

LIGHTNER BROTHERS STUDY



**CITY OF RALEIGH, WAKE COUNTY,
NORTH CAROLINA**

REPORT SUBMITTED TO:

Raleigh Historic Development Commission Research Committee
One Exchange Plaza
Raleigh, North Carolina 27601

May 2022; Revised June 2022



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LIGHTNER BROTHERS STUDY

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1.0 SUMMARY AND METHODOLOGY

In 2021, the Raleigh Historic Development Commission (RHDC), via the City of Raleigh Planning and Development Department, contracted with Richard Grubb & Associates, Inc. (RGA) to conduct a study of C.E. Lightner and Brothers, a Black-owned construction firm in the City of Raleigh, North Carolina during the first three decades of the twentieth century.¹ This study builds on a previous RGA report (Turco and Harpe 2019) that accompanied an application for the local landmark designation of Hillcrest Cemetery, which was started by C.E. Lightner after establishing the Lightner Funeral Home in Raleigh. RGA submitted to the RHDC's Research Committee (Research Committee) a preliminary letter highlighting C.E. Lightner and Brothers output as Black architects and builders in Raleigh and providing an initial assessment of their significance to Raleigh's Black history and the importance of their two extant buildings in Raleigh: Davie Street Presbyterian Church and the Lightner Funeral Home.

This study chronicles C.E. Lightner's life, documents all the buildings the firm built, includes photographs of extant buildings, and makes recommendations to the Research Committee regarding the potential for the extant buildings to be designated as local historic landmarks or to be listed individually in the National Register of Historic Places (NRHP). Included in this study are tables that list the buildings attributed to the firm of C.E. Lightner and Brothers, as well as local Raleigh historic landmarks associated with Black history which are also individually listed in the NRHP (see Section 3, Table 2). The Capehart-Lightner House and Davie Street Presbyterian Church are the only two extant Lightner Brothers buildings in Raleigh and both are contributing buildings in the East Raleigh-South Park National Register Historic District. Davie Street Presbyterian Church is also located in the Prince Hall Local Historic District.

U.S. Census data, death certificates, marriage records, and city directories were accessed online at Ancestry.com. Property records were accessed online through the Wake County Register of Deeds, and obituaries, family histories, advertisements, and information on C.E. Lightner and Brothers was accessed online through Newspapers.com and DigitalNC.com.

The Carolinian, Raleigh's Black newspaper, provided the bulk of information on the Lightner Brothers' construction projects, as well as obituaries for both brothers. Features on C.E. Lightner in both *The Carolinian* (1950) and *The Raleigh Times* (1909) listed the names of people for whom Lightner had built houses, as well as religious, commercial, and civic building attributed to the Lightners. This list of homeowners was compared against Raleigh city directories to determine their addresses and an attributable date of construction. Online searches for these addresses confirmed whether these houses are currently standing.

The *Evolution of Raleigh's African American Neighborhoods in the 19th and 20th Centuries* (Mattson 1988) and the NRHP nominations for East Raleigh-South Park Historic District (Wright, Mitchell, Kalk, and Myers Wells 1990) provided historical information on C.E. Lightner and his career as a contractor and businessman in Raleigh. Other Lightner biographical information and details on the buildings the Lightners built was realized from Dreck Spurlock Wilson's *African American Architects: A Biographical Dictionary 1865: 1945* (2004). The NRHP nominations for the

¹ In period accounts, the firm is referred to as both C.E. Lightner and Brothers and Lightner Brothers. The earliest reference to C.E. Lightner and Brothers is in a 1908 newspaper article about the firm. In subsequent years, both names are used interchangeably. Both names are used throughout this report.

Downtown Durham Historic District (Smith and Flowers 1977) and Downtown Durham Historic Additional Documentation (de Miranda 2012) have information on the Mechanics and Farmers building on Parrish Street in downtown Durham that C.E. Lightner built in 1921.²

Wilmoth A. Carter's *The Urban Negro in the South* (1967) was accessed online through the HathiTrust Digital library. Although she did not name him, Carter interviewed C.E. Lightner for her study of early to mid-twentieth century Raleigh. Lightner's candid and informed responses to Carter's questions cemented his legacy as a prominent figure in the development of downtown Raleigh's East Hargett Street as a prestigious Black main street during the early twentieth century.

² This building was built as the North Carolina Mutual Life Insurance Building and was purchased and renamed the Mechanics and Farmers building in 1965.

2.0 C.E. LIGHTNER AND BROTHERS, CONTRACTORS AND ARCHITECTS

Prolific Black architectural designer, builder, and civic leader Calvin Esau (C.E.) Lightner exemplified the enterprising Black builders who pursued education and economic success in the New South's Jim Crow era. The son of Frank Lightner and Daphney Thompson Lightner, C. E. Lightner was born on March 31, 1878, in Winnsboro, South Carolina (Ancestry.com 2006).³ Lightner moved to Raleigh in 1898 to attend college. He soon became one of the capital city's leading builders, as well as a respected community leader.

C.E. Lightner was influenced by his upbringing in South Carolina. He likely learned the building trade from his father, who was born into enslavement in 1847 and after emancipation supported his family through farming and carpentry. Frank Lightner built houses in Chester, South Carolina starting in the 1870s. Calvin's mother Daphney was born with free status to Joseph and Millie Thompson. The family witnessed the importance of political activity, including Joseph Thompson's service in the South Carolina State Legislature during Reconstruction (Wilson 2004: 360). The 1880 U.S. Census of Fairfield County, South Carolina, lists Frank Lightner's occupation as a farmer, while his wife Daphney and their children were noted as mulatto. In 1900 and 1910, the censuses of Chester County, South Carolina listed Frank Lightner as a carpenter, and the 1910 census further identified him as engaged in housebuilding (Ancestry.com 2006). Census records show that Frank was illiterate, and Daphney was literate.

The 1900s and 1910s were busy decades for C.E. Lightner as he simultaneously completed his education, started a family, and established several businesses that would serve Raleigh's Black community. C.E. Lightner left his family in Chester, South Carolina and moved to Raleigh in 1898 to attend Shaw University, receiving a Bachelor of Science degree in either 1907 or 1908 (*The Raleigh Times* 1908: 8 May).⁴ By 1906, Lightner and his brother, Rayford H. Lightner, had established in Raleigh the construction company of C.E. Lightner and Brothers (*The Raleigh Times* 1909: 5 August). The extent of Rayford H. Lightner's involvement in the firm is not well documented. Period accounts suggest that C.E. Lightner was the more active of the two men in the business's operations.

C.E. Lightner was one of many students for whom Shaw, and other Black colleges, opened the door to opportunities far beyond those of their parents and grandparents. At Shaw, Lightner may have studied with Gaston Alonzo Edwards, who taught building trades classes at the school and later became the first Black architect licensed in North Carolina. From Edwards, Lightner likely learned architectural skills as well as formalizing the construction knowledge he had acquired as an apprentice with his father. After graduation from Shaw, Lightner was an assistant teacher in Shaw's industrial shop for one year (*Greensboro Daily News* 1910: 6 October). Despite Lightner's lack of formal training in architecture, his firm also worked as "architects and take commissions for the furnishing of plans for all kinds of buildings charging a very moderate rate of commission for a high class service" (*The Raleigh Times* 1909: 5 August) (Figure 2.1).

3 C.E. Lightner's birth date is listed as March 31, 1877, on his death certificate and March 31, 1878, on his World War I Registration Card. Daphine Thompson Lightner, the daughter of Joseph and Millie Stephens Thompson, both of Fairfield County, South Carolina, was born on January 26, 1853, and died on January 9, 1924. She is buried at Mt. Hope Cemetery in Raleigh, North Carolina. Daphine is also listed as Daphney in various historical records.

4 Various sources state that Lightner played on Shaw University's first football team in 1906 and graduated the following year. Other sources state that he graduated in 1908.

Further diversifying his skills, in 1909, the enterprising C.E. Lightner completed coursework at an embalming school in Nashville, Tennessee. It was not uncommon for carpenters to engage in the funeral business, a practice that began because carpenters often made wooden coffins while engaged in construction. In 1911, Lightner established the Lightner Funeral Home at 127-129 East Hargett Street. Funeral homes operated by Black owners for Black clients were a vital part of the community, as they offered important and dignified services that were not always available for their clientele otherwise. C.E. Lightner was the first licensed Black mortician in Raleigh.

An August 5, 1909, *Raleigh Times* article described C.E. Lightner and Brothers as “Contractors and Architects” and noted that as “architects,” they took “commissions for the furnishing of plans for all kinds of buildings charging a very moderate rate of commission for a high class service.” In this period, the distinction between architects and builders was less rigid than later in the century, and as noted, C.E. Lightner had developed architectural skills during his study at Shaw University with the architect Gaston Alonzo Edwards. Various sources state that Lightner did all his own drawings and blueprints for both commercial and residential projects. C.E. Lightner and Brothers was also known for its use of wooden trusses instead of steel in their buildings (Wilson 2004: 361) (Figure 2.1).

C.E. Lightner expanded his education with industrial courses at Hampton Institute where he likely met Mamie A. Blackmon (*The Carolinian* 1950: 11 November). Lightner married Mamie A. Blackmon on July 7, 1909, in Wake County (Ancestry.com 2015). Mamie, educated at Hampton Institute and Fayetteville State Normal School, was a home economics teacher in the Raleigh public school system (Wilson 2004: 361). C.E. and Mamie were the parents of Calvin Nicholas, Lawrence Eugene, Clarence Everett (the first Black mayor of Raleigh), and Margaret Lightner Hayes (*The News & Observer* 2004: 15 April).

The locations of Lightner Brothers’ construction projects and other enterprises in Raleigh reflect that during the early twentieth century, the city’s social geography displayed a trend prevalent in many southern (and northern) towns, that is, a shift toward greater racial segregation in residential and commercial uses, as well as expansion in the size of the city. Although people of both races had once lived in many parts of town, during this period, the north and west areas of Raleigh became increasingly populated by White residents, while the southeastern and southern areas became home to Black families. This was a pattern encouraged in part by the presence of key colleges serving Black students, such as Shaw University at the south end of downtown and St. Augustine’s to the east. City directories of the period depict the pattern, with racial sectors becoming increasingly defined in the 1910s and 1920s. Lightner took a significant role in the upbuilding of Raleigh’s Black neighborhoods and commercial sectors. C.E. Lightner and Brothers constructed many homes for members of Raleigh’s Black middle class in the south and southeastern neighborhoods of the city, including several along the southern blocks of Fayetteville Street near Shaw University and in nearby areas.

C. E. Lightner & Brothers ***Contractors and Architects***



Figure 2.1: A 1908 newspaper article about C.E. Lightner & Brothers, Contractors and Architects
(*The Raleigh Times* 5 August 1909)

3.0 C.E. LIGHTNER AND BROTHERS' BUILDINGS AND BLACK-BUILT BUILDINGS IN RALEIGH

C.E. Lightner is best known as the man who designed and built the key buildings that made East Hargett Street Raleigh's prime Black business district and an example of the "Black main streets" that developed in many communities during the early twentieth century. Historian Wilmoth Carter, who interviewed many local citizens for her study of early to mid-twentieth century Raleigh, *The Urban Negro in the South*, stated "The real establishment of East Hargett as a Negro business street is attributed primarily to one man." Carter quoted (without naming him) Lightner's account of his career from student to contractor and developer and his acknowledgment: "Every Negro who wanted to go into business in Raleigh wanted to get on East Hargett Street because we had built it up. I really started it, and I'm not bragging, for I didn't intend to do business there at first" (Carter 1961: 60-61). He had sought to have an office and funeral parlor on Fayetteville Street, but when that proved impossible, his projects hastened the definition of East Hargett Street as a prestigious Black main street (Figures 3.1-3.2).

Around 1907, Lightner designed and built his family home, a modified Triple-A Craftsman house, at 419 South East Street in Raleigh (Simmons-Henry and Edmisten 1993: 63). This house, thought to be one of the first he erected in Raleigh, was demolished in 1990. In 1910, East Hargett Street comprised a majority of white businesses and residences, with only a few addresses identified as Black-owned or occupied. This was soon to change, as Lightner and others responded to the increasing restrictions of Jim Crow segregation. During the 1910s, Calvin and his brother and business partner, Rayford, a talented mechanic, owned and operated Lightner Garage (auto repairs) at 129 East Hargett Street.

In 1911, Lightner established the Lightner Funeral Home. He was the first licensed Black mortician in Raleigh (Simmons-Henry and Edmisten 1993: 63). The funeral home was located at 127-129 East Hargett Street until 1941 when C.E. Lightner's son, Lawrence E. Lightner, and his wife Roberta Lightner, purchased the Neoclassical Capehart-Lightner House at 312 Smithfield Street from Dr. Lovelace B. Capehart (Wake County Deed Book [WCDB] 871, Page 276). Lightner Funeral Home is still standing at this location, but the address is now 312 Martin Luther King, Jr. Boulevard. Lightner was elected president of the statewide professional association of Black undertakers in 1912, and his brother R. H. Lightner was elected as a board member (*Salisbury Evening Post* 1912: 26 October). C. E. Lightner was a stockholder in the Peoples Investment Company and chartered the Progressive Real Estate Company in March 1913 (*The Morning Post* 1901: 10 December; *The Wilmington Morning Star* 1913: 7 March). In 1919, Lightner made an unsuccessful run for Raleigh City Council. During the 1920s, he established the private Hillcrest Cemetery on the Lightner Farm property on Garner Road in Raleigh for the city's Black residents.

C. E. Lightner designed and built a number of buildings which helped establish East Hargett Street as Raleigh's Black business district.⁵ In 1919, C.E. Lightner and Brothers designed and built the Lightner Office Building at 125 East Hargett Street, which housed essential businesses that served a predominantly Black clientele, such as dental and medical offices, apartments, beauty salons, a barber shop, tailoring, and cleaning businesses. Especially important, in 1921, the company built the imposing Lightner Arcade and Hotel at 122 East Hargett Street.⁶

5 <https://www.newsobserver.com/living/liv-columns-blogs/past-times/article62016532.html>. Accessed 15 November 2019.

6 It is likely that Lightner designed the Arcade and Hotel, but this has not been documented.



Figure 3.1: Lightner Arcade and Hotel, 122 East Hargett Street, Raleigh, 1921 (General Negatives Collection, State Archives of North Carolina, Raleigh, NC).



Figure 3.2: 1926 view of East Hargett Street looking east in the 100 Block.
Lightner Arcade is visible at the right
(General Negatives Collection, State Archives of North Carolina, Raleigh, NC).

The Lightner Arcade and Hotel was a brick, two-part commercial building that also contained dental and medical offices, a barbershop, a drugstore, an amusement emporium, the offices of the Black newspaper *The Carolinian*, the Harris Barber College, a haberdashery, a store, a ballroom, meeting spaces, and hotel rooms. The building was one of only two hotels in Raleigh that served a Black clientele. Along with the Lewis Hotel at 220 East Cabarrus Street, the Lightner Arcade and Hotel was included in *The Negro Motorist Green Book 1947* (Scott and Agan 2019). Celebrities such as Cab Calloway, Count Basie, and Duke Ellington stayed at the Lightner Hotel and performed in the upstairs ballroom, giving the hotel a valued role in enabling celebrities to stay at the same prestigious location where they performed. The Lightner Arcade was destroyed by fire in 1970.

In 1921, C.E. Lightner and Brothers erected a Classical Revival-style headquarters for the Mechanics and Farmers Bank at 114 or 116 Parrish Street in Durham; it was designed by Durham architects Rose and Rose and is still standing. Mechanics and Farmers is the state's oldest Black-owned bank, established in 1908. The building also served as the headquarters for the North Carolina Mutual Life Insurance Company, a mutual benefit association affiliated with the bank, which became the largest Black-owned insurance business in the nation.⁷ A few years later, according to Wilmoth Carter, Lightner constructed a branch of Mechanics and Farmers Bank on East Hargett Street in Raleigh; Lightner's building has been demolished.

While C. E. Lightner and Brothers designed and built residences for Black citizens, the company is known to have constructed a house for a white client in at least one instance.⁸ They built a home sometime between 1903 and 1909 for William W. Robbins at 232 Boylan Avenue in Raleigh's Boylan Heights subdivision, which was restricted by deed to white residents as was typical at the time (Ancestry.com 2011).⁹ Robbins was an engineer with the Wake Water Works Company, Inc. (Ancestry.com 2011). The company built homes for many socially prominent Black residents in Raleigh including the Professor Gaston A. Edwards House at 318 South Street (ca. 1908); Captain James E. Hamlin House at 730 Fayetteville Street (ca. 1908); the Dr. and Mrs. Lewyn Eugene and Mamie Roberts McCauley House (ca. 1910) at 8 North Tarboro Road; the Professor W. H. Fuller house (ca. 1910) on 20 or 21 Worth Street near the Raleigh Memorial Auditorium; and the John H. Branch House (ca. 1914) at 237 West Worth Street. Branch was the former principal of Washington High School in Raleigh (*The Carolinian* 1950: 11 November). Lightner Brothers also built a house for the Rev. George W. Moore (ca. 1918) at 748 Fayetteville Street; a Craftsman-style house for Dr. Lovelace B. Capehart (1925) on Davie Street; and a dwelling for Reverend Moses Williams House at 739 South Fayetteville Street.¹⁰

The Lightner Brothers also constructed civic and religious buildings. One was the Mary B. Talbert Home on East Davie Street, a residential facility built about 1939 for Black working women. C.E. Lightner's wife, Mamie, was one of the founders of the Talbert Home, an organization begun about 1923 and named for a Black woman from Oberlin, Ohio. Talbert was an educator and activist who fought for civil rights, women's suffrage, anti-lynching laws, and international human rights. Lightner

7 The North Carolina Homemakers Association acquired the Lightner Arcade from Lightner during the 1940s. They changed the name of the building to the Home Eckers Hotel. The Peebles Hotel occupied the building until the building was destroyed by fire in 1970. <https://www.visitraleigh.com/listing/former-lightner-arcade/57882>

8 The dates of construction are based on information contained within census records and city directories.

9 In 1903, Robbins was living at 222 Smithfield Street in Raleigh.

10 Dr. Lovelace Brown Capehart was born in Bertie County, North Carolina in 1863, and attended college at the State Normal School in Elizabeth City, Shaw University in Raleigh, Leonard Medical College, and the Long Island Medical College in Brooklyn, New York. He taught at Shaw University and Jackson College before opening his medical practice in Raleigh. He died on March 8, 1942.

and Brothers also designed and built the parsonage for Raleigh’s Black Congregational Church. The only one of Lightner’s religious buildings known to survive is the Davie Street Presbyterian Church (1920s), a substantial Gothic Revival style brick building at 300 East Davie Street.

Lightner Brothers built more than 15 residential, commercial, and religious buildings from 1909 to the 1930s. There are only two documented Lightner buildings still standing in Raleigh: Capehart-Lightner House (WA2407) and Davie Street Presbyterian Church (WA2324). The Mechanics and Farmers building (DH0014), built by Lightner Brothers in 1921, is still standing at 116 West Parrish Street in downtown Durham. Extant and demolished buildings constructed by Lightner Brothers are outlined in Table 1.

Table 1: Extant and demolished buildings constructed by C.E. Lightner and Brothers.

Name	Address	Date	Type	Status
C.E. Lightner House	419 South East Street	1907	Residential	Demolished
Professor Gaston A. Edwards House	318 South Street	ca. 1908	Residential	Demolished
Captain James E. Hamlin House	730 Fayetteville Street	ca. 1908	Residential	Demolished
Dr. and Mrs. Lewyn Eugene and Mamie Roberts McCauley House	8 North Tarboro Street	ca. 1910	Residential	Demolished
Professor W.H. Fuller House	20 or 21 Worth Street	ca. 1910	Residential	Demolished
John H. Branch House	237 West Worth Street	ca. 1914	Residential	Demolished
Rev. George W. Moore House	78 Fayetteville Street	ca. 1918	Residential	Demolished
Davie Street Presbyterian Church	300 E. Davie Street	ca. 1870, remodeled 1922	Religious	Standing
Dr. Lovelace B. Capehart House	Davie Street	ca. 1925	Residential	Demolished
Capehart-Lightner House	312 Martin Luther King Jr. Blvd.	ca. 1926	Residential	Standing
Rev. Moses Williams House	739 Fayetteville Street		Residential	Demolished
William W. Robbins House	232 Boylan Avenue	1903 and 1909	Residential	Demolished
Lightner Office Building	125 Hargett Street	1919	Commercial	Demolished
Lightner Arcade and Hotel	122 Hargett Street	1921	Commercial	Demolished
Mechanics and Farmers Bank	116 Parrish Street, Durham	1921	Commercial	Standing
Mary B. Talbert House	E. Davie Street	ca. 1939	Residential	Demolished

Lightner Brothers built the Capehart-Lightner House for Dr. Lovelace Capehart in 1926. Dr. Capehart purchased the property from Bessie W. West on August 28, 1925 (WCDB 478, Page 501). In 1941, C.E. Lightner’s son Lawrence Lightner and his wife Roberta purchased the house for use as a funeral home (WCDB 871, Page 276). On March 18, 2022, Lightner Funeral & Cremation Services, Inc., Debra J. Lightner, Lance Lightner and spouse, Charmain Lightner, Bruce E. Lightner, and Claire Lightner-Sharpe sold the property to Dukes Properties & Construction, LLC (WCDB 18961, Page 930).

The Capehart-Lightner House is a large, two-story Neoclassical Revival style brick house with a hipped, slate roof and full height pedimented front portico with fluted Corinthian columns. It is a contributing building in the East Raleigh-South Park Historic District (NR 1990) and is one of only

two Neoclassical style buildings in the district (Plates 3.1-3.5). The other example of this style in the district is a Dutch Colonial Revival style house at 121 East South Street that was built for Charles Frazier, a Black banker, ca. 1925.

Davie Street Presbyterian Church is a seven-bay, brick veneered Gothic Revival church with a hipped-roof block between the original sanctuary and corner tower and a rear hipped-roof block in the Prince Hall Local Historic District (2012). The tower has round windows flanking its entrance and castellations and a corbeled cornice. The sanctuary has returns, a molded cornice and frieze board, pointed-arch doors, and pointed-arch stained-glass windows. The church was built ca. 1870 by northern missionaries and was remodeled by C.E. Lightner in 1922 (Bishir and Southern 2003: 122). It is a contributing building in the East Raleigh-South Park Historic District (NR 1990) and is considered “the most architecturally impressive church in the district” (Wright, Mitchell, Kalk, and Myers 1990: Section 7, Page 12) (Plates 3.6-3.9).

The Mechanics and Farmers Bank building is a six-story, three-bay wide building of limestone and yellow brick with elaborate classical ornamentation. C.E. Lightner built this landmark symbol of “Durham’s long-prominent black community” at 116 Parrish Street in downtown Durham in 1921 (Smith and Flowers 1977: Section 8, Page 5). The first floor of the building’s façade features yellow brick with ashlar veneer, and the second, third, and fourth floors are brick with horizontal striated patterns. The first floor has stone Ionic pilasters on bases with three arched openings, molded surrounds with scrolled keystones, and architrave. The top two floors have stone pilasters dividing the three bays under an architrave and modillion cornice. The third and fourth stories have small stone balconies, and all the windows at the façade are pairs of one-over-one metal replacement windows installed in 2010 (deMiranda 2012: Section 7, Page 84).

The building was the home office of North Carolina Mutual Life Insurance Company from 1921 to 1965, when it became the home of the Mechanics and Farmers Bank. It is a contributing building in the Downtown Durham National Register Historic District (1977) and was designated as a National Historic Landmark in 1975 (Figure 3.3) (Plates 3.10-3.12).

Raleigh Buildings Associated with Black History

As of 2022, there were 37 Raleigh local historic landmarks designated for their associations with Black history. Of this number, six are churches: Chapel at Saint Augustine College (1969), First Baptist Church (1979), St. Paul A.M.E. Church (1979), Tupper Memorial Baptist Church (2000), Saint James African Methodist Episcopal Church (2009), and Wilson Temple United Methodist Church (1992). Three of these landmark churches (Chapel at Saint Augustine, First Baptist Church, and St. Paul A.M.E.) are individually listed in the NRHP. Ten of the 37 local landmarks were built originally as residences, and six of them are listed individually in the NRHP. Table 2 lists all the Raleigh historic landmarks associated with Black history. Some of the landmark properties are also individually listed in the NRHP.

Table 2: Raleigh landmarks associated with Black history.

Name	Address	Date Built	Type	Date Listed	NRHP	Notes
Agricultural Building of the Berry O'Kelly School	514 Method Road; Method Park	1926	Educational	1982		
Atwater-Perry House	904 E. Hargett Street	ca. 1898, 1924, 1945	Residential	2014		
Berry O'Kelly School Campus	514 Method Road; Method Park	1928, 1931, ca. 1959	Educational	2017		
Chapel at Saint Augustine College	Saint Augustine College campus	1895	Religious	1969	Yes	
Chavis Park Carousel	Chavis Way & Park Road, Chavis Park	ca. 1916; 1937	Recreation	2008		
David and Ernestine Weaver House	1203 E. Lane Street	1922	Residential	2008		Demolished
Delany Building	133 East Hargett Street	1926	Commercial	1992		
Dr. M.T. Pope House	511 South Wilmington Street	1900	Residential	2009	Yes	
Estey Hall	100 block East South Street; Shaw University campus	1874	Educational	1973	Yes	
First Baptist Church	101 South Wilmington St.	1904	Religious	1979	Yes	
George Lane House	728 East Davie Street	late 1870s	Residential	1992		Demolished
Gethsemane Seventh Day Adventist Church	501 S. Person Street	ca. 1922	Religious	2015		
Grand United Order of Odd Fellows Building (GUOOF)	115 East Hargett Street	1881	Fraternal	2011		
Hillcrest Cemetery	1905 Garner Road	ca. 1920, 1926	Cemetery	2020		
James S. Morgan House	1015 Oberlin Road	ca. 1900	Residential	2008		
John T. and Mary Turner House	1002 Oberlin Road	ca. 1900	Residential	1996	Yes	
Latta University (Rev. M.L. Latta House)	1001 Parker Street	ca. 1900	Residential	1993		Destroyed by fire in 2007
Latta House and University Site	1001 Parker Street	ca. 1892 to 1930	Residential	2010		
Lemuel and Julia Delany House	210 and 212 North State Street	1917	Residential	2009		
Lillie Stroud Rogers House	616 Method Road	ca. 1940	Residential	2017		
Leonard Medical School	816 S. Wilmington Street	1881, 1910, 1996	Educational	2015		
Leonard Medical Hospital	800 S. Wilmington Street	1912, ca. 1920, 1968	Health Care	2015		
Masonic Temple Building	427 South Blount Street	1907	Fraternal	1990	Yes	

Table 2: Raleigh landmarks associated with Black history, continued.

Name	Address	Date Built	Type	Date Listed	NRHP	Notes
Mount Hope Cemetery	1120 Fayetteville Street	1872	Cemetery	2018	Yes	
Murphey School	443 N. Person Street	1916	Educational	1988		
Oak Grove Cemetery	4303 Beryl Road	ca. 1873, 1885, 1937	Cemetery	2019	Yes	
Oberlin Cemetery	1014 Oberlin Road	1873	Cemetery	2013	Yes	
Plummer T. Hall House	814 Oberlin Road	between 1878 and 1893	Residential	1993	Yes	
Raleigh Furniture Building	119 E. Hargett Street	1914 to 1963	Commercial	2011		
Rogers-Bagley-Daniels-Pegues House	125 E. South Street	ca. 1855	Residential	1979	Yes	
Saint Agnes Hospital	1315 Oakwood Ave; St. Augustine College campus	1909	Health Care	1979	Yes	
(former) Saint Monica's School	15 North Tarboro Street	1930 to 1967	Educational	2008		
Saint James African Methodist Episcopal Church	520 Method Road	1923	Religious	2009		
Saint Matthews School	5410 Louisburg Road	1922	Educational	2014	Yes	
St. Paul A.M.E. Church	402 West Edenton St.	1910	Religious	1979	Yes	
Tupper Memorial Baptist Church	501 S. Blount Street	1912; 1957	Religious	2000		
Washington Graded and High School	1000 Fayetteville Street	1923-24; 1927; 1948-50; 1996	Educational	1997	Yes	
William A. Curtis House; Villa Florenza	1415 Poole Road	1915	Residential	2018	Yes	
Willis Graves House	802 Oberlin Road	between 1884 and 1891	Residential	1993	Yes	
Wilson Temple United Methodist Church	1023 Oberlin Road	1910-11	Religious	1992		

NRHP = National Register of Historic Places



Plate 3.1: Capehart-Lightner House, Raleigh, North Carolina.

Photo view: Southwest

Photographer: Ellen Turco

Date: December 15, 2021



Plate 3.2: Capehart-Lightner House, Raleigh, North Carolina.

Photo view: West

Photographer: Ellen Turco

Date: December 15, 2021



Plate 3.3: Capehart-Lightner House, Raleigh, North Carolina.

Photo view: North

Photographer: Ellen Turco

Date: December 15, 2021



Plate 3.4: Capehart-Lightner House, Raleigh, North Carolina.

Photo view: South

Photographer: Ellen Turco

Date: December 15, 2021



Plate 3.5: Capehart-Lightner House, Raleigh, North Carolina.

Photo view: South

Photographer: Ellen Turco

Date: December 15, 2021



Plate 3.6: Davie Street
Presbyterian Church,
Raleigh, North Carolina.

Photo view: Southeast

Photographer: Ellen
Turco

Date: December 15,
2021



Plate 3.7: Davie Street
Presbyterian Church,
Raleigh, North Carolina.

Photo view: Southeast

Photographer: Ellen
Turco

Date: December 15,
2021

Plate 3.8: Door detail, Davie Street Presbyterian Church, Raleigh, North Carolina.

Photo view: East

Photographer: Ellen Turco

Date: December 15, 2021



Plate 3.9: Marble cornerstone, Davie Street Presbyterian Church, Raleigh, North Carolina.

Photo view: East

Photographer: Ellen Turco

Date: December 15, 2021

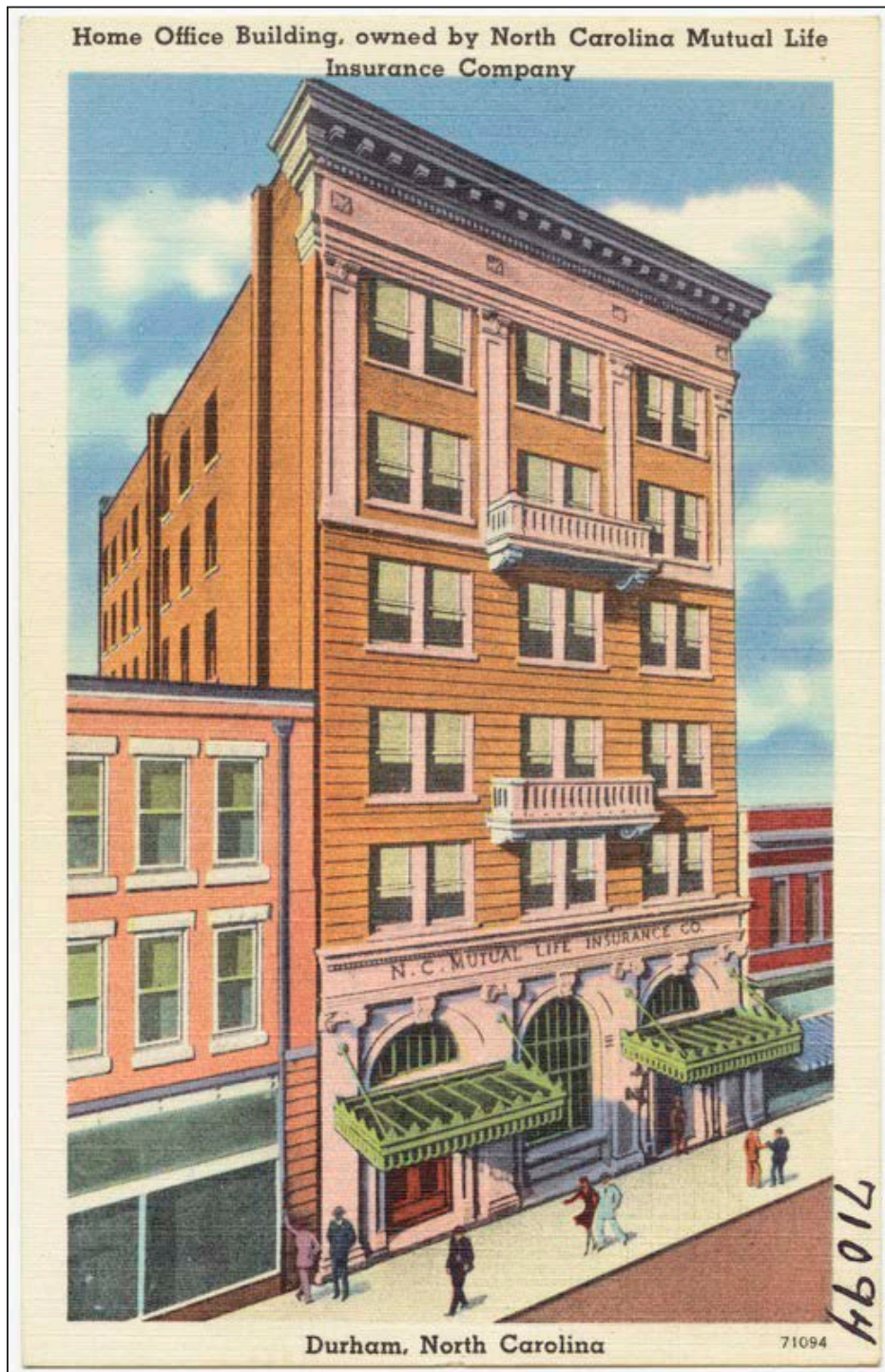


Figure 3.3: Home office building, owned by North Carolina Mutual Life Insurance Company, Durham, North Carolina (Boston Public Library, Arts Department, The Tichnor Brothers Collection, North Carolina postcards, ca. 1930-1945).

Plate 3.10: Mechanics and Farmers Building, Durham, North Carolina.

Photo view: Northeast

Photographer: Olivia Heckendorf

Date: December 20, 2021



Plate 3.11: Mechanics and Farmers Building, Durham, North Carolina.

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: December 20, 2021



Plate 3.12: Mechanics and Farmers Building, Durham, North Carolina.

Photo view: Northeast

Photographer: Olivia Heckendorf

Date: December 20, 2021

4.0 EVALUATIONS AND RECOMMENDATIONS

Integrity

In order to be individually eligible for the NRHP, a property must possess several, and usually most, of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. In addition, the property must possess significance under at least one of the four NRHP evaluation criteria.

The Capehart-Lightner House retains a high degree of location, design, materials, workmanship, feeling and historical associations with Raleigh's Black East Raleigh-South Park Historic District (NRHP 1990). The building, located on a 0.32-acre lot, was built by C.E. Lightner and Brothers as a residence for Dr. Lovelace B. Capehart. It was purchased by Lawrence E. and Roberta Lightner in 1941 and operated as a funeral home for more than 70 years. When it was built in 1926, it was one of only a few Classical Revival style houses in one of Raleigh's largest urban Black residential neighborhoods. The house retains almost all its original exterior materials, including its original brick exterior walls, six-over-one double-hung sash windows, the balcony over the front door, gabled side wing, full-height, and pedimented portico with fluted, Corinthian columns, and a grand entrance featuring beveled glass fanlight and sidelights. Tiered metal awnings extend from the building's façade but are not permanent fixtures.

Davie Street Presbyterian Church retains a high degree of location, design, materials, workmanship, feeling, and historical association as an institutional building in Raleigh's Prince Hall Local Historic District and the East Raleigh-South Park National Register Historic District. The church is sited on a .25-acre lot where the original sanctuary was built in 1880. C.E. Lightner and Brothers built the current Gothic Revival sanctuary in 1922. The church retains almost all its original exterior materials including its original hipped-roof block between the original sanctuary and corner tower and a rear hipped-roof block. The tower has its original round windows flanking its entrance, castellations, corbeled cornice, returns, molded cornice and frieze board, pointed-arch doors, and pointed-arch stained-glass windows. In 2016, the church had an addition built at the sanctuary's south elevation.

National Register of Historic Places and Local Landmark Recommendations

Capehart-Lightner House

Properties can be eligible for the NRHP under Criterion A if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level (see Appendix A). The house was the location of the Lightner Funeral Home, operated by C.E. Lightner's son Lawrence E. and his wife Roberta Lightner, from 1941 until around 2011. C.E. Lightner had established the Lightner Funeral Home in 1911. Black-owned funeral homes were a vital social institution during the Jim Crow era, when White funeral directors preferred not to, or refused to handle Black bodies. The funeral home was a place where the dead were cared for, and the community could gather to mourn and celebrate the lives of the deceased. The history of Black funeral service which the Capehart-Lightner House represents is significant to Raleigh's social history. Therefore, the Capehart-Lightner House is recommended individually eligible for the NRHP under Criterion A for its role as an important Black social institution.

Properties can be eligible under Criterion B if they are associated with a person of significance within the community, state, or national historic contexts (see Appendix A). Properties which represent the work of a demonstrably significant, architect, engineer or builder are eligible under Criterion C. The historical importance of Dr. Lovelace Capehart was not assessed as part of this project but may be a topic of future study.

Properties can be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value (see Appendix A). The Capehart-Lightner House was designed and built by C.E. Lightner and Brothers, a local Black-owned construction firm that was active during the segregated Jim Crow era. C.E. Lightner, the firm's leader, was construction contractor, architect, businessman, and civic leader who is credited with designing and building commercial buildings that made East Hargett Street Raleigh's prime Black business district and an example of the "Black main streets" that developed in many communities during the early twentieth century. The house is one of only two buildings in Raleigh erected by Lightner known to survive. The 1926 Capehart-Lightner House is one of two examples of the Neoclassical Revival style in the historically Black East Raleigh-South Park Historic District. The Neoclassical Revival style house is exemplified in the house's full-height, pedimented portico with fluted, Corinthian columns, and grand entrance featuring beveled glass fanlight and sidelights. For these reasons, the Capehart-Lightner House is recommended individually eligible for listing in the NRHP under Criterion C.

Properties can be eligible for the NRHP under Criterion D if they have the potential to yield information significant to human history or prehistory (see Appendix A). It is unlikely the Capehart-Lightner House would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the Capehart-Lightner House is recommended not individually eligible for listing in the NRHP under Criterion D.

The Capehart-Lightner House is recommended eligible for NRHP listing under Criterion A and C based on the above analysis and is recommended for recognition and protection by the local governing board as a local historic landmark.

Davie Street Presbyterian Church

Davie Street Presbyterian Church appears to meet Criteria Consideration A for religious properties for Gothic Revival architecture and association with builder C.E. Lightner and its role in the religious, social, and cultural life of South Raleigh.

Properties can be eligible for the NRHP under Criterion A if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level (see Appendix A). Black churches have long played prominent roles in Black communities as a bastion of religion, hope, and social and community life. Therefore, the Davie Street Presbyterian Church is recommended individually eligible for the NRHP under Criterion A.

Properties can be eligible under Criterion B if they are associated with a person of significance within the community, state, or national historic contexts (see Appendix A). Properties which represent the work of a demonstrably significant, architect, engineer or builder are eligible under Criterion C.

Properties can be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value (see Appendix A). The 1870 Davie Street Presbyterian Church was remodeled and enlarged in 1922 by noted Raleigh Black builder Calvin E. Lightner with a Gothic Revival style appearance. Lightner was an elder at the church for 62 years. Lightner, a prolific Black architectural designer, builder, businessman, and civic leader is credited with designing and building commercial buildings that made East Hargett Street Raleigh's prime Black business district and an example of the "Black main streets" that developed in many communities during the early twentieth century. Lightner made significant contributions to the history of Raleigh's Black community during the Jim Crow era. The church is one of only two buildings in Raleigh erected by Lightner known to survive. The church's characteristic Gothic Revival details include a tower with castellations, corbeled cornice, returns, molded cornice and frieze board, and pointed-arch doors and stained-glass windows. Therefore, the Davie Street Presbyterian Church is recommended individually eligible for listing in the NRHP under Criterion C.

Properties can be eligible for the NRHP under Criterion D if they have the potential to yield information significant to human history or prehistory (see Appendix A). It is unlikely that the Davie Street Presbyterian Church would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the Davie Street Presbyterian Church is recommended not individually eligible for listing in the NRHP under Criterion D.

The Davie Street Presbyterian Church has been recognized as a contributing building in the Prince Hall Local Historic District and receives protection through the RHDC's design review process. The Davie Street Presbyterian Church is recommended eligible for NRHP listing under Criterion A and C based on the above analysis and is recommended for recognition as an individually designated local historic landmark.

Mechanics and Farmers Bank

The Mechanics and Farmers Bank at 116 W. Parrish Street in Durham was listed individually in the NRHP and as a National Historic Landmark in 1975. It is also a contributing building in the Downtown Durham National Register Historic District. The Mechanics and Farmers Bank building is recommended for recognition as an individually designated local historic landmark.

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APPENDIX A: NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR EVALUATION

Significant historic properties include districts, structures, objects, or sites that are at least 50 years of age and meet at least one National Register criterion. Criteria used in the evaluation process are specified in the Code of Federal Regulations, Title 36, Part 60, National Register of Historic Places (36 CFR 60.4). To be eligible for inclusion in the National Register of Historic Places, a historic property(s) must possess:

the quality of significance in American History, architecture, archaeology, engineering, and culture [that] is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- a) that are associated with events that have made a significant contribution to the broad patterns of our history, or
- b) that are associated with the lives of persons significant in our past, or
- c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction, or
- d) that have yielded, or may be likely to yield, information important in prehistory or history (36 CFR 60.4).

There are several criteria considerations. Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register of Historic Places. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a) a religious property deriving primary significance from architectural or artistic distinction or historical importance, or
- b) a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event, or
- c) a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his/her productive life, or
- d) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events, or
- e) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived, or
- f) a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historic significance, or
- g) a property achieving significance within the past 50 years if it is of exceptional importance. (36 CFR 60.4)

When conducting National Register evaluations, the physical characteristics and historic significance of the overall property are examined. While a property in its entirety may be considered eligible based on Criteria A, B, C, and/or D, specific data is also required for individual components therein based on date, function, history, and physical characteristics, and other information. Resources that do not relate in a significant way to the overall property may contribute if they independently meet the National Register criteria.

A contributing building, site, structure, or object adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was present during the period of significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or b) it independently meets the National Register criteria. A non-contributing building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was not present during the period of significance, b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c) it does not independently meet the National Register criteria.