

ORDINANCE 00021769

AN ORDINANCE DESIGNATING the Small House at 310 Lake Boone Trail, IN THE PLANNING JURISDICTION OF RALEIGH, NORTH CAROLINA, A HISTORIC LANDMARK. WAKE COUNTY

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

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

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

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

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

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

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

Section 1. The property designated as the Small House, owned by Avery Salmon and Kate Dunford-Salmon, in the planning jurisdiction of Raleigh, North Carolina, be and is declared a Raleigh Historic Landmark. Said property being more particularly described as follows:

The Small House at 310 Lake Boone Trail, Raleigh, (Wake County P.I.N. 0794.19-62-8433), approximately one-half acre, including the entire parcel on which the building stands.

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

Exterior of the nearly-square, one-story, frame residence designed by G. Milton Small, Jr. which was constructed in 1951 and expanded in 1961, being the first Raleigh example of

a residence affected by the work of architect Mies van der Rohe, as described in the designation report, including all of the parcel described in Section 1.

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

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

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

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

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

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

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

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

Effective Date: **November 8, 1995**

Distribution:	City Council	Wake County Geographic Information Services
	City Manager	Department
	City Attorney	Wake County Historic Preservation Commission (3)
	Planning Department (2)	file
	Inspections Department (3)	Property Owner
	Wake County Registrar of Deeds	Wake County Tax Supervisor



City Of Raleigh
North Carolina

STATE OF NORTH CAROLINA)

COUNTY OF WAKE

CERTIFICATION

I, Gail G. Smith, City Clerk & Treasurer of the City of Raleigh, North Carolina, do hereby certify that the attached is a true and exact copy of Ordinance (1995) 769 adopted by the Raleigh City Council on 11/08/95.

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



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

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Small House

other names/site number

2. Location

street & number 310 Lake Boone Trail

N/A not for publication

city or town Raleigh

N/A vicinity

state North Carolina

code NC

county Wake

code 183 zip code 27608

3. State/Federal Agency Certification

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

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

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain): _____	_____	_____

5. Classification of Property

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

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

Number of contributing resources previously listed in the National Register 0

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

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

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions

(Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification

(Enter categories from instructions)

Miesian

Materials

(Enter categories from instructions)

foundation Concrete/Brick
 roof Rubber
 walls WOOD/plywood
 other Glass

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

8. Statement of Significance

Applicable National Register Criteria

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

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

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

Areas of Significance

(Enter categories from instructions)

Architecture
[Blank lines for other categories]

Period of Significance

1951-1961
[Blank lines for other periods]

Significant Dates

1951
1961
[Blank line for other dates]

Criteria Considerations

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

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

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architect-Small, G. Milton
Contractor-Walser, Frank

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

- X State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

10. Geographical Data

Acreege of Property Less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet)

Zone	Easting	Northing
17	710940	3965900

Verbal Boundary Description

(see continuation sheet)

Boundary Justification

(see continuation sheet)

11. Form Prepared By

name/title David R. Black/Architectural Historian

organization Black & Black, Preservation Consultants date April 1994

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

city or town Raleigh state NC zip code 27605

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

United States Department of the Interior
National Park Service

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Continuation Sheet

Section 7. Page 1 Small House
 Wake County, North Carolina

Section 7.-Description

Built in 1951, the Small House is a nearly-square, one-story, frame residence, Miesian in conception, that is located on the side of a steep hill at a bend in Lake Boone Trail. Substantial additions to the side elevations of the house in 1961 were carried out by the original owner and architect, G. Milton Small, and reinforced the Miesian character of the residence. Both the site and the house retain an integrity of materials, workmanship and feeling. The house is set back from the street above a circular driveway and lawn, separated from the adjacent road and nearby houses by trees and shrubbery on the south, east and west sides and by a sculptural redwood fence on the north side. A mature magnolia and large pecan tree both shelter the front of the house. Behind the building is a flat lawn carved out of the hillside.

As originally constructed in 1951, the house had a T-plan (See Exhibit A). The tail of the T, which was the rear or west portion, consisted of a tightly-arranged bedroom wing containing two children's rooms, the master bedroom, a bath, a central hallway, and a small entrance area. The main living space of the house was in the head of the T, at the east end. There, an elongated rectangle at the front of the house contained the living area, dining area and, behind a side-to-side counter, the kitchen area. At the far end of this ample space was a semi-free-standing fireplace, its hearth projecting into the room, backed up by a brick wall and with a smoke-gathering metal canopy suspended over it. Three sets of large, glazed sliding doors connected this main living space to a full-width screened porch. The center two of these doors were each installed to slide over the fixed, adjacent door, while the two end-most doors were able to slide into recessed wall pockets, thus almost completely integrating the living areas with the porch.

The interior of the Small House was finished with acoustical tile ceilings, asphalt tile and oak strip floors, and plaster, sheetrock and plywood wall sheathing. The house was built with economy in mind, but in line with Mies's predilection for rich interior materials, the plywood in the main living area was veneered with Korina wood and African Philippine mahogany veneers were used in other portions of the house. Walnut was used to panel the built-in cabinets of the kitchen divider.

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Section 7. Page 2 Small House
 Wake County, North Carolina

On the exterior, the house was originally covered by a low, flat, built-up roof with deep overhangs and a wide board fascia. The exterior sheathing was Weldtex exterior plywood, stained dark, or painted white in the panels under the windows. Windows on the sides and rear of the house were grouped casements. Most of the house was constructed on a concrete slab, though the area beneath the front of the house was carved away for a small basement and crawl space. The stretcher bond brick exterior facing of this basement was extended on both sides of the house to form a retaining wall. Cantilevered over this wall for several feet, the screened front porch extended into space, making the front of the house appear to float above the ground as two horizontal planes capturing the space between them. The rear portion of the house had relatively standard framing, but the front of the house the floors and ceilings were composed of paired 2x10 inch joists supported on widely-spaced, exposed 4x4 inch posts. These posts, painted black, were the equivalent of the space-defining posts used by Mies van der Rohe in his Barcelona Pavilion and later buildings.

In 1961, Small designed and had constructed substantial additions to both side elevations of the house (See Exhibit B). On the south side of the house, a new master bedroom was built with a new master bath, the old bedroom being converted into a dressing room set behind a glazed wall. A second bedroom was also added to the south side and one of the original children's bedrooms was made into a study adjacent to it. On the east side of the house a utility room was added behind the kitchen and a new dining room and living room/parlor were constructed on both sides of an enlarged entry hall. The large living space at the front, east end of the house, was almost unaltered, except for the removal of a door at the southwest corner and the covering over of a row of low windows behind the kitchen. The fireplace hood was also streamlined into a tapered wedge faced in procelainized metal. The new entry hall was a careful composition of floating walls, some framed into panels by narrow, black strips, that created three interconnected spaces out of a single space at the north side of the house.

The exterior of the house was also altered to become even more crisply-Miesian than it had been originally. The eaves of the house were extended to emphasize the horizontal roof plane, and by expanding the house at the side, but keeping those additions back from

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Continuation Sheet

Section 7. Page 3

Small House
Wake County, North Carolina

the front plane of the porch, the floating appearance of the porch was reinforced. The plywood sheathing on the exterior of the house was replaced with new composite sheathing ("Glasweld") framed into rectangular panels by raised strips, like the curtain walls of Miesian office buildings, and arranged into carefully-balanced compositions. Panels below the windows, originally of plywood, were replaced with fixed glass. The large window area, in combination with a skylight in the central hallway, provides ample illumination for the interior by day. At the same time that the house was being expanded, a small parking slot next to the house was filled in, creating a raised courtyard between the house and a woven redwood fence along the property line. This elongated courtyard was paved with a basket weave pattern of bricks and concrete blocks in which was set a row of square gravel beds containing crepe myrtle trees. From the driveway, a brick walkway leads to a small staircase whose concrete steps are cantilevered into the courtyard's brick retaining wall. On three sides of the house a wide strip of gravel framed with low concrete curbs set the house off from the grass and the courtyard paving.

In the 1980s Mr. Small made a further addition to the house at the northeast corner for a laundry and storage area, making that corner more nearly square, but using all of the same exterior detailing. The house has been maintained continuously and is intact and in good condition.

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National Park Service

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Section 7. Page 4

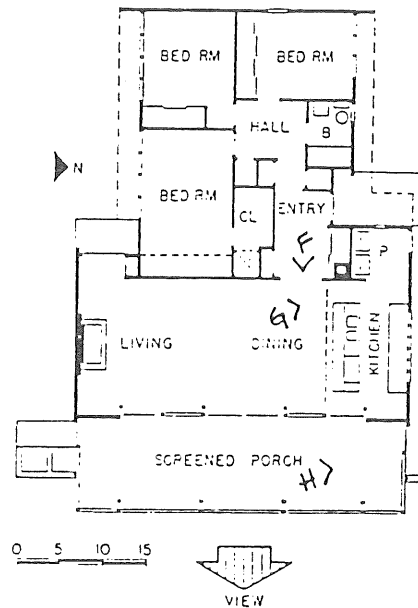
Small House
Wake County, North Carolina

Exhibit A

1951 Floor Plan

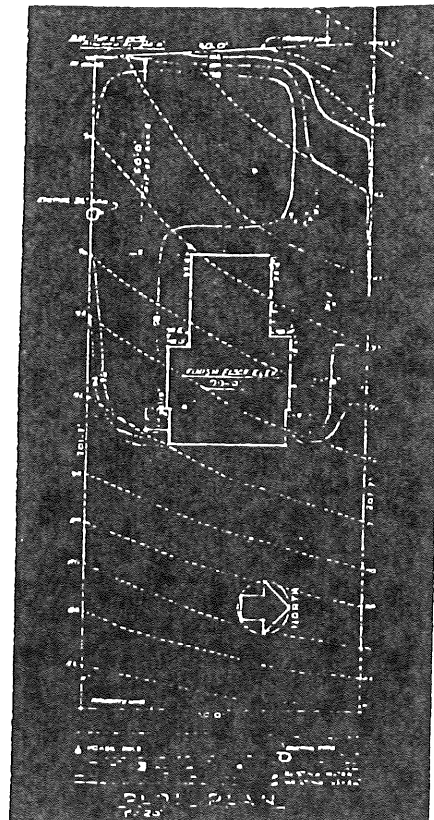
Architectural Record June 1954

(> indicates vantage point of photographs)



1951 Site Plan

From Architect's Drawings



United States Department of the Interior
National Park Service

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Continuation Sheet

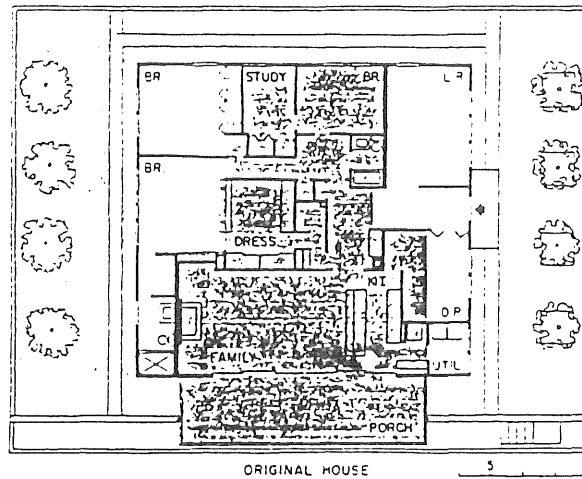
Section 7. Page 5

Small House
Wake County, North Carolina

Exhibit B

1961 Floor Plan

Architectural Record March 1966



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Section 8. Page 1 Small House
 Wake County, North Carolina

8. Statement of Significance

Summary

The Small House, at 310 Lake Boone Trail, was constructed in 1951 and expanded in 1961 by Raleigh architect G. Milton Small as his own residence. It is an early, important example of a small number of prototypical modern houses built in Raleigh in the 1950s and 1960s by architects who were, or had been, associated with the NCSU School of Design (See Multiple Property Documentation Form for "Early Modern Architecture in Raleigh Associated with the Faculty of the North Carolina State University School of Design, Raleigh, North Carolina"). The house, which is being nominated under Criterion C, as the work of a master and for its high artistic value, is the first comprehensive example of a Raleigh residence affected by the work of émigré German architect Mies van der Rohe, whose architectural concepts dominated large portions of American building in the 1950s and 1960s. A former student of Mies at the Illinois Institute of Technology, G. Milton Small became in the 1950s and 1960s the Raleigh area's, and one of North Carolina's, most accomplished advocates of Miesian modernism. The design of the house also represents an experiment both in materials and construction systems new to the residential market in Raleigh, and in compact, low-cost home planning. Recognized by an Honor Award from the North Carolina chapter of the American Institute of Architects in 1957, the house was also published in Architectural Record in 1954 and in 1966.

Historical Background

George Milton Small, Jr., (1916-1989) came to Raleigh in 1948 to head the architectural office of William Henley Deitrick, at that point Raleigh's largest architectural firm and the most committed to modernist design. Small had been recommended to Deitrick by one of his former professors at the University of Oklahoma, Henry Kamphoefner, who was coming to Raleigh to take over the deanship of the new School of Design (School of Design Dean's Office Correspondence, NCSU Archives). Small had been a student of Mies van der Rohe at the Illinois Institute of Technology in 1946-1947, and arrived in Raleigh with a knowledge and understanding of the Miesian approach to

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Section 8. Page 2 Small House
 Wake County, North Carolina

architecture that was unmatched in the area. In two years heading Deitrick's office, Small produced several important designs, principally the new clubhouse for the Carolina Country Club, one of the first modernist clubhouses in the country ("New Country Club," Life Magazine, 31 July, 1950, p. 70).

In 1949, Small left Deitrick's office to found his own practice, beginning in the typical fashion with a house for businessman Robert I. Rothstein at 2337 Churchill Road, which was constructed in 1950 (Interview with Mrs. June Small). Although unusual for Raleigh in that period, the house combines a somewhat Miesian, flat-roofed, cantilevered wing with a main section that is hipped-roofed, oriented to the street, and more loosely-organized in plan.

In August of 1950, G. Milton Small and his wife, June V. Small, purchased parts of lots #4 and #5 in Block 5 of the Lakeview Section of the Budleigh Subdivision in Raleigh as a site on which to build a home for themselves (Wake County Deeds, Book 1053, Page 252). The tract was near a curve in the line of Lake Boone Trail and it was located on the south side of a hill. The selection of that property was in part based on Small's assessment that they 'like to have all the protected view possible and prefer to live where it 'feels' high' ("What Does a Good House Cost?", Architectural Record, June 1954, p. 169).

The house was designed in early 1951 and built during that year by contractor Frank Walser. In its original form it was published in a 1954 article in Architectural Record about low cost houses (Architectural Record, June 1954, p. 169). Under the title "Spacious Open Plan" the article quoted Small as saying 'Since cost was a very limiting factor we decided to have space if nothing else and this is the entire key to the low [\$8.00] per sq. ft. cost.' By combining the living/dining/kitchen functions into one large room that shared a glazed wall of sliding doors with a full-length, screened porch, Small was able to eliminate the cost of partitioning those rooms, while providing a sense of spaciousness to a tightly-planned house. During seven months of the year the sliding glass doors could be open, adding an additional 400 square feet to the house, and even when they were closed, the glazed wall added to the space visually. The report of the Honor Award Jury when the house was selected for a North Carolina AIA Honor Award in 1957

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Section 8. Page 3 Small House
Wake County, North Carolina

noted that the porch took "full advantage of the view" and remarked on the "happy interrelation of the porch and interior living spaces" ("Residence," Southern Architect, February 1957, p. 13).

Miesian devices employed in this early version of the house include the clear division of the building into base, body and roof, the deep cantilevering of the flat roof and screened porch, the frankly-exposed structural posts in the living room, the glazed wall allowing the flow of space from inside to outside, the division of walls into panels, and the contrasting use of plain wall surfaces with limited amounts of rich interior materials.

In 1961 Small designed and carried out an enlargement of the house by adding to both side elevations. The result was to make the house even more Miesian in its external proportions and in its detailing, though the prominent porch of the east elevation and the principal spaces of the interior were largely unaltered. A parking area adjacent to the house was also filled in to make a raised entry court which, with changes to the side entrance, smoothed the transition from inside to outside.

The Smalls continued to live in the house through the 1980s, adding a small kitchen/laundry room addition to the northeast corner of the house in that decade. A year prior to Mr. Small's death in 1992, the house was purchased by Avery P. Salmon and his wife Kate Dunford Salmon, the current owners (Wake County Deeds, Book 4759, Page 439).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9, 10. Page 1 Small House
Wake County, North Carolina

9. Major Bibliographic References

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

Wake County Deeds

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

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

_____. "Residence." Southern Architect, February 1957, p. 13.

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

_____. "What Does a Good House Cost?: Three Approaches to the Budget Problem." Architectural Record, Vol. 115, June 1954, p. 164.

_____. "Remodeled Houses Solve Many Problems." Architectural Record, Vol. 139, March 1966, p. 156.

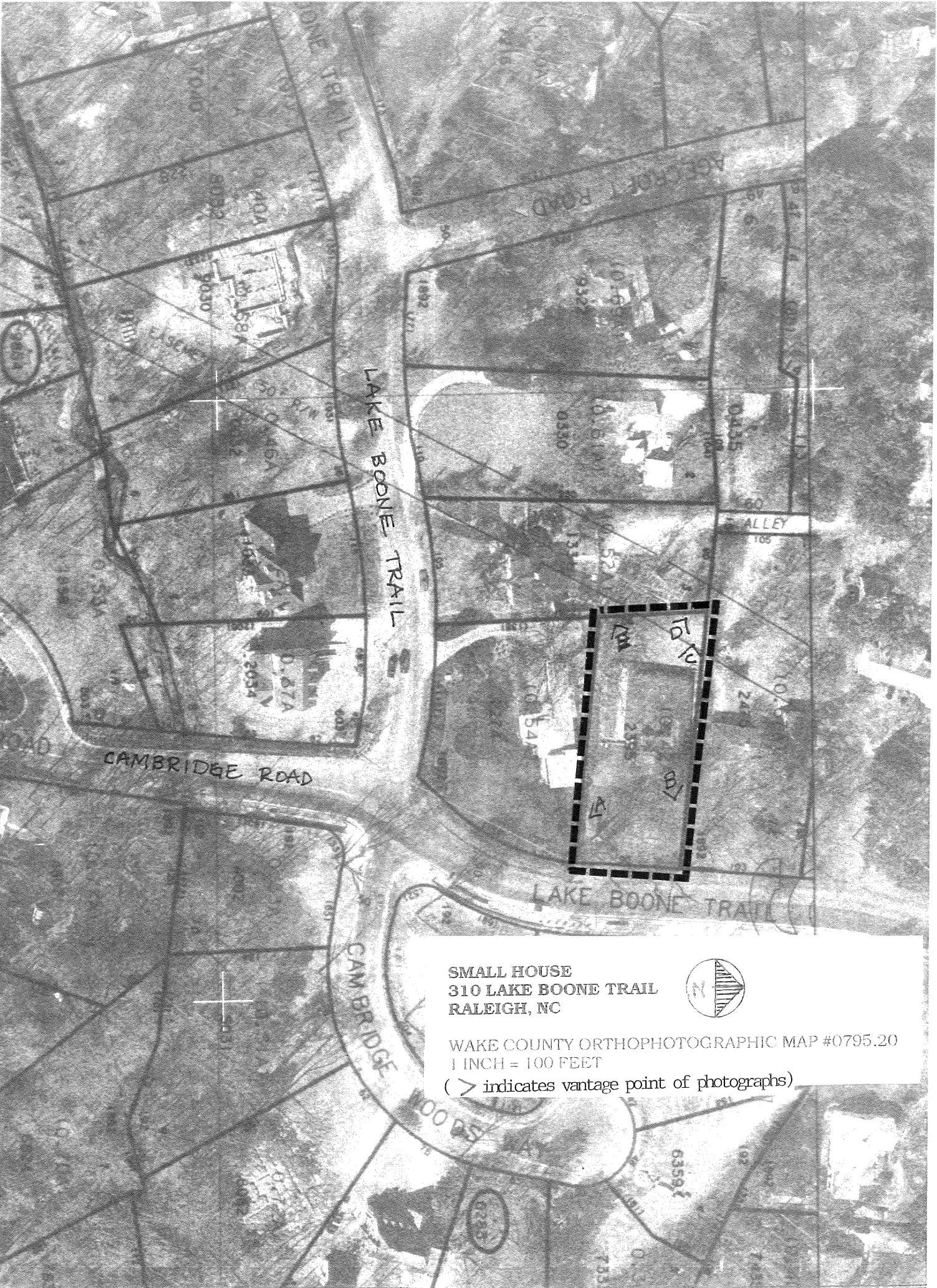
10. Geographical Data

Verbal Boundary Description

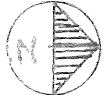
The boundaries of the G. Milton Small House nomination are as shown by the dashed line on the accompanying Wake County Orthophotographic Map #0795.20, drawn at a scale of 1 inch = 100 feet.

Boundary Justification

The boundaries of the G. Milton Small House nomination include the original lots on which the house was constructed and which provide an appropriate setting for the building.



**SMALL HOUSE
310 LAKE BOONE TRAIL
RALEIGH, NC**



WAKE COUNTY ORTHOPHOTOGRAPHIC MAP #0795.20
1 INCH = 100 FEET

(> indicates vantage point of photographs)

SMALL HOUSE
Raleigh, NC, Wake County
RALEIGH WEST QUAD

N/17/3965900

E/17/710940

