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Debbie DaGrosa
Office of the City Clerk & Treasurer
P.O. Box 590
Raleigh, NC 27602

WAKE COUNTY, NC 48
TAMMY L. BRUNNER
REGISTER OF DEEDS
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06/15/2022 13:26:59

BOOK:019059 PAGE:00078 - 00083

ORDINANCE NO. (2022) 378

AN ORDINANCE DESIGNATING **PITYSMONT** IN THE PLANNING JURISDICTION OF THE CITY OF RALEIGH, NORTH CAROLINA, A HISTORIC LANDMARK

WHEREAS, the property located at 2822 Van Dyke Avenue, Raleigh, NC (the "Property"), is owned by Francis X. McGrail, Jr. and Jennifer B. McGrail (the "Property Owner"); and

WHEREAS, the General Assembly of the State of North Carolina authorized the creation of the Raleigh Historic Development Commission for the City of Raleigh and otherwise provided for the preservation of certain historic sites and buildings by the passage of Chapter 160D, Article 9, Part 4 of the North Carolina General Statutes; and

WHEREAS, the Raleigh Historic Development Commission has adopted rules of procedure, principles and guidelines for altering, restoring, moving, or demolishing properties designated as landmarks; and

WHEREAS, the Raleigh Historic Development Commission has made an investigation and recommended the Property be designated a historic landmark and provided a copy of such investigation and recommendation to the Office of Archives and History, North Carolina Department of Cultural Resources; and

WHEREAS, the North Carolina Department of Cultural Resources has been given an opportunity to review and comment upon the landmark designation and has provided written comments; and

WHEREAS, on the 1st day of March, 2022, a joint public hearing was held in the Council Chamber of the Avery C. Upchurch Municipal Complex, Raleigh before City Council of the City of Raleigh and the Raleigh Historic Development Commission to determine whether the hereinafter described Property should be designated a historic landmark; and

WHEREAS, the Raleigh Historic Development Commission has deemed and found the Property to be of special significance in terms of its historical, prehistorical, architectural, or cultural importance and to possess integrity of design, setting, workmanship, materials, feeling, and/or association; and

WHEREAS, all requirements of Chapter 160D, Article 9, Part 4 of the North Carolina General Statutes, preceding the adoption of this ordinance, have been complied with.

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

Section 1. The property designated as Pitysmont, in the planning jurisdiction of the City of Raleigh, North Carolina, be and is declared a Raleigh Historic Landmark. Said property being more particularly described as follows:

The property located at 2822 Van Dyke Avenue, Raleigh, NC, owned by Francis X. McGrail, Jr. and Jennifer B. McGrail, that property described in deed book 3425, page 586 being all of lot 3 identified in the Book of Maps 1960 page 212 recorded in Wake County Registry, comprising approximately .27 acres.

Section 2. Those elements of the property that are integral to its historical, architectural or prehistorical value are as follows:

The ca. 1916 one-and-one-half-story rustic bungalow remains largely true to its original appearance. The frame dwelling has a simple, rectangular plan on a continuous brick foundation with inset porches located at the northeast, southeast, and southwest corners. The dwelling is capped by a shingle-clad front gable roof with deep, overhanging eaves. The eaves are adorned with triangular wood brackets on the west and east elevations, and exposed rafter tails line the eaves of the north and south elevations. The south slope of the roof includes an interior brick chimney and a shed roof dormer perforated by three diamond-light casement windows. The exterior of Pitysmont is clad with unpainted wood shingles, which gives the dwelling a rusticated appearance and distinguishes the house from other bungalows in the area. It is an excellent, intact example of a bungalow with rustic-style details, including the shingled exterior, rusticated timber porch posts, and diamond-light wood sash windows.

The site includes two outbuildings in the rear yard, a circa 1975 shed and a circa 1900 log cabin. A brick walkway leads from Van Dyke Avenue to the front door on the west elevation of the house, and a gravel driveway, also off of Van Dyke Avenue, is located along the rear (east) side of the house. The yard is heavily foliated with foundation plantings along the east, south, and west elevations. Several large oaks are present in the yard.

A detailed architectural description and history is found in the 2022 Raleigh Historic Landmark Designation application and report and is hereby incorporated by reference.

Section 3. As used herein, the term “exterior features” shall include the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material, the size and scale of the building, and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures. In the case of outdoor advertising signs, “exterior features” shall mean the style, material, size and location of all such signs. As set forth in the City’s Unified Development Ordinance, “exterior features” also includes historic signs, color, and significant landscape, archaeological, and natural features.

Section 4. No exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or any other appurtenant features), trees, nor above ground utility structure nor any type of outdoor advertising sign may be erected, altered, restored, or moved on the herein described property that is designated in this ordinance a historic landmark until after a certificate of appropriateness as to exterior features has been submitted to and approved by the Raleigh Historic Development Commission; provided however that the Raleigh Planning Director or designee may

approve certificates of appropriateness for minor works as listed in the Bylaws and Rules of Procedure of the Raleigh Historic Development Commission.

Section 5. No exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or any other appurtenant features), trees, nor above-ground utility structure nor any type of outdoor advertising sign may be demolished on the herein described property that is designated in this ordinance as a historic landmark until after a certificate of appropriateness as to the relocation, demolition or destruction of the designated landmark has been submitted to and approved by the Raleigh Historic Development Commission. The effective date of such certificate may be delayed for a period of up to three hundred sixty-five (365) days from the date of approval (or any longer period of time as allowed by N.C.G.S. § 160D-949, as it may be amended hereafter). An application for a certificate of appropriateness authorizing the demolition or destruction of a building, site or structure determined by the State Historic Preservation Officer as having statewide significance may be denied, except when the Raleigh Historic Development Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return by virtue of the denial.

Section 6. The Raleigh Historic Development Commission shall have no jurisdiction over the interior features of the property.

Section 7. All owners and occupants of the property hereinabove described, whose identity and addresses can be ascertained by the exercise of due diligence shall be sent a copy of this ordinance.

Section 8. This ordinance shall be filed in the Office of the Register of Deeds of Wake County and indexed after the property owner's name in the grantor and grantee indexes.

Section 9. A copy of this ordinance shall be kept on file in the office of the City Clerk and made available for public inspection at any reasonable time.

Section 10. A copy of this ordinance shall be given to the City's building inspector.

Section 11. A copy of this ordinance shall be provided to the Wake County tax supervisor.

Section 12. The fact that the property described herein has been designated as a historic landmark shall be clearly indicated on all tax maps maintained by the City and County for such period as the designation remains in effect.

Section 13. City administration and the Raleigh Historic Development Commission are hereby authorized and directed to have erected an appropriate sign on the site hereinabove described setting forth the fact that said site has been designated a historic landmark by action of the Raleigh Historic Development Commission and the City Council of the City of Raleigh provided, should the owners of the hereinabove described property not consent to the erection of said sign on the described premises, City administration and the Raleigh Historic Development Commission are hereby authorized and directed to have said sign located on the public right-of-way adjacent to said property.

Section 14. In the event that the historic building designated by this ordinance is demolished in accordance with the ordinances of the City of Raleigh, this ordinance shall automatically be null and void.

Section 15. Any violation of this ordinance shall be unlawful as by law provided.

Section 16. This ordinance has been provided to the North Carolina Capital Commission as required by law.

Adopted: June 7, 2022

Effective: June 7, 2022

Distribution: Department of Planning and Development
Raleigh Historic Development Commission
Wake County Tax Assessor
Property Owner and Occupant (if not the owner)
Registrar of Deeds



City Of Raleigh

NORTH CAROLINA

STATE OF NORTH CAROLINA)
COUNTY OF WAKE)

CERTIFICATION

I, Deborah A. DaGrosa, Assistant City Clerk of the City of Raleigh, North Carolina, do hereby certify that the attached is a true and exact copy of the following City of Raleigh Ordinance:

Ordinance No. (2022) 378 adopted June 7, 2022

IN WITNESS WHEREOF, I have unto set my hand and have caused the Seal of the City of Raleigh to be affixed this 10th day of June 2022.



Deborah A. DaGrosa

Deborah A. DaGrosa
Assistant City Clerk



BOOK:019059 PAGE:00078 - 00083



Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Tammy L. Brunner
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

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Raleigh Department of City Planning
One Exchange Plaza
3rd floor
Raleigh, NC 27602
919-516-2626

www.raleighnc.gov/planning

Fee	_____
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Check #	_____
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Rec'd By:	_____
Completion Date:	_____

(Processing Fee: \$266.00 - valid until June 30, 2011 - Checks payable to the City of Raleigh.)

RALEIGH HISTORIC LANDMARK DESIGNATION APPLICATION

This application initiates consideration of a property for designation as a Raleigh Historic Landmark by the Raleigh Historic Districts Commission (RHDC) and the Raleigh City Council. It enables evaluation of the resource to determine if it qualifies for designation. The evaluation is made by the Research Committee of the RHDC, which makes its recommendation to the full commission which in turn makes its recommendation to the City Council. Procedures for administration by the RHDC are outlined in the Raleigh City Code, Section 10-1053.

Please type if possible. Use 8-1/2" x 11" paper for supporting documentation and if additional space is needed. All materials submitted become the property of the RHDC and cannot be returned. Return completed application to the RHDC office at One Exchange Plaza, Suite 300, Raleigh or mail to:

Raleigh Historic Districts Commission
PO Box 829 Century Station
Raleigh, NC 27602

1. Name of Property (if historic name is unknown, give current name or street address):

Historic Name: Pitysmont
Current Name: Pitysmont

2. Location:

Street Address: 2822 Van Dyke Avenue, Raleigh, NC
NC PIN No.: 1702995855

(Can be obtained from <http://imaps.co.wake.nc.us/imaps/>)

3. Legal Owner of Property (If more than one, list primary contact):

Name: Francis X. McGrail, Jr. and Jennifer B. McGrail
Address: 2822 Van Dyke Avenue, Raleigh, NC
City: Raleigh State: NC Zip: 27607-7022
Telephone No: (919) (828)-(6733) Fax No. () ()-()
E-Mail: jenny.mcgrail@gmail.com

4. Applicant/Contact Person (If other than owner):

Name: Richard Grubb & Associates, Inc./Olivia Heckendorf
Address: 525 Wait Avenue
City: Wake Forest State: NC Zip: 27587
Telephone No: (919) (909)-(2645) Fax No. () ()-()
E-Mail: oheckendorf@rgaincorporated.com

5. General Data/Site Information:

Date of Construction and major additions/alterations: 1916

Number, type, and date of construction of outbuildings: Shed ca. 1975; Log Cabin ca. 1900

Approximate lot size or acreage: 0.27 acres

Architect, builder, carpenter, and/or mason: N/A

Original Use: Dwelling

Present Use: Dwelling

6. Classification:

A. Category (check all that apply):

Building(s) Structure Object Site

B. Ownership

Private Public Local State Federal

C. Number of contributing and non-contributing resources on the property:

	Contributing	Noncontributing
Buildings	1	2
Structures		
Objects		

D. Previous field documentation (when and by whom): **Contributing building in the West Raleigh Historic District, 2003.**

E. National Register of Historic Places Status:

Check One:

Entered <input type="checkbox"/> Date: 2003	Nominated <input type="checkbox"/>
Determined Eligible <input type="checkbox"/> Date:	Determined Not Eligible <input type="checkbox"/> Date:
Nomination Not Requested <input type="checkbox"/>	Removed <input type="checkbox"/> Date:
Significant changes in integrity since listing should be noted in section 10.C. below.	

7. Reason for Request: To recognize the house's local significance and provide future protection for the house.

8. Is the property income producing? Yes No **X**

9. Are any interior spaces being included for designation? Yes No **X**

10. Supporting Documentation (Attach to application on separate sheets. Please type or print):

A. Photographs/Slides:

At least *two sets of current exterior archival-grade photographic prints* (minimum print size 5"x7") of all facades of the building and at least one photo of all other contributing and non-contributing resources. If interior spaces of the property are being considered for designation, please include two sets of photos for these features. Prints may be created by using archival-grade black and white film photography and processing or digital photography. The minimum standard for a digital print is 5x7 at a resolution of 300 pixels per inch (ppi). This translates into a pixel dimension of 1950 x 1350. Digital images must be printed with an acceptable ink and paper combination as determined by the National Park Service Go to: <http://www.nps.gov/history/nr/publications/bulletins/photopolicy/index.htm>. All photographs must be labeled with the name of the structure, address and date the photograph was taken with pencil or archival-approved photo pen. In addition to prints, all digital images should be submitted on a CD-R in TIF format. Any additional exterior or interior views and views of other structures on the property (color, black and white, or slides) will be helpful.

B. Boundary Map:

Please include a map showing the location of the property. A sketch map is acceptable, but please note street names and number. Any other structures on the property should also be shown. Please include a "North" arrow. Map should be no larger than 11" x 17". A tax map with boundaries marked is preferred, which can be found at: <http://imaps.co.wake.nc.us/imaps/>.

C. Architectural Significance:

Describe the property, including exterior architectural features, additions, remodelings, and alterations. Also describe significant outbuildings and landscape features. If the owner is including interior features in the nomination for the purpose of design review protection; describe them in detail and note their locations. Include a statement regarding the architectural significance of the property.

D. Historic Significance:

Note any significant events, people, and/or families associated with the property. Include all major owners. Note if the property has ever been recorded during a historic building survey by the City of Raleigh or by the NC State Historic Preservation Office. If so, who and when? (See application item 6.D.) Please include a bibliography of sources. Information regarding prior designations can be found by contacting the Survey and Planning Branch of the NC State Historic Preservation Office (NCSHPO) at 919-807-6570, 919-807-6573 or at: <http://www.hpo.dcr.state.nc.us/spbranch.htm>.

E. Special Significance Summary:

Include a one to two paragraph summary of those elements of the property that are integral to its historical, prehistorical, architectural, archaeological, and/or cultural importance.

Supporting Documentation
Pitysmont
2822 Van Dyke Avenue, Raleigh

10A. Photographs



Plate 1: Primary (west) elevation of Pitysmont.



Plate 2: Primary (west) and south elevations of the house.

Supporting Documentation
Pittsboro
2822 Van Dyke Avenue, Raleigh



Plate 3: South and east elevations of the house.



Plate 4: East elevation of the house.

Supporting Documentation
Pittsboro
2822 Van Dyke Avenue, Raleigh



Plate 5: East and north elevations of the house.



Plate 6: North elevation of the house.



Plate 7: Detail view of the front door.



Plate 8: Detail view of the inset porch on the south elevation.



Plate 9: Detail view of the inset porch on the east elevation.



Plate 10: Detail view of the doors protected by the inset porch on the east elevation.

Supporting Documentation
Pittsboro
2822 Van Dyke Avenue, Raleigh



Plate 11: Detail view of the inset porch on the northwest corner of the house.



Plate 12: Detail view of typical window sashes found throughout the house.



Plate 13: Detail view of the typical casement windows found throughout the house.



Plate 14: Detail view of the decorative wood brackets in the eaves of the east and west elevations.



Plate 15: View of the historical white oak in the backyard of the house.



Plate 16: View of the living room looking east from the front door.



Plate 17: Detail view of the front door with its flanking, built-in closets.



Plate 18: View of the bedroom in the northwest corner of the house.

Supporting Documentation
Pittsboro
2822 Van Dyke Avenue, Raleigh



Plate 19: View of the bathroom in between the northwest bedroom and the kitchen.



Plate 20: View of the kitchen looking northwest.



Plate 21: View of the hallway looking south from the kitchen.



Plate 22: View of the bedroom located between the kitchen and the primary bedroom.

Supporting Documentation
Pittsboro
2822 Van Dyke Avenue, Raleigh



Plate 23: View of the primary bedroom looking southwest.



Plate 24: View of the bathroom located at the southeast corner of the house.



Plate 25: View of the dormer in the half-story.



Plate 26: Detail view of the original knob and tube wiring system.

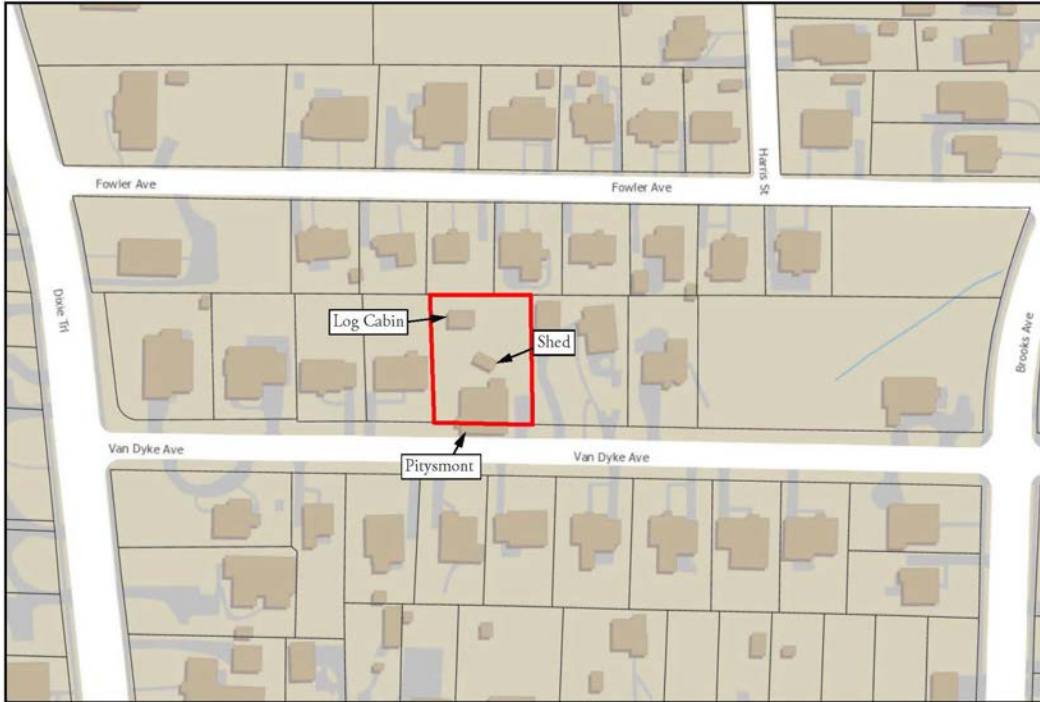


Plate 27: View of the shed in the north of the house.

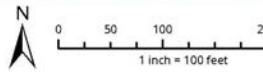


Plate 28: View of the log cabin in the northwest corner of the lot.

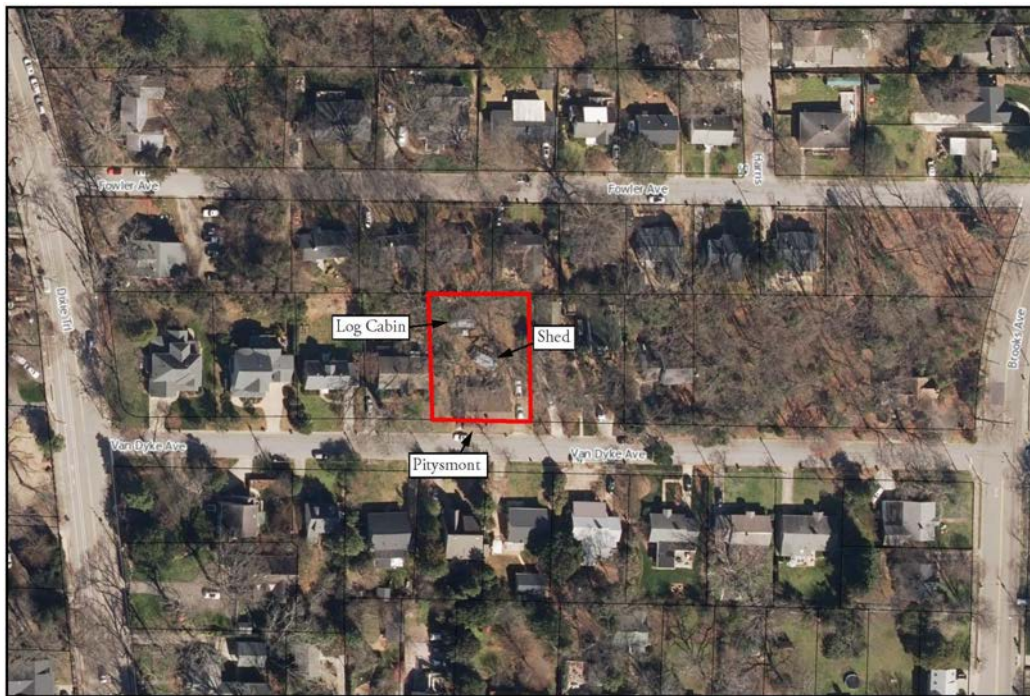
10B. Boundary Maps



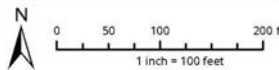
Pittsmont



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



Pittsmont



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10C. Architectural Significance

Pitysmont, also known as the William Hand and Linda Whitaker Browne, Jr. House, is located at 2822 Van Dyke Avenue. The house was constructed in 1916 and is an excellent and intact example of a bungalow with rustic-style architectural details. Pitysmont is a contributing resource in the West Raleigh National Register Historic District, which contains dwellings that date from 1886 through 1956. The West Raleigh Historic District was listed in the National Register of Historic Places in 2003. Pitysmont was added to North Carolina's Study List in 1991.

Pitysmont, 1916

Setting

Pitysmont occupies a 0.27-acre, mid-block parcel (PIN # 0794644599) on the north side of Van Dyke Avenue. The block is bounded by Fowler Avenue to the north, Brooks Avenue (formerly Olds Avenue) to the east, Van Dyke Avenue to the south, and Dixie Trail (formerly Highland Farm Road) to the west. The block contains an eclectic mix of houses that date from the 1930s through 2007, although the vast majority were constructed in the 1950s. The block lies north of North Carolina State University (NCSU) and east of Meredith College.

Pitysmont is situated with its primary elevation facing west towards Dixie Trail. Less than three feet of space separates the dwelling from Van Dyke Avenue. When the house was constructed in 1916, Van Dyke Avenue had not yet been laid out and the house had a Dixie Trail address until 1950. The house was one of the earliest dwellings to be constructed on the block.

A brick walkway leads from Van Dyke Avenue to the front door on the west elevation of the house, and a gravel driveway, also off of Van Dyke Avenue, is located along the rear (east) side of the house. The yard is heavily foliated with foundation plantings along the east, south, and west elevations. The backyard, which is now north of the dwelling, features a mature white oak tree that was recognized by the Capital Trees Program of Wake County in 1998. Several other large oaks are present in the yard. The backyard includes a shed north of the house and a log cabin situated in the northwest corner of the lot.

Exterior

Pitysmont is a one-and-one-half-story rustic bungalow. The frame dwelling has a simple, rectangular plan. Inset porches are located at the northeast, southeast, and southwest corners. The dwelling is capped by a composite shingle-clad front gable roof with deep, overhanging eaves. The eaves are adorned with triangular wood brackets on the west and east elevations, and exposed rafter tails line the eaves of the north and south elevations. The south slope of the roof includes an interior brick chimney and a shed roof dormer perforated by three diamond-light casement windows. The exterior of Pitysmont is clad with unpainted wood shingles, which gives the dwelling a rusticated appearance and distinguishes the house from other bungalows in the area. The dwelling rests on a continuous brick foundation.

The primary (west) elevation of Pitysmont features an entry stoop in the south bay, which is covered by a shed roof with triangular braced supports and exposed rafter tails. The recessed front door, which is protected by a screen door, is composed of two vertical diamond-light panes atop two vertical panels. Two wood benches, said by the current owners to be original to the house, flank the door.

Supporting Documentation
Pitysmont
2822 Van Dyke Avenue, Raleigh

An entry door with two vertical panels surmounted by two rectangular lights is protected by the inset porch off the northwest corner of the house. The diamond-pane windows throughout Pitysmont are character-defining features of the dwelling and are present on all elevations. These unique windows are found as fixed sashes, casements, and diamond-lights over a single light. For example, the primary elevation features four, fixed sash, diamond-light windows above the front door, and three pairs of diamond-light casement windows fill the center and north bays. The gable is pierced by three casement windows.

The south elevation is defined by additional diamond-light windows and an inset porch that runs along roughly half of the west elevation. The inset porch is supported by rusticated timber posts spanned by latticework. The concrete floor of the porch covers a cistern. An additional entry door is tucked against the east wall of the porch and is composed of two vertical panels surmounted by two rectangular lights. A diamond-light transom accentuates the entry. The south elevation also features three pairs of diamond-light casement windows, as well as the larger, diamond-light sash over a single light.

The rear (east) elevation of Pitysmont includes a pair and a group of three diamond-light sashes over a single light. Two additional diamond-light casement windows pierce the center bay, and a group of three diamond-light casement windows is centered in the gable. The inset porch at the northeast corner of the house is enclosed with square-pattered latticework. Under this porch are two single-leaf doors that lead into the kitchen and a bedroom. In the northeast corner of the porch there is a small room, which was likely once an original privy. A set of stairs under the northeast porch accesses the basement.

The north elevation includes an exterior brick chimney and two pairs of diamond-light casement windows. A replacement door composed of two, vertical diamond-lights above a crossbuck opens out from the kitchen and onto the modern wood deck that spans the majority of the elevation.

Interior

Pitysmont's interior plan has a living room, kitchen, two bathrooms, and three bedrooms. The front door opens into the large, L-shaped living room. A door on the west wall of the living room leads to a bedroom in the northwest corner of the house. A bathroom separates the northwest bedroom from the kitchen in the northeast corner. From the kitchen, a hallway runs south and includes doorways to two additional bedrooms. Both bedrooms have access to a bathroom situated in the southeast corner of the house. The upper story is accessed by a straight flight of stairs located off the hallway.

The interior of Pitysmont displays original 1916 materials. Original details include the plaster walls and the fireplace with its brick surround. The floors in the living room are oak, while the remaining rooms, with the exception of the kitchen and bathroom in the southeast corner, are pine. Original built-in cabinets are located in the northwest and east-central bedrooms. The majority of the original interior doors are simple sash doors with either two or four panels. Many of these doorways are surmounted by original, divided light transoms. The interior is not being considered for designation.

Alterations

Pitysmont has experienced very few alterations, despite its use as a rental property to NCSU students in the latter half of the twentieth century. The most significant change to the house was the removal,

in the 1970s or early 1980s, of the dormer on the north elevation facing the rear yard. This change occurred prior to acquisition by the current owners. The south dormer, facing Van Dyke Avenue, was rebuilt by the current owners due to structural failure. The pitch of the dormer's shed roof was increased slightly to facilitate better drainage. Despite the loss of the north dormer and the slight change in pitch to the south dormer, Pitysmont remains largely true to its original appearance.

Shed, circa 1975

A shed is positioned in the center of the rear yard roughly 30 feet north of the house. The shed rests on a poured concrete foundation and is of frame construction with plywood wall cladding. It is capped by a flat, corrugated metal roof. A set of double-leaf doors make up the east and west elevations. Metal awning windows are centered on the north and south elevations. The shed is currently used for storage and is a non-contributing resource.

Log Cabin, circa 1900

The log cabin in the northwest corner of the lot was originally located in the mountains of western North Carolina (University Park Homeowners Association [UPHA] 2014). At an undetermined date, the cabin was moved to the North Carolina State Fairgrounds, where it served as the Cider House at Heritage Circle. In 2000, the building was moved to its current location. The building is used by the owners for storage and is a non-contributing resource.

Architectural Context

Closely tied to the American Arts and Crafts movement of the 1890s and early twentieth century, the bungalow style rapidly rose in popularity in North Carolina and throughout the country. In architecture, the movement championed a return to craft skills, the beauty of exposed craftsmanship, the use of natural materials, and simplicity of design. By the 1910s, new house designs derived from this renewed interest in Arts and Crafts ideals and modern trends in domestic planning began to match the appeal of historic revival styles such as the Colonial, Romanesque, and Tudor. The most popular expression of the Arts and Craft movement was the American bungalow. Emphasizing practicality and efficiency, bungalows possessed few of the historical references found in the revival styles, and the new house type became synonymous with Progressive Era ideals of healthy, modern living. Featured in pattern books and architectural magazines that targeted housing for the American middle and working classes, bungalows were promoted as affordable, efficient, informal, and visually striking but without heavy ornamentation. Countless variations appeared incorporating different forms and motifs, but the principal elements of the type included low, often irregular, massing; broad, bracketed eaves with exposed rafters; deep porches supported by sturdy piers; an abundance of windows, and open interior plans to maximize efficiency and flexibility. Publications often promoted houses using local building materials, exposed structural members, simple geometric lines, and a blending of indoor and outdoor spaces which gave the home a rustic style (Bishir 1990:426-427; Roth 1980:198; Mattson 1981).

By the 1920s, variations of bungalows were appearing across the state—lining streets in the growing cities and small towns, filling new or renovated textile mill villages, and dotting the countryside. Substantial, story-and-a-half bungalow farmhouses with shed-roofed or gabled dormers became symbols of rural economic attainment. Farmers in this period also updated earlier houses with modern bungalow features, often remodeling front porches with heavy, battered piers on brick or stone pedestals (Bishir 1990:426-427; Mattson 1981).

Supporting Documentation
Pitysmont
2822 Van Dyke Avenue, Raleigh

Comparables

Raleigh contains hundreds of bungalows scattered widely throughout the city. The West Raleigh National Register Historic District, in which Pitysmont is a contributing resource, includes roughly 21 bungalows primarily constructed around 1925 and later. The Broadus G. and Alma Brooks House at 3117 Stanhope Avenue was built in 1924 (Figure 1). The Brook House is a simple front gable bungalow with a hipped roof front porch. Like Pitysmont, the house has bracketed eaves and exposed rafter tails. The integrity of the Brooks House has been compromised somewhat by a replacement front door and a vinyl replacement window in the gable. Another example of a Raleigh bungalow is the 1918 W. Rufus Blackley House at 1302 Filmore Street, which is similar in overall design to Brooks House. The Blackley House is a contributing resource within the Glenwood-Brooklyn Historic District (NRHP 2002; Local Historic District 2016) (Figure 2). Another example of the common front-gable bungalow form, this one has a front-gable porch. The house retains its weatherboard siding, but its original windows have been replaced. The Brooks and Blakely houses are commonplace examples of the simple bungalows found throughout Raleigh and do not stand out as notable or architecturally distinguished.

920 West Lenoir Street in the Boylan Heights Historic District is notable for its fully shingled exterior, including the square posts of its expansive, wrap-around inset front porch (NRHP 1983; Local Historic District 1984) (Figure 3). The circa 1910, one-story dwelling has a front gabled roof and a side shed dormer. The house has original twelve-over-one wood sash windows throughout. 920 West Lenoir Street compares favorably with Pitysmont, with the latter elevated by its idiosyncratic diamond-light windows.

Despite the proliferation of bungalows throughout Raleigh, Pitysmont stands out architecturally, particularly when compared with its neighbor bungalows in the West Raleigh Historic District. Pitysmont is an excellent, intact example of a bungalow with rustic-style details, including the shingled exterior, rusticated timber porch posts, and diamond-light wood sash windows. Its high level of interior and exterior integrity is remarkable.

Supporting Documentation
Pittsboro
2822 Van Dyke Avenue, Raleigh



Figure 1: 3117 Stanhope Avenue.



Figure 2: 1302 Filmore Street.

Supporting Documentation
Pittsboro
2822 Van Dyke Avenue, Raleigh



Figure 3: 920 West Lenoir Street.

10D. Historical Significance

Early History and Growth of the Raleigh Area

Raleigh was established as the capital of North Carolina in 1792. The area was slow to develop throughout the early part of the nineteenth century. The original statehouse burned in 1831 and a new building was completed in 1840, around the same time the Raleigh & Gaston Railroad was established. Raleigh's population in 1840 was 2,244 residents, which jumped up to 4,780 residents in 1860. As a result of the population growth, Raleigh expanded its city limits for the first time in 1857. Raleigh's growth was further impeded by the Civil War. However, academic institutions established before and in the years following the Civil War helped foster growth (Allen, Hyman, and Agan 2018). These academic institutions included Peace College (1857), Shaw University (1865), North Carolina State University (1887), and Meredith College (1891).

Establishment and Influence of North Carolina State University

As early as 1872, Leonidas L. Polk proposed the establishment of an agricultural and industrial college (Ross 1992:9). In 1877, the North Carolina Agricultural Experiment Station (Experiment Station) was founded. According to the 1914 Sanborn map, the Experiment Station and the North Carolina State Fairgrounds shared a plot of land situated on the north side of Hillsborough Road and west of Oberlin Street. In 1887, the North Carolina College of Agriculture and Mechanic Arts¹, known today as North Carolina State University (NCSU), was founded, and complemented the work carried out at the Experiment Station. In 1889, the management of the Experiment Station was formally transferred to the North Carolina College of Agriculture and Mechanic Arts (Williams 2006).

The establishment and success of Raleigh's many academic institutions drew residents to the area in search of jobs and education. As a result, the urban and suburban fabric of Raleigh transformed. New suburbs included planned neighborhoods such as Boylan Heights, Glenwood, and Cameron Park. The population increased roughly 68 percent from 1900 to 1920 (Ross 1992:13). The area known as West Raleigh, where Pitysmont is located, experienced a tremendous amount of growth due to the college and the Hillsborough Street streetcar line (Ross 1992:19). West Raleigh was not included in Raleigh city limits until 1929 (Ross 1992:19). The early development in West Raleigh was concentrated east of the campus along streets such as Ashe Avenue, Cox Avenue, Ferndell Lane, Maiden Lane, and Enterprise Street. During this time of population growth and residential construction, the Browne family moved to Raleigh.

William Hand and Linda Whitaker Browne

William Hand Browne was born in Baltimore, Maryland in June 1868. His parents were William Hand Browne, Sr. (1828-1913) and Mary C. Owings (1833-1910) (Figure 4). Browne's father was a well-known English scholar and historian at Johns Hopkins University (*The Baltimore Sun* 1908:7). Browne graduated from Johns Hopkins University in 1890 and began his career as an electrician with the Baltimore Traction Company. He later became an electrical engineer for W.A. Heywood, Consulting Engineers (*Alumni News* 1939). Browne turned to teaching and was an instructor in the electrical engineering department at the University of Nebraska from 1896 to 1898 (*The News & Observer*

¹ The North Carolina College of Agriculture and Mechanic Arts had been previously established under the federal Morrill Act of 1862, which allowed the government to donate federally owned land to the states for the purpose of establishing college to teach agriculture and the mechanic arts.

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1958a:3). He then moved to the University of Illinois where he served as an associate professor of electrical engineering from 1898 to 1902 (*Alumni News* 1939).

Browne married Linda Mary Whitaker in Oak Park, Illinois in 1898 (Figure 5). Linda was born in Bristol, England in 1868 to parents Charles Henry Whitaker (1835-1923) and Emma Antrobus Pugh (1839-1892). In 1872, when Linda was five years old, the Whitaker family emigrated to the United States (US Census 1900). Linda Whitaker Browne enjoyed nature and was a student of ancient history with an interest in mythology, which would later be reflected in the name of her properties (*The News & Observer* 1973:81). Together, the Brownes had four children: Owens Hand Browne (1899-1996), William Hand Browne III (1901-1926), Godfrey Hand Browne (1903-1978), and Cicely Cushman Browne (1906-2002).

In 1902, Browne left the world of academia for a few years while he served as technical editor for the *Electrical Review*, which was based in New York City (*Alumni News* 1939). Browne was also involved in a number of organizations, including the Illuminating Engineering Society (charter member and founder), the American Electrical-Chemical Society (charter member), American Institute of Electrical Engineers, Society for the Promotion of Engineering Education, American Society for the Development of Science, North Carolina Society of Engineers, and the Raleigh Engineers Club (*Alumni News* 1939). Browne was also a member of Tau Beta Pi, Eta Kappa Nu, Phi Kappa Phi, Pine Burr, Raleigh Natural History Club, North Carolina Bird Club, and the Raleigh Bird Club (*Alumni News* 1939).

Browne was appointed head of the Physics and Electrical Engineering Department at North Carolina College of Agriculture and Mechanic Arts in 1908 (*The News & Observer* 1908:7). In 1917 the departments separated, and Browne became head of the Electrical Engineering Department. Under Browne's direction, the Engineer's Council for Professional Development (ECPD) accredited the department in 1937 (NCSU n.d). Browne served as the head of the Electrical Engineering Department until 1944.

According to the 1910 federal census and city directories, the Brownes first resided at 1413 Hillsborough Road, a house which is no longer standing (US Census 1910). They moved again between 1913 and 1915 to a house at 303 Park Drive in Cameron Park. According to Owens Hand Browne, the family built their house in Cameron Park but a developer by the name of Farrior showed Browne the property on which 2822 Van Dyke Avenue now stands, and Browne decided to build a new house (North Carolina State Historic Preservation Office [HPO] 2003).

Deed records indicate Linda Whitaker Browne purchased a 3.4-acre parcel from R.W. Winston Jr. and J.B. and Evelyn S. Moseley for \$100 on February 27, 1915 (Wake County Register of Deeds [WCRD] 1915 393:222; Figure 6). This parcel, identified as Farm #16, was part of the Fair-Ground Heights plat that was surveyed and platted by Riddick & Mann (WCRD 1911 BM1911:137; Figure 7). Subsequently, the Brownes built their shingled bungalow with distinctive diamond pane windows in 1916 and had moved into the house by 1917, according to the city directories. Mrs. Browne gave the property the name Pitysmont, which has its origins in Greek mythology. In the Greek language

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Pitysmont can be roughly translated “pine mountain.”² At the time of the dwelling’s construction, Van Dyke Avenue had not yet been laid out, and the house was built with its primary elevation facing west towards Dixie Trail. Van Dyke Avenue was constructed by the mid-1920s.

The surrounding area of Piedmont was relatively rural at the time of Pitysmont’s construction. Residential development encroached on the Brownes from the south and east as the prominence of NCSU and Meredith College grew. In anticipation of unceasing development, Browne purchased a plot of land at the northwest corner of Wade Avenue and Dixie Trail, known today as Hymettus Woods Park (*The News & Observer* 1973:81). This four-acre parcel of land was named Hymettus by Mrs. Browne after a mountain range in the Attica region of Greece known for the bees there that produce a high-quality honey. In a newspaper article from 1969, Cicely Browne said her family raised bees on the parcel at one point, thus its name association with Hymettus in Greece (*The News & Observer* 1969:2).³

In the 1930 census, the Browne family was recorded at Pitysmont, which at the time had a value of \$20,000 (US Census 1930). Around this time the property operated as a plant nursery under the direction of Cicely Browne. Newspaper advertisements from 1935 indicate Cicely grew and sold irises (*The News & Observer* 1935:31). The same year she produced a booklet regarding the types of irises she had for sale and how to care for them (Browne 1935). A 1938 aerial produced by the United States Department of Agriculture (USDA) shows what appears to be an unimproved road where Van Dyke Avenue now exists (USDA 1938; Figure 8). Although of low quality, the image shows the location of Pitysmont in its more rural setting with wooded areas to the east and west and cultivated fields to the north.

By 1940, Pitysmont was worth \$8,000, a significant decrease from its previous valuation of \$20,000 in 1930 (US Census 1940). The Brownes shared the property with their son Godfrey along with his wife and daughter who had a house on the property, also worth \$8,000 (US Census 1940).

Prior to 1947, Fowler Avenue, the road that runs parallel to Van Dyke Avenue to the north, did not exist. The property of R.A. Fowler was divided into 21 lots along the south side of Fowler Avenue (WCRD 1947 BM1946:73). Houses were almost immediately developed along Fowler Avenue. A Sanborn map from 1950 demonstrates the growth experienced in the area surrounding Pitysmont (Sanborn Map Company 1950; Figure 9). Pitysmont is centrally located on the north side of Van Dyke Avenue and nearly abuts the road. A total of four dwellings, including Pitysmont, lined Van Dyke Avenue at the time. The areas to the south and the east are slightly more built-up, particularly along Brooks and Bedford avenues. An aerial photograph produced by the USDA in 1959 clearly illustrates such development (USDA 1959; Figure 10).

In 1947, Linda Whitaker Browne passed away. A newspaper article noted that she died in her home where she had lived for 40 years (*The News & Observer* 1947:15). City directories indicate that Browne

² In Greek mythology, there are several stories surrounding Pitys, a mountain-dwelling Oread nymph, who was pursued by Pan, the Greek god who watches over shepherds and their flocks. The various myths surrounding Pitys have a common outcome where she is turned into a pine tree.

³ In 1969, Cicely Browne donated this parcel of land to the National Nature Conservancy, which turned the property over to the City of Raleigh Parks Department, with the understanding that the parcel would remain wooded and undeveloped for Raleigh citizens to enjoy.

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moved out following the death of his wife and resided in a house to the north off of Dixie Trail near Hymettus Woods. As a result, Pitysmont was rented out. Tenants included Quinton O. McAllister, a professor at Meredith College; John A. McAllister, a trust officer at First Citizens Bank and Trust; and Flora S. Lockett, a music teacher.

Browne resided at 1009 Dixie Trail until his death in March 1958 (*The News & Observer* 1958a:3). Pitysmont was put up for sale by the Browne children, who had inherited the property following his death (*The News & Observer* 1958b:28). The newspaper advertisement read, “Nice little 6-room older frame house in this excellent location, lot 75 x 125, only \$6500” (*The News & Observer* 1958b:28).

Pitysmont After the Brownes

Due to its desirable location near NCSU and Meredith College, Pitysmont was quickly sold to Bryce and Marian W. Wagoner in November 1958 (WCRD 1958 1340:154). The Wagoners owned the property for just two years before selling it to G. Hubert and Dorothy C. Turner in November 1960 (WCRD 1960 1429:637). The house was rented mostly by professionals until 1963 when city directories recorded the first NCSU students living at Pitysmont. The house was used as a rental property until the McGrails purchased the property in 1985 (WCRD 1985 3425:586; Figures 11-12). The McGrails have occupied the house since then and have worked to restore the property after years of absentee landlords and renters.

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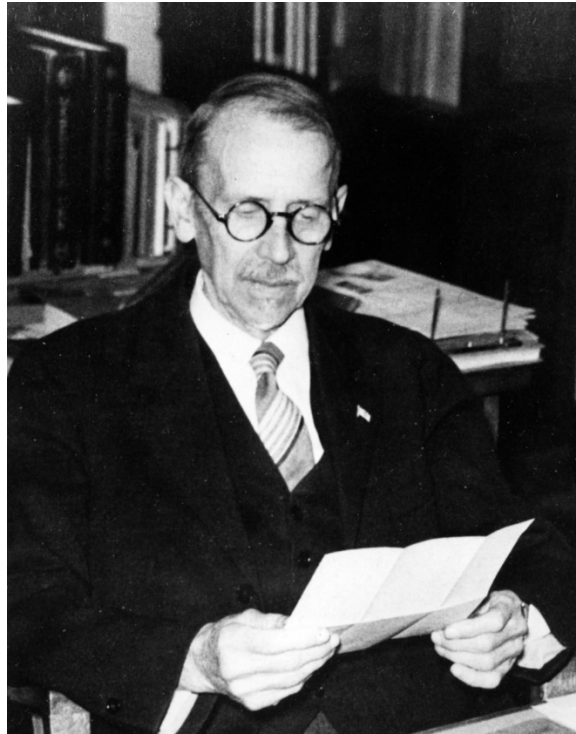


Figure 4: William Hand Browne during his time at NCSU (Special Collections Research Center at NC State University).



Figure 5: Portrait of Linda Whitaker Browne (Find A Grave 2012).

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STATE OF NORTH CAROLINA
 WAKE COUNTY

From R. W. Winston Jr. et al
 To Linda W. Browne
 THIS DEED, Made this 27 day of February, 1975, by R. W. Winston Jr. T. B. Moseley
 and wife Melvin S. Moseley hereinafter called the grantors,
 of Wake County and State of North Carolina, of the first part, to
Linda W. Browne hereinafter called the grantee
 of Wake County and State of North Carolina, of the second part;
 WITNESSETH, That said grantors for and
 in consideration of One hundred dollars and other valuable considerations Dollars, to
them paid by the said grantee
 the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do
 grant, bargain, sell and convey to said
 grantee, and her
 heirs and assigns, a certain tract or
 parcel of land lying and being in Wake County, State of N.C. adjoining the lands of
 and others, and bounded as follows, viz:

in or near the town of Raleigh, being Farm #16, described and contained in a certain map
 made by Riddick and Mann, C.E. which map is registered in the Register of Deeds office
 of Wake County in book 1911, page 137, reference to which is hereby made for further
 description.

Beginning at an iron stake on Highland Farm Road, said stake being the north-
 west corner of lot #15; runs thence along the north line of lot #15, south 86°
 east 983 feet to an iron stake; thence due north 150 feet to an iron stake, thence north
 86° west 990 feet to an iron stake on Highland Farm Road; thence southerly along
 Highland Farm Road 151 feet to the point of beginning.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging, to the said
 grantee, her
 heirs and assigns, to her only use and behoof forever.
 And the said grantors hereby
 heirs, executors and administrators, covenants with said grantee
 heirs and assigns, that they will right to convey in fee simple, that the same are free and clear from all
 incumbrances, and that they will hereby forever warrant and will forever defend the said title to the same against the claims of all persons
 whomsoever, by or through me

IN TESTIMONY WHEREOF, the said A. W. Winston Jr. T. B. Moseley and wife Melvin S. Moseley
 have hereunto set their hand and seal the day and year first above written.

Attest: [Seal] A. W. Winston Jr. (Seal)
[Seal] T. B. Moseley (Seal)
[Seal] Melvin S. Moseley (Seal)

STATE OF NORTH CAROLINA Wake County.
 I, J. H. Datch Notary Public, do hereby certify that
A. W. Winston Jr. T. B. Moseley and Melvin S. Moseley, his wife, personally appeared
 before me this day and acknowledged the due execution of the annexed Deed of Conveyance; and the said Melvin S. Moseley
 being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same, doth state that she
 signed the same freely and voluntarily, without fear or compulsion of her said husband or any other person, and that she doth still voluntarily
 assent thereto. Let the instrument, with this certificate, be registered.

Notary Seal

Witness my hand and Notary Seal, seal, this 27 day of February, A. D. 1975.
J. H. Datch, N.A.
 My commission expires Feb. 9, 1976

NORTH CAROLINA—Wake County.
 The foregoing certificate of J. H. Datch, Notary Public, of Wake
 County, State of North Carolina, is adjudged to be in due form and correct, and the foregoing deed is adjudged to have been duly
 acknowledged and proven. Let the instrument, with the certificates, be registered.
 Witness my hand, this 2 day of June, A. D. 1975.
C. H. Potts, Deputy Clerk Superior Court.
 Filed for registration on the 2 day of June, 1975, at 11 o'clock A. M., and registered in the office of the
 Register of Deeds for Wake County, N. C., this 3 day of June, 1975, in Book 393 of Deeds, on page 222
W. H. [Signature], Register of Deeds.

Figure 6: Deed conveying the Pitysmont property to Linda Whitaker Browne (WCRD 1915 393:222).

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Figure 8: 1938 USDA aerial showing Pitysmont within the red box (USDA 1938).

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Figure 9: 1950 Sanborn Map showing Pittsboro (Sanborn Map Company 1950).



Figure 10: 1959 USDA aerial showing Pitysmont (USDA 1959).

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Figure 11: View of the primary (west) and south elevations of Pitysmont in the 1980s (Courtesy of Tony and Jenny McGrail).



Figure 12: View of the east elevation of Pitysmont in the 1980s (Courtesy of Tony and Jenny McGrail).

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10E. Special Significance Summary

Pitysmont has special significance as an excellent and intact example of a rustic bungalow. The house was built in 1916 for William Hand Browne, Jr., a well-known professor and head of the Electrical Engineering Department at North Carolina State University from 1908 to 1944, and his wife Linda Whitaker Browne. Pitysmont's notable architectural features include its unpainted, wood shingle exterior, bracketed eaves on the east and west elevations, exposed rafter tails along the north and south elevations, and rusticated timber posts that support its three inset corner porches. Its most distinctive feature is the original, diamond-light wood sash windows found on each elevation. The diagonal geometry of the windows is emphasized by their light cream paint color, which contrasts with the dark brown shingle siding. A windshield survey of Raleigh's bungalows revealed that few have fully shingled exteriors and no examples of bungalows with a full set of diamond-light windows were observed. Overall, Pitysmont retains a high degree of integrity of form, plan, and materials, and the combination of bungalow and rustic-style influences appears to be rare in Raleigh. For these reasons, Pitysmont conveys special significance within the West Raleigh Historic District as an intact 1916 bungalow with rustic-style architectural detailing.