

BOOK 3347 PAGE 431



City Of Raleigh
North Carolina

PRESENTED
FOR
REGISTRATION

SEP 7 11 56 AM '84

KENNETH C. WILKINS
REGISTER OF DEEDS
WAKE COUNTY, NC

STATE OF NORTH CAROLINA)
COUNTY OF WAKE)

CERTIFICATION

I, Brenda N. Anderson, Deputy City Clerk of the City of Raleigh, North Carolina, do hereby certify that the attached is a true and exact copy of Ordinance No. (1984) 395 adopted by the City Council at their meeting held on August 7, 1984.

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the Seal of the City of Raleigh to be affixed this 7th day of August, 1984.



Brenda N. Anderson
Deputy City Clerk

ORDINANCE NO. (1984) 395

AN ORDINANCE DESIGNATING THE PROPERTY OF THE PROFESSIONAL BUILDING LOCATED AT 127 WEST BARGETT STREET IN THE CITY OF RALEIGH, NORTH CAROLINA, A HISTORIC PROPERTY

WHEREAS, the General Assembly of the State of North Carolina authorized the creation of a Historic Properties Commission for the City of Raleigh and otherwise provided for the preservation of certain historic sites and buildings by the passage of Part 3B, Article 19, Chapter 160A North Carolina General Statutes; and

WHEREAS, the Raleigh Historic Properties Commission has made an investigation and recommended the following property be designated a Historic Property; and

WHEREAS, the North Carolina State Department for Cultural Resources has made an analysis and recommendation that the following property be designated a historic property; and

WHEREAS, on the 7 day of ^{August} 1984, a joint public hearing was held in the Council Chambers of the Municipal Building, Raleigh, North Carolina, by the Historic Properties Commission and the City Council of the City of Raleigh to determine whether the hereinafter described property should be designated a historic property; and

WHEREAS, all requirements of Part 3B, Article 19, Chapter 160A 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 THAT:

Section 1. The property of The Professional Building located at 127 West Bargett Street, in the planning jurisdiction in the City of Raleigh, North Carolina, be and is hereby declared a historic property. Said property being more particularly described as follows:

BEGINNING at the point of intersection of the southern technical property line of West Bargett Street with the eastern technical property line of South McDowell Street; thence with the southern technical property line of West Bargett Street South 83 degrees 15 minutes East 95 feet to the point of intersection of said technical property line with the western edge of a 10 foot alley; thence with the western edge of said 10 foot alley South 06 degrees 45 minutes West 130 feet to a point in the northern property line of the property of the News and Observer Publishing Company; thence with the northern property line of the News and Observer Publishing Company North 83 degrees 15 minutes West 95 feet to a point in the eastern technical property line of South McDowell Street; thence with the eastern technical property line of South McDowell Street North 06 degrees 45 minutes East 130 feet to

the POINT OF BEGINNING, said land being shown on a plat of survey entitled "Property of Golden Land Realty, Inc., Southeast corner of West Hargett Street and McDowell Street, Raleigh, North Carolina" dated September 2, 1980, prepared by Bennie R. Smith, R.L.S. Also being Lots 1, 2, 3, 4, 5 and 6 and the 10 foot east-west alley (now closed) as shown on a map of the Holden Homestead recorded in Book of Maps 1915, Page 16 of the Wake County Registry.

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

Located at the corner of McDowell and West Hargett Streets, The Professional Building has a unique and important relationship to Nash Square, historically one of the major features of the original plan of Raleigh's downtown area. It is an 8-story Chicago-style office building, typical of the 1920s with its large rectangular massing and Beaux Arts terracotta ornamentation in Neo-classical themes. In this example, the architect made use of the traditional approach to classical column arrangements of "base," "shaft" and "capital" in the organization of the facade elements. The approach makes use of four vertical stages, with the base element divided into two different stages. There are five stores on the ground floor, in addition to the symmetrical entrance off West Hargett Street, and seven floors of offices above.

The building is a steel frame commercial structure using fire-proof construction techniques, with a veneer of yellow vertical striated brick. The yellow background color serves to offset the white color of the terracotta decorative elements. Its location on the corner creates a strong and imposing relationship with Nash Square across the street. The inner block facades (north and east elevations) are undecorated and anticipated party walls or future development to obscure them.

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

Section 4. No building or structure which is designated in this ordinance on the hereinbefore described site may be demolished unless and until either approval of demolition is obtained from the Raleigh Historic Properties Commission or, after the Commission has received a completed request for demolition, one-hundred and eighty (180) days (or any other longer period of time required by N.C.G.S. 160A-399.6 as it may be amended hereinafter) have elapsed.

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

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

Section 7. City administration and the Historic Properties 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 property by action of the Historic Properties 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 Historic Properties Commission are hereby authorized and directed to have said sign located on the public right-of-way adjacent to said property.

Section 8. In the event any building or structure is demolished in accordance with the ordinances of the City of Raleigh, this ordinance shall automatically be null and void.

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

Adopted: 8/7/84

Effective: 8/7/84

Distribution: City Manager
City Attorney
Planning Department (2)
Inspections Department (3)
Historic Properties Commission
Wake County Tax Supervisor
Property Owner and/or Occupant
Register of Deeds
City Council

mm/a38

RALEIGH HISTORIC PROPERTIES

APPLICATION

I. General Information

Address of property to be designated as Raleigh Historic Property

127 West Hargett Street
Raleigh
North Carolina 27602

Name of Applicant and address

Ralem Professional Associates Telephone 296-1520
Suite 207 1025 Connecticut Avenue, N.W.
Washington, 20036

Owner of property and address

same as above Telephone _____

Classification:

Building Structure Site Object

Ownership:

Public Private Both

Status:

Occupied Unoccupied Work in progress

Accessible:

Yes, restricted Yes, unrestricted No

Present use:

Commercial Museum Residential Other

Location of legal description:

Courthouse Registry of Deeds Other

(Give specific address **if** outside Wake County)

Part **II**. Significance of Property

Period: 1400-1499 1500-1599 1600-1699

1700-1799 1800-1899 1900 to present

Areas of Significance

- | | | |
|--|---------------------------------------|--|
| <input type="checkbox"/> Archeology Historic | <input type="checkbox"/> Conservation | <input type="checkbox"/> Museum |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Philosophy |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Politics/Government |
| <input type="checkbox"/> Art | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Literature | <input type="checkbox"/> Social/Humanitarian |
| <input type="checkbox"/> Community planning | <input type="checkbox"/> Military | <input type="checkbox"/> Other (Specify) |

Part **III**. Basis for request of site designation (check one)

Historical (attach additional sheets as necessary)
Describe the property as it existed at the time of historical event. How it now exist, if different, and how, if at all, it might have been altered.

See attached National Register nomination

____=Architectural (attach additional sheets as necessary)

Describe briefly, but fully, in a factual, straight forward fashion. Begin with the overall form, and then describe primary features **common** throughout the building. Then describe main facade, then other sides, extensions, **a**lterations, and additions. Then ~~go~~ inside, describe the predominant floor plan, and introduce the over-**a**ll character of interior, general characteristics of interior finish, general **a**lterations. Then as appropriate, describe features of individual rooms or sections. **I**f you have learned the original function of specific rooms, outbuildings, etc. note these as well as the physical appearance.

*See attached National Register
nomination*

Part IV, Physical/Geographical description of site

Kindly provide a boundary description with sketch map showing measurements and other landmarks as well as you can. You do not have to get a surveyor to do this. The **thing** to remember is that the boundaries should be clear, defensible and reasonable. Also, you should try to find out how the people happened to build the place in this way and the influences that shaped the decision and execution.

See attached National Register nomination

Part V. Documentation

The following **items** must accompany this request:

Photographs

Citations for Deed Recording

Earliest listing in City Registry

Evidence of original construction date and original owner, e. g. ,
Deeds of Trust, family Bible, Sanborn Insurance Maps, publications,
personal mementoes.

See attached National Register nomination

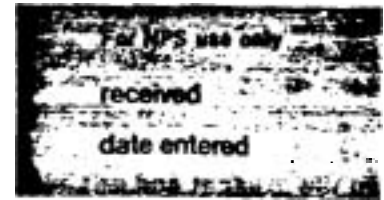
For further information and/or assistance contact:

Raleigh Historic Properties **Commission**, Inc.
1 Mimosa Street
Raleigh, North Carolina 27604

832-7238

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form



See instructions in *How to Complete National Register Forms*

Type **all** entries--complete applicable sections

1. Name

historic The Profess

and/or common The Professional Building

2. Location

street & number 123-127 West Hargett Street (Corner McDowell) not for publication

city, town Raleigh vicinity of ~~congressional district~~

state North Carolina code 037 county Wake County code 183

3. Classification

| Category | Ownership | Status | Present Use |
|---|---|--|--|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input checked="" type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input checked="" type="checkbox"/> work in progress | <input type="checkbox"/> educational, |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | <u>NA</u> | <u>n o</u> | <input type="checkbox"/> military |
| | | | <input type="checkbox"/> museum |
| | | | <input type="checkbox"/> park |
| | | | <input type="checkbox"/> private residence |
| | | | <input type="checkbox"/> religious |
| | | | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

4. Owner of Property

name Urban Structures, Inc., Mr. Terry A. Busby, President

street & number 1025 Connecticut Avenue, NW, Suite 207

city, town Washington vicinity of state District of Columbia

5. Location of Legal Description

courthouse, registry of deeds, etc. Wake County Courthouse

street & number Fayetteville Street Mall

city, town Raleigh state North Carolina

6. Representation in Existing Surveys

title Raleigh Inventory has this property been determined eligible? y e s no

date Completed and published 1978 federal sbte county local

depository for survey records North Carolina Department of Archives and History

city, town Raleigh, state North Carolina

7. Description

| | | | |
|--|---------------------------------------|---|---|
| Condition | | Check on | Check one |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | <input type="checkbox"/> (minor) | date _____ |

Describe the present and original (if known) physical appearance

Located at the corner of McDowell and West Hargett Streets, The Professional Building has a unique and important relationship to Nash Square, historically one of the major features of the original plan of Raleigh's downtown area. It is an 8-story Chicago-style office building, typical of the 1920's with its large rectangular massing and Beaux Arts terracotta ornamentation in Neo-classical themes. In this example, the architect made use of the traditional approach to classical column arrangements of "base", "shaft" and "capital" in the organization of the **façade** elements. The approach makes use of four vertical stages, with the base element divided into two different stages. There are five stores on the ground floor, in addition to the symmetrical entrance off West Hargett Street, and seven floors of offices above.

The building is a steel frame commercial structure using fire-proof construction techniques, with a veneer of yellow vertical striated brick. The yellow background color serves to offset the white color of the terracotta decorative elements. Its location on the corner creates a strong and imposing relationship with Nash Square across the street. The inner block **façades** (North and East elevations) are undecorated, and anticipated party walls or future development to obscure them.

Stage One: The first half of the base stage consists of terracotta groins and decorations in Neo-classical themes with a terracotta cornice belt at the top of the first story. The original design had full-story glass window inserts with hardwood mullions. The north, or main, entrance consists of a one and one-half story classical broken pediment over a **hemispherical** arched window. The original detail of this window consisted of a terracotta belt, with hardwood mullions echoing the curve of the arch, as shown in the 1930 photograph. The side entrance is a later (probably 1960's) addition, with a fanlight over double doors, in what was originally a standard storefront bay. The first floor stage is the one which establishes the structural bay rhythm of the building, which consists of seven bays on the West Hargett Street side, and six bays on the McDowell Street side.

The main feature of the first stage is the entry arch, which consists of square column pilasters, supporting a decorative panel on each side, which then support the classical pediment form. The hemispherical arch is 18 feet high at its keystone vertex. There are decorative moldings at the base, at the spring, and under the pediment, consisting of dentils, and egg and dart moldings in highly decorative classical themes. This feature is the most decorative part of the building, along with the roof-cornice and balustrade.

Stage Two: This stage is the second part of the classical base of the building, but is differentiated from the first stage by the establishment of the windows set in an alternating recessed brick coursing. This is the first appearance of the yellow brick in the building, but the coursework is differentiated from the rest of the building by the alternating recessed-projecting courses. At the top of the brick and the window frames is a terracotta belt course, consisting of simple undecorated moldings. The windows are one-over-one **light**, steel frame windows, with two different widths being evident in the upper stories. On both sides of the decorated front **façades** of the building, the narrow windows are paired into the structural bays. The entrance arch in the first stage penetrates into the second stage, and the pediment over the arch is completely located within the brick spandrel area.

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Stage Three: This stage consists of five stories from the third to the seventh floors, and is entirely yellow brick veneer in running bond with wide unranked joints. The **windows** on the west and north elevations are the same as those in the second stage and are set in the same structural bay pattern. Above the third floor, the windows have a terracotta sill, and are topped by a flat arch, using a prominent terracotta keystone. There is no expression of the floor or the ceiling level anywhere within the five story third stage "shaft" element of the building. Between the corners of the building and the first window and the first window and the second window on the seventh floor of the building there are cut granite medallions mounted flush to the **façade** as decorative elements. Between the fifth and sixth floors in the central two bays of both the north and west elevations, there is a projecting decorative wrought iron balcony, supported by wrought iron brackets. This stage is capped by a narrow terracotta belt molding, which consists of a flush fascia element capped by egg and dart strip molding, terminating in a standard rake molding.

Stage Four: This rather simple stage consists of a return to the flush yellow brick coursing at the sill level of the windows, with the same window units as the remainder of the building, using the flat arch and prominent keystone as before. The building is capped by an elaborately decorated cornice, consisting of a rake molding, dentils, egg and dart, large modillion blocks, and a projecting raked mold. The whole cornice is then capped by a balustrade approximately three and one-half feet high. The balusters are in the classical style, with yellow brick blanks, and the width of the balusters helps to **identify** the rhythm of both the window organization and the structural bays of the building. This balustrade is capped with terracotta projecting molds. The fourth stage consists of one full story, the eighth floor, and provides a fitting terminus for the decorative theme of the "capital" of the building.

In the center of the building above the Hargett Street side, there is a flagpole mounted just behind the cornice top.

The south and west **façades** of the building are simple undecorated rough brickwork with windows on the east side reflecting the same structural bays as the **McDowell** Street elevation. There is a short courtyard in the south elevation, which was so placed to provide window light to all the interior offices of the building. There is a small **one-story** side addition on the south side of the building, which was probably added in the **1940's**, but which detracts from the overall character and quality of The Professional Building. The south elevation also has wrought iron fire escapes in the center of each side, which may have been a later (1930's) addition to the building to conform with the newly developed fire codes in the city of Raleigh. The structural bays are also expressed **in, the south façade** window locations.

The east elevation is visible from the News and Observer parking lot, but was not intended to be a decorative or visible element of the building. Where the window modules are the same **as** for the west elevation, this **façade** faces onto a public alley, and the architect designed this **façade** without decoration, expecting a building of similar size to be built on the property across the alley.

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The general location of The Professional Building **two** blocks west of the Fayetteville Street Mall, the spine between the State Capitol Building and the new Convention Center, figures prominently in the Raleigh city plan as a **commercial** element on Nash Square. Its relationship, therefore, to the urban design plan, and the growth of Raleigh, is also an important **V**element of its individual design.

The interior of the building consisted originally of an entrance foyer which has a highly-decorated steel stair bannister, which leads from the elevator bank in the middle of the building to the front and then back up to the second floor. On the ground floor were five stores or shops to be occupied by commercial enterprises requiring showroom windows. Above the ground floor were seven floors of 25 offices each, making a total of 175 offices. The hallways of each of these floors were designed with translucent glass so that the light from the offices on the perimeter of the building would penetrate through to the hallway.

The exterior entrance to The Professional Building is characterized further by two cast iron hexagonal carriage lamps mounted by sconces to the terracotta pilasters. Although the interior of the building does offer some pleasing and interesting details, the speculative character of the building, comes clear with the lack of highly articulated details in the interior.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|--|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input checked="" type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific date December, 1925 **Builder/Architect** J.E. Beaman Const./Milburn & Heister, Archts.

Statement of Significance (In one paragraph)

The Professional Building (1925) was designed by Yancey Milburn in 1924. Milburn was a principal in the Washington, DC, office of Milburn, Heister & Co., whose Durham, NC, branch office had the responsible charge to design this building. The eight-story structure is significant as one of the early fireproof steel frame and concrete skyscrapers in Raleigh and North Carolina, and is also significant as a symbol of the transition of Raleigh from a small rural town of the early 1900's to state capitol and business center of the 1920's. It is a fine example of the Chicago School influence on American Architecture by the firms of Adler & Sullivan, and Burnham and Root, and is a rare exemplification and representation of North Carolina's emergence from Southern rural-ness to the cosmopolitanism of larger, more industrialized neighbors to the north. The Professional Building was commissioned by William Allen Erwin (1856-1932) of Durham, a founder of the North Carolina Textile industry whose nine mills "helped to raise his state to a leading position in the manufacture of textile products". Mr. Erwin's legacy of philanthropy in North Carolina is embodied in this building, where the proceeds were diverted to a trust which provided in part for the upkeep, maintenance and annual budget for the Chapel of the Cross in Chapel Hill, NC, which he built and donated to the Episcopal Diocese. The office space was leased to physicians and dentists primarily, but a number of major North Carolina corporations also leased space to carry out their lobbying and marketing efforts within the state capitol arena. Among these were the Liggett & Myers Tobacco Co., the R. J. Reynolds Tobacco Co., and the Norfolk and Southern Rail Road Co. The building has remained in the Erwin Trust until this year (1982), when it was purchased by the present owners, Urban Structures, Inc. It has been continuously occupied by the types of tenants sought by Mr. Erwin in 1925, and bears out his vision that Raleigh would need a strong service industry to support the government functions as they grew. It is also exemplary of the city's rapid urban development in the pre-depression era, and remains intact as an important element of the architectural character of downtown Raleigh as well as other cities in the Piedmont Crescent.

- A. It is associated with Raleigh as a developing and growing city in the Piedmont Crescent of North Carolina, one of the important links in the chain from Raleigh to Gastonia.
- B. It is associated with William Allen Erwin, a recognized leader and pioneer in the South in the textile industry between 1880 and 1930, and with his wife, Sarah Smedes Erwin, daughter of the founder of St. Mary's College in Raleigh. It is also closely associated with the philanthropic efforts of this important North Carolina family.
- C. It is the work of architect Yancey Milburn of the famous Washington, DC, firm of Milburn, Heister & Co., whose work all over the eastern seaboard includes the Buncombe County Courthouse in Asheville, NC, Lansburgh's Department Store and Addition in Washington, DC, all potential historic landmarks. An early example of a fireproof steel frame construction, the Professional Building has a Beaux Arts pedestal and cornice which reflect a significant quality of aesthetics and design in a "modern" office building of the pre-depression era.

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The historical significance of The Professional Building is tied to three major considerations, as follows: first, it was built by a leading figure in North Carolina's textile manufacturing industry, a name well known in the state and the nation for his business activities, William Allen Erwin (1856-1932); second, it was designed by the well known and highly respected architectural firm of Milburn Heister & Company, of Washington, D.C., and Durham, N.C., and was the work of Yancey Milburn (1892-1980), son of Frank P. Milburn, and responsible designer for most of the firm's building designs in North Carolina from 1920 on; and third, the building is representative of the growth of Raleigh from a rural town to prominence as a state capitol and business center of the south. To understand the importance of The Professional Building as an historic landmark, an explanation of these three considerations is essential.

The early development of the capitol city occurred within the original 400 acre grid of the city designed in 1792 by William Christmas, where residences were built on one acre lots, four to a block. By 1857, the grid was largely filled, and expansion beyond the original city limits began.

From 1,000 acres in 1857 to 1907, a total of 50 years, the city's land area more than doubled to 2,400 acres. In only the next 15 years, the land area doubled again to over 4,500 acres, reflecting the tremendous population and commercial growth of that 15-year period. Between 1907 and 1929, five major buildings were built in Raleigh, all "skyscrapers" and for similar commercial uses.

This growth of commercial building activity was the beginning of the industrious city of Raleigh we know today -- the state capitol and business center. The five buildings that were built were the following:

- The Masonic Lodge (1908, 7 stories)
- Commercial National Bank (1911-1913, 10 stories)
- Citizens National Bank (1914, 11 stories)
- International Order of Odd Fellows Building (1923-4, 10 stories)
- The Professional Building (1925, 8 stories)

Concurrent with the construction of The Professional Building, was that of the Sir Walter Hotel, which was built in 1925 and was 10 stories tall. These buildings remained the tallest and largest in the city from 1925 until 1945, and represented the biggest building boom that Raleigh has ever known.

An article in the Raleigh News and Observer testifies to the strength of the 1910-1930 building boom (June 17, 1931 edition; page 11): "To illustrate the metamorphic growth, the following changes have been noted between 1910 and 1930:

| | 1910 | 1930 |
|------------------|------|------|
| Apartment houses | 0 | 34 |
| Auto dealers | 1 | 15 |
| Banks | 8 | 11 |
| Churches | 43 | 60 |
| Druggists | 15 | 28 |

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| | <u>1910</u> | <u>1930</u> |
|------------------|-------------|-------------|
| Harness makers | 5 | 1 |
| Hardware dealers | 3 | 8 |
| Hotels | 4 | 11 |
| Lawyers | 46 | 147 |
| Livery stables | 11 | 0 |
| Physicians | 33 | 57 |

Indeed, towns of North Carolina moved into the 20th century with a growth that was to change the appearance of each from small, sleepy southern villages to the busy places we know today. According to the editors of Hills Raleigh Directory, "Raleigh awoke on New Year's Day, 1925, to find itself no longer a town but a city ..." (Preface, 1926 edition).

The stage was thus set for entrepreneurs to capitalize on the development opportunities offered by the move to the city. On January 1, 1925, the Raleigh News and Observer ushered in the New Year with an article headlined "Banner Building Year for Raleigh: Plans for 1925 which have already been announced include the erection of ... The Professional Building at the corner of Hargett and McDowell Streets, to cost \$412,000..." The plans for the building were designed and drawn during 1924 and the announcement of its location was made by officials of the Wachovia Bank and Trust Company, trustees for the owners.

In February, 1925, an article in the Raleigh Times said, "Building in January over \$.5 million" (February 2, edition, page 5), and went on to describe the month's building activities: "There were 43 new projects in the city, one of which is the new office building of Wachovia Bank and Trust Company on (the corner of) McDowell and Hargett Streets, which will cost \$335,000." Only one week before, the same newspaper had heralded: "RALEIGH MAY HAVE FIFTH SKYSCRAPER IN NEAR FUTURE":

"Raleigh now has three skyscrapers, and a fourth one which will be starting shortly when actual building work is commenced on The Professional Building, to be erected by the Wachovia Bank and Trust on McDowell and Hargett Streets. The site for the building is now in a state of excavation ..."

In September, 1925, Raleigh prided itself over the building boom, and the News and Observer again noted the statistics: "Recent building here \$1.3 million: Included in the big total are such large items as the Sir Walter Hotel, the State Theatre, and The Professional Building." At that time, The Professional Building was taking final shape, with construction moving at a fast pace toward a Christmas, 1925, opening. Throughout September the Bank offered office space for lease in the new Wachovia Bank and Trust Building, and by November the building was almost fully leased, with only suites 310 and 405-6 remaining/for rent (News and Observer, November 8th edition, 1925).

Finally, on December 19, 1925, there was a full page ad in the News and Observer, "Announcing the opening of Raleigh's newest and most up-to-date office building, The Professional Building, at the corner of McDowell and Hargett Streets." Accompanying this ad was a large photograph of the completed building as viewed from the site of the present municipal building diagonally across the street (page 3). In the same edition, there was an article describing the gala opening of The Professional Building:

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OFFICE BUILDING OPENED TO PUBLIC

"Many Attend Formal Opening of Professional Building Here"

"The formal opening of The Professional Building, Raleigh's newest office building was held last night, when hundreds inspected the splendid structure from top to bottom.

"The building which is at the corner of **McDowell** and Hargett Streets was made possible for the professional men of Raleigh through the aid of the Wachovia Bank and Trust Company, trustee for the builders.... The architects were **Milburn & Heister Company** (sic), of Washington, **D.C.** The contractors were **J. E. Beaman Construction Company**, of Raleigh

The Raleigh Times edition on the same date (December 19, 1925 edition: page 17), carried a companion article:

NEW PROFESSIONAL BUILDING ADDS TO RALEIGH'S BEAUTY

"Hundreds of Raleigh folk thronged to the new Professional Building Friday night at its formal opening, and announced themselves as well pleased with the many convenient features of Raleigh's **newest** office building....."

"All of the offices in the building have windows opening on the outside. One of the features of the building is a circulating system of ice water, the only other such system in the city being in the Sir Walter Hotel." (The Professional Building was one of the first in the state to have such a system.)

Advertising in both issues of the newspapers attributed the credits for construction as follows: roofing by **Baker & Rawls**, Roofers; steel work by **Dietrich Brothers** of Baltimore; and elevators by **A. B. See Elevator Company** of Washington, **D.C.**

On January 1, 1926, with its usual New Year's pomp and circumstance, the News and Observer announced that the building boom had continued unabated: "Raleigh Building Program in 1925 cost \$5 million, with buildings in the city totalling \$3.5 million.

"Several large buildings in the business district have been erected during the past year, and others completed. The Professional Building has been erected on the corner of **McDowell** and Hargett Streets at a cost of around \$450,000."

Milburn, Heister & Company, Architects of Washington, D.C., were active in office and commercial design in the south Atlantic states, from New York to Atlanta. Their Durham office was originally set up by **Frank P. Milburn**, and was operated by his son, **Yancey Milburn**. The Durham office was responsible for over 50 major commissions in North Carolina alone, and over 250 buildings in the south during their operation. **Frank Milburn** died in 1926 shortly after the completion of The Professional Building and was succeeded in his practice by **Yancey Milburn**, who died in 1980 at the age of 88, according to a close friend. (Interview with **Finley T. White**, May 1982.)

The firm was engaged in the practice of executing school, government and commercial buildings, and in addition to The Professional Building, also designed a dormitory at

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the North Carolina School for the Blind and Deaf, and the Capitol Club Building (now demolished) in Raleigh; 13 buildings at the University of North Carolina in Chapel Hill; 8 court houses in the Neo-classical revival style in North Carolina, including the Buncombe County Court House in Asheville; and Lansburgh's Department Store (1911) and addition (1924), the Powhatan Hotel (1911), the Interstate Building (1912), and many others in Washington, D.C.

Although the Wachovia Bank and Trust Company was credited as the developer of The Professional Building, the actual owners were William Allen Erwin and Sarah Smedes Erwin of Durham, who had purchased the four separate lots between 1923 and 1924 from different owners. These transactions were recorded in the deed of trust executed by the **Erwins**, which made Wachovia Bank and Trust the trustee and the Erwin family the beneficiaries of the proceeds from the building.

In a unique act of philanthropy, the **Erwin's** deed of trust also made the diocese of the Protestant Episcopal Church of North Carolina as beneficiary of the proceeds from the trust:

"Ten percent (10%) of the income from The Professional Building is to pay to insure the new Episcopal Church known as the Chapel of the Cross in Chapel Hill, Orange County. The remainder of the 10% will be for keeping said church in good repair."

Signed by: William H. **Ruffin, Jr.**
Notary Public
(Deed Book 583; Folio 290; 1926)

William Allen Erwin was a leader in the North Carolina textile industry, a real estate developer in Raleigh, Durham, Burlington, and Chapel Hill, and a philanthropist whose generosity aided the Episcopal Church for many years beyond his death. (Interview with J. Harper Erwin, May, 1982.)

Mr. Erwin's involvement in the textile industry came about as a result of circumstance as his first job after attendance at the University of Kentucky was with a general store. Working as a bookkeeper, he was offered a position with the Holt Mills in what is now Burlington, in 1882. His entry into the field of textiles and his rise to prominence in the 1920's closely parallels the rise of the North Carolina textile industry to a position of national and worldwide prominence (see Young, page 61).

From 1880 to 1900, at least five new textile mills were built each year in North Carolina heralding this tremendous growth of the textile industry.

"By 1900, the North Carolina textile industry was losing its local character, and was becoming a vital part of the national textile industry...." (Lefler and **Newsome**, page 508-9).

This era, so important to the economy and history of the state, is also important as a seed which germinated in the urbanization of the state during the first quarter of the 20th century.

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Indeed, Raleigh, the state's capitol, was a residential town comprising only four square miles in 1907. From 1870 to 1900, the number of towns with a population in excess of 10,000 increased from one to six, including Raleigh. The rural-urban shift between 1900 and 1925 is described in state demographic statistics as well as the wealth of state history documentation. In 1900, the state was still a state of small farms with more than 90 percent of its population classified as rural. (Lefler & Newsome, page 512.)

Among others, the rise of the textile industry was a leading cause of the rapid urbanization of North Carolina during the first quarter of the 20th century. Manufacturers brought labor to towns, and the service industries began to grow in association with this new trend. The total value of textile manufactures increased over fifteenfold from \$30 million in 1900, to over \$450 million by 1930, and the number of mills grew from 177 in 1900 to 579 in 1927. (Lefler & Newsome, page 582.)

Similarly, William Allen Erwin rose to national prominence. In 1892 he joined with B. N. Duke in Durham, and the first Erwin mill was started, to make cloth for tobacco bags for the Duke (Bull Durham) Tobacco empire. In 1898, he pioneered the production of blue denim, and in 1903, riding the success of the first, a second mill was opened. In 1906, Erwin acquired the Cooleemee Cotton Mills, and in 1910 a fourth mill was built adjacent to the first one in West Durham. In 1926, the fifth Erwin mill was built in Erwin, North Carolina, and in the meantime, Mr. Erwin had become president of four other mills (J. R. Young, page 61).

Between 1900 and 1930, Mr. and Mrs. Erwin bought and sold over 45 properties in Wake County. Indicative of his rising success, the great majority of their transactions took place during the 1920's. (Wake County Deed Books.) By 1925, he had amassed a personal fortune, and had risen to the ranks of the most influential and respected businessmen in North Carolina. By the time of his death in 1932, he was considered among the nation's leaders in the textile business.

Mr. Erwin's obituary (News and Observer, February 29, 1932, page 1) at his death listed his attributes as "textile magnate, churchman and philanthropist, ... who at one time had the active management of more spindles and looms than any other in the Carolinas..." He was president of the Durham Cotton Manufacturing Company, five plants of the Erwin Mills, the Pearl Cotton Mills in Durham, Oxford Cotton Mills, Alpine Cotton Mills in Morganton, Locke Cotton Mills of Concord, the Erwin Yarn Company of Philadelphia, and the Bank of Erwin? North Carolina.

He served as president of the American Cotton Manufacturers Association in 1912-13, and built three industrial communities, West Durham, Erwin, and Cooleemee, North Carolina, all thriving towns today. In addition to The Professional Building, he built the Capitol Apartments which were located one block west on Hargett Street in Raleigh, St. Joseph's Episcopical Church in Durham, the Goodhope Hospital in Erwin, the Chapel of the Cross in Chapel Hill, and hundreds of residences for mill workers. (Interview with J. Harper Erwin, May, 1982.) In Textile Leaders of the South, the following attributions were made: "North Carolina and the textile industry are indebted to Mr. Erwin for his many business accomplishments...." (He) continually promoted civic projects and was particularly interested in church and educational work. Mr. Erwin achieved a great deal for himself, his family, his state and the textile industry, and at his death in 1932 was regarded as one of the

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leading businessmen in the south." This volume goes on to say that the Erwin name is one of the pioneer textile names in the cotton industry in North Carolina, and that Mr. Erwin bore a major responsibility in the rapidly accelerated growth of the industry after 1880 (J. R. Young, page 472-3).

Occupants of The Professional Building then as now were the offices of physicians and dentists, trade associations, corporation representatives and attorneys, according to Hills Raleigh Directory of 1926. In 1981, the building was sold by the Erwin estate heirs to Urban Structures, Inc. of Washington, D.C., a firm which specializes in renovating and refurbishing older buildings. Restoration of the building is underway at this time (May-June 1982). The restoration and continued use of this is thus assured.

As stated at the beginning of this historical sketch, the importance of The Professional Building is its association with Raleigh and its downtown area as a developing and growing city within the Piedmont crescent of North Carolina. It is also important historically for its association with Mr. Erwin, who was a recognized leader and pioneer in the south, and with his wife, Sarah Smedes Erwin, the daughter of the founder of St. Mary's College in Raleigh. Finally, it is important historically as an example of the work of the firm of **Milburn, Heister & Company**, and particularly the work of Yancey Milburn, the principal in the Durham, North Carolina office of that famous firm. It is an outstanding example of the work in commercial buildings remaining from that practice. Finally, the importance of The Professional Building historically stems from its representativeness as a significant design of a modern office building of the pre-depression era in a medium-sized southern town.

9. Major Bibliographical References

Raleigh News and Observer, December 19, 1925. Pages 3 and 5

Raleigh News and Observer, February 29, 1932. Pages 1 and 2

James R. Young: Textile Leaders of the South. J. R. Young, pub., Anderson, SC, 1963

10. Geographical Data

Acreage of nominated property 0.1526 Ac // 6650 sq. ft.

Quadrangle name Raleigh West, N.C.

Quadrangle scale _____

UMT References

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Verbal boundary description and justification

City lot 133 (Old Shaffer Plan); S/D Lots 1,2,3, & 4.

Southeast Corner, Intersection of McDowell and West Rargett Sts.; 95.00 feet east and west, by 70.00 feet north and south.

List all states and counties for properties overlapping state or county boundaries

| state | N.A. | code | county | N/A | code |
|-------|------|------|--------|-----|------|
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| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

1 1 Form Prepared By

name/title W. P. Dinsmoor White, Executive Vice President

organization Hartzog, Lader & Richards

date 3rd June, 1982

street & number 111 Charles Street

telephone 301/268-1330

city or town Annapolis,

state Maryland, 21401

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

William S. Phipps

title State Historic Preservation Officer

date July 22, 1983

