

ANDERSON HEIGHTS NEIGHBORHOOD STUDY

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For the
City of Raleigh and the
Raleigh Historic Development Commission

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Table of Contents

Project Introduction	3
Study Area Description.....	3
Development History	5
<i>Early 20th Century Early Suburban Growth (1926-1929)</i>	6
<i>Recovery Era and FHA Housing (1930-1945)</i>	6
<i>Post-War Era (1946-1954)</i>	9
<i>Development of Kenmoor</i>	9
<i>Development of D. L. Johnston Subdivision</i>	13
<i>Development of Anderson Heights 2</i>	14
<i>Development of Anderson Heights Fallon Subdivision</i>	16
Architectural Analysis.....	17
<i>Bungalow</i>	17
<i>Colonial Revival</i>	17
<i>Tudor Revival</i>	18
<i>Minimal Traditional</i>	19
<i>Ranch</i>	22
Period of Significance.....	23
Integrity Assessment.....	23
Recommendations	26
Bibliography	27

Appendix A: Selected Photographs and Illustrations

Appendix B: Building Inventory

PROJECT INTRODUCTION

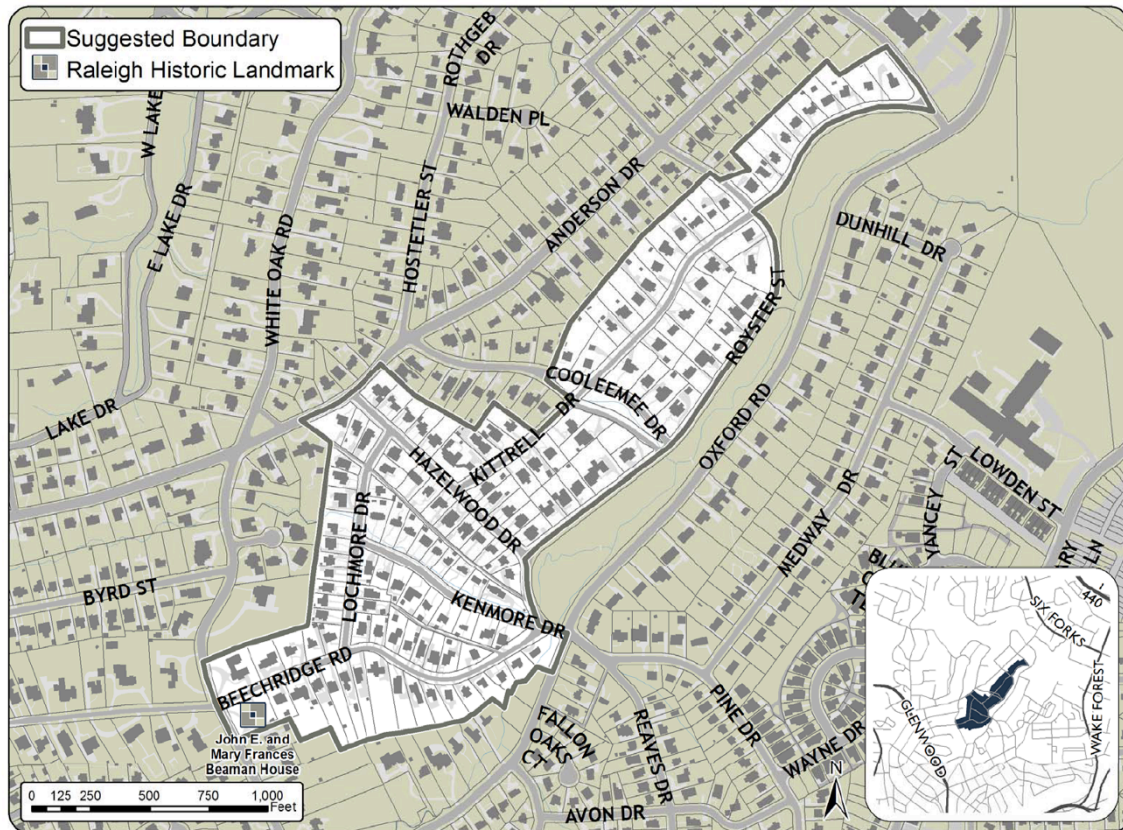
The City of Raleigh and the Raleigh Historic Development Commission hired MDM Historical Consultants (MDM) to prepare a report and investigation into the history and architecture of a portion of the Anderson Heights neighborhood in part to evaluate its eligibility for historic overlay district designation. The study is a City of Raleigh initiative that began at the request of a group of Anderson Heights residents.

A larger area was recently the subject of an application for the Study List, the first step in North Carolina to listing a property or district in the National Register of Historic Places. The State Historic Preservation Office declined to send that report for National Register Advisory Committee review. This smaller area that is the subject of this report was thought to be potentially a candidate for local historic district status. This report was commissioned to study the history of a smaller portion of Anderson Heights, to create an inventory of the dwellings, to identify potential candidates for local landmark designation, and to make recommendations regarding preservation programs that may help to preserve eligible properties in the subject area.

STUDY AREA DESCRIPTION

The Anderson Heights neighborhood centers around Anderson Drive and White Oak Road and comprises eight plats filed between 1924 and 1961. The study area for this project focused on streets in four pre-World War II plats between Anderson Drive and Fallon Park and extending from Overbrook Drive at the northeast to Beechridge Road at the south end. The study area plats are Kenmoor, the D.L. Johnston Subdivision, Anderson Heights 2, and the Anderson Heights Fallon Subdivision. A few parcels on the west end of Beechridge Road are outside these plats. They were at the west edge of a plat that was part of an earlier wave of suburban development, the White Oak Forest Plat. Several of those parcels, however developed within the period of significance for the project area but under different development trends. The focus of the history is on the first four plats named above.

Engineers drawing the four plats combined rectilinear streets with gently curving roadways, fitting them into open space between landscape features and earlier-platted roadways. To the east is Fallon Park, a linear, wooded, naturalistic area at a lower elevation. Creeks flow through the area from the west across the rolling landscape and into the parkland. Kenmore, Royster, and Kittrell Drives and Beechridge Road are the curvilinear streets that follow this varied topography; Lochmore and Hazelwood Drives fill in with parcels along straight streets. There are alleys in the project area, but only at the rear lot lines of parcels fronting Kenmore Drive.



Anderson Heights Neighborhood Study Area

Landscape character varies throughout the project area, with Kenmoor contrasting with the look of the other three plats. Kenmoor is naturalistic and rugged, with steep hills and a stone-lined ravine. Making an unusual choice, the engineer drew the plat so that the creek ran through the front yards of houses on the north side of Kenmore Drive. Stone hardscape features accentuates naturalistic elements, most notably as creek ravine riprap and low retaining walls. Stone also appears elsewhere: as veneer on houses, in patios, and at small stairs that climb a change in grade. The creek's front yard placement requires bridges to proceed from sidewalk to front walks; at some houses, stone and stone-arch bridges cross the divide. Front walks are generally poured concrete and may curve through front yards, lined with pipe railings and climbing the hill on the south side of Kenmore Drive with concrete steps.

Other areas are more traditionally mid-century suburban in layout with lawns and driveways. As a result, houses and front yards dominate the streetscape of Kittrell Drive. Royster Drive fronts Fallon Park and houses stand well above the lower, wooded area. Cooleemee Drive is something of a compromise between the forest-like feel of Kenmoor Drive and the open lawns of the north end of the area. Tree-dotted medians expand the space between houses that face each other on either side of the roadway and extend the ambiance of Fallon Park into the development. Throughout, trees are a mix of deciduous and evergreen.

Concrete curbing and sidewalks are common throughout the study area. Front walks of concrete are common as well, as are both poured concrete and brick or stone stairs to accommodate changes in grade. Retaining walls of stone characterize Kenmoor, while elsewhere are more likely to be brick or concrete. Early twentieth-century granite curbing with cobblestone gutters survives along a stretch of Beechridge Road at the south end of Lochmore Drive. Some stretches of roadway, as at the east end of Beechridge Road, lack curbing.

Original single-car garages survive in the study area. Typical placement in the 1920s was at the back of a parcel, at the end of an often-unpaved drive extending straight back from the street. Toward mid-century, garages were not universal but had become much more prominent, standing either beside or just behind a house in the side yard. Driveways were poured concrete. A few houses have garages built into an exposed basement. In 1950, according to the Raleigh Sanborn map, there appeared to be 46 single-car garages in the study area. A dozen houses had garage parking in their basements.

DEVELOPMENT HISTORY

The early twentieth century saw extensive growth of segregated residential districts in suburban Raleigh. In 1911, Carolina Power & Light expanded its streetcar line north along Glenwood Avenue beyond the city's limits, and soon real estate developers had engineers platting the untapped land between the edge of town and the Carolina Country Club. Deed restrictions ensured that middle- and upper-middle-class whites would populate these new northern suburbs. Residential construction began filling out the Five Points area of Raleigh, much of which was annexed into the city in 1920. Plats filed throughout the 1920s formed a second-wave of suburbs for whites north and east of Five Points and just beyond the new city limits.¹

Most of this project's study area was developed under four separate plats filed between 1926 and 1937, some of which were further subdivisions of the large 1913 White Oak Forest Plat. That plat covered an area centered on White Oak Road and included land later platted as Kenmore Drive, Lochmore Drive, and portions of Beechridge Road and Hazelwood Drive. Streams and roadways appear on the plat, but no houses or buildings. The sections of today's Beechridge Road and White Oak Drive in the project area follow the layout drawn in the plat.²

¹ Helen P. Ross, "Raleigh Comprehensive Architectural Survey, Phases I and II," June 4, 1992, <http://www.hpo.ncdcr.gov/surveyreports/RaleighSurveyPhaseI-II-1989-91.pdf>, 20-22, 27-28.

² White Oak Forest Plat, Wake County Book of Maps (BM) 1911 page 72; Kenmoor Plat, BM 1928, page 51; D. L. Johnston Subdivision Plat, BM 1935, page 96; Anderson Heights 2 Plat, BM 1928, page 64; Anderson Heights Fallon Subdivision Plat, BM 1935, page 109.

Unlike earlier developments based around Five Points, these four plats were filed by individuals making real estate investments as a sideline to their regular line of work. Some worked with a real estate firm to develop their subdivisions, others appear to have maintained more control. A few parcels on the west end of Beechridge Road in the study area were developed under the original White Oak Forest plat, which was developed by John G. Allen of Allen Brothers Realty, but all were built a decade or more after that plat was filed.

This development period, which stretches from 1928 through 1954, covers three distinct trends: the end of the pre-Depression wave of suburban development, the initiation of mortgage lending backed by the Federal Housing Authority (FHA) and that agency's effect on neighborhood development, and the combination of FHA programs with GI Bill benefits in the post-war boom. The following is an overview history of the period in Raleigh as well as histories of the filing and development of each individual plat.

Early 20th Century Early Suburban Growth (1926-1929)

A number of National Register-listed historic districts in the Five Points area of Raleigh document the early twentieth-century growth of suburban residential development for whites. New ideas about middle-class domestic life drove this development. Increasingly, home was seen as a retreat from urban life, as well as from those of other races or classes. To achieve this, neighborhoods became more curvilinear and naturalistic, with streets lined with the new bungalow house type and, for the even more well off, stately period-revival dwellings set behind large lawns. Deed restrictions enforced the quality of dwelling to be built, often specifying minimum house construction costs, and barred non-whites from living as the primary householder. This trend culminated in the 1920s and abruptly ended with stock market crash of 1929. Several houses in the Lochmoor development represent the final years of this trend.³

Recovery Era and FHA Housing (1930-1945)

The rate of residential construction in Raleigh plummeted with the onset of the Great Depression. The number of new building permits tumbled from 181 in 1930 to 51 a year later and only 34 in 1932. Those few who could afford to build could still have a large family house, but the style shifted from the exuberant period revivals to pared-down versions of the Tudor Revival known as the Period Cottage. In the project area, 7 houses were built from 1926 through 1929. Three were built

³ Sherry Joines Wyatt, "Historical and Architectural Resources of the Five Points Neighborhoods, Raleigh, North Carolina, 1913-1952," <http://www.hpo.ncdcr.gov/nr/WA4071.pdf>, E2-8.

in 1930 and then none in 1931. In 1932 and 1933, 8 houses were built, mostly in the Kenmoor development.⁴

A New Deal program stepped in by 1934, designed to revive the building trades that had been so busy in the 1920s. The Federal Housing Act created the Federal Housing Administration (FHA) to drive recovery of the building trades. The main FHA program to accomplish this was the provision of mortgage insurance to banks, encouraging loans, stimulating the market, and thereby generating demand to be filled by new construction. FHA rules reshaped the mortgage market and made such loans accessible to more income levels: the federal insurance encouraged banks to introduce lower down payments and establish very long repayment terms. The insurance was only available on FHA terms, however. The New Deal agency's guidelines and underwriting standards favored neighborhoods that had been determined to be low-risk. In practice, this resulted in a program that overwhelmingly favored white homebuyers and race-restricted developments.⁵

The FHA's guidelines drove architectural and planning trends as well, profoundly affecting the design of the houses filling new suburbs that fringed American cities in this period. To keep loan amounts low, the FHA promoted small dwellings that prioritized practically and economy over space and decoration. The focus for neighborhoods was on convenience—meaning proximity to shopping and easy commutes to work—and exclusivity. Ideal developments were near major roads but not bisected by them. This meant abandoning the grid system and fully embracing the curvilinear, park-style developments that characterized high-end residential districts of previous decades, as seen in nearby Hayes Barton.⁶

To promote the program, President Roosevelt declared June 15, 1935, "Better Housing Day," and Gov. Ehringhaus followed suit. The proclamation was part of the National Housing Act's public information campaign, and Jimmy Briggs, the local director of the Better Housing Program worked with the *News and Observer* to play an active role in promoting FHA programs. The newspaper purchased a parcel on White Oak Road in the first Anderson Heights subdivision and built a model home; it was one of over four thousand model dwellings built in 48 states that year. The paper created a fictional family of four, the Walter Raleighs, and hired local architect Thomas Wright Cooper to design a two-story Colonial Revival dwelling. Local builder John Coffey erected the house, all with full coverage by the newspaper.⁷

⁴ Ellen Turco and April Montgomery, "Vanguard Park Historic District National Register of Historic Places Nomination, 2002, <http://www.hpo.ncdcr.gov/nr/WA4075.pdf>, 41-42; Wake County GIS property records.

⁵ Thomas Hanchett, *Sorting Out the New South City: Race, Class, and Urban Development in Charlotte, 1875-1975* (Chapel Hill: UNC Press, 1998), 232-233; Federal Housing Administration, *Second Annual Report of the Federal Housing Administration* (Washington, D.C.: Government Printing Office, 1936), v.

⁶ Hanchett, 233; Wyatt, "Five Points," E8-E10.

⁷ *News and Observer*, "To begin building with ceremonies," June 14, 1935; *News and Observer*, "Walter Raleighs' friends becoming home-conscious," July 7, 1935; *Second Annual Report of the FHA*, 37-38; *News and Observer*, "The Walter Raleighs are building a house," June 8, 1935.

The FHA began publishing detailed guidelines for the design of small houses in 1936 in a bulletin called *Principles of Planning Small Houses*. The bulletin promoted simplicity and economy above all, but also emphasized balanced design in terms of both functionality and appearance. The FHA advised planning houses to use stock materials without alteration, reducing the amount of custom work on site and cutting down on waste. Windows and doors should be well placed to provide for cross-ventilation and a pleasing appearance. Minimum standards included halls that ensured privacy by enabling access to the bathroom from any room without passing through another bedroom. Full bathrooms were to be standard, despite the fact that indoor plumbing was not yet universal in American housing. The houses should be wired for electricity and include a heat source as well as provisions for heated water. Two-story houses were illustrated in the bulletin, noting that the two-story house should have a low roof pitch to reduce costs. The largest dwelling illustrated in the bulletin was a two-story, three-bedroom house with one bathroom at the second story. If cost could not allow for a basement, the dining room could be eliminated in favor of a utility room to hold the water heater. The FHA, however, stopped short of preparing stock plans for builders' use. "It is hoped," the bulletin states, "that the architectural profession in association with other elements in the building industry will carry forward these suggestions to increase the possibilities of building more homes and better homes for American families of moderate means."⁸

The bulletin also had a good deal of information relating to the planning and use of the house parcel. The administration encouraged a small garage connected by breezeway—particularly to a two-story house, stating that it "adds breadth to the design and tends to diminish the stilted quality which is so difficult to avoid in the design of small two-story structures." In contrast to the traditional placement of a garage at the back of rear yard, the FHA favored placement closer to the front of the lot in order to decrease the cost and maintenance of the driveway. Such placement would also allow a larger rear yard, which the FHA encouraged be used as an outdoor living area. Front porches were being abandoned in this period in favor of side and rear porches as the rear yard evolved from a service area—one that used to hold livestock and horses—to a recreational amenity.⁹

The *News and Observer* continued coverage of the recovering housing industry. Throughout 1941, the paper published a series of articles highlighting the FHA mortgage program and encouraging local participation. Week after week, the Sunday real estate section featured stories explaining the FHA-backed mortgage, highlighting local architects and builders who participated in it, and promoting efficient small-house plans. City limit expansion in 1941 brought the entire project

⁸ Federal Housing Authority, *Technical Bulletin 4: Principles of Planning Small Houses* (Washington, DC: General Printing Office, 1936), 1-2, 4-33.

⁹ *Planning Small Houses*, 34-36.

area into the city limits, when there were still just 57 houses in the study area, about one-third the eventual total. By 1945, another three dozen houses had been built.¹⁰

Post-War Era (1946-1954)

Roughly thirty houses were built in the years following World War II, about two-thirds of them in the 1950s. These houses are concentrated on Kittrell Drive, Royster Drive, Cooleemee Street, and the end of Beech Ridge Road outside Kenmoor and Duncan Johnston's plat. The project area was built out by 1954.¹¹

Development of Kenmoor

Today's Kenmore Drive, Lochmore Drive, and much of the north side of Beechridge Road in the study area composed a 1928 plat called Kenmoor, developed by local attorney Thomas W. Ruffin. Ruffin was living on Scales Street in Hayes Barton in the mid-1920s while his elegant Spanish Colonial Revival house at 1001 Harvey Street was being built. The latter house had been designed by Nelson and Cooper and built by contractor James Davidson. Living in the new suburbs, surrounded by rapidly developing streets, it is not hard to imagine Ruffin recognizing an investment opportunity in the nearby open land. He purchased the White Oak Forest parcels 31 through 34 and 59 through 62 in 1926.¹²

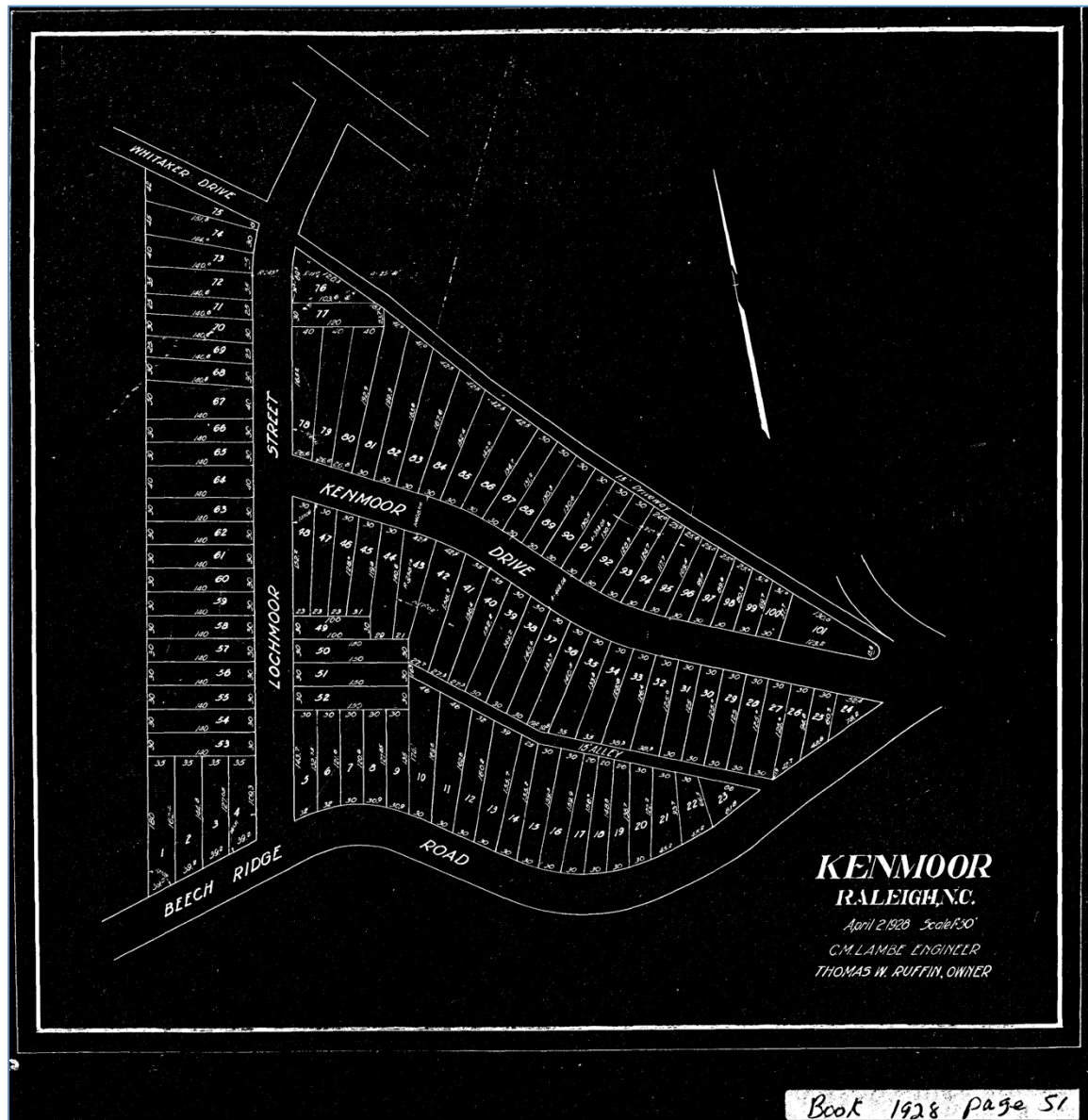
Ruffin next hired engineer C. M. Lamb to lay out a residential neighborhood. Beechridge Road appears on the White Oak Forest plat, as does a street called Whitaker Drive that was not built; rather, its intended route became the rear lot lines of parcels on the northeast side of Kenmore Road. Still, the alignment of Beechridge Road and Whitaker Drive from the White Oak Forest plat dictated the wedge shape of the Kenmoor plat. In contrast to these two curvilinear roads, Lamb followed the straight, nearly north-south line at the west edge of Ruffin's purchase and laid out Lochmoor Street perfectly parallel to it. Lamb fit 101 lots into those

¹⁰ Ray Aull, Raleigh City Planning Department, to Tania Tully, Raleigh Historic Development Commission, email correspondence February 21, 2019; Hill Directory Company, *Hill's 1940 Raleigh City Directory*, (Richmond: Hill Directory Company, 1940); Hill Directory Company, *Hill's 1945 Raleigh City Directory*, (Richmond: Hill Directory Company, 1945).

¹¹ This count is based on the county GIS dates, which seem in harmony with the appearance of the houses. The city directory listings, however, show more addresses in 1950 than the GIS dates indicate.

¹² Sherry Joines Wyatt, "Hayes Barton National Register of Historic Places Nomination Form," 2002, <http://www.hpo.ncdcr.gov/nr/WA4070.pdf>, 7.42; *Hill's Raleigh City Directories*, 1925, 1926, 1929, and 1935 (Richmond: Hill Directory Company). The plat's name is spelled "Kenmoor" and the streets have the "moor" spelling as well. Beech Ridge Road appears as "Beechridge Road." The names changed to Kenmore and Lochmore sometime in the 1940s, and Beechridge began to be written as two words sometime later. Similarly, the name "Kenmoor" as a separate neighborhood has faded from use.

eight White Oak parcels. Each Kenmoor parcel was about thirty feet wide and intended to be combined with others to create house sites.¹³



Lamb's layout for Kenmoor highlighted existing features of the land—the hilly terrain, the creek bisecting the plat—to encourage a rugged, naturalistic suburban enclave, continuing a trend from earlier suburban developments. Meanwhile, the Kenmoor deed restrictions sought to shape the development along class and race lines. The restrictions required lots made up of at least two parcels, or sixty feet wide, with houses set back fifty feet and costing at least \$5,500 at the edges of the development and at least \$7,000 in the heart of it. Such rules created space around

¹³ White Oak Forest Plat; Kenmoor Plat; Henry J. and Grace Hervey to Thomas W. Ruffin, March 16, 1926, Wake County Deed Book 484, page 484.

dwelling and concentrated the larger and more expensive houses at the center of the development, buffered by the slightly less expensive houses at the perimeter. Multiple dwellings could not occupy a single buildable lot. The suburban ideal of the period did not exclude the presence of livestock, and horses and cows were cautiously allowed as long as their stables and stalls were built strictly according to code. Outhouses and garages must be set back at least thirty feet from the street and five feet from neighboring property lines. Primary, however, was the restriction that excluded blacks from residing in the development, unless as live-in employees of residents. Nearly all the deed restrictions expired in 1938; presumably Ruffin thought the neighborhood would be built out by that point. The one restriction that did not expire was the ban on blacks as primary residents in a dwelling, a common restriction in segregated Raleigh.¹⁴

A few Colonial Revival dwellings likely dating to 1928 or 1929 appear to be the first houses built in Kenmoor. They varied in appearance: the finest, at 2501 Kenmore Road, is two stories and stone-veneered with a clay-tile hipped roof set deep into the lot and exterior landscaping featuring more stone. The two houses at 2708 and 2709 Lochmore Road are more modest, as allowed by the deed restrictions. They are both brick veneer with side-gabled roofs; one is two stories while the other, now radically altered, was originally one-and-a-half stories with a shed-dormer on the front roof slope. Georgian-style entries with arched fanlights and sidelights sheltered under porticos are common to all three.¹⁵

Kenmoor sales were brisk throughout 1929, with transfers originating with Ruffin and reported in the *News and Observer*. By 1930, fifteen houses are listed in the Raleigh City Directory in Kenmoor; presumably all begun before the stock market crash of October 1929. Three are on Kenmore Drive, two on the north side of Beechridge Road, and ten on Lochmore Drive. Some were spec houses: in 1931, J. D. Newsom advertises Kenmoor houses for sale in the *News and Observer*'s classified ads: "desirable homes" in Kenmoor as well as Hayes Barton, Cameron Park, Fairview, and Boylan Heights are "priced for quick sale."¹⁶

Although there is just one Tudor Revival style house that pre-dates the stock market crash of 1929, elements of the style persisted in new iterations in Kenmoor in the 1930s. The ca. 1935 Period Cottage at 2707 Lochmore Drive lacks the faux-half timbering but retains the round-arch door and the multiple front-facing, steeply

¹⁴ Thomas W. Ruffin to D. D. Kelly et al, May 11, 1928, Wake County Deed Book 553, page 565.

¹⁵ D.D. Kelly et als to Raleigh Real Estate and Trust Company, September 9, 1928, Wake County Deed Book 517, page 386; D.D. Kelly et als to I. M. and Ida Bailey, February 12, 1929, Wake County Deed Book 568, page 230. Raleigh's GIS system lists these three earliest houses as having been built in 1923. While this is possible, deeds, plats, and city directories do not appear to support that date.

¹⁶ *Hill's Raleigh City Directory*, 1930 (Richmond: The Hill Directory Company, 1930). The spelling of Kenmore and Lochmore has changed by the 1930 directory, although Beechridge is still written as two words. Another sixteen households are listed in the city directory on Beechridge without address numbers; those presumably are to the west in Bloomsbury, since the part of Beechridge in Kenmoor seems to have address numbers. Two on Lochmore are at address numbers that do not now exist.

pitched gables. A façade chimney is incorporated into the ca. 1935 Colonial Revival-style house at 2605 Lochmore Road, adding some eclecticism to that dwelling's design.

Advertisements for Kenmoor real estate do not mention FHA financing, but the types of houses being built did shift in the 1930s to reflect the FHA focus on small and more minimally detailed houses. There are a number of single-story stone Minimal Traditional dwellings on the north side of the 2500 block of Beechridge Road that were built between 1930 and 1935, as well as compact two-story side-gabled minimal Colonial-style dwellings like that at 2505 Beechridge Road. A stone example is at 2518 Kenmore Drive. The Minimal Traditional style in the 1930s related more to the Tudor Revival than to the Colonial Revival.

A 1937 advertisement for Kenmoor property in the *News and Observer* shows photographs of three houses under construction or just completed. Two can be identified as 2510 Kenmore and 2514 Kenmore, which both have stone exteriors and reflect the Minimal Traditional style. There is no mention of the FHA standards in the advertisement, but the ad does appeal to economical-minded buyers. It highlights the purchase of the materials in "1936 at wholesale prices" and made "in bulk for real bargains when compared to present building prices." The ad does not list the seller but notes that the houses were built by the owner of the lots. Local real estate agent Charles R. Boone is listed as the selling agent for the owner. The advertisement also mentions that there are thirty houses in Kenmoor.¹⁷

Ruffin incorporated Kenmoor Inc. in early 1941 "to do a general real estate business" according to the newspaper notice of the corporate filing. Ruffin built spec houses in this period, advertising a group of eight he erected using materials purchased at wholesale prices. Ruffin ran a number of classified advertisements early in 1941 to market these houses, describing some as "six-room English Colonial houses" and the neighborhood as "completely developed and occupied." By May 1941, Ruffin ran a classified advertisement for a brick and a frame Colonial, stating that "These are the last houses for sale in this development. No more lots vacant."¹⁸

Information naming architects involved in the Kenmoor plat could not be located. However, a few details suggest that Raleigh firm Nelson and Cooper and later Thomas W. Cooper working with his own practice designed some Kenmoor housing. Nelson and Cooper designed Ruffin's Harvey Street house in the 1920s; the firm was known in the 1920s as residential specialists. Cooper established his own firm

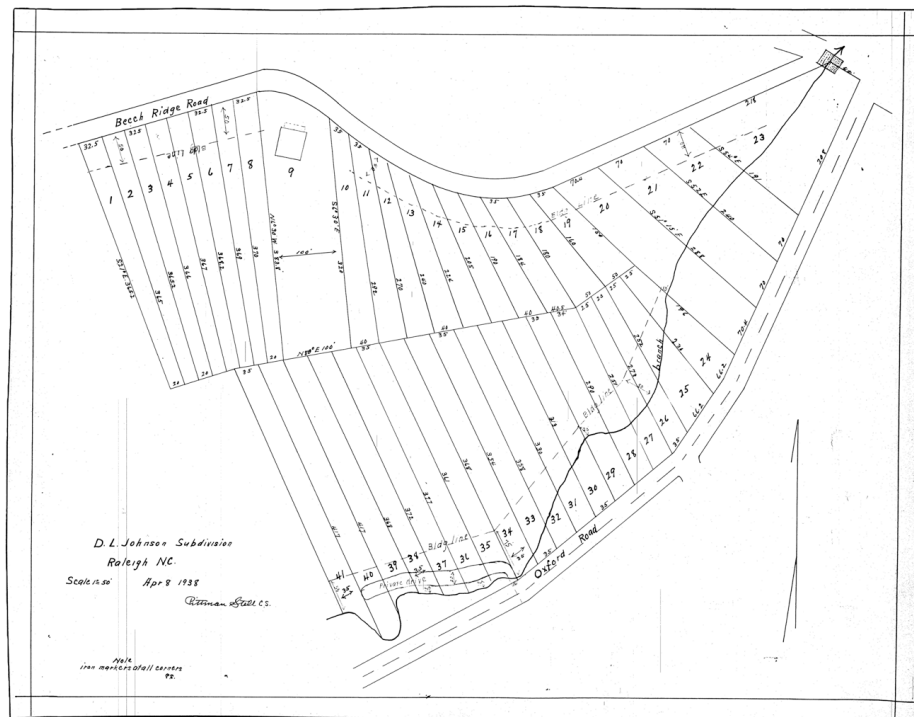
¹⁷ *News and Observer*, "Live in one of these beautiful new Kenmoor homes," April 11, 1937. Boone was a clothier with a downtown store who shifted into real estate development. He developed and lived in the Budleigh neighborhood; in the 1941 city directory, he lists himself as that neighborhood's developer, describing it as "Raleigh's Suburb Supreme."

¹⁸ *News and Observer*, "New Corporations," February 23, 1941; *News and Observer*, "Special bargain for homeowners," January 26, 1941; *News and Observer*, "Prospective home owners attention," February 23, 1941; *News and Observer*, "Home Owners Attention," May 17, 1941.

around 1930 and continued in residential design during the Recovery period, in particular designing an FHA model nearby in 1935. Notably, Cooper was the son of a local stonecutter. The high number of stone-veneered dwellings in Kenmoor is a distinctive characteristic of the neighborhood and may indicate a working relationship between Ruffin and Cooper.¹⁹

Development of D. L. Johnston Subdivision

In 1924, Duncan L. Johnston purchased parcels 26 through 30 of the White Oak Forest plat from J. A. and Vida Boone. Those correspond with the lots at today's 2408 to 2528 Beechridge Road. At some point between 1913 and 1928, the bungalow at 2504 Beechridge Road was built; based on city directories, it appears to have been built by the Johnstons around 1928. The bungalow stands about three-quarters of a mile northwest of the rail yard at the end of Sunrise Avenue, where Duncan Johnston was a yardman with the Norfolk & Southern Railway.²⁰



¹⁹ William Bushong and Dave Delcambre, "Thomas Wright Cooper," North Carolina Architects and Builders Website, <https://ncarchitects.lib.ncsu.edu>.

²⁰ J. A. and Vida Boone to D.L. and Edith Johnston, April 1, 1924, Wake County Deed Book 437, page 299; J.A. and Vida Boone to D.L. and Edith Johnston, May 7, 1938, Wake County Deed Book 775, page 241; D. L. Johnston Subdivision, April 8, 1938, Wake County BM1935, page 96. The second deed corrects the misspelling of Johnston's name on the first deed. The misspelling is reproduced in the plat. The address 2504 Beechridge Road first appears in a city directory in 1929 with Duncan Johnston as the occupant. The land had been previously owned by the Boones, by Ralph Stevens and his wife, and by Daniel Allen before that; none of the earlier owners appear on Beech Ridge Road in the city directories in earlier years.

The Johnstons eventually subdivided their White Oak tract for residential development, but not until a few years after they moved out of the bungalow in the 1930s. The houses along the south side of Beechridge roughly east of the terminus of Lochmore Drive are in this plat, which shows the bungalow as the only building in the area. Aside from Johnston's bungalow and a few late twentieth-century dwellings at the far east end of the street, houses date from the 1940s and 1950s and are generally iterations of the Colonial Revival style, including Cape Cod and Dutch Colonial subtypes.²¹

Development of Anderson Heights 2

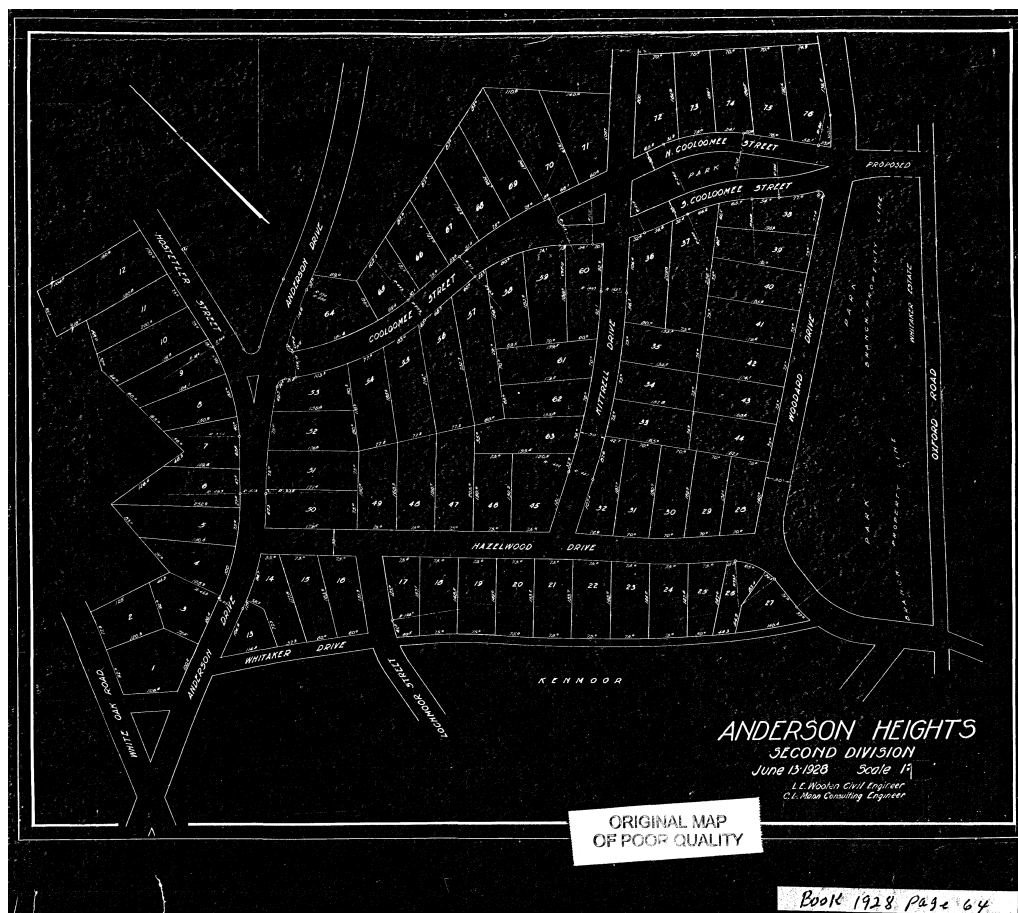
The Raleigh Real Estate and Trust Company had coined the name Anderson Heights with a plat of 1924 that falls outside the project area. Dr. Albert Anderson owned a farm nearby, and he combined about thirty acres of the White Oak plat along with adjacent land to the northwest and platted Anderson Heights 2 in 1928. The White Oak Forest portion covers both sides of present-day Hazelwood from Anderson Drive to Kittrell Drive. The remainder, the east portion of Hazelwood, both sides of Cooleemee Street, and the south sections of Kittrell Drive and today's Royster (then Woodard) Drive compose the rest of the Anderson Heights 2 plat.²²

Despite the early plat date, no houses were built in Anderson Heights 2 until the 1930s. A local scandal might have been to blame. Anderson was a gentleman farmer whose day job was as superintendent of the state psychiatric hospital at Dix Hill. Just as Anderson Heights 2 was about to open for sale, in October 1928, Anderson was indicted on several counts of embezzlement and malfeasance in office. Even two days after the indictment, which was conspicuously reported on the front pages of the *News and Observer*, an advertisement for Anderson Heights 2 ran in the same paper, noting Anderson prominently as the owner and Allen Brothers as the selling agents at an upcoming auction sale. Whether the sale went forward has not been determined. In November, Anderson was convicted on a few of the counts of malfeasance, including the charge of using lime purchased by the state hospital to condition the soil in Anderson Heights and of using hospital patients and state employees on state time to complete work in the development.²³

²¹ Sherry Joines Wyatt, "Bloomsbury National Register Historic District Nomination," 2001, available at www.hpo.ncdcr.gov; *Hill's Raleigh City Directory*, (Richmond: Hill Directory Co., 1929), 296, 548; J. A. and Vida Boone to D.L. and Edith Johnson, April 1, 1924, Wake County Deed Book 437, page 299.

²² Ruth Little, "Anderson Heights Historic District Study List Application," January 4, 2016, 2; Nina B. Powell to Raleigh Real Estate and Trust Company, September 23, 1925, Wake County Deed Book 478, page 278; Merchants National Bank to Raleigh Real Estate and Trust Company, September 23, 1925, Wake County Deed Book 479, page 128. The first plat filed for an area named Anderson Heights dates to 1924 but is not included in the project area; see BM 1928, page 51. It was likewise developed by the Raleigh Real Estate and Trust Company.

²³ *News and Observer*, "New Anderson Heights is almost complete," September 18, 1928; *News and Observer*, "Three Indictments sent in Dr. Anderson's case," October 12, 1928; *News and Observer*, "Auction Sale," October 14, 1928; *News and Observer*, "State hospital head convicted on 2 of 15 counts," November 21, 1928.



Scandal may have halted development, but market demand restarted it soon after. In 1930, Anderson again advertised an auction of land in Anderson Heights 2. “There is a growing demand for small tracts of acreage near the city, but hard to find the right kind of neighborhood,” reported the advertisement. A number of houses were built in the 1930s in the lower reaches of Anderson Heights 2, just as development was filling Kenmoor lots with houses.²⁴

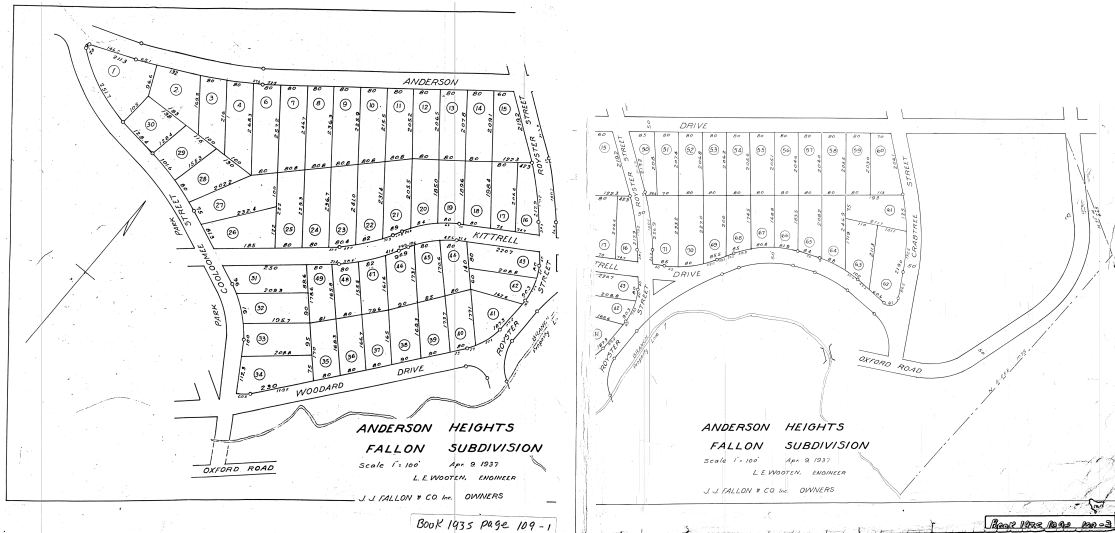
The initiation of the FHA-backed mortgage likely spurred development as well, as represented by the house at 2804 Hazelwood Drive, which matches an illustration in the 1940 FHA publication *Principals of Planning Small Houses*. The development is characterized by the Minimal Traditional style that derived from FHA guidelines emphasizing simplicity, economy, scale, and practicality. The 1940s were busy years for construction in Anderson Heights 2, which was built out by 1952.²⁵

²⁴ *News and Observer*, “Small Tracts in Demand,” May 14, 1930.

²⁵ Federal Housing Administration, *Principles of Planning Small Houses*, Technical Bulletin No. 4, Rev. July 1, 1940 [Washington: General Printing Office, 1940], 2-10.

Development of Fallon Heights Subdivision

The northernmost portion of the study area, the Anderson Heights Fallon Subdivision, was platted in 1937. James J. Fallon, a prominent Raleigh florist, subdivided about fifty acres that became the north ends of Kittrell Drive and Woodard Drive. Royster Drive crossed Kittrell, extending from Woodard Drive to Anderson Drive, the latter at the northwest edge of the plat. Eventually Woodard Drive became known as a continuation of Royster Drive. Only a portion of this plat is in the project area. Fallon also created Fallon Park.²⁶



Fallon planned his subdivision according to FHA standards and the plat was approved before any construction. Even though outside the city limits, the Fallon Heights subdivision had paved streets, water, sewers, electricity, and regular bus service—more complete services than any other development. Fallon's advertisement in the *News and Observer* in November 1940 noted all these accomplishments.²⁷

Development was slow in 1941 but picked up in 1942, when four houses were erected in the 2800 block of Kittrell Drive. Another slowdown followed, but construction rebounded with two more houses on the block of Kittrell Drive and four houses on the 2800 block of Royster Drive in 1948.

The entire project area, including all platted areas described above, was annexed into the City of Raleigh in 1941.²⁸

²⁶ Anderson Heights Fallon Subdivision, April 9, 1937, BM 1935, page 109.

²⁷ *News and Observer*, "Investigate these beautiful homesites in Anderson Heights," November 10, 1940.

²⁸ Ray Aull, Raleigh Comprehensive Planning, to Tania Tully, Raleigh Historic Development Commission Executive Directory, email correspondence, February 21, 2019.

ARCHITECTURAL ANALYSIS

The study area consists entirely of dwellings on residential streets and was developed from 1926 through 1954. Houses built during this period range from one- to two-and-a-half stories in height and were originally built with brick, stone, weatherboard, and asbestos-shingle exteriors. Architectural styles for the vast majority of study area houses that date to the historic development period include examples of the Colonial Revival, Tudor Revival, and Minimal Traditional styles. There is one bungalow with Craftsman detailing and a few Ranch types. The 1930s and particularly the 1940s were the busiest years for construction.

Excepting the bungalow, the earliest dwellings in the study area are Tudor Revival or Colonial Revival. After 1929, examples became generally smaller and simpler, reflecting the strained economy in the years following the stock market crash. In the 1930s, the Minimal Traditional style emerged, initially referencing the Tudor Revival but later turning to the Colonial Revival for stylistic references. Minimal Traditional Cape Cods were popular in the 1940s as well and the 1950s saw the emergence of the Ranch type.

Bungalow

The bungalow is a dwelling type rather than a style. The type's popularity was intense and concentrated in the 1920s. A deep, sheltering front porch was always present, along with hipped or gabled roofs. Many bungalows employed the Craftsman style, which employed rustic materials in the form of stone and wood. The style emphasized structure with exposed beams, braces, and rafters. Interestingly, the exposed beams and braces were often not actually structural, but did create a sense of a well-built, sheltering home.

The one bungalow that stands in the study area is at 2504 Beechridge Road; it is front-gabled with some Craftsman detail and altered with brick-veneer side additions in the 1950s. The bungalow's original exposed rafter tails with carved ends remain. The house was built outside the development patterns that characterize most of the study area, as detailed below in the history of the D. L. Johnston Plat.

Colonial Revival

Colonial Revival-style houses derive from the Georgian- and Federal-style dwellings built in the late eighteenth and early nineteenth centuries. The revival style was popular from the 1880s through the mid-twentieth century. There are many subtypes of the style, but all have a focus on the entry—either with classically derived decoration at the door or with sidelights and often an elliptical fanlight framing the door. Six-paneled doors, boxed eaves, dentil molding, and symmetrical facades are also common to the style. Many examples in the project area have brick or stone exteriors and side-gabled roofs; a few have hipped or gambrel roofs. Most

stand two to two-and-a-half stories. Some dwellings from the 1940s have original asbestos-shingle siding; there are also brick-veneered examples with clinker bricks. A gabled portico, often with an arched roof that echoes the shape of a fanlight that it shelters, is also common. A number of Colonial Revival-style houses in the project area have single-story wings on one or both side elevations. In the 1950s, these were single-story examples with spare detailing and shed-roofed porches at the center block.

The grand Georgian Revival-style house at 2021 White Oak Road is the John E. and Mary Frances Beaman House. It is a textbook example of the Georgian strain of the Colonial Revival, featuring a side-gabled roof, fluted, pilastered cornerboards, a modillion cornice, and leaded-glass elliptical-arch transom over the front door. The richly detailed house was built as part of the White Oak Forest Plat. It was designated a local Historic Landmark in 2013 for its architecture and its association with Raleigh builder John Beaman.

The ca. 1928 house at 2501 Kenmore Road is a five-bay wide stone-veneered Colonial Revival with a notable clay-tile hipped roof and a Georgian fanlight above the front entry. Next door, at 2505 Kenmore Drive, stands a ca. 1929 Dutch Colonial Revival with a similar stone exterior, characteristic gambrel roof with broad shed-roofed dormer, and trabeated entry framing the paneled front door. A ca. 1929 brick Dutch Colonial Revival at 2607 Lochmore Drive has flanking wings and a Georgian-style entry with fanlight and sidelights. The two-story ca. 1939 Colonial Revival-style house at 2404 Beechridge Road is a frame example with some typical detailing from midcentury. The house, somewhat altered, retains its porthole window by the entrance, a feature common to multiple styles in the 1930s through the 1950s. The wall dormers with segmental-arched windows are also notable details; the 1942 frame house at 2419 Beechridge Road has similar dormers as well as what is likely to be original asbestos-shingle siding. A brick example from the same decade at 2615 Hazelwood Drive has gabled wall dormers and a hexagonal window over the door, the latter adorned with a broken pediment and set into a recess. A single-car garage is attached by an enclosed breezeway.

Tudor Revival

The Tudor Revival style derives from English building traditions and is not truly the revival of a particular earlier style. Most characteristically, it adopts the look of infilled timber-framed buildings without employing the timber-frame construction. The result is faux half-timbering: thin strips of lumber laid in patterns over stucco in gable ends. Generally, the rest of the house has a brick or stone exterior. Round-arched doors help identify the style, as do steeply pitched front-facing gables that dominate the facade, casement windows, patterned brickwork, and irregular massing. Façade chimneys contribute an asymmetry that also marks the style. Tudor Revival style was popular from the 1890s through the 1940s; examples in the 1930s and later generally are pared-down versions. These later Tudors often lack half-timbering and some other elaborate detail. However, the dominant front gable

remained and retained its characteristic steep pitch. Round-arch doors, casement windows, and façade chimneys also persisted. Some surface texture in the form of clinker bricks was sometimes employed. This simplified version of the Tudor Revival is often called a Period Cottage when limited to one- or one-and-a-half stories.

The best example of the Tudor Revival style in the project area is the 1935 version at 2701 Lochmore Drive. The house features faux half-timbering, a round-arch door paired with round-arch accent window, façade chimney, and a brick exterior. The ca. 1929 brick-clad Tudor Revival at 2606 Lochmore Drive is a simplified version with steeply pitched, dominant front gable and two-story side-gabled house behind. This house has been altered—the eyebrow dormer sits where a gabled version once did and the bracketed portico roof and entry below replaced a single-leaf entrance with broken pediment, an interesting addition of classical style to the medieval revival. The brick, side-gabled ca. 1935 two-story version at 2707 Lochmore Drive is much simpler, but its nested gables are notable. The smaller gable is wide enough just for the round-arch entry that shelters the recessed doorway; the larger gable that is three bays wide at its base. An altered, 1941 Period Cottage at 2701 Hazelwood Drive has a round-arch door, diamond-pattern muntins in a casement window, a substantial façade chimney, and a hexagonal window in its steeply pitched front gable. Additional gables were built in the 1960s and other alterations were made at the front and rear.

Minimal Traditional

Beginning in the 1930s, the federal government's response to the stalled building industry of the Great Depression created a new style. The Federal Housing Administration (FHA), a New Deal agency tasked with reviving the building trades, began insuring mortgages—a move that made lending to borrowers with modest incomes a better risk for banks. To get the insurance, the FHA had to approve the plan of the house, and the administration advocated for small, well-built dwellings that eliminated excessive ornament and retained only what was practical and efficient. Early examples in the project area derive from the Tudor Revival and are even smaller and more restrained than the Period Cottage. Gables remained important but the roof slopes flattened somewhat. Later examples favored the side-gabled roof and display Colonial Revival details, particularly paneled doors and trabeated or pedimented entrances. The combination of the stripped-down style with traces of revival detailing led to the style becoming known as Minimal Traditional.

In the project area, there are a few excellent and intact examples of early, Tudor-inspired Minimal Traditionals in Kenmoor on Beechridge Road. The stone-veneered houses at 2501, 2503, and 2507 Beechridge Road were built in the 1930s. All feature a front-facing gable attached to a one-and-a-half-story side-gabled house. The houses have porches positioned either at a corner of the façade or a side elevation. Two have entrances in a shed-roofed extension from the front-facing

gable, echoing but simplifying the sweeping curve often seen in Period Cottages. One of these dwellings has a façade chimney. The houses are compact but feature many windows, sometimes grouped in pairs or trios, to let in light and provide cross-ventilation. The eaves overlap very little and have simple molding. A brick Minimal Traditional with a different look but very clear Tudor references is the 1942 house at 2708 Kittrell Drive, which has a façade chimney and round-arched door set into a recessed arch in a small gable at the opposite end of the façade from a larger front-facing gable. The latter has a round vent in the gable-end, above a broad double-hung window.

In the 1930s, the FHA began publishing technical bulletins to assist builders and real estate developers in planning individual houses as well as whole neighborhoods. The administration did not publish house plans, but illustrated simple homes that met FHA standards of economy, simplicity, efficiency, and practicality. Bulletins showed simple floor plans revealing arrangement of space accompanied by a rendering of the exterior. Bulletins addressed placement of the house on the lot, placement of garages, and potential uses for and treatments of various yard areas.²⁹

A 1940 revision provided more illustrations and detail, showing how the “basic house” that included two bedrooms, a full bathroom, a kitchen, and one additional room could be a starting point for endless variations. This basic house floor plan had a living room occupying a little more than a quarter of the total square footage, a combined kitchen and dining room, and a tiny hall with access to a bathroom and two bedrooms at the back. The rendering shows a side-gabled house three bays wide with single windows flanking a center entry. Windows at the gabled side elevation reveals its double-pile massing. The eave barely overlaps the walls of the house and a simple masonry chimney emerges near the ridge through the front slope of the roof. The house has no decorative architectural detail at all.³⁰

The 1940 bulletin also illustrates a version of the basic FHA house with a garage attached by an breezeway. A picket fence encloses the small outdoor space formed between the sides of the house and garage; the area is lit by a small lamppost. The house at 2804 Hazelwood Drive is a variation on the basic FHA house that remains remarkably true to the details of this depicted arrangement. The Hazelwood house is slightly larger than the basic house, having an additional half-story and some space appended to the square plan of the basic house. It features some molding at the cornice and the smallest of transoms over the paneled front door. The garage, which appears to have been converted to living space, has an extended roof slope on its west side, increasing its interior space while expanding the breadth of the composition. The picket fence and even the lamppost are present.³¹

²⁹ Federal Housing Administration, *Technical Bulletin 4: Principles of Planning Small Houses* (Washington, DC: General Printing Office, 1936).

³⁰ Federal Housing Administration, *Principles of Planning Small Houses, rev. July 1, 1940* (Washington DC: [General Printing Office, 1940]), 12-25.

³¹ *Planning Small Houses, rev. 1940, 2.*

The FHA advocated adding space to the basic side-gabled, square-plan house in a number of ways. One was the addition of space to the living room, which was generally placed in the front of the house anchored at a corner. The exterior treatment of this space was with a slightly projecting bay at the façade. Examples in the study area show the many possible variations. Neighboring brick-clad houses built in 1942 at 2719 and 2721 Kittrell Drive vary roof types but both have one projecting room at the façade and a wing on a side elevation. Both houses feature another detail repeated on a few Kittrell Drive houses: faux brick quoins flanking the window of the projecting front bay. A two-story Colonial Revival at 2614 Coolemee Drive, built at the corner with Kittrell Drive in 1941, has quoins at the corners of the façade and may have influenced the construction of these smaller nearby dwellings.

Another way to add space was with wings, room-sized blocks larger than the projecting gables described above. Wings set at right angles created the gable-and-wing form. Wings attached laterally to the gabled side elevations were also used, on one or both ends of the side-gabled house. Such side-gabled, side wings have slightly lower roof ridges than the main block and are set back slightly or even an entire bay from the façade. An example showing both arrangements is the 1942 house at 2706 Hazelwood Drive. It has the gable-and-wing form as well as a smaller side wing. A separate garage is set back slightly, in the rear yard but very near the house. The slightly altered 1941 house at 2715 Kittrell Drive adds space with a screened porch wing to one side elevation.

While the cross-gabled bays of these houses alluded to the older Tudor Revival style, the side-gabled FHA basic house was often a base for minimal Colonial Revival elements. A 1941 frame version at 2518 Beechridge Road has a gabled portico and dentil molding at the cornice. A set of paired windows lights the living room and a broad interior chimney rises from the front roof. A brick basic house with extra space in the form of a broader three-bay façade as well as a side wing can be seen at the 1941 Minimal Traditional at 2707 Hazelwood Drive. The trabeated doorway brings a touch of classical style, and the blonde clinker brick contributes some rusticity to the design.

The side-gabled form was easily adapted to the one-and-a-half-story Cape Cod subtype of the Minimal Traditional. While the original colonial folk house of eastern Massachusetts lacked dormers, the 1940s Minimal Traditional Cape Cod generally feature a gabled pair on the front roof slope. A number of Minimal Traditional Cape Cod dwellings dot the streets of Anderson Heights 2 and the Fallon Heights subdivision and date to the 1940s. The example at 2608 Hazelwood Drive has a brick exterior, weatherboarded gables, six-over-six sash, and a trabeated entrance surrounding a slightly recessed paneled and glazed front door.

A few houses add a portico or small porch to the side-gabled form, including the Cape Cod. A good example is the 1947 house at 2803 Kittrell Drive. The three-bay-

wide, brick-veneered dwelling is symmetrical with gabled dormers, a shed-roofed porch, and a smaller wing to one side. Eight-over-eight sash at the first floor façade display the wider proportion that was becoming popular for windows toward mid-century. Broad proportions were advocated by the FHA, particularly for dwellings in the warmer southern states where cross-ventilation was so important in the days before air conditioned housing was common. The wider house could have more cross-ventilation than the compact, square plan.

The FHA illustrated two-story examples as well, although two-story Minimal Traditionals in the study area are rare. An altered example is 2514 Beechridge Road. Other simple, two-story side-gabled dwellings from the period originally had enough detail—such as a slight eave overhang with gable returns or a broken pediment at the doorway—to be categorized as Colonial Revival. However, the line between Minimal Traditional and simple Colonial Revival can be a difficult one to draw.

Ranch

In the post-war period, the broader house persisted. In the project area, wide porches that shelter more than a single bay of the façade appear on a number of side-gabled, single-story houses with smaller wings on one or both sides. As noted above, the smaller, simpler versions of this type that lack such a porch can still fall into the Minimal Traditional style. However, the versions with porches often had more Colonial Revival architectural detail than that associated with the Minimal Traditional style. The 1954 house at 2602 Cooleemee Drive is an intact example. Note the broken pediment at the front entry and the Mt. Vernon-style front porch with Tuscan columns.

This broadened, one-story house type merged into the Ranch type, which dates to the 1930s but became ubiquitous in the 1950s. There are a few true Ranch houses in the neighborhood. An early example is the slightly modified ca. 1949 house at 2406 Beechridge Road. The brick house is seven bays wide and side-gabled, with two front-facing gables; one was a later addition. The 1952 house at 2705 Royster Street is five bays wide but has a stepped-back side wing that extends the width. The roof is a low-pitched hip that features a deep overhang and boxed eave that stretches the horizontal line even more. The round-arch door is a nice contrast to the rectilinear emphasis of the house.

PERIOD OF SIGNIFICANCE

The period of significance for the study area is 1926 through 1954. The first plat in the area was filed in 1926, and the first few houses were built soon after.

Development continued, fluctuating a little at times due to the tumultuous years after the 1929 stock market crash and the entry into World War II, through 1954. In fact, original development slowed dramatically after 1950, but halted completely after 1954.

No houses in the study area were built in the period 1955 through 1983. Three houses were built at the east end of the south side of Beechridge Road in 1984 and 1985 on parcels that had not been previously developed. A few were built in the 1990s and the 2000s as well. An upsurge has come since 2010; nine houses have been built since that year, at least some of which have replaced dwellings from the original development period.

INTEGRITY ASSESSMENT

Evaluation of a property's or a district's architectural and historical integrity takes several factors into account. The National Park Service, which oversees the National Register of Historic Places program, advises that integrity is rooted in seven qualities: location, design, setting, materials, workmanship, feeling, and association. No one quality is more important than any other, but some in combination can contribute to others. Much of the assessment also depends upon the nature and history of the property evaluated, and the contexts under which it might be significant.

In this case, the project area reflects two themes. The first is the history of suburban development in Raleigh, in particular how the national economy and the federal government's response to it affected both the fact of creating the platted areas as well as their appearance. The second is the architectural story: many houses are good representatives of a variety of residential architectural styles from the period of significance, 1926 through 1954.

The integrity question asks how well the project area's current appearance represents those two themes and the period of significance. The project area as a whole of course remains in its original location. Much of its original design and setting remains intact—that is, streets have not been realigned, eliminated, or added. The area's essential nature as a district of single-family dwellings set into individual yards has not changed. Trees have grown and gardens been planted, but those are in keeping with the design intent from the start. Nearby Fallon Park also remains. A notable shift at the neighborhood-wide level is that new dwellings built in the last ten years tend to be of a much larger scale than many of the original dwellings, throwing off the original design of the neighborhood.

The assessment of design at the level of individual houses, however, is quite different. The design of the houses themselves has, in many cases, been much altered. Many dwellings have rear additions that have likely been made from the 1950s on. In most cases, these rear additions have little impact on the streetscape or on the appearance of the house when viewing the façade straight on. Some façade alterations are minor enough that the dwelling would still be categorized as “contributing.” Overall, the project area has 72 contributing dwellings and 67 noncontributing dwellings. Freestanding garages, although assessed as contributing and noncontributing in the inventory, were not included in this count.

The past decade has seen a large number of alterations that radically change the massing and architectural style of dwellings. In fact, 24 dwellings have been significantly altered such that their original appearance is completely unrecognizable; common alterations of this type include the addition of a second story to an originally one-story house. Another 23 have had significant changes to the façade, such as alterations to or addition of dormers, windows, doors, or a porch or other element. Twenty dwellings post-date the period of significance. At least three are known to have been built on previously undeveloped parcels—those at 2520-2528 Beechridge Road. Several of the remaining 17 were built after a dwelling was demolished, but the exact number of teardown replacement houses has not been determined. These changes to individual houses have accumulated to the point where they collectively adversely affect the integrity of design, materials, and workmanship of the area as a whole.

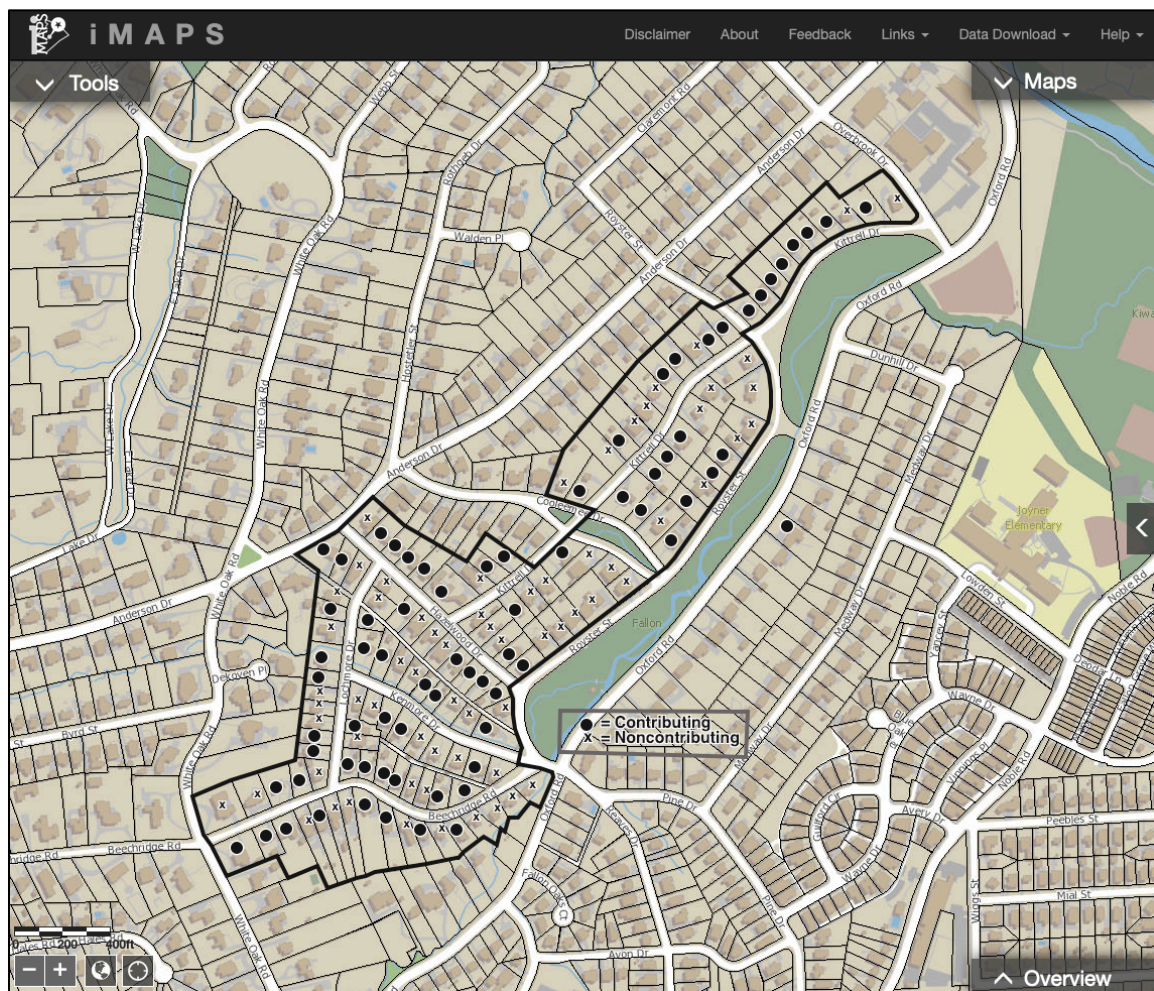
CONTRIBUTING DWELLINGS	NONCONTRIBUTING DWELLINGS	
72	67	
	REASON	NUMBER
	<i>Significantly Altered Building</i>	24
	<i>Significantly Altered Facade</i>	23
	<i>Post-dates Period of Significance</i>	20

Feeling and association are inextricably tied to other aspects of integrity. If the design or setting of a property has changed significantly, a place might feel very different than it did during its period of significance. If a property or district can evoke a sense of the past through appearance or the way in which it continues to function, it likely maintains integrity of feeling. Association describes a direct link to historic events that make a property significant. In this case, the amount of change to dwellings in the project area has adversely affected both the integrity of feeling and association of the whole area. When walking through the project area, one does not consistently have a view of relatively unaltered facades dating to the period of significance. The new and altered dwellings dilute the direct link to the development trends of the late 1920s through the early 1950s, a time of great change in the

economy and priorities of the nation that was clearly reflected in appearance of buildings.

Special consideration was given to the Kenmoor platted area as a possible smaller district, since it was a fully-fledged real estate development that was entirely contained in the project area. It has a different look than the other platted areas. Survey and research revealed, however, that the plat had seen a similar amount of change as the rest of the project area.

The district as a whole, in conclusion, suffers from a loss of integrity of design, materials, workmanship, feeling, and association. While standards for qualifying for a local historic district do differ from those for the National Register of Historic Places, using that program's excellent guidance on evaluating historical and architectural integrity is helpful.



Anderson Heights Neighborhood Study Area Contributing/Noncontributing Map

RECOMMENDATIONS

Due to the loss of architectural and historical integrity, the area does not appear to be a candidate for overlay zoning to protect the architectural and historical character of an area; that character has already been eroded by change.

At the individual level, one or two particularly intact Minimal Traditional dwellings from the 1930s may qualify for Local Historic Landmark status as individual properties, representing the type of house that was built in that recovery period of marked by very limited and substantially changed residential construction.

Similarly, an excellent example of FHA-type housing in the project area could qualify for Local Historic Landmark status.

Finally, the Walter Raleigh FHA Model Home, which stands outside the project area at 2400 White Oak Road, appears to be very intact and could qualify as a Local Historic Landmark to represent the public-private partnerships that were essential to the FHA program.

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Appendix A: Selected Photographs and Illustrations



Bungalow (D. L. and Edith Johnston House), 2504 Beechridge Road



Colonial Revival (John E. and Mary Frances Beaman House), 2504 Beechridge Road



Colonial Revival, 2501 Kenmore Road



Dutch Colonial Revival, 2607 Lochmore Road



Colonial Revival, 2419 Beechridge Road



Colonial Revival, 2615 Hazelwood Drive



Colonial Revival, 2602 Cooleemee Drive



Tudor Revival, 2701 Lochmore Drive



Tudor Revival, 2707 Lochmore Drive



Period Cottage, 2701 Hazelwood Drive



Minimal Traditional, 2804 Hazelwood Drive

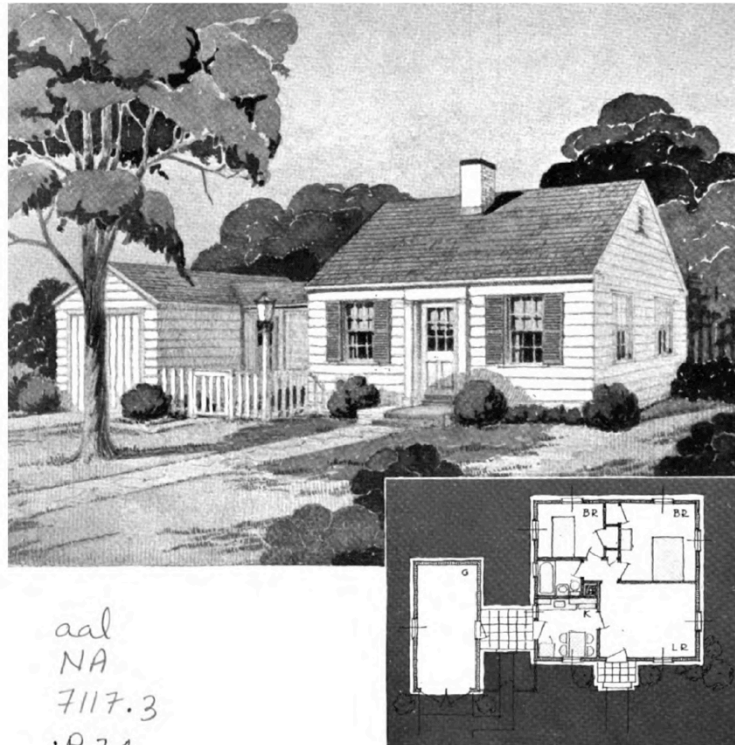


Illustration from FHA's Technical Bulletin No. 4: Principles of Planning Small Houses (1940)



Minimal Traditional, 2719 Kittrell Drive



Minimal Traditional, 2715 Kittrell Drive



Minimal Traditional, 2707 Hazelwood Drive



Minimal Traditional, 2706 Hazelwood Drive



Minimal Traditional Cape Cod, 2608 Hazelwood Drive



Minimal Traditional, 2501 Beechridge Road



Ranch, 2705 Royster Drive



Second story added to Period Cottage, 2511 Beechridge Road



Second story added to Minimal Traditional, 2608 Cooleemee Drive



New construction, 2603 Hazelwood Drive



Character-changing alterations to façade, 2412 Beechridge Road



Substantial alterations, 2516 Kenmore Drive



Rear addition with no adverse effect at street, 2516 Beechridge Road



Streetscape, Kenmore Drive



Streetscape, Kittrell Drive, showing different scale between new and old



Streetscape, Kittrell Drive, showing different scale between new and old

APPENDIX B: PROJECT AREA INVENTORY

MdM created the inventory below using field survey, photo documentation, and research.

Field survey included walking the neighborhood, observing the dwellings from the public right-of-way, and making notes on form, materials, and architectural detail. MdM also took field survey notes for free-standing garages observed from the street or sidewalk. Those buildings are categorized as contributing or noncontributing in this inventory. They are not included, however, in the overall count of contributing and noncontributing properties for the district; only houses were included in district counts. There are likely more garages extant that were not observed from the right of way and therefore not listed below.

Photographs, similarly, were taken from public right of way in all cases.

Research sources for dates in the inventory below include the Wake County GIS system, which lists a construction date; Raleigh City Directories, an early form of the telephone book which list households by street address; real estate advertisements in the News and Observer; the Raleigh Sanborn map updated through 1950, which shows building footprints and sometimes building material detail; and, in some cases, real estate deeds. There are limitations to these sources. The source of the construction date in the county GIS system is not known; they might drawn from original building permits and likely to be accurate or they might be based on estimates made later and likely to be less accurate. It may be a combination of sources. The GIS system also lists building permits filed in the late twentieth century through the present and includes dated photographs; these seem much more reliable than the original construction dates. City directories list street addresses as houses are built. In a number of cases, however, particularly on Lochmore Drive, the address numbers listed in the directory for a given year do not exist today. A few advertisements in the News and Observer show houses on Kenmore Drive that can be identified. The Raleigh Sanborn map from 1950 included Anderson Heights and shows the building footprints as of that year and, in some cases, exterior siding information. The map also showed all the free-standing garages existing at that time.

In many cases, these sources seem to contradict each other. Houses that appear in the newspaper or the city directory might have very different dates in the GIS system. Given all the foregoing, the GIS dates are used as a starting point for dating but marked with the source in the inventory below (GIS: 1934, for instance). Where other information was identified, the house is given approximate construction dates based on a combination of the above sources along with an assessment based on architectural style (ca. 1934, for instance).

ANDERSON DRIVE

2510 Anderson Drive

GIS: 1940

Contributing

Colonial Revival; 2 story; three-bay width at main block; side-gabled roof; modillion cornice; brick exterior with clinker bricks; shorter two-story wing with weatherboard exterior; 6/6 and paired 4/4 replacement sash; interior brick chimney; copper-roofed portico.

BEECHRIDGE ROAD

2404 Beechridge Road

Contributing

GIS: 1939, ca. 1995

Colonial Revival; 1-1/2 story; two-bay width; side-gabled roof; boxed cornice; end returns; mitered weatherboards; shorter one-bay side wing; 6/6 sash; segmental-arch wall dormers at main block; architrave with segmental-arch and paneled, recessed entry; porthole window accents entry. Semi-detached garage was removed at some point after 1995.

2406 Beechridge Road

Contributing

Ca. 1949

Ranch; 1 story; seven-bay width; side gabled with front-gabled wing and portico; running-bond brick exterior; weatherboards in gable ends; interior brick chimney; shed-roofed porch and gabled portico have iron scrollwork columns; 8/8 sash; picture window in bay at front gable; concrete stoop with concrete-capped brick chee-k walls. GIS dates this house to 1953 but it appears on the Raleigh Sanborn map that is updated through 1950; the map shows that the shed-roofed porch was added later.

2408 Beechridge Road

Noncontributing

GIS: 1940, ca. 2015

Neo-Bungalow built over stone-veneered Minimal Traditional; large 1-1/2 story; original stone veneered first floor remains; new side-gabled roof with large gabled and shed dormers on swooping front slope; squared porch columns; new 3/1 sash; board-and-batten at gable ends.

2410 Beechridge Road

GIS: 1939

Contributing

Colonial Revival; 2 story; three-bay width; hip roof with slightly projecting shallow front wing; brick exterior; 6/1 sash singly and in pairs; round accent window at entry; added pergola over paired window.

2412 Beechridge Road

GIS: 1940, 1992, ca. 2002

Noncontributing

Minimal Traditional Cape Cod; 1-1/2 story; five-bay width; running-bond brick exterior; all windows at first-floor façade replaced with French doors; gabled dormers with 6/6 sash; original Colonial Revival architrave removed or covered with pedimented roof on oversized knee braces; rear additions include large shed dormer.

2413 Beechridge Road

GIS: 1954, ca. 2003

Noncontributing

Minimal Traditional; 1-1/2 story; four bay-width; cross-gabled with low side wing and added carport; Roman brick and shake exterior; decorative shutters at replacement picture window; other windows replacements; two broad interior chimneys; added gabled portico with metal roof; inset corner porch with secondary front entry.

2417 Beechridge Road

GIS: 1950

Contributing

Colonial Revival; 2 story; side-gabled; five-bay width; single-story side wing; brick exterior; 6/9, 6/6, and 4/4 sash; decorative louvered shutters; boxed cornice with gable-end returns; single broad exterior end chimney; recessed single-leaf six-paneled front door with transom and paneled walls at recess; trabeated architrave with modillion cornice.

2419 Beechridge Road

GIS: 1942

Contributing

Colonial Revival; 1-1/2 story; side-gabled; three-bay width; shed-roofed screened side porch with Chippendale railing; asbestos-shingle siding; 6/6 sash; bracketed bay windows with copper roofs; gabled wall dormers; single exterior corbelled chimney; single-leaf door with six-light storm door and pent roof; brick stoop.

2421 Beechridge Road

GIS: 1942, ca. 2012

Noncontributing

Dutch Colonial; 1-1/2 story; five-bay width; gambrel roof; three-bay shed dormer with added gable; smaller 1-1/2-story side wing with single-window shed dormer; stone veneer at first floor; weatherboards in gambrel end and at rear shed dormer; shakes in pent-gable dormer; carved brackets in dormer eaves; added hipped porch on Tuscan porch columns; 6/6 sash; replacement decorative shutters at main dormer; single-leaf paneled door with sidelights; asphalt shingles at main roof and metal at porch roof.

2501 Beechridge Road

GIS: 1935

Contributing

Minimal Traditional; 1-1/2 story; side-gabled with front-gabled projecting room; stone veneer; hip-roof porch at front ell; squared trios of porch columns; added curving beams at porch entrance; concrete steps framed by stone-veneer cheek walls; 6/6 sash set singly and in trios; French door; louvered vent in gable; interior stone chimney; stair with stone cheek walls at grade change from street to yard.

Garage

Ca. 1935

Contributing

Single-story; front-gabled; single-bay; stone veneer; swinging doors; set northeast of house at back corner of rear yard accessed via concrete driveway and concrete runner drive through side yard.

2502 Beechridge Road

GIS: 1939, ca. 2003

Noncontributing

Minimal Traditional with significant alterations; 2-1/2 story; side-gabled; single-story wing with roof deck; running bond brick exterior with clinker bricks; added gabled dormers; 6/6 sash; altered entry portico replaced pedimented portico with x-braced railing; similar x-braced railing replaced at single-story wing rooftop; added pergola at façade; added shutters; secondary entry door added at facade.

2503 Beechridge Road

GIS: 1936

Contributing

Minimal Traditional; 1-1/2 story; side-gabled with front gabled wing; stone veneer; stone façade chimney; open side porch with Tuscan columns and concrete porch

floor on continuous stone-veneer foundation; gabled rear wing with stone veneer; 6/6 sash.

Garage
Ca. 1936
Contributing

Single-story; front-gabled; single-bay; stone veneer.

Duncan and Edith Johnston House
2504 Beechridge Road
Ca. 1928, ca. 1955, ca. 2011
Contributing

Bungalow altered in or just after the period; 1 story; front-gabled with smaller projecting gable; aluminum-sided exterior; exposed rafter tails with carved ends; ca. 1950 side-gabled wings from rear of side elevations with running bond brick exterior; façade of smaller front gable altered ca. 1950 with running bond brick cladding and multi-light picture window; ca. 2011 pergola at front porch matches rafter tail detail; 6/1, 6/6, and multi-light fixed sash. Most alterations appear to date to the 1950s, but the Raleigh Sanborn map updated through 1950 does not show the additions or the smaller front gable.

2505 Beechridge Road
GIS: 1936
Contributing

Colonial Revival; side-gabled; 2-1/2 story; brick veneer; three-bay width; gable-end returns; copper-roofed portico with reeded, squared columns at rightmost bay with wing wall extending to the right; enclosed side porch at left side with reeded-squared porch columns remaining; replacement 3/1 windows; decorative louvered shutters; exterior brick chimney at gable wall.

2506 Beechridge Road
GIS: 1940, ca. 1997
Contributing

Cape Cod; 1-1/2 story; three-bay width; running-bond brick exterior; asbestos shingle in gabled dormers; 6/6 sash singly and in pairs; exterior brick chimney; flat-roofed front porch over two bays at façade; concrete porch floor; paired square porch posts; large rear additions completely hidden behind original massing. Raleigh Sanborn map updated through 1950 notes that this house has a basement garage.

2507 Beechridge Road

GIS: 1939

Contributing

Minimal Traditional; 1-1/2 stories; side-gabled with projecting front-gabled room and gabled rear wing; stone veneer; exterior end chimney; 6/6 sash singly and in pairs; front patio with iron railing.

2508 Beechridge Road

GIS: 1941, ca. 1960

Noncontributing

Minimal Traditional with second story added; three-bay width; front-gabled wing; running bond brick exterior at first floor; aluminum siding at second; 4/4, 6/6, and 8/8 sash singly, in pairs, and in a trio at first-floor façade; six-light wood storm door; shed-roofed front porch at two bays. The Raleigh Sanborn map updated through 1950 notes that this is a single-story dwelling and has a basement garage.

2509 Beechridge Road

GIS: 1936, major alterations ca. 2004 and 2018

Noncontributing

Neotraditional built over stone-veneer Minimal Traditional; three-bay width; 2 stories; hip roof with gabled front bay; stone of original Minimal Traditional house remains at first floor; exterior stone chimney extended in height; battered porch posts on stone piers at shed-roofed porch.

2510 Beechridge Road

GIS: 1941

Contributing

Colonial Revival; 2 story; five-bay width; side-gabled roof; gabled double-height front porch; aluminum siding; pedimented architrave at centered front entry; 6/6 sash; interior brick chimney; large rear wing. Raleigh Sanborn map updated through 1950 notes that this house has a basement garage.

2511 Beechridge Road

GIS: 1939, major alterations ca. 2011

Noncontributing

Neotraditional built over brick Period Cottage; two stories; cross-gabled roof; gabled front porch; 3/1 and square windows; brick veneer of original house and some of its original massing remains at first floor.

2513 Beechridge Road

GIS: 1935, addition ca. 1990

Contributing

Minimal Traditional; 1-1/2 stories; side-gabled with front-gabled porch with arched openings; boxed eaves with gable-end returns; 6/6 sash singly and in pairs; 4-light sash in porch gable; large addition at rear is inconspicuous due to proportions, setback, topography, and foliage.

2514 Beechridge Road

GIS: 1940, ca. 1990

Noncontributing

Minimal Traditional; 2 story; side-gabled; exterior brick chimney; added shed-roofed front porch; aluminum or fiber-cement siding; 6/6 sash; side stoop. Raleigh Sanborn map updated through 1950 notes that this house is asbestos-clad and has a basement garage.

2516 Beechridge Road

GIS: 1941, 2015

Contributing

Minimal Traditional; 1 ½-story; side-gabled; front-gabled shallow wing; 1-story side wing; gabled front porch with board and batten in gable; 4/1 sash; pentagonal window in front gable end; six-panel front door with full-light storm door; side and rear additions with fiber-cement siding. Raleigh Sanborn map updated through 1950 notes that this house has a basement garage.

2517 Beechridge Road

GIS: 1932

Contributing

Dutch Colonial: 1-1/2 stories; three-bay width; running-bond brick exterior; back section of roof is gabled with boxed eave and end return; gabled dormers in front roof slope with end returns; front roof extends at shallower slope to porch roof; brick squared columns; 6/6 sash.

2518 Beechridge Road

GIS: 1941, 1994, ca. 2017

Noncontributing

Minimal Traditional; 2 story; three-bay width; side-gabled roof; gabled portico on Tuscan columns for double-leaf front entry with replacement doors; fiber-cement lap siding; side and rear additions. Raleigh Sanborn map updated through 1950 notes that this house was asbestos clad and has a basement garage.

2520 Beechridge Road

GIS: 1984, ca. 2011

Noncontributing

Neo Colonial; 2 ½-story; three-bay width; side-gabled; brick exterior; modillion cornice; added open-gable portico on fluted columns with fluted pilasters; 9/9 sash; exterior brick chimney.

2524 Beechridge Road

GIS: 1984

Noncontributing

Neo-Colonial; 2 ½-story; three-bay width; side-gabled; fiber-cement siding; 6/6 and 9/9 sash; Palladian window in gable end; small bay at side elevation; one-story side entry wing; single-leaf front door with transom and trabeated architrave; exterior brick chimney.

2528 Beechridge Road

GIS: 1985, ca. 2008

Noncontributing

Neo Colonial; 2 story; side-gabled; three-bay wide center section with slightly smaller two-bay side wing; single-bay side wing and entrance portico added ca. 2008; modillion cornice; hip-roof portico on square columns and with metal roof; exterior brick chimney.

COOLEEMEE DRIVE**2602 Cooleemee Drive**

GIS: 1954

Contributing

Colonial Revival; 1 story; three-bay width; side-gabled; brick exterior with weatherboard in gables; single-bay side-gabled flanking wings; 6/6 sash; exterior brick chimney; shed porch on round columns with half-round pilasters at façade; broken pediment at architrave.

2605 Cooleemee Drive

GIS: 2006

Noncontributing

Neotraditional; 1-1/2 story; hipped roof with hipped front wing; segmental-arch wall dormer; front porch with squared columns and pergola roof; 6/1 sash; shake exterior; garage in basement accessible from entrance at Royster Street.

2608 Cooleemee Drive

GIS: 1951, addition ca. 2003

Noncontributing

Neotraditional; 2 story; three-bay width; side-gabled roof; second story overhangs front porch and has three gables at the edge of the roof eave; 8/8 sash; fiber-cement lap siding; brick of original Minimal Traditional house at first story and profile of original roofline visible at side elevation.

2609 Cooleemee Drive

GIS: 2014

Noncontributing

Neotraditional; 1-1/2 story; four-bay width; hip roof with gabled front wings and dormers; brick, stone, and shake exterior; large 4/4 sash; segmental arches at some windows; gable-end returns; round porch columns at inset porch.

2612 Cooleemee Drive

GIS: 1952

Contributing

Minimal Traditional; 1-1/2 story; four-bay width; side-gabled; 6/6 sash in pairs and singly; pedimented portico with doubled columns; interior brick chimney, stone wall along driveway and across front yard.

2613 Cooleemee Drive

GIS: 1992

Noncontributing

Neotraditional; 2 story; five-bay width; side-gabled; modillion cornice; 9/9 and 6/6 sash; vinyl siding; shed porch across façade; attached gabled two-car garage.

2614 Cooleemee Drive

GIS: 1941

Contributing

Colonial Revival; 2 story; side-gabled; three-bay width; brick exterior with corner quoins; sunroom with replacement windows at one side; exterior brick chimney; 8/8 replacement sash; flat-roofed portico; gabled additions at rear.

2615 Cooleemee Drive

GIS: 1948, addition 2007

Contributing

Colonial Revival; 1 story; side-gabled with lower side-gabled side wings; brick exterior; vinyl siding in gable ends; casement windows are replacements; concrete steps and porch floor; porch inset under main roof with Tuscan columns.

2702 Cooleemee Drive

GIS: 1950

Contributing

Minimal Traditional; 1-1/2 story; three-bay width; side-gabled with two front-facing gabled wings; stone exterior; 8/8 and 6/6 sash as well as 2/2 sash flanking a picture window; shed-roof sheltering side door with lattice screen; interior and exterior stone chimneys.

Garage

Ca. 2007

Noncontributing

Two-car, 1-1/2 story detached gable-roofed garage in rear yard accessible from Kittrell Drive.

2706 Cooleemee Drive

GIS: 1942, addition ca. 1997

Noncontributing

Minimal Traditional; 1-1/2 story; side-gabled; three-bay width; brick exterior; 6/6 sash in pairs at façade; six-panel door with six-light storm; added gabled dormer with Palladian-style window.

HAZELWOOD DRIVE

2600 Hazelwood Drive

GIS: 1949

Contributing

Ranch; 1-story; four-bay width; side-gabled roof; weatherboards siding; replacement 6/6 sash; nearly full-width porch with shed roof; faux louvered shutters; six-panel door with single-light storm; interior corbelled chimney; added porch rail has square balusters and flat handrail.

2603 Hazelwood Drive

GIS: 2016

Noncontributing

Modernist; two stories; flat and shed roofs; mitered lap and flush-board siding; fixed sash; single-and double-leaf single-light doors at façade; shed-roofed front porch.

2605 Hazelwood Drive

GIS: 1951

Contributing

Minimal Traditional; 1 story; side-gabled; three-bay width; brick exterior; side wing with mitered lap siding; 8/8 and 6/6 sash; interior brick chimney; shed roof portico with squared reeded columns.

2607 Hazelwood Drive

GIS: 1937

Contributing

Minimal Traditional; 1 story; four-bay width; side-gabled including side-gabled side wing integrated at facade; vinyl siding; replacement 6/6 sash in pairs and singly; pedimented portico with barrel-arch ceiling on pairs of squared reeded columns; brick end chimney between main house and side wing.

2608 Hazelwood Drive

GIS: 1942, alteration ca. 2002

Contributing

Cape Cod; 1-1/2 story; three-bay width; side-gabled with gabled dormers; brick exterior; 6/6 sash; paneled faux shutters; six-panel door in paneled, recessed entry; shed dormer at rear main roof; original side wing set well back from facade and converted from garage to living space with secondary front entry.

2609 Hazelwood Drive

1939 (owner information)

Contributing

Cape Cod; 1-1/2 story; five-bay width; side-gabled roof; side-gabled flanking 1-story wings; gabled dormers with reeded pilasters framing replacement sash; brick exterior; louvered faux shutters; pedimented portico with barrel-arch ceiling on replacement Tuscan columns; gabled dormer added at roof of sunroom wing.

2610 Hazelwood Drive

GIS: 1950, addition ca. 2000

Noncontributing

Colonial Revival; 2 story; three-bay width; side-gabled; single-story side wings; 8/8 and 6/6 sash; aluminum siding; six-panel door with six-light storm under transom with diamond pattern muntins; trabeated architrave with reeded pilasters and dentil molding; pedimented portico with barrel arch; second story and portico added around 2000.

2611 Hazelwood Drive

GIS: 1950

Contributing

Colonial Revival; 1 story; three-bay width; side-gabled with boxed molded cornice; side-gabled side wings; brick exterior; shakes in portico gable and gable ends; 8/8 replacement sash; pedimented portico on squared columns; interior brick chimney; swinging louvered shutters.

2612 Hazelwood Drive

GIS: 1940

Noncontributing

Minimal Traditional; 1 story; three-bay width; side-gabled; shake siding exterior; 4/1 replacement sash; brick façade chimney; six-panel door with six-light storm; gabled portico with barrel arch ceiling on square columns below second small decorative gable on main roof slope.

2614 Hazelwood Drive

GIS: 2003

Noncontributing

Neotraditional; 1-1/2 story; three-bay width; hipped, gabled, and clipped-gable roofs; shake exterior; faux half-timbering in some gables; gabled dormer windows; battered porch posts on stone piers; 4/1 sash, Craftsman 6/1 sash, and four-light sash.

2615 Hazelwood Drive

GIS: 1940, alteration ca. 2004

Noncontributing

Minimal Traditional; 1-1/2 story; three-bay width; side-gabled with gabled front wing; brick exterior, 8/8 sash and 4-lite fixed sash; façade chimney; added wraparound porch and large rear addition.

2700 Hazelwood Drive

GIS: 1952, garage addition ca. 1990

Contributing

Ranch; 1-1/2 story; side-gabled with smaller side wings at both ends; brick exterior; 6/6 sash; faux louvered shutters; vertical siding over brick skirt wall at entry; six-light storm door; Colonial Revival reeded pilasters; broad interior brick chimney; perforated brick garden wall flanking gabled portico with paired square reeded columns on brick piers; low brick wall at sidewalk with gateposts and wrought-iron fence; added garage with breezeway connector.

2701 Hazelwood Drive

1941, alterations in 1960, 2004

Noncontributing

Period Cottage; 1-1/2 story; six-bay width; side-gabled; front-gabled façade bays; brick and cementitious lap siding exterior; brick façade chimney; 6/6 sash and diamond-muntin accent window; round-arched entry door; shed-roofed portico. Front-facing gables with cementitious lap siding added in the 1960s and secondary front entry altered in 2004.

2704 Hazelwood Drive

GIS: 1940, alteration ca. 1997

Contributing

Colonial Revival; 1-1/2 story; side-gabled; three-bay width; brick exterior; 6/1 replacement sash; gabled wall dormers; porthole window; architrave with broken pediment; attached single-car garage set back from façade; large rear addition with beaded siding.

2705 Hazelwood Drive

GIS: 1940, alterations ca. 2017

Noncontributing

Neo-Bungalow; 1-1/2 story; three-bay width; side-gabled roof; brick exterior front-gabled bay with stone façade chimney; front porch with battered posts on stone piers; gabled dormer window; rear addition; built over a side-gabled, three-bay wide Period Cottage with two steeply pitched front-gabled bays and stone facade chimney.

2706 Hazelwood Drive

GIS: 1942

Contributing

Minimal Traditional; 1-story; four-bay width; side gabled with front gabled wing; brick exterior; 6/6 replacement sash smaller side-gabled wing; shed porch with lattice screen; six-light storm door; interior brick corbelled chimney.

Garage

Ca. 1942

Contributing

Detached garage, front-gabled, single car, weatherboard siding; overhead lifting door.

2707 Hazelwood Drive

GIS: 1942

Contributing

Minimal Traditional; 1 story; three-bay width; side-gabled; brick exterior with clinkers; one story wing with same exterior; Colonial Revival architrave at center front door; shed roof at rear roof slope; interior brick chimney.

2800 Hazelwood Drive

GIS: 1941

Contributing

Minimal Traditional; 1-1/2 story; side gabled with lower front gabled wing; stone exterior; asbestos shingles in gable end; 4/4 and some replacement sash; vents in gable ends; shed-roofed corner porch; single-story, front-gabled, single-car, garage with asbestos shingle siding connected by breezeway roof to house.

2804 Hazelwood Drive

GIS: 1938, alteration ca. 1985

Contributing

Minimal Traditional; 1-1/2 story; three-bay; side-gabled; brick exterior; 8/8 sash; operable louvered shutters; wide door with transom; front-gabled garage converted to living space and connected with side-gabled wing, all set well back from façade. This house matches an illustration in the FHA's 1940 publication *Principals of Planning Small Houses*.

2807 Hazelwood Drive

GIS: 1935

Contributing

Colonial Revival; 2 story; three-bay width; brick exterior with soldier belt course at height of windows; replacement sash; side wing; gabled portico with fluted columns and pilasters; six-panel door with six-light storm door.

2808 Hazelwood Drive

GIS: 1940, alterations ca. 1995, ca. 2010

Noncontributing

Neotraditional after alterations; two-story; side-gabled, brick exterior; front-gabled wing and façade chimney; 6/6 sash; added wraparound front porch with pergola and carport jutting forward beyond façade and into front yard.

KENMORE DRIVE

I. Mayo and Ida Bailey House

2501 Kenmore Drive

Contributing

Ca. 1928

Colonial Revival; 2 story; five-bay width; stone veneer; clay-tile hipped roof; bracketed elliptical arch over segmental-arch door with sidelights; paneled front door with full-light wood storm; replacement 6/1 sash; side wings; stone landscaping and arched bridge in front yard.

2504 Kenmore Drive

Noncontributing

GIS: 1940, ca. 2005

Minimal Traditional, altered; 2 story; side-gabled; 6/6 sash; asbestos shingle siding; added two-story single-bay addition over basement garage at left side; two-story single-bay side wing at right; new porch and façade French doors; alterations to fenestration pattern. Raleigh Sanborn map updated through 1950 notes that the house is asbestos-clad with a single-story open side porch on the right.

2505 Kenmore Drive

Contributing

Ca. 1929

Dutch Colonial; 1-1/2 story; four-bay width; stone exterior; 6/6 sash; six-paneled front door with sidelights, gable-roofed portico with barrel-arch ceiling; side wing; arched stone bridge in front yard.

2507 Kenmore Drive

Noncontributing

GIS: 2013

Neotraditional; 2 story; narrow mitered weatherboard exterior; 4/1 sash in pairs and singly; three pairs of French doors across façade; full-width shed porch with exposed rafter tails; dry stack retaining wall at porch; concrete-block retaining walls and stone patios in front yard with flat wood bridge crossing the ravine to sidewalk.

2508 Kenmore Drive

Contributing

GIS: 1932, 1970

Period Cottage; 1-1/2 story; four-bay width; stone veneer; hip roof with front-gabled wing; boxed cornice with end returns at gable; stone chimney at façade; inset corner porch with segmental arched openings; 6/6 sash singly and in pairs; 4-light

sash flank single-leaf French door front entry; brick lattice railing added at porch at unknown date.

2509 Kenmore Drive

Noncontributing

GIS: 1930, 2007

Period Cottage with major alterations; 2-1/2 story; stone veneer; four-bay width; side-gabled; two front-gabled wings; eyebrow dormer and gabled dormer windows; 6/1 replacement sash in pairs and singly in gables; replacement door; lap siding on east (side) elevation. House originally was three bays wide with the front-gabled façade wing and recessed entry at the left; the front-gabled wing at the right, the gabled and eyebrow dormers, and the portico and new entry doors were added in 2007.

2510 Kenmore Drive

Contributing

GIS: 1937, 1990

Period Cottage; 1-1/2 story; stone veneer; three-bay width; hip roof with façade gables; boxed cornice with end returns at gables; inset front porch with segmental arched opening; 6/6 sash in pairs and singly; 4-lite sash in gable end; side-wing gabled addition with fiber cement lap siding and multilite casement windows. Concrete stair with pipe railings through the front yard.

2511 Kenmore Drive

Contributing

GIS: 1938

Colonial Revival; 1-1/2 story; beaded aluminum or vinyl siding; side-gabled with gabled front wing; gabled wall dormer over bay window with copper roof; 6/6 sash with operable louvered shutter at one window; enclosed shed-roofed side porch; paneled and glazed front door with full-light wood storm; plain pilasters and cornice at architrave. The 1950 Sanborn map notes this house was asbestos-clad.

2512 Kenmore Drive

Noncontributing

GIS: 1933, ca. 1995, ca. 2000

Neotraditional; 2-story; three-bay width; side-gabled with front-gabled 2-story side wing; stucco exterior; multilight casement pairs set in groups; copper-roofed entry portico and bay window at second-story wing. The 1950 Sanborn map notes this house was asbestos-clad; alterations have completely transformed its appearance.

2513 Kenmore Drive

Contributing

GIS: 1928, ca. 2011

Colonial Revival; 2-1/2 story; three-bay width; stone veneer; side-gabled; boxed eave with end returns; three-bay width; exterior stone chimney at one gable end; screened side porch; 6/6 sash; decorative shutters; entry in rightmost bay under added copper-roofed portico; six-paneled door with six-light storm door; Tuscan columns and pilasters.

2514 Kenmore Drive

Noncontributing

GIS: 1939, 2000

Minimal Traditional; 2 story; three-bay width; side-gabled roof; stone veneered; 6/6 sash singly and in pairs; added two-story wing with crenelated parapet, stone at façade, and lap siding at side elevation; added shed-roofed porch; enclosed entry portico.

2515 Kenmore Drive

Noncontributing

GIS: 1940, ca. 2001

Minimal Traditional; 2-1/2 story; side gabled; three-bay width; original asbestos shingle siding; single story side wing and altered enclosed side porch; exterior brick end chimney; entry in leftmost bay; entry door architrave has broken pediment and fluted pilasters; replacement sash.

2516 Kenmore Drive

Noncontributing

GIS: 1942, 2014

Minimal Traditional; 2-1/2 story; side-gabled with front gabled wing; asbestos shingle siding; 6/6 sash in pairs and singly; round four-light window added at façade's second story; single-story addition across the façade wraps around one side elevation with fiber-cement shingle siding that matches appearance of original asbestos shingles.

2517 Kenmore Drive

Noncontributing

GIS: 1941, 2016

Neotraditional after alterations; 1-1/2 story side gabled with shallower back roof slope, four front-gabled dormers with end returns, inset front porch wraps to the right side; cement-fiber siding; replacement 6/6 sash added front porch wraps to one side.

Garage
Contributing
Ca. 1941

Single-story; front gabled; end returns; asbestos shingle siding; modern overhead garage door.

2518 Kenmore Drive

Contributing
GIS: 1940

Colonial Revival; 1-1/2 story; three-bay width; side-gabled; stone veneered; cross-gabled wing with end returns projects forward from corner of façade and likely an addition; 6/6 sash; gabled wall dormers; pedimented portico with end returns and paired columns with decorative X-bracing; six-panel door with six-light wood storm; single-story side porch enclosed; second front entry in small side wing; stone retaining wall in yard; concrete steps with iron railings.

2519 Kenmore Drive

Contributing
GIS: 1942, additions ca. 2010, 2017

Cape Cod; 1-1/2 story; five-bay width; side-gabled with boxed cornice and end returns; gabled dormers with end returns; mitered weatherboard siding; two-bay side wing at left; single-bay side wing at right connecting to ca. 2010 two car garage with gabled dormers and side garage entry.

2520 Kenmore Drive

Noncontributing
GIS: 1932, 2004

Neotraditional; 2 story; three-bay width; stone and stucco exterior; side-gabled with taller front-gabled bay; originally 1-1/2 story, stone-veneered, side-gabled with two front-gabled façade wings. House was Period Cottage before alterations.

KITTRELL DRIVE

2602 Kittrell Drive

GIS: 1950
Contributing

Minimal Traditional; 1 story; three-bay width; side-gabled; side-gabled side wings, including sunroom and cupola with weathervane; vinyl siding; 6/1 sash; interior brick chimney; brick gatepost at driveway entrance with metal lantern and electric candle.

2604 Kittrell Drive

GIS: 1999

Noncontributing

Neotraditional; 1-1/2 story; side-gabled with side-gabled side wing; gabled dormers with round-arch windows; front porch on Tuscan columns; stands on brick basement.

2606 Kittrell Drive

GIS: 1950, alterations ca. 2016

Noncontributing

Minimal Traditional; 1-story; three-bay width; gable-and-wing; brick exterior; added porch roof over existing patio pad in ell; casement windows replaced double-hung sash.

2609 Kittrell Drive

GIS: 1946, alterations and addition ca. 1997

Noncontributing

Minimal Traditional; side-gabled with side-gabled side wing; added gable at front roof slope; vinyl siding; 8/8 sash; interior brick chimney; inset corner porch; iron porch post and railing; faux shutters; six-panel door and six-light storm; large rear addition.

2611 Kittrell Drive

GIS 1946, alterations ca. 2003

Contributing

Minimal Traditional; 1 story; four-bay width; side-gabled with front wing; brick exterior; 8/8 replacement sash; six-panel door with six-light storm; interior brick chimney finished with soldier course; flat-roof porch on brick foundation at front ell with Tuscan columns and square-baluster railing replacing original iron rail and brick lattice wall; rear addition.

2613 Kittrell Drive

GIS: 1947

Contributing

Minimal Traditional; 1 story; four-bay width; side-gabled; gable-on-hip side wing with garage in exposed basement; asbestos shingle siding; 8/8 sash; interior brick chimney; flat-roof portico at stoop with replacement single-leaf door.

2703 Kittrell Drive

GIS: 2018

Noncontributing

Neotraditional; two-stories; four-bay width; hip-roof with projecting hipped bay; brick exterior; wood casement windows and French doors across first floor at porch; single-story side wing.

2704 Kittrell Drive

GIS: 1950

Contributing

Minimal Traditional; 1-1/2 story; five-bay width; gable-and-wing roof; brick exterior; 6/6 sash; recessed front entry; interior broad brick chimney with corbelled cap.

2705 Kittrell Drive

GIS: 1942

Contributing

Cape Cod; 1-1/2 story; side-gabled with two gabled dormers; smaller recessed side addition; 8/8 sash; aluminum siding; trabeated architrave; exterior brick chimney at side elevation.

2707 Kittrell Drive

GIS: 1940, 2017

Noncontributing

Neotraditional overbuilt on Minimal Traditional; 1-1/2 story; four-bay width; side-gabled roof with three shed dormers; brick, board-and-batten, and lap siding at exterior; 4-light and 4/1 sash; partially glazed Craftsman-style door with sidelights in added bay; shed-roofed porch on squared posts.

2708 Kittrell Drive

GIS: 1942

Contributing

Minimal Traditional; 1 story; three-bay width; gable-and-wing roof; brick exterior; 8/8 and 6/6 sash; round vent in gable ends; smaller recessed side wing; gabled entry bay; round-arch door; façade chimney.

2709 Kittrell Drive

GIS: 1942

Noncontributing

Neotraditional resulting from heavily altered Minimal Traditional; 1-1/2 stories; three-bay width; side-gabled with added gable and shed dormer; brick exterior with new shake cladding in gable ends; 8/8 and 6/6 sash; side addition; pedimented portico; six-light storm door with trabeated architrave with reeded pilasters.

2710 Kittrell Drive

GIS: 1944

Contributing

Cape Cod; 1-1/2 stories; five-bay width; side-gabled roof with two gabled dormers; smaller recessed side wing; brick and aluminum siding exterior; 6/6 sash; gabled portico with iron scrollwork columns; exterior brick end chimney.

2711 Kittrell Drive

GIS: 1947

Noncontributing

Neotraditional with Modernist additions, built over Minimal Traditional; 2-story; four-bay width; brick exterior with lap siding; replacement windows; front decks.

2713 Kittrell Drive

GIS: 1945

Contributing

Cape Cod; 1-1/2 story; three-bay width; side-gabled roof with gabled dormers; brick exterior; 8/8 and 1/1 sash; shed-roofed porch; replacement door and porch posts; rear additions, including two-level side porch.

2714 Kittrell Drive

GIS: 2000

Noncontributing

Neotraditional; 2 story; five-bay width; side-gabled with projecting gabled bays; lap siding; 9/1, 8/1, and 6/1 sash; hip-roofed corner porch.

2715 Kittrell Drive

GIS: 1941, ca. 2004

Contributing

Minimal Traditional; 1 story; three-bay width; gable-and-wing roof; screened side porch; brick exterior with faux quoins at window in projecting bay; dentil cornice detail; 8/8 and paired 6/6 replacement sash; added gabled portico; replacement door.

2716 Kittrell Drive

GIS: 1942, ca. 1992

Noncontributing

Neotraditional; 1-1/2 story; side-gabled; 6/6 and 4/4 sash; shed-roofed front porch; lap siding; stone-clad chimneys.

2717 Kittrell Drive

GIS: 2014

Noncontributing

Neotraditional; 1-1/2 stories; steeply pitched gable-and-wing with broad shed dormer across front roof slope; stone, shake, and lap siding at exterior; 4-lite and 4/4 sash; shed-roof front porch; integrated two-car garage with side entry.

2719 Kittrell Drive

GIS: 1942

Contributing

Minimal Traditional; 1 story; three-bay width with recessed side wing; hipped roof with projecting front hipped bay; brick exterior with faux quoin detailing at window in projecting bay; 8/8 sash; dentil molding at cornice; reeded pilasters framing six-panel front door and single-light wood storm; interior brick chimney; later wood porch railing.

2721 Kittrell Drive

GIS: 1942, ca. 2015

Contributing

Minimal Traditional; 1-1/2 stories; three-bay width; side addition; gable-and-wing roof; brick exterior with faux quoin detailing at picture window to right of door and new board-and-batten replacing weatherboard in gable; 8/8, 6/6, and 4/4 sash; flat-roofed porch with squared replacement columns and reeded pilasters at six-panel door and single-light storm.

2801 Kittrell Drive

GIS: 1947

Contributing

Minimal Traditional; 1-1/2 stories; three-bay width; cross-gabled roof with gabled dormer; brick exterior with weatherboard in gable ends; metal casement windows; gabled side porch with squared posts; interior corbelled brick chimney.

2803 Kittrell Drive

GIS: 1947

Contributing

Cape Cod; 1-1/2 stories; three-bay width; side-gabled with gabled dormer windows and smaller gabled bay at side; brick exterior; shed-roofed porch with squared columns and fretwork porch balustrade and stair rail.

2805 Kittrell Drive

GIS: 1942, 2013, 2018

Contributing

Cape Cod; 1-1/2 stories; three-bay width; side-gabled with gabled dormer window; brick exterior with later shingle siding in dormer and porch roof; shed-roofed porch with squared columns and fretwork porch balustrade and stair rail. The dormer roof was changed from a shed to a gable and the shingle siding added in 2013 and a rear addition and new windows were added in 2018.

2807 Kittrell Drive

GIS: 1942

Contributing

Minimal Traditional; 1-1/2 stories; three-bay width; side gabled; brick exterior with weatherboards in portico's gable; 8/8 and 6/6 sash; squared porch posts in trios in front corners and single pilasters at façade wall; fluted pilasters flanking door; fretwork porch balustrade; interior corbelled brick chimney.

2809 Kittrell Drive

GIS: 1941

Contributing

Cape Cod; 1 story; four-bay width; side-gabled with gabled dormers and smaller side wing; brick and weatherboard exterior; 8/8 and 6/6 sash; six-panel door in trabeated architrave with fluted pilasters.

2811 Kittrell Drive

GIS: 1942

Contributing

Minimal Traditional; 1 story; five-bay width; side-gabled with smaller flanking gabled wings; brick and weatherboard exterior; 6/6 sash and metal casement window at projecting façade bay; reeded pilasters frame glazed and two-panel front door with full-light storm, interior corbelled brick chimney.

2813 Kittrell Drive

GIS: 1950

Contributing

Minimal Traditional; 1 story; five-bay width; side-gabled with smaller flanking gabled wings; brick and weatherboard exterior; 6/6 sash; gabled portico with dentil molding; six-panel front door with six-light storm.

2815 Kittrell Drive

GIS: 2015

Noncontributing

Neotraditional; 2 stories; five-bay width; hip roof; brick and sided exterior; 4/4 sash; attached two-car garage at north side elevation.

2817 Kittrell Drive

GIS: 1942

Contributing

Cape Cod; 1-1/2 story; four-bay width; side-gabled with two gabled dormers; brick and vinyl exterior; 6/6 and 1/1 sash; screened side porch.

2819 Kittrell Drive

GIS: 2015

Noncontributing

Neotraditional; 1-1/2 story; four bay width; front-gabled bays connected with cross-gable roof; board-and-batten exterior; 2/2 sash; shed-roof front porch.

LOCHMORE DRIVE**2605 Lochmore Drive**

ca. 1935

Contributing

Colonial Revival; 1-1/2 story; brick and wide lap siding exterior; side-gabled with gabled façade bays and gabled dormer, all with end returns; façade chimney; French door front entry; replacement 6/6 sash in pairs and singly; copper roofed portico replaced broken pedimented architrave in early 21st century.

2606 Lochmore Drive

ca. 1929, ca 2000

Noncontributing

Tudor Revival, altered; 1-1/2 story; brick exterior; side-gabled with steeply pitched façade gabled bay and shed-roofed wall dormer; segmental arch bracketed portico

roof sheltering double-leaf entry that replaced single-leaf entry; eyebrow dormer replaced gabled dormer; pentagonal vent; 6/6 sash paired and singly. Originally had an unusual mix of Tudor Revival with Colonial Revival: front entry had an architrave with broken pediment.

2607 Lochmore Drive

ca. 1929

Contributing

Dutch Colonial; 1-1/2 story; three-bay width; gambrel roof; shed dormer; single-story wings; brick and stucco exterior; bracketed, gabled portico roof with arched ceiling; Georgian-style front entry with six-paneled front door, six-light storm, elliptical-arch transom, and sidelights.

Garage

Ca. 2000

Noncontributing

Single-car garage with second story; front gabled; lap siding with mitered corners.

2608 Lochmore Drive

ca. 1929

Contributing

Colonial Revival; 2 story; three-bay width; side-gabled with end returns; stone veneer; inset front entry; segmental arched portico on Tuscan columns; six-paneled front door with six-light storm door; sidelights; 6/1 sash; side porch and sunroom; stone retaining wall at front yard by sidewalk.

2609 Lochmore Drive

ca. 1929, ca. 1989, ca. 2002

Noncontributing

Neotraditional; 2 story; brick exterior; side-gabled with front-gabled bay; replacement sash; new façade replaced original Colonial Revival with steeply pitched front-gabled bay and single-story shed-roof sunroom at façade.

2610 Lochmore Drive

GIS: 1997

Noncontributing

Neotraditional; 2 story; three-bay width; brick veneer at façade and cement-fiber lap siding elsewhere; hip roof; three-bay width; hipped side wing; 9/9 in pairs; recessed front entry with paneled walls; garage in basement with side entry from Kenmore Drive.

Garage
ca. 1950
Noncontributing

Single-car, brick-veneered, front-gabled garage with modern door.

2611 Lochmore Drive

ca. 1929, ca. 2000
Noncontributing

Colonial Revival; 2 story; side-gabled; three-bay width; 6/6 sash; single-story wing; hip-roof porch with squared posts replaced original gabled portico.

Garage
Ca. 1932
Contributing

Single-car, front-gabled, brick veneer garage.

2613 Lochmore Drive

GIS: 1940, ca. 2004
Noncontributing

Colonial Revival; 2 story; side-gabled; two-story side wing; fiber-cement lap siding; 6/6 sash; interior brick chimney; attached single-car side-gabled garage with bay window replacing original door; added shed-roofed front porch with gabled portico, which replaced original pedimented architrave. Raleigh Sanborn updated through 1950 notes that this house was asbestos clad.

2615 Lochmore Drive

ca. 1929
Contributing

Cape Cod; 1-1/2 story; three-bay width; side-gabled; single-story side wing; stone veneer with stucco at gables; 6/1 sash; gabled dormers with end returns; inset screened porch at front right side.

2701 Lochmore Drive

GIS: 1935
Contributing

Tudor Revival; 1-1/2 story; four-bay width; cross-gabled with wide shed dormers at front and side; brick veneer with stucco and faux half-timbering in gables; 6/6 sash and casement windows; façade chimney; three-sided bay at façade; round-arch door with similar window to one side.

2705 Lochmore Drive

GIS: 1942, 2004

Noncontributing

Neotraditional; 2 story; five-bay width; side-gabled with cross-gabled at one end; cementitious siding; added front porch; originally with two-story, three-bay wide, side-gabled Colonial Revival flanked by small single-story wings.

2707 Lochmore Drive

ca. 1935

Contributing

Tudor Revival; two-story; four-bay width; side-gabled with two front-gabled wings; gable end returns; smaller façade gable has recessed entry behind round-arch opening; 6/6 replacement sash; brick exterior; side stoop.

2708 Lochmore Drive

ca. 1928

Contributing

Georgian Revival; 2 story; three-bay width; brick exterior; single-story room at side elevation; gabled portico with barrel-arch ceiling shelters single-leaf door with arched transom and sidelights; exterior end chimneys.

2709 Lochmore Drive

ca. 1928, alterations ca. 2002, ca. 2018

Noncontributing

Neotraditional; two-story; three-bay width; hip-roofed; brick exterior; single-story side wing with cementitious lap siding; casement windows; segmental arch door with transom behind flat-roofed portico; brick exterior chimney at side elevation; heavily altered from a brick-and-weatherboard 1-1/2 story, three-bay wide, side-gabled house with three-bay shed dormer, single-story side wing, pedimented portico with barrel arch ceiling and Georgian Revival-style entry with transom and sidelights surrounding the door.

2710 Lochmore Drive

GIS: 1933, alteration ca. 2003

Noncontributing

Tudor Revival, altered from Minimal Traditional; 2 story; brick-and-stone exterior; stucco and faux half-timbering in gables; 3/1 sash; brick façade chimney with stone accents; stone portico; second story added to original Minimal Traditional single-story with gable-front-and-wing; façade chimney, stone portico, and brick exterior are original.

2712 Lochmore Drive

GIS: 1940, alterations ca. 1998, ca. 2007

Noncontributing

Minimal Traditional; 1-1/2 story; side-gable with front gabled wing; brick exterior; 6/1 replacement sash; round-arch window in gable; screened side porch; addition at rear with intersecting gabled roof higher than original roof ridge; replacement portico.

2713 Lochmore Drive

GIS: 1936, alterations ca. 1994, 2007

Noncontributing

Neotraditional overbuilt on Minimal Traditional; 1-1/2 story; brick exterior; cross-gabled roof with side wing; gabled dormer in front roof slope; replacement sash; replacement portico; 2-story front-gabled side addition with inset porch across the façade of addition.

ROYSTER STREET**2607 Royster Street**

GIS: 1941, addition ca. 1989

Noncontributing

Minimal Traditional; 1 story; hip roof with added gable; inset front porch later screened; six-panel door framed with reeded pilasters; 6/6 replacement sash; hipped side wing.

2609 Royster Street

GIS: 1932, alterations ca. 2001, 2003

Noncontributing

Neotraditional overbuilt on Minimal Traditional; 1-1/2 stories side-gabled with shed and gabled dormers; front-gabled wing at façade, shed-roofed porch at front ell; attached garage at rear corner; fiber-cement lap siding. House originally was side-gabled with side-gabled wing and projecting front-gabled entry bay.

2611 Royster Street

GIS: 1949, alterations ca. 1996, ca. 2004

Noncontributing

Neotraditional; 1-1/2 story; four-bay width; side-gabled with front-gabled bay and added gable at front roof slope; fiber-cement lap siding with brick and stucco at facade; multilight casement windows; small shed-roofed entry porch below decorative gable.

2617 Royster Street

2010

Noncontributing

Modernist; 2-story; side-gabled; horizontal flush-board sheathing; fixed sash windows, some mitered at corner; attached garage is remnant of original 1950 Minimal Traditional house and attached garage.

2705 Royster Street

GIS: 1952

Contributing

Ranch; 1-story; hip roof; 5-bay width; 6/6 sash; brick exterior; stone accents; round-arch door.

2707 Royster Street

GIS: 1948

Noncontributing

Minimal Traditional; 1 story on basement; gable-on-hip roof; aluminum siding; replaced windows; large garage addition at façade; house originally had garage in basement and inset open porch.

2709 Royster Street

GIS: 1948

Contributing

Cape Cod; 1-1/2 story; five-bay width; side-gable; 6/1 replacement sash; aluminum siding; brick chimney between main block and smaller side wing.

2711 Royster Street

GIS: 1948

Contributing

Cape Cod; 1-1/2 story; three-bay width; side-gable; smaller side-gabled wing; 3/1 replacement sash; pedimented portico; six-light storm door; exterior brick chimney.

2713 Royster Street

GIS: 1951, addition ca. 2003

Noncontributing

Neotraditional built over Minimal Traditional; with new gabled roof and rear addition; 1-1/2 stories; gabled dormers in front roof slope, original brick and original inset corner porch remain; casement sash replaced original metal multilight casement windows; shed-roof dormers.

2715 Royster Street

GIS: 2015

Noncontributing

Neotraditional; 1-1/2 story; side gabled with two front-facing gabled wings; brick, mitered lap siding, and shake exterior; casement windows.

2717 Royster Street

GIS: 1950

Noncontributing

Colonial Revival; 1-1/2 story; side-gabled; three-bay width; brick exterior; aluminum siding in gables and gabled dormers on main roof slope; multiple smaller side wings; replacement casement windows; gabled portico replaced original flat-roof portico with metal railing and posts.

2721 Royster Street

GIS: 2007

Noncontributing

Neotraditional; 2-1/2 story; side-gabled; brick exterior; smaller side wing with garage entry at raised basement; shed-roofed porch; 6/6 sash.

WHITE OAK ROAD

John E. Beaman House

2120 White Oak Road

Contributing

1929

Local Historic Landmark

Georgian Revival; side-gabled, two-stories; five-bay width; weatherboard siding; fluted pilastered cornerboards; modillion cornice; copper gutters; gable-end returns; exterior brick chimney flanked with quarter-moon windows; gabled rear wing; elliptical-arch portico on Tuscan columns; broad, six-panel front entry with leaded glass sidelights and paired Tuscan pilasters; leaded-glass elliptical fanlight; 6/6 sash; louvered shutters; open side porch with rooftop deck; set-back side wing on opposite gable end; circular drive; tall brick gateposts with pyramidal caps.

Garage

Contributing

1929

Single-story; two-car; front-gabled; exposed rafter tails; weatherboard siding; overhead lifting doors; 6/6 sash.

2200 White Oak Road

Noncontributing

2019

Neotraditional; 1-1/2 stories; hipped roof with two front-facing gable walls at the façade; wall and shed dormers; six-light casement windows under transoms; exterior cladding and roofing yet to be applied.