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ORDINANCE NO. : 768

KERRY S. WALKINS
REGISTER OF DEEDS
WAKE COUNTY

AN ORDINANCE DESIGNATING the G. Milton Small & Associates Office Building at 105 Brooks Avenue IN THE PLANNING JURISDICTION OF RALEIGH, NORTH CAROLINA, A HISTORIC LANDMARK.

WHEREAS, the General Assembly of the State of North Carolina authorized the creation of a countywide Historic Preservation Commission for Wake County and otherwise provided for the preservation of certain historic sites and buildings by the passage of Part 3C, Chapter 160A, Article 19 of the North Carolina General Statutes; and

WHEREAS, the City of Raleigh agreed to participate in the countywide Historic Preservation Commission through an interlocal agreement with Wake County; and

WHEREAS, the Wake County Historic Preservation Commission has made an investigation and recommended the following property be designated a historic landmark; and

WHEREAS, the North Carolina Department of Cultural Resources has made an analysis that the following property is eligible to be designated a historic landmark; and

WHEREAS, on the 8th day of November 1995, a public hearing was held in the City Council Chamber of the Municipal Building, Raleigh, by the City Council of the City of Raleigh to determine whether the hereinafter described property should be designated a historic landmark; and

WHEREAS, all requirements of Part 3C, Chapter 160A, Article 19 of the North Carolina General Statutes, preceding the adoption of this ordinance, have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE RALEIGH CITY COUNCIL THAT:

Section 1. The property designated as the G. Milton Small & Associates Office Building, owned by Mrs. June V. Small, in the planning jurisdiction of Raleigh, North Carolina, be and is declared a Raleigh Historic Landmark. Said property being more particularly described as follows:

The G. Milton Small & Associates Office Building at 105 Brooks Avenue, Raleigh, (Wake County P.I.N. 0794.19-62-8433), approximately twenty five hundredths (.25) acre, including the entire parcel on which the building stands.

Section 2. Those elements that are integral to its historical, architectural, archaeological significance, or any combination thereof are as follows:

Exterior of the 1966 Miesian modernist structure designed by G. Milton Small, Jr., being a flat-roofed, steel-frame building raised one story above grade on steel columns, the facade of which is a grid of aluminum mullions carrying metal panels and sheets of glass, as described in the

designation report, including all of the parcel described in Section 1.

Section 3. No building, site, structure, or object that is designated in this ordinance located on the hereinbefore described site may be altered, restored, moved, remodeled, or reconstructed so that a change in design, material, or outer appearance occurs unless and until a certificate of appropriateness is obtained from the Wake County Historic Preservation Commission or its successors.

Section 4. No building, site, structure, or object that is designated in this ordinance located on the hereinbefore described site may be demolished unless and until either approval of demolition is obtained from the Wake County Historic Preservation Commission or a period of three hundred sixty-five (365) days has elapsed following final review by the Wake County Historic Preservation Commission of a request for demolition (or any longer period required by N.C.G.S. 160A-400.14 as it may be amended hereafter).

Section 5. All owners of the property hereinabove described, whose identity and addresses can be ascertained by the exercise of due diligence, shall be sent by certified mail a copy of this ordinance.

Section 6. This ordinance shall be indexed after the property owner's name in the grantor and grantee indexes in the Office of the Register of Deeds of Wake County.

Section 7. City administration and the Wake County Historic Preservation Commission are hereby authorized to have erected an appropriate sign on the site herein described setting forth the fact that said site has been designated a historic landmark by action of the Raleigh City Council and the Wake County Historic Preservation Commission.

Section 8. In the event any building, site, structure, or object is demolished in accordance with the ordinances of City of Raleigh, this ordinance may be repealed.

Section 9. Any violation of this ordinance shall be unlawful as by law provided.

Council Member Nooe made a motion that the above ordinance be adopted. Council Member Odom seconded the motion, and upon vote, the motion carried this the 8th day of November 1995

Effective Date: November 8, 1995

Distribution:

City Council
City Manager
City Attorney
Planning Department (2)
Inspections Department (3)
Wake County Registrar of Deeds

Wake County Geographic Information Services
Department
Wake County Historic Preservation Commission (3)
file
Property Owner
Wake County Tax Supervisor



City Of Raleigh
North Carolina

STATE OF NORTH CAROLINA)

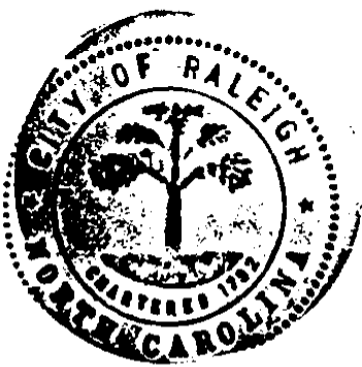
COUNTY OF WAKE)

* * * * *

CERTIFICATION

I, Gail G. Smith, City Clerk & Treasurer of the City of Raleigh, North Carolina, do hereby certify that the attached is a true and exact copy of Ordinance (1995) 768 adopted by the Raleigh City Council on 11/08/95.

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the Seal of the City of Raleigh to be affixed this 8th day of December, 1995.



Gail G. Smith
Gail G. Smith
City Clerk & Treasurer

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name G. Milton Small & Associates Office Building

other names/site number

2. Location

street & number 105 Brooks Avenue

N/A not for publication

city or town Raleigh

N/A vicinity

state North Carolina code NC county Wake code 183 zip code 27605

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

William S. Rain 7-26-94
Signature of certifying official Date

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

Signature of the Keeper

Date of Action

 entered in the National Register

 See continuation sheet.

 determined eligible for the
National Register

 See continuation sheet.

 determined not eligible for the
National Register

 removed from the National Register

 other (explain):

5. Classification of Property

Ownership of Property

(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>1</u>	<u> </u> Total

Number of contributing resources previously listed in the National Register 0

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

Early Modern Architecture in Raleigh Associated with the Faculty of the NCSU School of Design, Raleigh, North Carolina

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat: COMMERCE/TRADE Sub: professional

<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Current Functions

(Enter categories from instructions)

Cat: COMMERCE/TRADE Sub: professional

<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

7. Description

Architectural Classification

(Enter categories from instructions)

Miesian**Materials**

(Enter categories from instructions)

foundation	<u>CONCRETE</u>
roof	<u>ASPHALT</u>
walls	<u>GLASS/Steel</u>
other	<u>Aluminum</u>

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.

☒ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture**Period of Significance**1966**Significant Dates**1966**Significant Person** (Complete if Criterion B is marked above)N/A**Cultural Affiliation**N/A**Architect/Builder**Architect-Small, G.MiltonContractor-Walser, Frank**Narrative Statement of Significance**

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: _____

10. Geographical Data

Acreage of Property Less than 1 acre**UTM References**

(Place additional UTM references on a continuation sheet)

Zone	Easting	Northing
17	710240	3962900

Verbal Boundary Description

(see continuation sheet)

Boundary Justification

(see continuation sheet)

11. Form Prepared By

name/title David R. Black/Architectural Historian

organization Black & Black, Preservation Consultants date April 1994

street & number 620 Wills Forest Street telephone (919) 828-4616

city or town Raleigh state North Carolina zip code 27605

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage
or numerous resources.**Photographs**

Representative black and white photographs of the property.

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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G. Milton Small & Associates Office Building
Wake County, North Carolina

7. Description

Erected in 1966, the G. Milton Small and Associates Office Building is a one floor, steel-frame Miesian edifice that covers most of a 69-foot by 155-foot flat lot on the west side of Brooks Avenue near its intersection with Hillsborough Street, adjacent to the North Carolina State University campus. The building incorporates a number of distinctively Miesian elements such as the clear definition of base, body and cornice, the elevation of principal spaces on exposed steel columns, the inverted articulation of the corners, the development of the facades as grids of aluminum mullions carrying metal panels and sheets of glass, and the overhanging flat roof. Overall, the design of the offices shows a careful attention to detail that provides a degree of elegance to a relatively modest building, and which has helped keep the structure in excellent repair. The interior spaces are laid out with great clarity to provide for a high degree of functionality as well as graceful proportions. Finishes in the more public spaces are simple and refined, combining walnut, stained fir and bronze with black-painted steel and framed panels of white, red, yellow and blue. Raised one story above grade on steel columns, the building appears to float within the canopy of the mature trees which occupy the rest of the property. Well maintained and little altered, it retains a unity of design, materials, location and feeling.

The twenty-four steel I-beam columns that form the supporting structure of the building are set in concrete in two pair of rows, six columns in each row, parallel to the building's long axis (See Exhibit A). The inner rows of columns are spaced approximately twice as far apart as the outer rows, leaving a span clear of columns down the middle of the building. Steel beams connect the columns at the top, extending to support the deeply-cantilevered eaves of the flat roof. Beams also connect the columns under the floor and cantilever the enclosure of the building over the columns about a foot everywhere but at the corners, creating typically-Miesian corner cusps. Intermediate support between the

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G. Milton Small & Associates Office Building
Wake County, North Carolina

steel beams is provided by steel bar joists. A concrete slab supplies the floor bearing surface.

The sheltered area below the building contains the building's entrance and, between the columns, gravel-paved parking. A strip of gravel between concrete curbs around the perimeter of the building also provides surface drainage for water shed by the roof. A rectangular service bay enclosed in panels is located near the northeast corner of the facility and contains the plumbing and electrical risers. Stained tongue-and-groove fir boards set in panels framed by painted fir strips form the finished soffit beneath the building.

A deep cornice with broad eaves overhangs the building on all sides, creating a shadow that blurs the juncture between the walls and the roof. At the top of the cornice is a black-finished metal gravel-stop strip for the built-up roof which accentuates the horizontal lines of the cornice, while the deep fascia is of white-finished metal. The soffit of this overhanging cornice is of stained tongue-and-groove fir boards.

Although the exterior envelope of the building gives the superficial appearance of being an undifferentiated grid of dark gray panels and light aluminum mullions, each of the four elevations is a distinct composition of solid panels and dark gray-tinted windows that is adjusted to the type of space behind it. The twelve-bay west elevation of the facade has a horizontal row of small panels at the bottom and a row of larger, vertical ones along the top. A steel fire escape and exit door are located at the southwest corner. The twenty-five bays of the south elevation begin at the southwest corner with ten bays like those of the west elevation, followed by ten bays in which the upper panel is glass. The five bays at the southeast corner of this elevation have shorter glass panels above two rows of horizontal, solid panels, the upper row of solid panels being smaller than the lower set. Across the east (Brooks Avenue) elevation are twelve bays, also with the latter configuration. The north elevation has twenty-five bays in which the upper half is glass and the lower half consists of a square panel over a horizontal, rectangular one.

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G. Milton Small & Associates Office Building
Wake County, North Carolina

One enters the building through a carefully-choreographed sequence of movements beginning at the street. First, a concrete walkway at the south side of the property leads over three pools of water containing low jets, the path breaking into concrete stepping stones where it passes over the pools. A broad steel stair rises up through a large, rectangular opening in the floor of the building into a light-filled antechamber space that is glazed on the two long sides. A bridge across this space leads to the main entrance, a substantial, wood-framed glass door in the inner, glazed wall. Around the outer perimeter of the antechamber space is a wide ledge that supports a rectilinear metal planter.

The reception room adjacent to the antechamber mirrors it in size and proportions. Doors in the interior long wall lead into offices for the associate architects and a file/copy room and toilet core. A door at the east end of the hall opens into the principal's office, and at the west end into a work space. Next to the reception area on the south side of the building is a small conference room.

Walls in the reception area are of sheetrock framed into panels by black wood strips. The sheetrock ceilings contain inset fluorescent lighting fixtures and bronze-toned can lights. The large panes of the glazed wall are cased in walnut. Floors in the reception area are carpeted and the office doors are flush, with natural-finished hardwood veneers, as they are throughout the building. As elsewhere in the building, the steel columns are exposed and painted black.

The southeast corner of the building, overlooking Brooks Avenue, is taken up by the principal architect's office/conference room. This ample, rectangular space has horizontal strips of windows on its two outer walls. The two inner walls are faced with large pin-up boards framed into panels by black strips. The structural elements of the roof are exposed in the ceiling, but are painted black. Suspended below the structure are grid panels of parallel, stained, on-edge fir boards. The boards in the grid are closely-spaced and run continuously in a band around the outer edge of the room, but are more widely-spaced in the central portion, where there are inset fluorescent lighting strips.

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G. Milton Small & Associates Office Building
Wake County, North Carolina

Bronze-toned can lights run along the east edge of the ceiling and the counters that frame the building are edged with bronze strips.

The working heart of the building is a full-length, linear drafting room that runs along the north side of the building. This bright and airy space is naturally-lit by a long band of north-facing windows, underneath which runs a continuous counter containing built-in flat plan files and storage. The inner wall of the drafting room contains bookshelves, doors to the file/copy room and toilets, and doors to the associates' offices. The walls of the two original associates' offices are glazed above a low bulkhead. All of the ceiling structure is exposed in the drafting room and long strips of fluorescent lights run the length of the room, suspended from exposed steel channels.

Originally, the drafting room merged into the work room at the west end of the building. This large, undefined space was intended as an area for expansion, and in the 1980s an additional associate's office and an alcove for the Computer Assisted Drawing equipment were formed out of part of it, in line with the existing offices. A further room was created from the work space on its south side during the same period. As its name suggests, the work room has utilitarian sheetrock wall finishes and exposed roof structure. There are no exterior windows in the work room, but three square, plastic bubble skylights cut through the roof, and another been enclosed.

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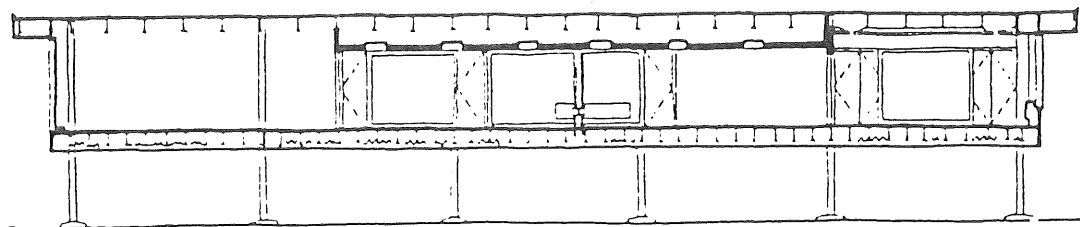
Section 7. Page 5

G. Milton Small & Associates Office Building
Wake County, North Carolina

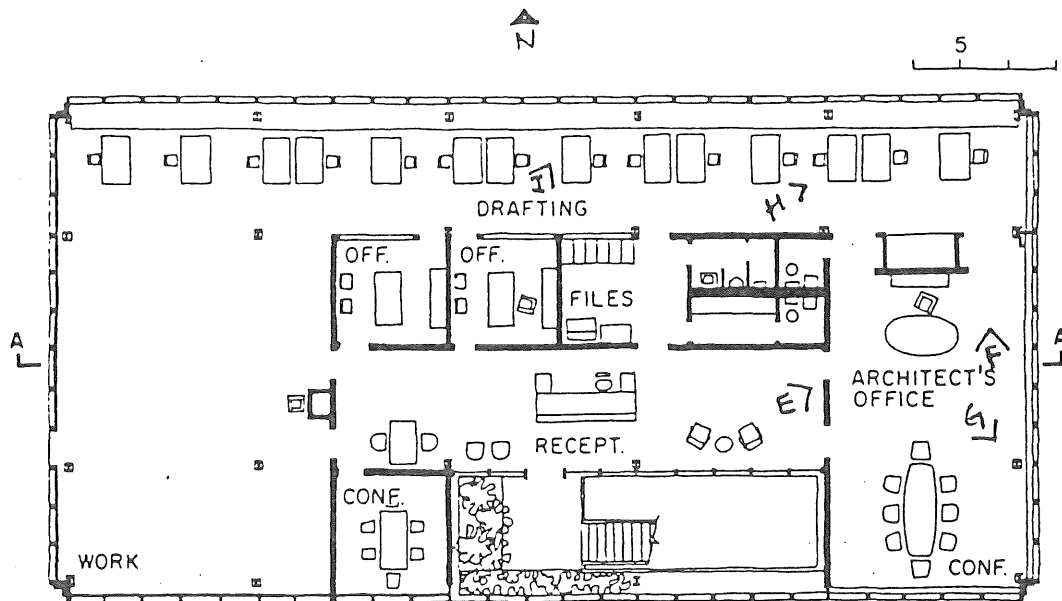
Exhibit A

Original Floor Plan and Section from Architectural Record, December 1969

(> indicates vanatge point of photograph)



SECTION A-A



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Section 8. Page 1 G. Milton Small & Associates Office Building
Wake County, North Carolina

8. Statement of Significance

Summary

Nominated under Criterion C, as the work of a master, the G. Milton Small & Associates Office Building, built in 1966 on Brooks Avenue in Raleigh, is the design of G. Milton Small, Jr., FAIA, Raleigh's earliest and most-skilled proponent of Miesian architecture (See Multiple Property Documentation Form for "Early Modern Architecture in Raleigh Associated with the Faculty of the North Carolina State University School of Design, Raleigh, North Carolina"). The carefully-detailed Miesian modernist structure is a summation of Small's mastery of the language of architectural expression developed by émigré German architect Mies van der Rohe and which was a dominant force in American building in the 1950s and 1960s. Constructed at a point when Miesian principles were beginning to lose their force, the Small building represents both the high water mark for Miesian architecture in Raleigh and an exceptionally consistent piece of architectural art, as was noted by its publication in Architectural Record in 1969. It is also a rare example of an entire building designed by an architect with the special needs of his architectural practice in mind. With an unusual sensitivity to site for a small-scale office structure, the Small building, set high on steel columns on a diminutive, wooded lot, seems to float above the street. The building is now occupied by Small Kane Architects, a successor firm to G. Milton Small and Associates, one of the partners of which is G. Milton Small III, who provides a continuity to the building's history, use and preservation.

Historical Background

George Milton Small, Jr. (1916-1992) was the Raleigh area's, and one of North Carolina's, most accomplished advocates of the Miesian school of Modernist design. Small was the principal of G. Milton Small and Associates, an architectural firm he founded in 1951 when he left the employ of William Henley Deitrick in Raleigh (see Biographical

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Section 8. Page 2 G. Milton Small & Associates Office Building
Wake County, North Carolina

Appendix to MPDF). During the 1950s and early 1960s the firm operated in rented quarters on Hillsborough Street and Tucker Street. However, financial studies led Small to the conclusion that constructing a building for the firm's use, rather than leasing space, would be more economical in the long run (David Black interview with G. Milton Small III, and "Economy and Flair Highlight Six Architects' Own Offices," Architectural Record, December 1969, p. 116).

In July of 1964 Small bought a 69-foot by 155-foot lot on the west side of Brooks Avenue in west Raleigh on which to construct a new office building (Wake County Deeds, Book 1602, p. 611). Small designed the building himself, with Ezra Meir and Associates as the structural engineering consultants. The contractor was Frank Walser (Architectural Record, December 1969, p. 116).

Small set about producing an office building unlike any other in Raleigh at the time. Because he was his own client, he could develop a design that was free from the many compromises which are common to the practice of commercial architecture. The result was a Miesian expression that remains the purest example of that style in the Raleigh area, but which also embodies an individuality and a warmth of expression.

To make the most of a diminutive lot, Small raised the building above the site, allowing parking to go underneath. Instead of paving the parking, he used round gravel which could be raked to hide oil stains. A carefully-choreographed entry sequence was developed to lead visitors from the street across pools of water and up an elegant stair through the bottom of the building into a naturally-lit antechamber. The arrangement of interior spaces corresponded to a hierarchy of space, from the formal reception area and principal's office/conference room to the utilitarian, efficient and light-filled drafting room, with the linear bar of the Associates' offices acting as a membrane between the public and private areas.

Throughout the building, Small gave a consistent and handsome treatment to details and materials. For example, the underside of the building and the soffit of the eaves are both covered with panels made up of stained strips of fir framed with painted strips. The

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Section 8. Page 3 G. Milton Small & Associates Office Building
Wake County, North Carolina

same fir strips are used to form a patterned ceiling grid in the principal's office/conference room. Although the work space and drafting room are fairly Spartan, they are visibly rich in exposed, well-detailed structural elements and have accents of bold primary colors against the predominantly white finish. In the more public spaces Small used limited amounts of rich materials, like walnut and bronze, to provide an elegant atmosphere. The principal grace of the interior, however, comes from a deft handling of proportions, from small to large, and the care with which light is brought into the building.

Many of the existing, mature trees of a variety of species were preserved during construction. With the occupied space of the building being literally set in the canopy of the trees, it became known to friends and associates as "Milton's tree house" ("Contemporary Structure Houses Firm of Raleigh Architect G. Milton Small," News and Observer, 25 January 1970, p. V-4).

In recent years, the building has been occupied by Small Kane Architects, a successor firm to G. Milton Small & Associates. One of the partners of Small Kane is Mr. Small's son, architect G. Milton Small III.

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Section 9., 10. Page 1 G. Milton Small & Associates Office Building
Wake County, North Carolina

9. Major Bibliographic References

Hall, Jane. "Contemporary Structure Houses Firm of Raleigh Architect G. Milton Small." Raleigh News and Observer, 25 January 1970, p. V-4.

Swindell, Steve. "Architect G. Milton Small, 75." Raleigh News and Observer, 8 May 1992, p. 6B.

Wake County Deeds

Waugh, Elizabeth. North Carolina's Capital, Raleigh. Raleigh: Junior League of Raleigh, 1967.

_____. "Economy and Flair Highlight Six Architects' Own Offices." Architectural Record, December 1969, p. 116.

_____. "Fellowship Conferred on G. Milton Small." Southern Architect, Vol. 10, April 1963.

_____. "Small, George Milton." Supplement to Who's Who in America 45th Edition 1989-1990, p. 2880.

10. Geographical Data Continued

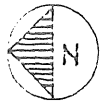
Verbal Boundary Description

The boundaries of the G. Milton Small & Associates Office Building nomination are as shown by the dashed line on the accompanying Wake County Orthophotographic Map #0795.20, drawn at a scale of 1 inch = 100 feet.

Boundary Justification

The boundaries of the G. Milton Small & Associates Office Building nomination include the original lot on which the building was constructed and which provides an appropriate setting for the building.

G. MILTON SMALL AND ASSOCIATES OFFICE BUILDING
105 BROOKS AVENUE
RALEIGH, NC



WAKE COUNTY ORTHOPHOTOGRAPHIC MAP #0794.19
1 INCH = 100 FEET

(7 indicates vantage point of photograph)

