance of Dix Hill is its campus design of which the landscape is a vital and unifying element. The hospital was intentionally positioned on a prominent hill with what is regarded as one of the best views of the city, with the belief that this would have a salubrious effect. Prominent architect A.J. Davis, who laid out the site plan likewise based his plan on contemporary ideas of therapeutic design. The original plan was based on the Kirkbride or congregate system which was standard for asylums in the 1800's. This included a network of connected buildings with an administrative core and small wards. His system also included large landscaped fields. This system evolved into the "cottage" system in which patients were housed in a large number of small "colonies" and emphasis was placed on gardening and horticulture as therapy. By the late 19th century the grounds included numerous gardens and greenhouses as well as a vast landscaped lawn called the "grove." Dix Hill also had enough farmland and labor to be self-sufficient. The farmland was sold and the greenhouses were lost but the grove remains and is a recognized historic site. The grove is often recognized as one of Raleigh's most distinguished and attractive open spaces.

The main and technically oldest building in the district is the center building. In reality this should be thought of a complex of several buildings, additions, and connections built between 1850 and 1970. One of the design considerations of the structure was that it could be expanded and adapted to the future needs of the hospital. Alterations and additions were carried out over its history. The original structure was designed by A.J. Davis as a three-story Tuscan Revival pavilion with connected dormitory wings. Unfortunately, the central pavilion was demolished and replaced in 1951. The residential wings remain and contain important architectural features such as late mid-19th century brick vaulting.

However, the number of alterations and contemporary expansions render the entire original structure non-contributing.

Ironically, while the oldest part of the complex is non-contributing, the newer additions to the complex are. These additions consist of the old laundry building, kitchen, canteen, and cafeteria. All but the laundry building were built in 1921 as free standing but proximal additions. They are two-story red common bond brick structures with reserved neo-classical detailing. Later additions connected these buildings to each other forming the current complex. In addition to the main complex, many of the contributing buildings are detached former residential buildings. The dominant style is brick colonial revival dating from the 1920's. Some notable exceptions are the craftsman bungalows and a late Victorian cottage, the Buffaloe House, which dates from 1898.

Although not contained within the historic district, the Spring Hill House is an important historic resource on the Dorothea Dix campus. The house itself predates most of the institutional changes in the area and dates back to its plantation period. The house was built around 1815 for Theophilus Hunter Jr. The current Georgian home replaced a wooden structure built in the 1700's by his father. Theophilus Hunter Sr. was an important figure in early Wake County and Raleigh history. His grave on this site is the oldest grave in Wake County. The house is now owned by NC State.

Hillsborough St: Definition and Reasoning

The Hillsborough St zone is a comparatively small zone but contains a rich density of historical assets. Hillsborough street itself marks the southern border of the zone separating the NC State campus from the many college-oriented businesses along the thoroughfare. The bulk of the zone is covered by Meredith College, The West Raleigh Historic District, and Oberlin Village. Meredith College and Oberlin Village form the eastern and western borders of the zone, respectively. The northern border is marked by the extent of South West Raleigh at Wade avenue. This area was once the rural outskirts of the city and offered affordable land for new ventures such as a freedman community and new college. As Raleigh grew this same opportunity led to a second wave of suburban development.

Oberlin Village

Oberlin Village is a site which is important to the historical character of this area of South West Raleigh that has largely been lost to neglect and new development. In 1866 Lewis Peck subdivided and began selling his land west of Raleigh to freedmen at a price of \$50 per acre. For comparison the going rate for land in Wake county was only \$5.70 an acre. Oral tradition holds that the site was already the residence of many of Cameron's slaves. This price disparity illustrates the resistance to allowing former

slaves to establish independent communities or own land. Nevertheless the opportunity for such huge profits prompted numerous examples of interracial cooperation. James Harris was instrumental in establishing and promoting the community. Harris was a prominent figure in reconstruction politics and improving the condition of freedmen in North Carolina. He was originally from North Carolina and believed to have been born free. He attended Oberlin University for which the community was eventually named. He served in the General Assembly and promoted the interests of newly freed black citizens.

Oberlin Village was one of 13 such freedman communities, in Raleigh, that emerged after the Civil War but was notable for its institutions and success. The 150 acre site mostly consisted of farmland but soon included several churches which also served the community's educational needs. At the end of the reconstruction era 750 people lived in Oberlin Village. In 1892, Oberlin Village added yet another educational institution to South West Raleigh; Latta University. The University taught Biblical instruction as well as vocational studies. At its height, it included 300 acres of land but encountered financial failure in the 1920's. Although Oberlin Village was primarily a working class community, it was also a fairly affluent community. Oberlin Village was considered an excellent housing choice for Raleigh's prominent black citizens. In 1880 more residents of Oberlin owned their home than in any other neighborhood in Raleigh.

Although Oberlin Village was a thriving freedman community, the pace of Raleigh's advance westward gradually eroded the cohesion of the community. The surrounding areas filled in with prosperous white neighborhoods and a combination of economic depression and increased tax burden damaged its prosperity. As the neighborhood continued to change many of the original inhabitants and their descendants moved away. Oberlin Village still nominally exists, but it retains little of the original character. As many of the historic sites have been lost, the remaining assets are all the more precious.

There are six national historic sites in the area and 60% of the homes were built between 1890-1952. Homes from the late 19th century are primarily one-story, side-gable, frame cottages with minimal Queen Anne or classical references such as small, central gables marking the central entrance, full-width porches with turned posts, and occasionally, sawn brackets. Most of these homes have lost their historic integrity however. The Triple-A I-Form house is an important building type in Oberlin Village. The I-Form was fairly common during this period but the ones in Oberlin are unique because I-Forms are usually found on large rural homesteads. They are also unique because it was uncommon for such homes to have black ownership. There are also a significant number of turn of the century bungalows and post-war cape cod and minimal-traditional homes.

Most of the national recognized historic sites are the surviving homes of Oberlin's prominent citizens. The James S. Morgan House is a rare and characteristic example of a triple-A I-Form house built by Wilson Morgan. The John T. & Mary Turner House is a neoclassical I-Form house from about 1900 that was expanded from an older, smaller house. The Willis Graves House is another I-Form house but with a square corner turret and front bay window with roof pediment. It is considered the most stylish of the Oberlin houses. The Plummer T. Hall House is a late 19th century Queen Anne style house which remains in possession of the Hall family.

In addition to the historic homes there is one nationally registered historic church and one archeological site. The Wilson Temple United Methodist Church was constructed in 1911 as a brick Gothic Revival building. The church was originally founded in 1872 and named for Wilson Morgan, who donated land. The Latta University site and Reverend Latta's home were added to the national historic registry in 2002. Unfortunately the home was destroyed by fire in 2007. The Raleigh Historic Districts Commission conducted an archeological survey afterwards and the site was reinstated as a Raleigh historic landmark.

Method Township

The township of Method was the another prominent freedman community in Raleigh. Method, called Save-Rent or Slabtown at the time was established primarily by Jesse Mason and Isaac O'Kelly, two entrepreneurs who wanted to create a black community. They chose land far outside Raleigh to provide affordable opportunities to black residents. The town was renamed Method in 1890 after the railroad was constructed nearby. The first phase home construction was predominantly crude log and frame cabins. By the turn of the century these were replaced by stylish vernacular houses including one-story triple-A style and side-gable vernacular Queen Anne houses with milled lumber and decorative sawnwork. In the 1920's to 1940's the style shifted to mass produced bungalows and then to minimal traditional in the post-war period.

Two buildings in the area are nationally registered resources: Saint James AME Church and the Agricultural Building of the Berry O'Kelly School. The Agricultural Building, built in 1926, is the last surviving building of the Berry O'Kelly School. Berry O'Kelly was a successful business owner and civic leader who was interested in improving the livelihood of local residents. To that end he founded a school to teach standard academics as well as vocational topics. The Berry O'Kelly School was one of only three such schools accredited in the state and at one time the largest high school in the state. The one story brick building continues to serve as the community center at the center of Method Park.

Baptist and African Methodist Episcopal churches generally formed the core of freedman communities, and such is the case with Method. The Saint James AME Church was founded in 1886 as one of several churches in the area. It is the only Method church recognized as a historic building since it remains in its 1923 brick gothic revival building. The older 1890 building was moved to the Village of Yesteryear at the state Fairgrounds. The interior of the 1923 church retains many of its original features and details.

West Raleigh Historic District

Much of the developed area between Wade Ave. and Hillsborough St. and between Meredith College and Oberlin Village is covered by the West Raleigh Historic District. This district captures an important period of transition for Raleigh and for architecture. These neighborhoods were developed just past the initial streetcar suburbs to the east and represent the growing importance of the automobile. West Raleigh is known for having rich vegetation and tree cover. This is said to be partially the result of various horticulturalists who have lived in the area. Unlike the previous streetcar orient suburbs, the West Raleigh district has much more curvilinear streets. The neighborhood also employs larger lots and set-backs. The most productive period of construction was between 1941-1956 when 40% of the homes were built.

One reason for West Raleigh's reputation as a center for Horticulture is former resident Isabelle Bowen Henderson and her gardens. She was known primarily as an artist and portrait painter when she returned to her home in West Raleigh in 1937. She used her home and surrounding land as a workshop of horticulture and early American crafts. Her garden became an important fixture in Raleigh culture when she opened for public tours. She cultivated 600 varieties of iris and won the National Horticulture Award in 1951. Carl Sandburg and Frank Lloyd Wright were two of her most famous visitors. In the late 1970's her sister, who had inherited the property, won two lawsuits against a city plan to demolish the site for a road expansion project.

Also unlike previous developments, this area developed was gradually by many different builders and thus has a less cohesive plan. This coupled with the span of time over which it was developed provides a wide variety of architectural styles which include Queen Anne, colonial revival, bungalow, foursquare, period cottage, minimal traditional, cape cod, and ranch houses. The most common building materials are weatherboard, wood siding and brick. In addition to single family homes there are several apartment buildings and duplexes constructed mostly of brick in the late 20's to support NCSU. One such development is the Wilmont Apartments built in 1926 with Spanish-colonial influenced details. Unlike other historic residential districts West Raleigh contains many garages. Many

of these include garage apartments built during housing shortages or to house students. Two churches are also contributing: 1927 West Raleigh Presbyterian built in 1927 and Fairmont Methodist built in 1950.

Two modernist office buildings in the district are also contributing buildings. The State Capitol Insurance Company building is a 3 story modernist brick veneer over steel building. The G. Milton Small & Associates Office Building, built in 1966, is also a national historic resource. The growing city of Raleigh acted as the proving ground for NC States burgeoning modernist architecture movement. One of the most important architects who relocated to Raleigh during this period was G. Milton Small, who had studied under Mies Van der Rohe. He is considered the most accomplished proponent of Miesian modernism in Raleigh. In true Miesian fashion his office consists of a raised box of metal and glass with an overhanging roof slab suspended over the building's parking. Another product of the Modernist movement at NC State is the Nehi Bottling Plant on Hillsborough St. This building was designed by frequent NC State collaborator William Deitrick and features a rare application of international style in an industrial building.

Another of Deitrick's design projects was the theater and garden complex at the Raleigh Little Theater, Amphitheater, and Rose Garden. The theater building was conceived in 1936 and completed with WPA funds in the 1940's. The Rose Garden was established in 1948. In addition to Deitrick's modern influence this site has considerable historical value. From 1873 until the 1920's this site served as the NC State Fairgrounds.

West Raleigh contains several important modernist private homes built for or by the School of Design Faculty between the 1940's and 1960's. One the most significant of these homes is the Richter House, designed by George Masumoto in 1951. The Richter house was an experiment in low-cost modular construction. In addition to its modern design the home also features a number of sustainability innovations which were decades ahead of their time. The house is considered North Carolina's best example of a Frank Lloyd Wright Usonian design. The house is built with heavy timber post-and-beam framing and utilizes passive solar heating.

One of the oldest buildings in this historic zone is the North Carolina Agricultural Experiment Station Cottage built in 1886. This cottage was essentially the precursor to NCSU's present expansive research facilities and fields. In addition to a research center the building also served as housing. The house was designed as a farmhouse and as such stands out against its suburban surroundings. The farmhouse draws design elements from several forms including Victorian, Gothic Revival, Italianate, and Queen Anne.

Blue Ridge Road Corridor: Reasoning and Definition

The Blue Ridge Corridor is a superblock formed by Wade avenue in the south, I-440 in the east, Glen Eden drive in the north, and Edwards Mill road in the west. This area was designated as its own zone because it is geographically distinct from other parts of South West Raleigh being isolated by two major highways. The Blue Ridge Corridor is a specific target area of the South West Raleigh project.

Given its relative distance from downtown, development in Blue Ridge corridor is more recent than most of the other zones. The Blue Ridge Corridor contains two of Raleigh's important cultural and civic institutions; the NC Art Museum and Rex Hospital. The actual structures of these two sites are fairly recent constructions, dating only as far back as the 1980's, but their historical significance nonetheless transcends their age. Both buildings represent institutions that date back to older sites in 19th century Raleigh. Additionally, the art museum's collection augments its cultural and historical value.

Rex Hospital

One of the two major lynchpins of the Blue-Ridge Road Corridor is Raleigh's first and primary healthcare facility; Rex Hospital. The current building is not historically significant in its own right as it was only constructed in 1983 and has been renovated several times, but the institution which this building currently houses dates much further back however. When John Rex died in 1839 he provided funds in his will for establishing a hospital. The specific aim was to provide adequate healthcare for Raleigh citizens who could not otherwise afford it. The first site for the hospital was at former governor Charles Manly's home on South street. Initially, both white and black patients were treated at the hospital, although in separate areas. When the hospital expanded black patients were diverted to St. Agnes and Shaw University. The Civil War interfered with the financing of the hospital and Rex's wish did not come to full fruition until 1893. Eventually, the institution was able to open a larger facility on what would become the Dix Hill area. The hospital was located on two other sites before its current location. As Raleigh's healthcare needs increased the hospital expanded and moved further west for greater space. The current hospital has likewise opened additional sites in other parts of Wake county.

North Carolina Museum of Art

The older museum building at the current location dates back only to 1983 and is thus not listed in any official historic capacity. The museum, however, has considerable historical and cultural relevance to South West Raleigh. In many ways the museum collection is a unique and pioneering effort in state funded cultural appreciation. Additionally, both of the main gallery buildings are significant architectural contributions in their own right.

As an institution the museum originated in 1924 with the North Carolina State Art Society, which formed to generate interest for an art museum. The society managed to acquire funds and art privately and operated temporary exhibits at the Agriculture Building. In 1947 the NC state legislature appropriated \$1 million to purchase an art collection. This was the first time that state funds had been appropriated for such a purpose anywhere in the United States. Robert Lee Humber, a legislator from Greenville was instrumental in gathering support for the museum initiative. In particular he convinced philanthropist Samuel Kress to make a matching million dollar offer to the state.

The North Carolina Museum of Art capitalized on its funding and moved into a permanent location in the renovated State Highway Division Building in 1956. Within ten years, however, the museum's needs outgrew its downtown location and began seeking a new site. The decision to move the museum to western Raleigh was not without controversy. Many people felt that the art museum should remain downtown with other museums and civic buildings. The museum commission, charged with deciding where the museum should be located, felt that Blue Ridge Rd. offered ample space for expansion and access to the highway.

The new site for the museum was donated by the state and in addition to the museum buildings covers 164 acres. The site itself has some historical significance as a WWI tank training camp and later as the Polk Youth Prison for Juvenile Offenders. A smokestack from that facility is still present on the grounds. The grounds of the museum were divided into sections for natural preservation and art exhibition. In 2000 the state granted the museum additional land and the museum expanded its outdoor art collection. This makes the grounds the largest museum art-park in the United States.

Edward Durrell Stone and Associates of New York and Holloway-Reeves Architects of North Carolina were chosen as the architects for the new site. Stone had previously worked on the Kennedy Center in Washington DC and the Museum of Modern Art in New York. His design was based on pure geometric form with the square as a basic unit. Stone died in 1978 before the building was completed and financial issues and overruns prevented the original plan from coming to fruition. The finished building is smaller and constructed of local red brick rather than the white marble Stone planned.

In 2000 the museum expanded once again, adding a new building to hold its permanent gallery. The philosophy behind the new building's design was to avoid an overstated building and instead focus on the experience of enjoying art. The museum also committed itself to sustainable practices. Thus the building is characterized by subtle forms, natural lighting, and abundant rain gardens. Thomas Phifer and Partners were chosen as the architects and the project was financed by the city, county, and state governments.

Fairgrounds and Arena: Reasoning and Definition

The Fairgrounds and Arena zone represents the western reach of the city of Raleigh and is dominated by large scale event venues such as the NC Fairgrounds, Dorton Arena, Carter-Finley Stadium, and the PNC Arena. These event spaces define the historical character of the surrounding area. The zone is bounded on all sides by major highways forming a discrete patch of Raleigh. In the southern area the highway forms a more logical barrier than development trends which are consistently recent suburban housing. It also contains the focal point of South West Raleigh's major thoroughfares. Hillsborough St, Western Blvd, Buck Jones Rd, and Jones Franklin Rd, all converge in the center of the Fairgrounds zone.

The Fairgrounds and Arena zone's history has been defined by public recreation facilities and the events they host. Large event spaces and sports centers have can have a tremendous impact on the character and identity of a community. The area in this zone has been defined by event-space since 1928 when the State Fairgrounds relocated to a large swath of land at its present site. The location was far enough away from Raleigh to contain large quantities of undeveloped land but still accessible enough to provide quick access. These same reasons were relevant in siting the other stadiums. The Fairgrounds and Dorton Arena are nationally recognized historic landmarks due to their age and significance. The PNC Arena and Carter-Finley Stadium do not have this historical recognition but nonetheless contribute to the identity of South West Raleigh and the cohesion of the surrounding area as Raleigh's event space.

NC State Fairgrounds

The State Fairgrounds anchor the history and identity of this portion of South West Raleigh as both a significant historic site and one of Raleigh's most important traditions. With an average yearly fair attendance of 800,000 people the fairgrounds also represent an extremely important cultural and economic anchor to the community. In addition to the fair itself, the nearly 400,000 ft² of enclosed space holds various events throughout the year as well as a weekly flea market. Two of the buildings at the fairgrounds are nationally recognized historic sites: J.S. Dorton Arena and the Commercial and Agricultural Buildings.

The history of the fairgrounds, like many other sites in South West Raleigh, saw its inception at a smaller site in downtown Raleigh. Initially the fair was sponsored by the NC State Agricultural Society which itself was a combination of city, county, and state efforts. The society operated the fair from 1853 to 1925 when it encountered financial difficulties, disbanded, and passed responsibility to the state. Within 20 years of the first fair, the event was too large for its site. In 1873 the state subsidized

construction of a new fairgrounds west of Raleigh on what is now the Raleigh Little Theater. The Fairgrounds remained an important feature of South West Raleigh as the city expanded westward around the grounds. The period also saw the State Fair incorporate more amusement park or carnival features in addition to showcasing agriculture. The fair was electrified in 1884 and added its first midway ride in 1891.

When the Agricultural Society faltered in 1925, the State Department of Agriculture assumed responsibility of the fair and fairgrounds and chose to move it to a larger site further west. The Society lacked the funds to accommodate the now overcrowded fairs. The fair was not held for two years while new facilities were constructed the current site on the corner of Blue Ridge Rd. and Hillsborough St. The centerpiece of the new facility were the new Commercial and Educational buildings. Initially these exhibition halls were to include livestock facilities but the quality of the structures was considered so high that barns were built elsewhere on the site. The buildings were designed by Durham architecture firm Atwood and Weeks and were well received upon the fair's reopening. The hall is designed in the Spanish Mission style, which is extremely rare in NC architecture.

J.S. Dorton Arena

Immediately adjacent to the Commercial and Agricultural Buildings on the fairgrounds is another of South West Raleigh's most important architectural and historic sites; J.S. Dorton Arena. The impetus for the Arena's design originates from two important and simultaneous transitions. In 1948 the arena's namesake, J.S. Dorton, set out to improve and expand the fairgrounds. His goal was to establish the fairgrounds as a symbol of modernity. This desire coincided with an impressive coalescence of modern architects at the NC State School of Design.

Responsibility for designing the new fairgrounds fell primarily to the NCSU's head of the architecture department, Mathew Nowicki, in coordination with William Deitrick. Nowicki was a Polish exile and prominent modernist architect. He joined the modernist movement at NC State at the recommendation of Lewis Mumford. Nowicki sketched out designs for multiple buildings at the new fairgrounds, but the Arena was his only completed project in North Carolina. Unfortunately, he died in a plane crash in 1950 before the arena was built. His plans were carried out with some adjustment by Deitrick.

Dorton Arena has a unique parabolic design that is not shared with any other arena in the world. The building was initially intended to be a livestock judging pavilion but eventually became a year-round exhibition and performance center. One of the major departures from Nowicki's sketches was Deitrick's inclusion of a glass curtain wall. Nowicki's omission of walls may have been because of the building's

original purpose. When it was completed in 1952 it won numerous design awards and in 1957 the American Institute of Architects voted it one of the 10 buildings of the 20th century expected to influence future design. The name of the building was changed to honor J.S. Dorton in 1961.

Carter-Finley Stadium and PNC Arena

Carter-Finley stadium is an important contributor to South West Raleigh's identity both as an extension of NC State's influence and because of the sheer level of activity associated with it. The stadium has a capacity of about 57,000 people and has sold out its NC State Football season tickets for the past nine years. This means that on any given game-day tens of thousands of fans congregate in this area of Raleigh. Additionally, the stadium's capacity makes it a venue for musical performances. The building itself is not recognized as a historic building but it nonetheless reinforces the identity of this zone as Raleigh's large event and gathering space. The PNC Arena, constructed in 1999 serves much the same role in the area. The Arena is a contemporary building linked to both NCSU and the Carolina Hurricanes. Additionally, it holds large events and concerts throughout the year. In terms of cultural impact these two stadiums ensure the place of Hurricane and Wolfpack red in South West Raleigh's identity.

Beltline Corridor

The southern reach of South West Raleigh between Cary and Garner represents the historical outward expansion of Raleigh to its terminus and intersection with other expanding communities. More so than any of the other zones the Beltline Corridor retains a historical connection to rural Wake county and contains much more recent development than the other historic zones. This area is unique in that it contains the only major water-bodies in South West Raleigh; Lake Johnson, Lake Raleigh, and the Lake Wheeler watershed. This zone is also unique in its content of undeveloped woodlands and agricultural space. Much of the southern portion is covered by protected watershed overlays and NC State's agriculture campus. The lynchpin of historical identity south of the beltline is Yates Mill, the history of which actually pre-dates Raleigh itself. In many ways the identity of this portion of South West Raleigh is dominated by nature and waterways.

In many ways the southern reach of South West Raleigh serves as a vast agricultural and natural history preserve. Much of the land use in this area is constrained by NC State agricultural experimentation fields and protected watersheds. By extension these constraints offer a glimpse of Raleigh's historic landscape before development as well as an ecological buffer. Recent city park improvements such as the Yates Mill project capitalize on this natural resource.

Beltline Corridor: Reasoning and Definition

The Beltline Corridor zone represents the southern extent of the city of Raleigh and extends into the culturally and historically relevant area to the south. Its namesake, the beltline, bisects the zone. The zone covers development between Raleigh's western border with Cary and eastern border with Garner. The southern border is marked by Yates Mill. This area was designated as its own zone due to its relative distance from other historical anchors such as the NC State Main Campus or historic suburban neighborhoods. Instead, the beltline neighborhoods are anchored by impounded lakes and its vast protected land.

One historically and architecturally significant resource in this zone is the Dr. E. N. Lawrence House. This home was constructed by local dentist Elmo Lawrence in 1922 and he continued to live in it until 1959. The house is a hollow-core concrete block Craftsman bungalow. Craftsman style was popular throughout Raleigh and the nation during this period but this particular house is unique due to its construction materials. Most craftsman bungalows were brick or frame. The E. N. Lawrence House is a rare and early example of the concrete craftsman bungalow style.

Carolina Pines Hotel and Area

The neighborhoods in southern Raleigh between the beltline and Tryon road are built on what was once a resort and attraction: the Carolina Pines. This resort was part of a trend in North Carolina during the early 20th century for resort hotels. The model for its development was Asheville's Grove Park Inn together with Southern Pines in Moore County. Carolina Pines differed from these resorts in that its goal was to provide the same quality recreation and luxury to ordinary citizens. Carolina Pines was meant to be a getaway for Raleigh's middle class residents as well as the elites. This egalitarian mission was due to the influence of its founder, Herbert Anderson Carlton. The resort consisted of the colonial revival hotel, two 18-hole golf courses, a casino, an outdoor theater, polo grounds, riding stable, swimming pool, and tennis courts with outdoor lighting. The resort was built into a 450 acre pine grove which became its namesake.

Carolina Pines was an extremely ambitious project, especially considering that it was completed in the midst of the Great Depression in 1933. It was also an admirable project given its mission to serve Raleigh's middle class. Carlton was noted and respected for his decision to keep prices low and provide a much needed distraction to the beleaguered citizens of Raleigh. Unfortunately, it proved to be too ambitious of a project and the hotel entered receivership within one year. Although many, especially the News and Observer, tried to defend Carlton's project on the basis of providing a public service, he lost his interest in the hotel. His family continued to operate the hotel but over time its lands were sold off

to developers. In 1957 it ceased to be a hotel and became a fraternity retaining the stable building and seven piney acres of the original land. The building itself is listed as a Raleigh historic site. Many neighborhoods in the area draw their name and identity from the resort and while not recognized in an official capacity many of these homes date back to the 1950's when the resort was converted.

Yates Mill

Yates Mill is unique among all of the historical sites in South West Raleigh for its age and continual use. The mill is one of the oldest buildings in Wake county, the only surviving grist mill in the region, and predates the incorporation of Raleigh itself. In addition to its age, Yates Mill was continually operated for over 200 years contributing to the economy and character of the far south Raleigh area. The Mill survived several destructive events over its history and now serves as the focus of an educational history center.

The Mill's history dates back to the colonial era when the Earl of Granville, one of the Lord Proprietors, granted land on which the mill is sited to Samuel Pearson in 1756. The Mill was constructed around that same period. Pearson increased his property to the surrounding 600 acres but his son fell into debt and sold the mill and property in 1819. William Boylan acquired the mill and improved it over the next 30 years. In 1853 a partnership consisting of James Penny, Thomas Briggs, and John Primrose purchased the mill. During the Civil War the partnership sold the Mill to James Penny's daughter and son-in-law, the Yates'. There is some speculation that James Penny was motivated to sell the property due to his possible involvement in the murder of a man named Franklin. Mr. Franklin was said to be a union sympathizer and was indebted to the mill. To this day the Mill bears charred marks allegedly attributable to union soldiers directed to burn the mill by Franklin's widow in retribution.

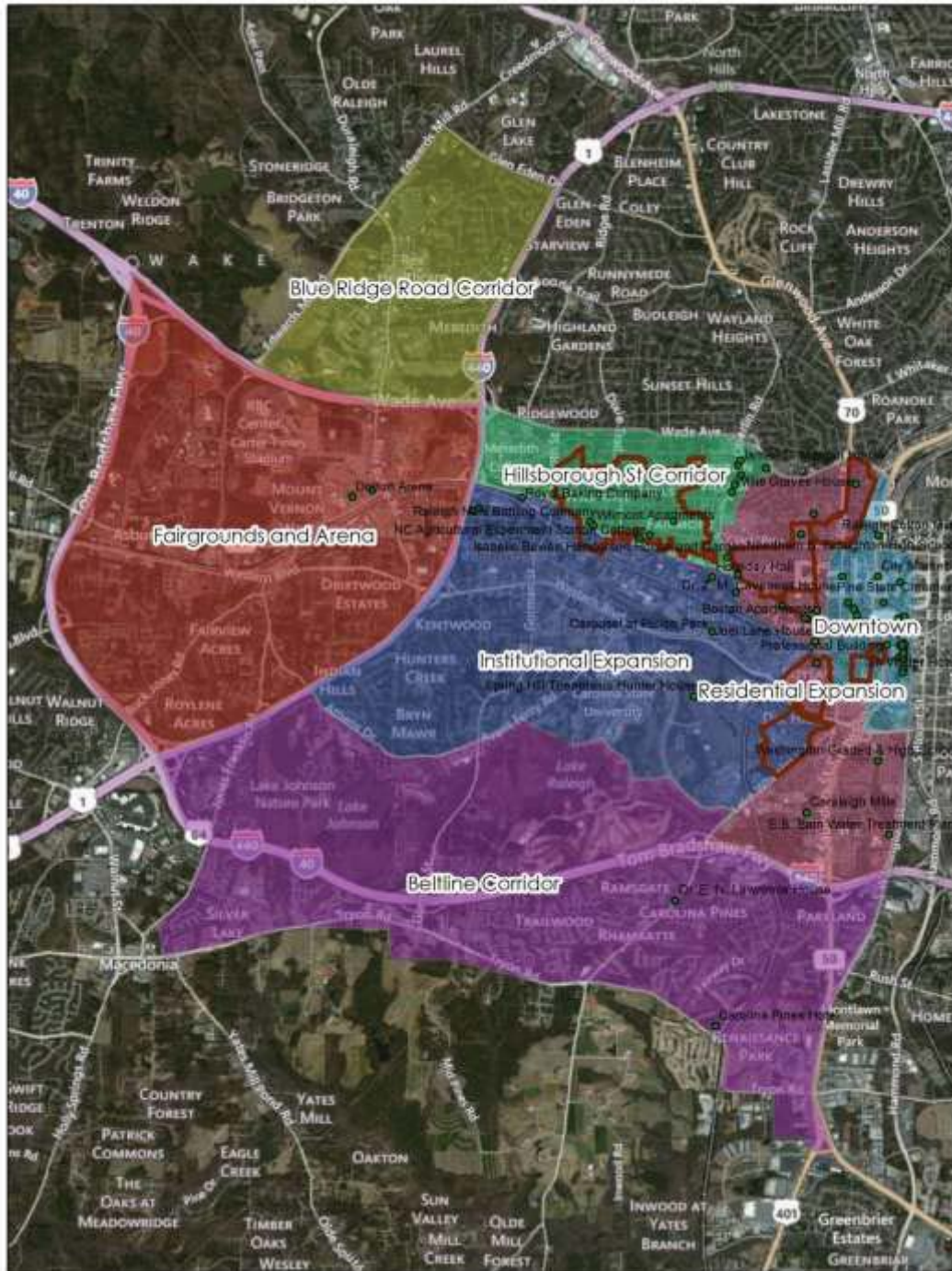
The Yates family and their descendants continued to operate the mill until 1948, when it was purchased by A.E. Finley. Within a few years the mill no longer served any economic purpose and was used for storage and recreation. NC State purchased the site in 1963 along with the surrounding land for agricultural school fields. During this period, interest in the site shifted to historical preservation and the site was added to the national historic registry in 1970. The Yates Mill Associates began restoring it in 1988. In 1996 the mill was nearly destroyed once again by Hurricane Fran. The stone dam supporting the mill was compromised by torrential rain. That same year a partnership between Wake County, NCSU, and Yates Mill Associates established plans for a 574 acre recreational and historic park including and educational center. The A. E. Finley Center for Education and Research was completed in 2006.

Conclusion

Southwest Raleigh represents an important part of the greater Raleigh community and an emerging center in its own right. South West Raleigh began like much of Wake County as huge plantation estates and woodlands. Its ample space, proximity to the original city, and access to transportation has made it ideal for ambitious projects. Throughout its history South West Raleigh has been marked by these large scale and enthusiastic projects. South West Raleigh houses the first art museum built with public funds, the epicenter of American Modern Architecture, and some of Raleigh's finest streetcar suburbs. Newly freed black Raleigh citizens saw this area as a place to start new communities. Since its rapid expansion after WWII, NC State has driven much of the economic growth and cultural identity in the area. The transition from an industry based economy to a creative and knowledge based economy is well represented by the conversion of historic industrial buildings into condominiums and shops. Southwest Raleigh has important historic landmarks which can and should continue to anchor new growth and development.

Appendix

Study Area Map





Warehouse District Map



Residential Expansion Map



Institutional Expansion Map



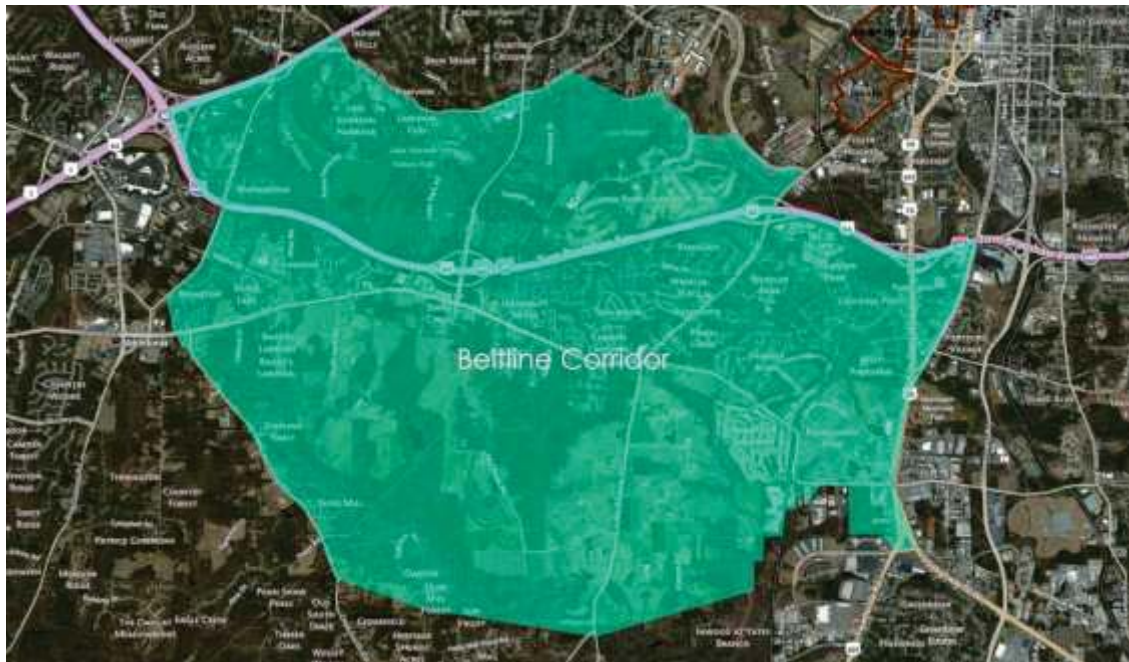
Hillsborough Street Corridor Map



Fairgrounds and Arena Map



Blue Ridge Road Corridor Map



Beltline Corridor Map

Zone Overview Chart

Zone	Major Historic Sites/Districts	Characteristics
Downtown/Warehouse District	Depot Historic District	The transition area between SW Raleigh and Downtown that contains rail-oriented early 20 th century industrial buildings
Residential Expansion	Boylan Heights, Glenwood-Brooklyn, Cameron Village/Park	1 st ring of suburban growth, streetcar suburbs, early 20 th century homes
Institutional Expansion	Holladay Hall, Dix Hill, Pullen Park	Dominated by NCSU campus but contains several other large institutional sites, most date back to the 1880's
Hillsborough St. Corridor	West Raleigh District, Oberlin Village	Made up of West Raleigh, Meredith College, and what's left of Oberlin Village, characterized by variety of 2 nd ring suburbs and auto-oriented post-war housing
Fairgrounds/Arena	Agricultural and Educational Building, Dorton Arena	Has long served as Raleigh's location for large events, also contains non-historic contemporary housing
Blue Ridge Rd Corridor	Rex Hospital*, NC Museum of Art* Not officially recognized	Very contemporary zone with no recognized historic sites, Rex is a historic institution though, and the Art museum has cultural significance
Beltline Corridor	Yates Mill, Carolina Pines Hotel	Large tract of protected agricultural and wooded land. Contains important water features, some 40's housing, and Yates Mill.

Addendum of Resources

Raleigh Golf Association

In 1929 a group of 27 local business and civic leaders formed an association to construct a public golf course in Raleigh. At that time the only facility in the county was the private Carolina Country Club. The Raleigh Golf Association selected A.E. Finley as the first president. Their guiding philosophy was to provide golfing opportunities to the public for an affordable price. The course is owned by 190 stockholders. Instead of dividends these stockholders receive waived entry fees for themselves and their families. Any profits which course generates are instead reinvested in capital improvements on the course.

Raleigh Municipal Airport

South West Raleigh contains the site of the city's first airport which has unfortunately been replaced with little regard for the site's significance. In 1929 the Curtiss Wright Flying Service built a hanger and three runways at the present corner of Tryon road and US-401. The dedication of the airport was the subject of great fanfare and included numerous civic leaders and celebrities including Eddie Rickenbacker, Josephus Daniels, and most famously Amelia Earhart. Watching wing-walkers and air-shows attracted sizable crowds. Curtiss Wright went bankrupt in 1933 and the airport passed to another company. The airport served both recreational air tours and commercial travel but by 1940 was no longer adequate for modern planes. The Municipal Airport lost business to the larger Raleigh Durham Airport but remained active. Throughout the 1960's and 1970's it was a popular flight school and recreational airport. In 1972, however, the property was sold to a developer and the airport was permanently closed. The site changed hand and remained largely undeveloped except for a shopping center for decades. In the late 2000's it became the site of a residential development: Renaissance Park. Unfortunately, the development has not capitalized or made reference to the site's former historic significance (Freeman).

Silver Lake

In contrast to the treatment of Raleigh Municipal Airport, Silver Lake was converted with greater appreciation for its former use. Silver Lake operated as a seasonal water park for over fifty years. As a summertime children's attraction the Lake represents an important cultural symbol to generations of South West Raleigh residents. John Gensinger who owned the park from 1986 until it closed claimed to have resisted numerous offers to purchase the site until he found one that provided some level of preservation. He cited shorter summer vacations the reason for the parks declining sales. The current development retains the name of the park and has made its focus the beachfront of lake. Mr. Gensinger also chose to purchase one of these homes (WRAL).

Capitol Broadcasting Company

One of the most important mass media institutions and thus an important cultural epicenter is the headquarters of the Capitol Broadcasting Company. Its headquarters and the WRAL studio are located on Western boulevard in South West Raleigh. CBC owes existence to the career and foresight of A.J. Fletcher and his son Fred. The Fletcher's were exposed to world of radio broadcasting when they

were hired by the fledging FCC as lawyers. They saw the potential of broadcasting and obtained a license to broadcast WRAL in 1938. While CBC continued to expand its radio network, but planned for the age of television. In 1952 they began an arduous process of obtaining a television license and in 1957 WRAL was awarded channel 5. CBC was and has remained a pioneer in broadcasting and local news. WRAL was the first news station to employ a dedicated news helicopter, the first to employ a satellite linked truck, and broadcast continuous digital service. CBC is also well known as the owner of the Durham Bulls minor league baseball team and its stadium. The physical headquarters of the company are also known for the WRAL gardens (CBC).

Lake Raleigh and Lake Johnson

The city of Raleigh has a dearth of major natural water features which elevates the importance of those that do exist. Two relics of the growing city are the man-made lakes Johnson and Raleigh. As the city expanded in the early 20th century it required an ever increasing supply of water. To alleviate this need the city impounded Walnut Creek near its confluence with Rocky Branch Creek creating Lake Raleigh in 1914. Nine years later the built another dam further upstream creating Lake Johnson. The increase in water supply soon outstripped the capacity of the current plant and precipitated construction of the E.B. Bain Treatment Plant nearby. Unfortunately, the capacity of these reservoirs were limited to the amount of rain in the Walnut Creek watershed. As the city continued to grow they were supplanted by other sources. The lakes, however, remain important natural and recreational anchors of South West Raleigh. Lake Raleigh is part of the NC State Centennial Campus and both lakes are surrounded by hundreds of acres of wooded parkland (Huler).

JC Raulston Arboretum

The Arboretum on NC State's campus is a testament to the impact of its namesake as well as an important cultural and recreational site. The Arboretum itself was the focal point for JC Raulston's veritable revolution in horticulture. Raulston is remembered for his ingenuity, energy, and dedication to reforming a field that had fallen into mediocrity. He arrived in Raleigh in 1975 to teach at NC State. One year later he established the Arboretum as an educational tool for both students and to disseminate knowledge to practitioners and the public. Raulston's passion was breaking the monotony and repetition in horticulture by taking advantage of a wider range of species and broader scope of garden design. The Arboretum provided an opportunity to develop new hybrids and test exchange plants. The primary mission of the Arboretum remains identifying and cultivating species that are well suited to complement the State's range of landscaping options. The garden and collections are internationally recognized. The Arboretum was renamed to honor Raulston after he was killed in an automobile accident in 1996 (Ward).

Rhamkatte Community

One historic community in South West Raleigh largely which is largely lost is the Rhamkhatte community and former Rhamkatte Road. Folk legend holds that this area draws its name from a road built by Governor Tryon during his war against Regulators in 1771. In a precursor rebellion to the American Revolution, westerners rebelled against taxes and corruption in Tryon's colonial government. In 1771 he moved the colonial militia to what is now southern Raleigh and planned to attack the rebels in Alamance. When he found the roads unsuitable for artillery he constructed a road between Wake

County and the vicinity of Hillsborough. He christened this road "Ramsgate" after a road in England. Over time the name of the road and the surrounding community became corrupted either naturally or intentionally to various forms of "Ramcat" or "Rhamkatte." The first written record of this road name dates from 1860 (DeLancey). The exact configuration of roads and road names has changed greatly and Ramkhatte Road no longer exists. Written records and a map dated from 1944 place it roughly along the paths of modern Holly Springs Road and Tryon Road. The Rhamkatte community was well known as a bucolic agricultural area. The historian Marshall DeLancey Haywood described it as the most productive agricultural area in the vicinity of Raleigh as well as the important economic location of several mills including Yates. In mid and late 1850's a scholar from the area, James Fauntleroy Haywood, achieved some level of fame for his poetry and became known as the "Bard from Rhamkatte." Eventually, expansion from the neighboring areas spilled into the area, altered the roads, and unraveled the community (Murray).

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