

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

[www.raleighnc.gov/planning](http://www.raleighnc.gov/planning)

Fee	_____
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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.



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.

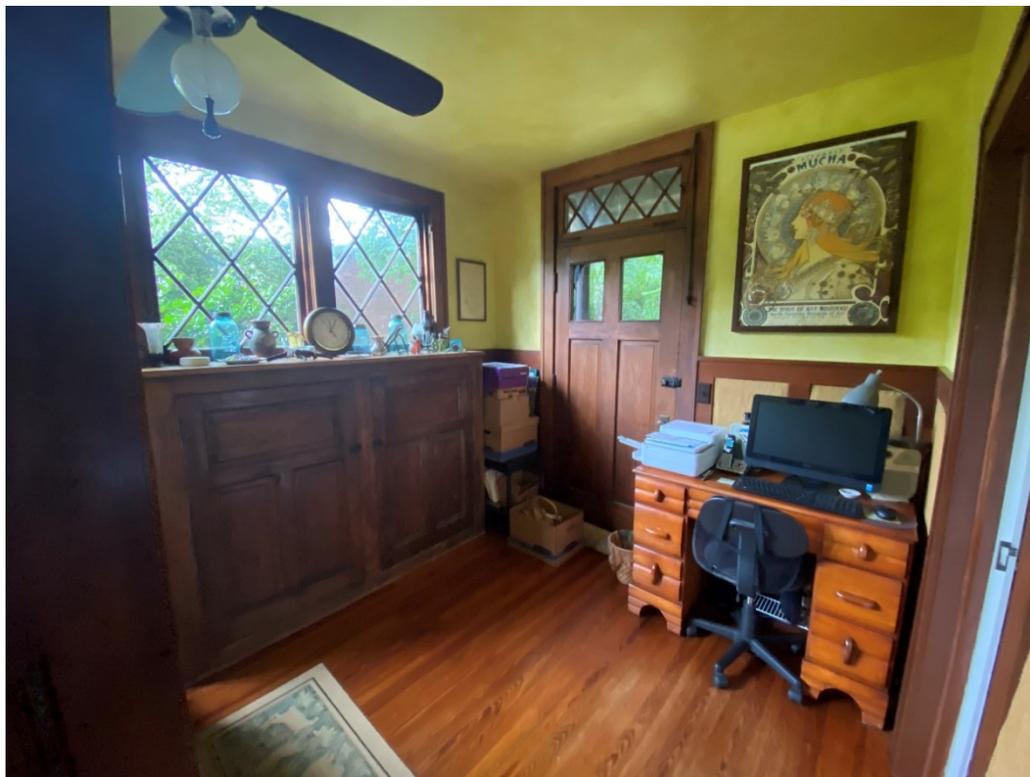


Plate 18: View of the bedroom in the northwest corner of the house.



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.

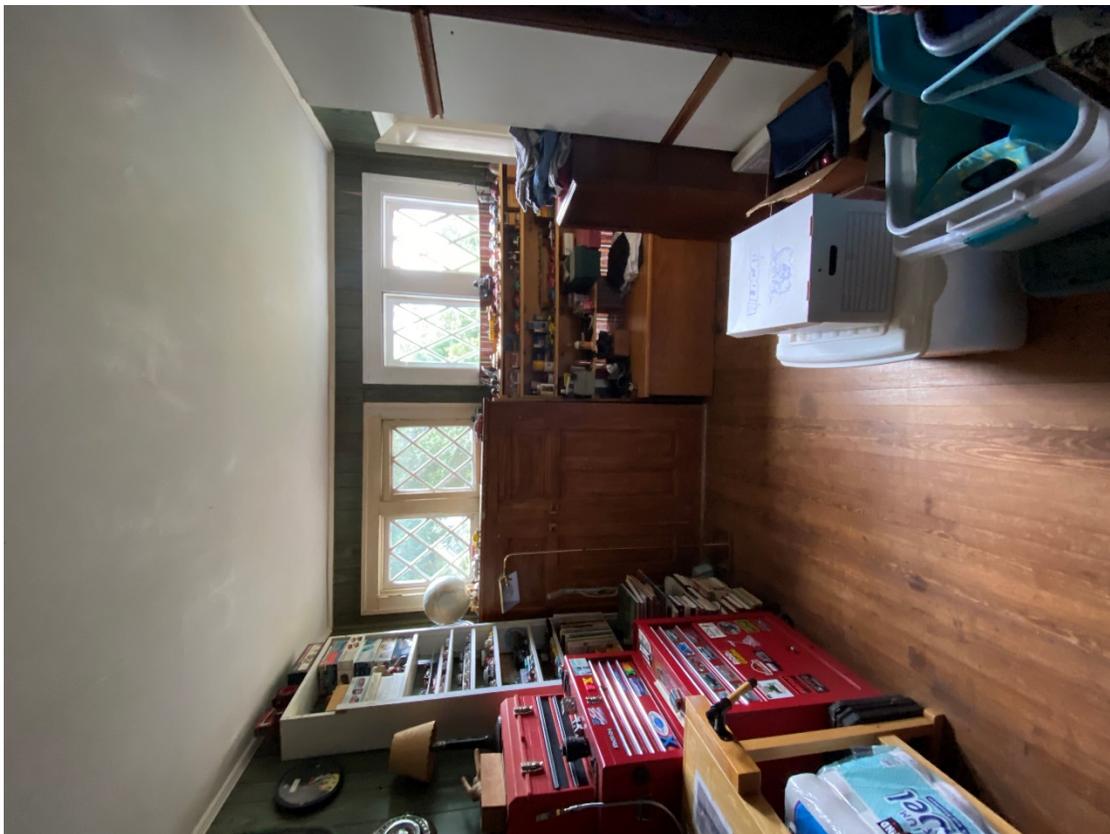


Plate 22: View of the bedroom located between the kitchen and the primary bedroom.

*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.

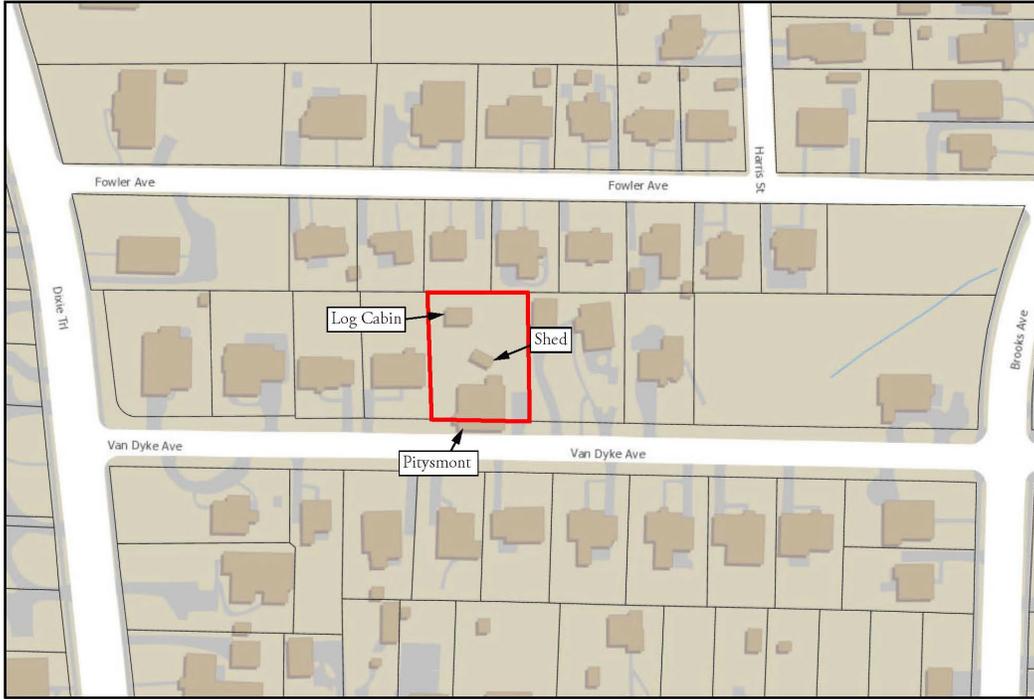


Plate 27: View of the shed in the north of the house.

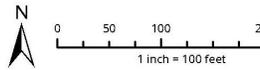


Plate 28: View of the log cabin in the northwest corner of the lot.

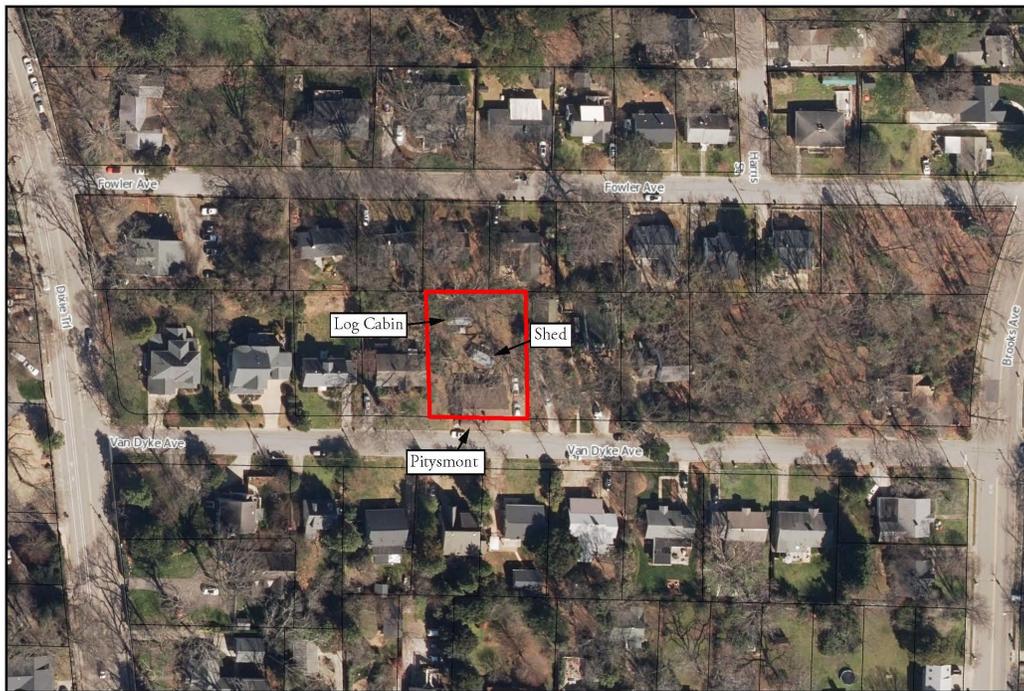
10B. Boundary Maps



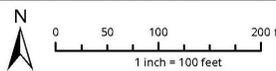
Pittsmont



**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 Arts<sup>1</sup>, 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*

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<sup>1</sup> 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.

*Supporting Documentation*  
*Pitysmont*  
*2822 Van Dyke Avenue, Raleigh*

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

*Supporting Documentation*  
*Pitysmont*  
*2822 Van Dyke Avenue, Raleigh*

Pitysmont can be roughly translated “pine mountain.”<sup>2</sup> 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).<sup>3</sup>

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

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<sup>2</sup> 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.

<sup>3</sup> 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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BK000393PG00222

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*, 19*75*, 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*  
 and heirs and assigns, 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: *[Signature]* *A. W. Winston Jr.* (Seal)  
*[Signature]* *T. B. Moseley* (Seal)  
*[Signature]* *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.*

Witness my hand and *Notarial* seal, this *27* day of *February*, A. D. 19*75*.  
*J. H. Datch, N.A.*  
 My commission expires *Feb. 9, 1976*

*Notary seal*

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. 19*75*.  
*C. H. Potts, Deputy* Clerk Superior Court.  
 Filed for registration on the *2* day of *June*, 19*75*, 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*, 19*75*, 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).

BKBM1911PG0137A

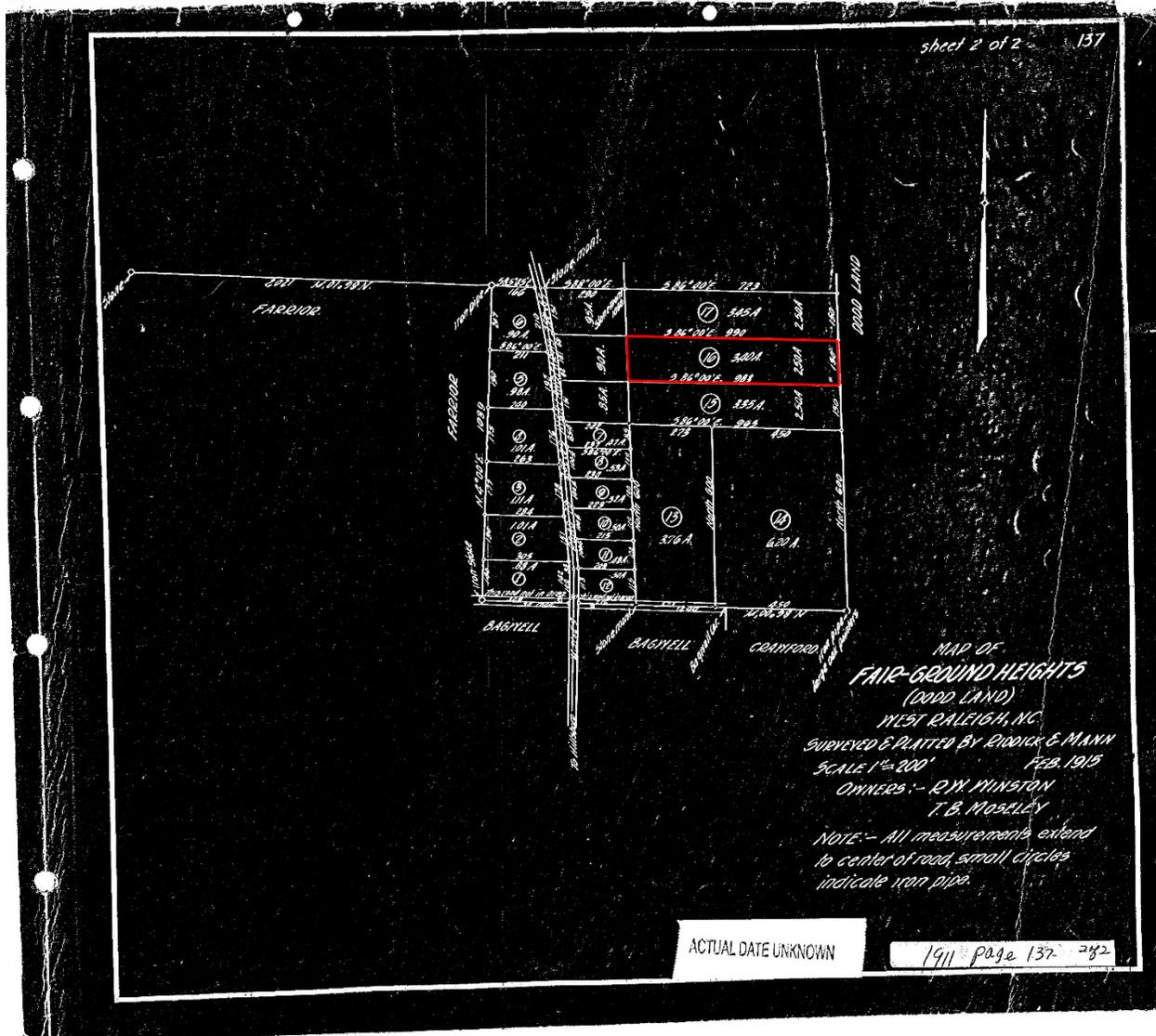


Figure 7: Plat map showing the division of Fair-Ground Heights. The Browns purchased Farm #16 (WCRD 1911 BM1911:137).

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

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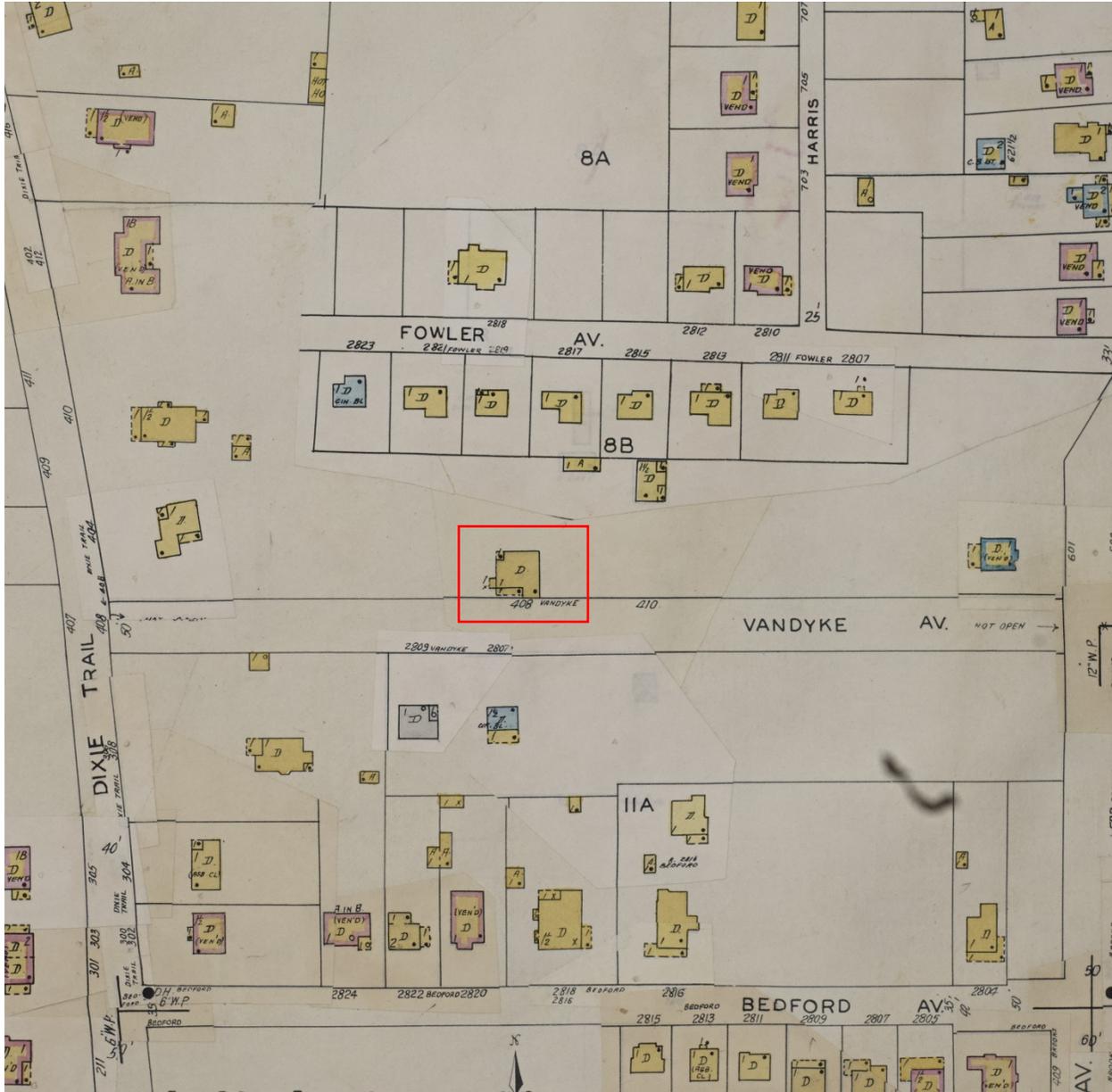


Figure 9: 1950 Sanborn Map showing Pittsboro (Sanborn Map Company 1950).



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.