

**NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE**  
**Office of Archives and History**  
**Department of Cultural Resources**

**NATIONAL REGISTER OF HISTORIC PLACES**

**Rochester Heights Historic District**

Raleigh, Wake County, WA4581, Listed 12/7/2011

Nomination by Sybil Argintar

Photographs by Sybil Argintar, August 2010



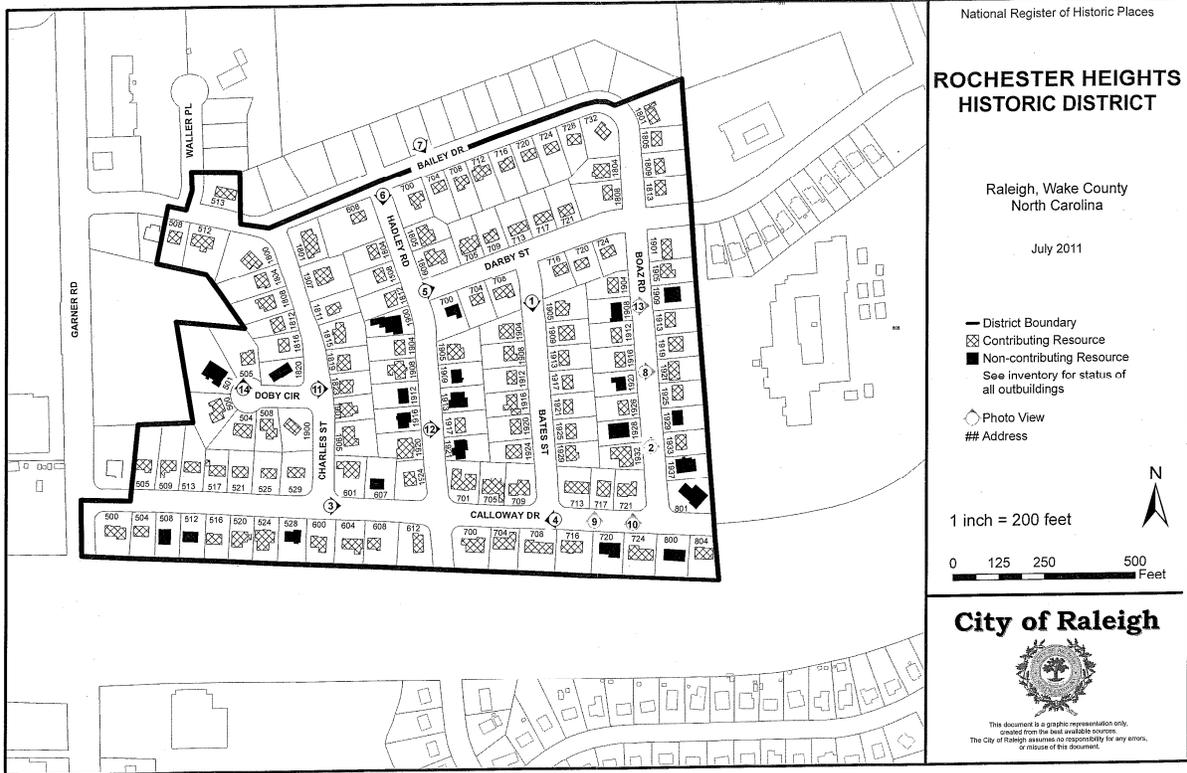
Calloway Drive



Doby Circle



513 Bailey Drive



Historic District Map



Rochester Heights Historic District  
Name of Property

Wake County, North Carolina  
County and State

**5. Classification**

**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**  
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>137</u>	<u>59</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>5</u>	structures
<u>0</u>	<u>0</u>	objects
<u>138</u>	<u>64</u>	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)  
"Post-World War II and Modern Architecture in Raleigh, North Carolina, 1945-1965."

**Number of contributing resources previously listed in the National Register**  
N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

Cat: Domestic Sub: single dwelling  
Domestic secondary structure

**Current Functions**

(Enter categories from instructions)

Cat: Domestic Sub: single dwelling  
Domestic secondary structure

**7. Description**

**Architectural Classification** (Enter categories from instructions)

other: Ranch  
other: Split Level

**Materials** (Enter categories from instructions)

foundation brick  
roof asphalt  
walls brick  
weatherboard  
other asbestos  
vinyl

**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.

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.

**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.

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

(Enter categories from instructions)

Architecture

Community Planning and Development

Black Ethnic Heritage

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1957 - 1964

\_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

1957

\_\_\_\_\_

\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

Peebles, Millard R.

Cooley, Sidney

Hunter, Willis

**Areas of Significance**

**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**

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: Raleigh office, Archives and History

Rochester Heights Historic District  
Name of Property

Wake County, North Carolina  
County and State

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## 10. Geographical Data

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**Acreage of Property** approximately 39 acres

**UTM References** (Place additional UTM references on a continuation sheet)

Zone Easting Northing  
1 17 714170 3959490  
2 17 714640 3959590

Zone Easting Northing  
3 17 714700 3959190  
4 17 714180 2959200  
\_\_\_ See continuation sheet.

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

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## 11. Form Prepared By

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name/title Sybil H. Argintar, Preservation Planning Consultant for the Raleigh Historic Districts Commission

organization Southeastern Preservation Services date June 1, 2011

street & number 166 Pearson Drive telephone (828) 230-3773

city or town Asheville state NC zip code 28801

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## 12. Additional Documentation

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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)

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### Property Owner

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

name multiple owners, more than 50

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**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.







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National Park Service

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**712 Bailey Drive. Robert L. and Aldora H. Myatt House. Contributing. 1960.**

This four-bay brick Ranch house has an integral carport on the west side and a small storage unit at the southwest corner. Vinyl siding has been added around the entry, on the storage unit, and on the gable ends. Windows are single and double one-over-one sash, and the front door is solid with a single vertical rectangular light, all with lintels. A shed-roof porch supported by decorative metal posts has been added at the front and the chimney is metal-clad. The house sits on a flat lot. The original owners were Robert L. and Aldora H. Myatt. Mr. Myatt was a worker at Southside Grocery (city directories).

**716 Bailey Drive. Joseph M. and Flora L. Andrews House. Contributing. 1960.**

This four-bay brick Ranch house has a front-gable porch roof supported by decorative metal posts at the northeast corner. Gable ends are masonite board, windows are one-over-one horizontal sash, with a tripartite window, and the front door is a fanlight-over-four-panel. Door and windows all have lintels. The house sits on a level lot. The original owners were Joseph M. and Flora L. Andrews. Mr. Andrews was a resident assistant at North Carolina State College (city directories).

**Storage Building. Non-contributing. ca. 2000.**

At the rear of the property is a one-story front-gable T-111 plywood storage building.

**720 Bailey Drive. Wiley M. and Mary H. Davis House. Contributing. 1960.**

This four-bay brick Ranch house has vinyl siding on the gable ends and on the upper portion of the east side of the façade. The flat metal roof of the porch is supported by decorative metal posts; the porch floor is a concrete slab and there is no balustrade. Windows are one-over-one horizontal sash with lintels. There is an interior metal-clad chimney. The house sits on a level lot. The original owners were Wiley M. and Mary H. Davis. Mr. Davis was dean of students at St. Augustine's College (city directories).

**724 Bailey Drive. Reverend Jesse J. and Hazel C. Reece House. Contributing. 1960.**

This six-bay brick Ranch house with plywood gable ends has an interior metal-clad chimney, and one-over-one horizontal sash windows placed within wood panels on the facade. The solid wood door appears to be a later replacement. The house sits on a level lot. The original owners were the Reverend Jesse J. and Hazel C. Reece. City directories did not indicate the church affiliation of Reverend Reece (city directories).

**Storage Building. Contributing. ca. 1960.**

At the rear of the property is a one-story front-gable metal storage building.

**728 Bailey Drive. Richard L. Revis House. Contributing. 1960.**

This four-bay brick Ranch house has vinyl gable ends, a central, metal-clad chimney, single one-over-one horizontal sash windows, and a tripartite window with a central square fixed pane framed by one-over-one horizontal sash windows. The front door is six-panel, and the house is set at an angle to the street. The original owner was Richard L. Revis, a postal clerk (city directories).

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**Storage Building. Contributing. ca. 1960.**

At the rear of the property is a one-story front-gable metal storage building.

**732 Bailey Drive. George E. and Annie R. Brown House. Contributing. 1960.**

This four-bay brick Ranch house has vinyl siding between the windows on the upper part of the east façade. Windows on the east are sliding design; there is a tripartite window on the west façade and an attached porch on the northwest corner with a metal shed roof supported by decorative metal posts, a concrete slab floor, and no balustrade. There is an interior metal-clad chimney. This house is set at an angle to the street, facing northeast at the curve of Bailey Drive and Boaz Road. The original owners were George E. and Annie R. Brown. Mr. Brown was an attorney with Carnace & Brown (city directories).

**Storage Building. Contributing. ca. 1960.**

At the rear of the property is a one-story front-gable frame storage building with board and batten siding and a standing seam metal roof.

**Bates Street:**

**1904 Bates Street. James Upchurch House. Contributing. 1960.**

This four-bay brick Ranch house has masonite siding between the windows on the north side and in the gable ends. There is a concrete slab entry stoop with a metal railing, covered by a metal shed-roof awning that extends to the south. Windows are a tripartite window and two-light sliding, with metal awnings on the front. The central chimney is metal-clad, and the house sits on a small level lot. The original owner was James Upchurch, a driver with Dixie Laundry and Dry Cleaners (city directories).

**Storage Building. Contributing. ca. 1960.**

At the rear of the property is a one-story gambrel-roof metal storage building.

**1905 Bates Street. Frank and Winnie B. Grant House. Contributing. 1960.**

This four-bay brick Ranch house has masonite boards around the entry and window bays on the south side of the facade and on the gable ends. Windows are two-light sliding with decorative iron bars, along with a tripartite window with a fixed central light flanked by two-over-two horizontal sash; all windows on the facade have metal awnings. There is a metal awning supported by decorative iron posts on the south side of the facade covering the concrete entry stoop and stairs. The door is two-lights-over-four-panel, and the central chimney is metal clad. The house sits on a small level lot. The original owners were Frank and Winnie B. Grant. Mr. Grant was a maintenance worker on the Seaboard Airline Railway (city directories).

**1908 Bates Street. Howard and Edna A. Young House. Contributing. 1960.**

This four-bay brick Ranch house, with German siding on the two south bays of the façade, has a porch extending from the south side covered by a flat metal roof supported by decorative metal posts and





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**1924 Bates Street. Erick L. and Hannah J. May House. Contributing. 1960.**

This four-bay brick Ranch house has vertical boards between the windows on the north and vinyl siding on the gable ends. There is a concrete slab stoop at the front six-panel door. All of the two-light sliding windows with lintels on the front are covered with metal awnings. The foundation is parged. There is a small masonite-sided rear addition. The original owners were Erick L. and Hannah J. May. Mr. May was retired from the United States Army (city directories).

**1925 Bates Street. Dayton and Dorothy W. McKinney House. Contributing. 1960.**

This four-bay brick Ranch house has vinyl siding added around the door and window bays on the south end of the facade and on the gable ends. Windows, with lintels, are two-light sliding and the entry stoop is uncovered. The house sits on a slight rise above the street. The original owners were Dayton and Dorothy W. McKinney. Mr. McKinney was a helper at the Florida Steel Corporation. The McKinneys only lived in the house for one year, when the house was then occupied by John A. and Ethel Everette (city directories).

**1929 Bates Street. Edgar and Alberta S. White House. Contributing. 1961.**

This four-bay brick Ranch house has masonite-board siding around the window bays on the north end of the façade and in the gable ends. The attached front porch has a metal shed roof supported by decorative metal posts and balustrade and a brick floor. Windows, with lintels, are one-over-one horizontal sash and tripartite. The central chimney is metal-clad and the foundation is parged. The house sits on a gentle hill above the street. The original owners were Edgar and Alberta S. White. Mr. White was a general laborer. The Whites lived in the house through 1962; the house was vacant for a year, and in 1964 Edward and Sadie H. MacRae lived in the house. Mr. MacRae was an occupational analyst with the Employment Securities Commission (city directories).

**Boaz Road:**

**1801 Boaz Road. Manly and Zulla H. Lane House. Contributing. 1962.**

This four-bay brick Ranch house has plywood sheathing on the gable ends, one-over-one sash windows and a tripartite window, one large metal awning over the entry bays and windows on the north end of the façade and a smaller one over the window on the south end. The entry stoop has decorative metal railings, and the central chimney is metal-clad. The house sits on a large level lot in the curve of the road, with Bailey Drive to the west. The original owners were Manly and Zulla H. Lane. Mr. Lane was a yardman at the City Board of Education (city directories).

**Carport. Non-contributing structure. ca. 1990s.**

At the north side of the house is a freestanding metal gable roofed carport with metal supports.

**1804 Boaz Road. Wilson and Catherine H. Boykins House. Contributing. 1962.**

This four-bay brick Ranch house has vertical boards between the windows above the half-wall on the south end of the facade and vinyl siding in the gable ends. Windows are two-light sliding, with a

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tripartite window on each end of the façade. There is a small one-story, shed-roof addition at the rear northwest corner with vinyl siding. The central chimney is metal-clad. The house sits on a small level lot. The original owners were Wilson and Catherine H. Boykins. Mr. Boykin was a tile worker (city directories).

**Carport. Contributing structure. 1962.**

At the side of the property is a one-story free-standing front-gable wood frame carport with bracketed square post supports.

**1805 Boaz Road. Maude H. Landis House. Contributing. 1962.**

This four-bay brick Ranch house has vertical-board siding between the windows on the half-wall on the north side of the façade and aluminum siding in the gable ends. The entry stoop is concrete and the front door is six-panel. Windows are two-light sliding and the central chimney is metal-clad. Metal awnings are over the windows on the façade. The house sits on a small level lot. The original owner was Maude H. Landis, a teacher (city directories).

**Storage Building. Contributing. 1962.**

At the rear of the property is a one-story front gabled metal storage shed.

**1808 Boaz Road. Alf Pretty House. Contributing. 1962.**

This six-bay brick Ranch house has vinyl siding added between the windows on the façade and on the gable ends. The entry stoop is not covered. Windows, with lintels, are one-over-one horizontal sash, and the central chimney is metal-clad. The house sits on a flat corner lot. The original owner was Alf Pretty, a maintenance worker at North Carolina State College (city directories).

**Storage Building. Contributing. 1962.**

At the rear of the property is a one-story front-gable plywood storage shed.

**1809 Boaz Road. Paul E. and Mary W. Peebles House. Contributing. 1963.**

This four-bay brick Ranch house has vinyl siding on the gable ends, an entry stoop with a metal awning and a new wood railing, two-light sliding windows and a tripartite window, all with lintels, on the north end of the façade. There is a central metal-clad chimney. The house sits on a small level lot. The original owners were Paul E. and Mary W. Peebles. Mr. Peebles was a warehouseman at Epes-Fitzgerald Paper (city directories).

**Storage Building. Contributing. 1963.**

At the rear of the property is a one-story metal front-gable storage shed.

**1813 Boaz Road. Minnie T. Howard House. Contributing. 1961.**

This four-bay brick Ranch house has high two-light sliding windows on the north end of the façade, with vertical-board siding between them, and larger sliding windows elsewhere, all with lintels. There is also a

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tripartite window on the south end of the façade. Gable ends have vinyl siding. The concrete entry stoop is uncovered and there is a glass louvered storm door. The house sits on a small level lot. The original owner, who still lives in the house, is Minnie T. Howard, a teacher (city directories).

**Storage Building. Contributing. 1961.**

At the rear of the property is a one-story side-gable, metal storage shed.

**1901 Boaz Road. Alex E. and Lillian B. Currin House. Contributing. 1960.**

This four-bay brick Ranch house has vinyl siding between the windows on the façade and in the gable ends. A side-gabled carport with decorative metal supports is attached to the south elevation. There is a vinyl-sided storage room at the southeast corner. Windows, with lintels, are two-light sliding, and the front door is solid with no lights. The central chimney is metal-clad. There is a concrete entry stoop and a low brick planter and a stepped planter on the north. The house sits on a level corner lot. Alex E. Currin is deceased, but Lillian B. Currin, still lives in the house. Mr. Currin was the district manager for the Raleigh News and Observer (city directories; owner-provided information).

**1904 Boaz Road. Jerome M. and Sophia S. Clay House. Contributing. 1962.**

This four-bay brick Ranch house has board and batten siding between the windows on the north side and plywood sheathing on the gable ends. The entry stoop is uncovered, windows are two-light sliding, and the central chimney is metal-clad. The front door is six-panel. The house sits on a small level lot. The original owners were Jerome M. and Sophia S. Clay. Mr. Clay was a laborer at City Water Works (city directories).

**1905 Boaz Road. William E. and Lorraine D. Ballentine House. Contributing. 1960.**

This four-bay brick Ranch house has vinyl siding in the gable ends and between the windows on the north end of the façade. Windows, with lintels, are two-light sliding, with a tripartite window on the south end of the façade. The concrete entry stoop and windows to the south end of the facade are covered with a metal awning. The front door is six-panel and the foundation is parged. The central chimney is metal-clad. There is a small gable-end addition at the rear, clad in vinyl siding. William E. Ballentine is deceased, but Lorraine D. Ballentine, still lives in the house. Mr. Ballentine was a warehouseman at U. S. Plywood (city directories; Lillian B. Currin).

**Storage Building. Contributing. 1960.**

At the rear of the property is a one-story front-gable, wood-frame storage shed clad in vinyl siding.

**1908 Boaz Road. Wyona O'Kelly House. Non-contributing. 1962; addition ca. 1980.**

This four-bay brick Ranch house has a large side-gabled, one-story, vinyl-clad addition and exterior front chimney on the south elevation, added ca. 1980, which significantly alters the form of the original house. According to tax records this addition was in place by 1984 when the house last changed ownership. Wood panels are located between the windows on the north end of the façade and the gable ends are





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wife lived in the house only until 1963; it was vacant for a year and was then occupied by Calvin and Viola D. Owens. Mr. Owens was a laborer at Pilot Mills (city directories).

**Storage Building. Contributing. 1962.**

At the rear of the property is a one-story side-gable metal storage building.

**1926 Boaz Road. George W. and Margaret W. Ransdell Jr. House. Contributing. 1961.**

This four-bay brick Ranch has vertical-board siding between the high windows on the south end of the façade and masonite-board siding on the gable ends. The uncovered entry stoop has a quarry tile floor. Windows, with lintels, are two-light sliding and tripartite, and the central chimney is metal-clad. A handicap ramp and deck has been added at the northwest rear corner. The house sits on a small nearly level lot, with a low brick planter in front. There is a second round brick planter in the front yard. The original owners were George W. and Margaret W. Ransdell Jr. Mr. Ransdell was a cook at Restful Pines (city directories).

**1928 Boaz Road. George and Lena M. Smith House. Non-contributing. 1962.**

This four-bay brick Ranch house has a very large gabled brick rear addition with the gable end protruding above the original roofline that significantly alters the original form of the house. The gable ends are vinyl sided. Windows on the original house are replacement six-over-six sash and a tripartite window; all have metal awnings. The quarry tile entry stoop is also covered by a metal awning, and the front door is two-light-over-four-panel. There is a large exterior brick chimney on the rear addition, but the one on the original house is gone. The house sits on a nearly level lot, with a slight elevation change up from north to south. The original owners were George and Lena M. Smith. Mr. Smith was a janitor at the State School for the Blind and Deaf (city directories).

**Storage Building. Non-contributing. ca. 2000.**

At the rear of the property is a one-story side-gable, wood-frame storage shed with T-111 siding.

**1929 Boaz Road. Tessie and Siliae M. Bell House. Non-contributing. 1962.**

This four-bay brick Ranch house has been altered with two recent additions, the enclosure of a carport bay to the south, and a rear gabled ell on the northeast corner. The front-gable porch is currently under construction. Windows are one-over-one horizontal sash and double one-over-one vertical sash. The front door is six-panel. There is German siding surrounding the front door, and the gable ends are weatherboard sheathed. The house sits on a small level lot. The original owners were Tessie and Siliae M. Bell. Mr. Bell was a kennelman at Boulevard Animal Hospital. The Bells lived in the house until 1964, when George and Ruby B. Stewart began living in the house. George Stewart was a bartender at Club 54 (city directories).

**Storage Building. Non-contributing. ca. 2000.**

At the rear of the property is a one-story front-gable metal storage building.

















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design with the original house. Windows are one-over-one sash on the enclosed garage bay, with double two-over-two horizontal sash elsewhere; the front door is twenty-one panel, there is a brick exterior end chimney on the west elevation and a central brick one. The brick entry stoop has a new wood railing. There is a side entry on the enclosed garage bay. This lot drops down from east to west, and to the south, with the building being two full stories in the rear. The deed for this property, from the Phillips Building Corporation, is dated June 30, 1958. The original owners were Joseph H. and Victoria M. Walters. Mr. Walters was a public school teacher (city directories, Wake County Deed Book 1320, p. 181; interview with Primrose Jackson May 18, 2011).

**705 Calloway Drive. George and Helen Coburn House. Contributing. 1959.**

This five-bay brick rambler Ranch house has two projecting bays on the west, a hip roof with wide eaves, single and double two-over-two horizontal sash windows with awnings, a multi-light window framed by two-over-two horizontal sash, a six-panel front door with a decorative metal storm door, an interior wide brick chimney, a hip-roof carport supported by brick posts which extends south from the east end of the facade, and a brick patio which extends from the front door east to the carport, with decorative metal railing. There is a low brick planter on the east side of the front door. The land slopes down in elevation from east to west, making the house one and one-half stories on the west side. The original owners were George Coburn, a public school teacher, and wife Helen, who was also a teacher (city directories; Alexia Anderson).

**708 Calloway Drive. Dr. James E. and Dorothy C. Thomas House. Contributing. 1958.**

This seven-bay brick Split-level house has a flat roof with wide eaves, the only one in the neighborhood. On the west side of the façade, the lower wall is brick and the upper wall is vertical board siding. The east side of the house, including the two-car garage, is covered with asbestos siding. Windows are single, double, and triple two-over-two horizontal sash, the front door is three square panels, each with a bulls-eye motif in the center, and there is a wide brick chimney between the two levels towards the rear. A notable feature is the script letter "T" (for Thomas) to the east of the vertical-board clad recessed entry with quarry tile floor and steps and iron railing. There is a second entrance near the garage. The lot for this house slopes down from east to west. The deed for this property, from the Phillips Building Corporation, is dated October 2, 1957. The original owners were Dr. James E. and Dorothy C. Thomas, both deceased. Dr. Thomas was a general physician (city directories, Wake County Deed Book 1291, p. 319).

**709 Calloway Drive. Milford M. and Glodene P. Taylor House. Contributing. 1958.**

This five-bay brick rambler Ranch house has brick on the lower half of the façade and rough-cut ashlar above on the east, with two projecting bays on the west end that are entirely faced in brick. Windows are double one-over-one horizontal tripartite sash, the door is four-light-over-four-panel, and there is a wide brick exterior end chimney on the east along with a central brick chimney. Gable ends are masonite board. The brick entry stoop has decorative metal railings. The lot slopes slightly down from east to west, and the northwest corner of the house is one and one-half stories. The deed for this property, from the Phillips Building Corporation, is dated October 24, 1957. The original owners were Milford M. and







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### Charles Street:

**1800 Charles Street. Arthur and Bertha E. Dove House. Contributing. 1960.**

This three-bay brick Ranch house has tripartite windows and masonite-board siding on the upper portion of the façade of the one-bay-wide south gabled wing, two-over-two horizontal sash windows, and a nine-light window with awning sash at the bottom. All windows have metal awnings. There is a central brick chimney, and brick entry steps with a new wooden railing are found on the main house. The central bay projects forward to the edge of the eave. The house sits on a large level corner lot, angled towards the northeast. There is a sidewalk that curves around onto Bailey Drive to the west. The original owners were Arthur and Bertha E. Dove. Mr. Dove was the owner of Dove Music Company, which sold juke boxes (city directories).

**1801 Charles Street. Andrew J. and Catherine Turner House. Contributing. 1960.**

This five-bay Ranch house is clad in masonite siding, except for a brick half-wall on the south side of the façade. There is a small one-story wing on the south elevation, with the roof set lower than the main house. Additional details of the house include one-over-one sash windows and a tripartite window with metal awnings, a central brick chimney, and an awning-covered entry. There is a metal balustrade at the entry stoop. There are two small one-story additions, one on the north elevation and one to the rear, both clad in masonite siding. A carport has also been added on the north elevation, with a flat metal roof supported by decorative metal posts and a pierced concrete wall on the south. The house sits on a large level corner lot. The original owners were Andrew J. and Catherine Turner. Mr. Turner was a salesman (city directories).

**Storage Building. Non-contributing. 1990s.**

At the northeast corner of the property is a one-story gabled frame storage building with vertical board and siding.

**1804 Charles Street. Etta Solomon House. Contributing. 1961.**

This four-bay brick Ranch house has a small one-bay wing on the south, single, double and triple six-over-six sash replacement windows, a central brick chimney, weatherboard and vinyl gable ends, and brick entry steps with a wood railing. The house sits on a small level lot. The original owner was Etta Solomon, a teacher and widow of William Solomon (city directories).

**1807 Charles Street. George L. and Onelia Foxwell House. Contributing. 1960.**

This four-bay hip-roof Ranch house has beaded weatherboard siding and some replacement rough-sawn siding. The central bay projects forward to the eave line. There is a nearly full-width, one-story addition to the rear. Additional details include wide eaves, one-over-one sash replacement windows, a triple window, a central brick chimney, a new exterior end brick chimney on the addition, a covered entry stoop with a concrete floor and steps, decorative metal railing, and awning, and a six-panel front door. There is a handicap ramp on the south that leads to the deck at the rear. The house sits on a small level lot. The



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**1816 Charles Street. Reverend John W. and Hortense G. Fleming House. Contributing. 1958.**

This four-bay brick Ranch house has wood German siding on the south end of the façade with a six-light awning window, masonite gable ends, two-over-two horizontal sash windows elsewhere, a central brick chimney, and a brick stoop with wooden steps and no railing. The house sits on a small level lot. The original owners were Reverend John W. and Hortense G. Fleming. Reverend Fleming was a teacher at Shaw University, a minister in Smithfield, North Carolina, and an assistant administrator with the Baptist Book Store (city directories; Allie Peebles).

**1819 Charles Street. Oscar M. and Marga C. Johnson House. Contributing. 1960.**

This three-bay, hip-roof Ranch house is completely clad in masonite-board siding. It has wide eaves, two-light sliding windows, a tripartite window, a solid wood door with a single square light, and an entry porch with a metal awning and new wood railing. There is a central brick chimney. The south bay projects forward. A small wood deck has been added at the northeast corner. The original owners were Oscar M. and Marga C. Johnson. Mr. Johnson was a shipping clerk with Raleigh Farm Equipment (city directories).

**1820 Charles Street. Sidney W. and Elizabeth M. Roberts House. Non-contributing. 1960.**

This four-bay brick Ranch house has been considerably altered by a modern two-story frame addition on the southwest elevation. The addition has a two-car garage on the lower level and a second story that cantilevers over the first floor. The addition is clad in aluminum siding. There is a second small one-story brick addition at the rear with a shed roof. Additional details of the house include one-over-one sash replacement windows, a central brick chimney, vinyl siding in the gable ends, concrete entry steps with a metal pipe railing, and a six-panel front door. The house sits on a corner lot, facing southeast. The original owners were Sidney W. and Elizabeth M. Roberts. Mr. Roberts was a mail porter with Seaboard Airline Railway (city directories).

**1823 Charles Street. Raeford and Gladys McKinley House. Contributing. 1960.**

This three-bay brick Ranch house has a nine-light window in a projecting bay, single two-over-two horizontal sash windows, a fanlight-over-four-panel door, central brick chimney and an entry stoop with a new wood railing. The house sits on a small level lot. The original owners were Raeford and Gladys McKinley. Mr. McKinley was a janitor. Beginning in 1963, John K. and Ethel J. Darden lived in the house. Mr. Darden was a sign painter (city directories).

**1900 Charles Street. Mack W. and Juanita W. Akins Jr. House. Contributing. 1958.**

This four-bay brick Ranch house has single and double two-over-two horizontal sash windows with metal awnings, a tripartite window, a solid wood door with a single square light, molded weatherboard in the gable ends, a central brick chimney, and an entry stoop covered by a metal awning that also covers the flanking windows. The deed for this property, from the Phillips Building Corporation, is dated May 16, 1958. The original owners were Mack W. and Juanita W. Akins Jr. Mr. Akins was a postal clerk (city directories, Wake County Deed Book 1315, p. 528).







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**Storage Building. Contributing. 1960.**

At the rear of the property is a one-story side-gable storage building clad with weatherboard siding. There is a door and a window on the east side.

**Doby Circle:**

**500 Doby Circle. William B. and Marjorie M. Snipes House. Contributing. 1961.**

This four-bay brick Ranch has single and double two-over-two horizontal sash windows with tall lintels, a small recessed wing on the east elevation with a recessed porch, and a small one-story addition to the rear. Additional details include a decorative metal storm door, masonite gable ends, a central, metal-clad chimney, parged foundation, and a patio with a metal and wood railing. There is a brick planter in front of the patio. The house sits on a level lot, facing northeast. The original owners were William B. and Marjorie M. Snipes. No occupation was listed for Mr. Snipes in the city directories. Beginning in 1964, John H. and Geraldine G. Brown lived in the house. Mr. Brown was a salesman for John W. Winters, a local builder (city directories).

**501 Doby Circle. Alex and Rosa R. Jones House. Non-contributing. 1961.**

This five-bay brick Ranch house has been extensively altered with both front changes and a large rear addition with a front-gable roofline that extends above the original building. Vinyl siding has been added onto the façade on both ends, and all awning-covered windows are replacements. The house sits on a level lot. The original owners were Alex and Rosa R. Jones. Mr. Jones was a worker at Sears (city directories).

**504 Doby Circle. William and Iola G. Riddick House. Contributing. 1960.**

The roofline of this three-bay brick Ranch house extends over the carport on the east elevation. The rear of the carport has been enclosed and covered in aluminum siding. Additional building details include wood German siding on the west end of the façade, one-over-one sash replacement windows, a tripartite window, central brick chimney, and entry steps with a metal railing. The front windows have metal awnings and there is a brick planter on the west end of the façade. The house sits on a small level lot, facing north. The original owners were William and Iola G. Riddick. Mr. Riddick was employed at North Carolina Equipment Company. Beginning in 1962, James A. and Martha M. Ricks lived in the house. Mr. Ricks was a meat cutter at Bridges Supply (city directories).

**Garage. Contributing. ca. 1960.**

At the rear of the property is a one-story front-gable garage clad in masonite siding.

**Storage Building. Non-contributing. ca. 2000.**

At the rear of the property is a one-story shallow front-gable metal storage building.









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**1920 Hadley Road. Nathaniel and Augustina M. Dunn House. Contributing. 1960.**

This six-bay brick Ranch has vinyl siding added between the windows and on the gable ends, one-over-one horizontal sash windows with awnings, a six-panel door, central, metal-clad chimney, and an added metal awning supported by decorative metal posts and a metal balustrade on the north end of the facade. The roofline extends over the carport on the north elevation, with a pierced brick wall on its north side. There is a full-width shed-roof addition to the rear, clad in vinyl siding. The house sits on a small level lot. The original owners were Nathaniel and Augustina M. Dunn. Mr. Dunn was a shipping clerk at Carolina Surgical Supply (city directories).

**1921 Hadley Road. Lonnie and Mildred A. Haith House. Non-contributing. 1960.**

This four-bay brick Ranch has masonite siding in the gable ends and stone veneer added on the south end of the façade. Additional details include one-over-one horizontal sash windows and a tripartite window, all with tall lintels. The porch at the southwest corner is a modern addition. The front-gable roof is supported by decorative metal posts. Windows and the perimeter of the front porch have metal awnings. There is a carport on the south elevation. The house sits on a small level lot. The original owners were Lonnie and Mildred A. Haith. Mr. Haith was a driver for Kraft Foods (city directories).

**Storage Building. Non-contributing. ca. 2000.**

At the rear of the property is a one-story gambrel-roof storage building with T-111 siding.

**1924 Hadley Road. James T. and Dessie M. McKay House. Contributing. 1960.**

This four-bay brick Ranch has plywood board and batten gable ends and between the windows on the north end of the façade. Additional details include single one-over-one horizontal sash windows, a tripartite window, a central, metal-clad chimney, and a metal awning over the front entry supported by decorative metal posts. The house sits on a small level lot. The original owners were James T. and Dessie M. McKay. Mr. McKay was employed at International Paper (city directories).

**Storage Building. Contributing. 1960.**

At the rear of the property is a one-story front-gable storage building clad in flush board siding.





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historian Jeff Hardwick found the Colonial Revival style conspicuously absent, implying a strong decision not to use the style that was a symbol of slavery, instead selecting hopeful, progressive styles”.<sup>8</sup>

Rochester Heights was platted in 1956 and 1958, by the developer Phillips Building Corporation.<sup>9</sup> Previous to this, the land was owned by Anna Roberta Lightner and L. E. (Lawrence Eugene) Lightner, brother of Clarence E. Lightner, the first black mayor of Raleigh. The Lightner farm extended from I-40 northeast to Rock Quarry Road, and included the land that later became Rochester Heights. L. E. Lightner sold the property, except for the cemetery, to M. C. Garner on November 8, 1954.<sup>10</sup> The Lightner family cemetery, shown as Hillcrest Cemetery on the plat of the Lightner farm, is still located at the entrance to Rochester Heights, along Garner Road, although it is not part of the historic district. The deed to the cemetery was granted to Clarence Lightner by Anna Roberta Lightner, his sister-in-law, on December 20, 1966. It still remains in the Lightner family.<sup>11</sup>

The Phillips Building Corporation was incorporated on July 3, 1956 in Raleigh, North Carolina, with officers including M. C. Garner, Edgar E. Phillips, and Harry Phillips. As noted in the incorporation papers, the purpose of the company was to buy, sell, lease, or improve property, as well as to serve as a supplier of building materials.<sup>12</sup> Edgar E. Phillips, of Raleigh, purchased the property for Rochester Heights from M. C. Garner on August 16, 1956.<sup>13</sup> Restrictive covenants were placed on the subdivision, including the following:<sup>14</sup>

No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

No dwelling shall be permitted on any lot at a cost of less than \$6,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and

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<sup>8</sup>Little, M. Ruth. “Madonna Acres Historic District”, National Register Nomination, March 2010, p. 8-25, and Jeff Hardwick, “Homesteads and Bungalows: African American Architecture in Langston, Oklahoma,” *Perspectives in Vernacular Architecture*, Vol. VI, 1997, 21-32; Jeanne Cyriaque, “The Collier Heights Historic District: Atlanta’s Premier African American Suburb,” *Reflections: Georgia African American Historic Preservation Network*, December 2009.

<sup>9</sup>Wake County Book of Maps 1957, p. 14 and 1959, p. 62.

<sup>10</sup>Joyner, Eunice. Long-time Raleigh resident and niece of Clarence Lightner, the first black mayor of Raleigh. Interview with Sybil H. Argintar, December 28, 2010; Wake County Deed Book 1169, p. 166; Wake County Book of Maps 1954, p. 94.

<sup>11</sup>Joyner, Eunice. Interview with Sybil H. Argintar, December 28, 2010; Wake County Deed Book 1748, p. 80.

<sup>12</sup>Wake County Book of Corporations 00000K, p. 567.

<sup>13</sup>Wake County Deed Book 1256, p. 103.

<sup>14</sup>Wake County Deed Book 1257, p. 77.

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purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 800 square feet for a one-story dwelling, nor less than 750 square feet for a dwelling of more than one story.

No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 25 feet to any interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 60 feet or more from the minimum building setback line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provide, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 6,000 square feet, except that a dwelling may be erected or placed on any lot as shown on the recorded plat.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenant shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

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Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Additionally, on May 27, 1957, the following amendment to the covenants was placed on the neighborhood:<sup>15</sup>

The lots as shown on said recorded map may be resubdivided, provided that said lots as resubdivided must be at least equal to or larger in area than the smallest lot now shown on said map, and provided that any lot so resubdivided must have a width of at least 60 feet at the building set back line. Side lot line requirements shall apply to the lines of said lots as resubdivided.

These restrictive covenants, like those that often were put in place with new subdivisions in both the white and black communities all over the city, were important in that they set forth certain developmental standards. This resulted in a uniformity of lot size, setback, layout, and building and outbuilding size and type within the neighborhood that still exists today. As housing was built from the late 1950s to the mid-1960s, these guidelines had to be followed, even when Key Homes came in as a significant builder of some of the later houses.

The first section of the neighborhood, platted in 1956, included all of Calloway Drive, Charles Street, and Doby Circle. The second section, platted in 1958, included the remainder of the neighborhood with the platting of Hadley Road, Bailey Drive, Bates Street, Darby Street, and Boaz Road. The streets were named for famous African-Americans of the day including Cab Calloway (1917 – 1994), a singer and bandleader; Ray Charles (1930 – 2004), a singer and musician; Pearl Bailey (1918 – 1990), a singer; Larry Doby (1923 – 2003), a baseball player; and Clayton “Peg Leg” Bates (1907 - 1998), a dancer who performed with one wooden leg. Residents believe the remaining streets were named for other famous individuals, but are not certain of whom.<sup>16</sup>

The neighborhood developed from the south to the north, with many houses along Calloway Drive being the first to be completed in 1957 and early 1958. It appears that Calloway Drive was the showpiece of the neighborhood, with many custom-built houses reflecting modern trends in the use of Ranch and Split-level houses. These same types of houses were being built in nearby Battery Heights, and Madonna

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<sup>15</sup> Wake County Deed Book 1280, p. 497.

<sup>16</sup> Local residents are not sure where the name “Rochester Heights” came from. Some think it was named for the comedian Eddie Rochester, and some believe it might have been named for Rochester, New York, the home of Cab Calloway.



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employees, and small business owners who also made up an important part of the community. Some residents already lived in the Raleigh area when property in Rochester Heights became available, mostly in Washington Terrace, one of the few apartment complexes open to black professionals. Many homes in Rochester Heights are still occupied by the original residents or their descendents.

In addition to their professional lives, neighborhood residents were active in the politics and social life of the Raleigh African American community. Families took care of each other and there were often social activities, including the annual Fourth of July neighborhood cook-out, parties, Christmas celebrations, and sleighing on the hill on Calloway Drive. Small children attended the neighborhood school, Fuller Elementary, built in the 1950s, until integration in the late 1960s when many were bused elsewhere.<sup>20</sup> Many of the youth who grew up in the neighborhood were among the first to integrate the local schools and universities in the 1970s.<sup>21</sup>

### Architecture Context

The Rochester Heights Historic District is an intact collection of primarily Ranch and Split-Level houses dating from 1957 to 1964. The district, one of only four strictly African American mid-twentieth century subdivisions in Raleigh, compares admirably with these other neighborhoods. In addition to the significant Ranch and Split-Level architecture present in the district, Rochester Heights is also a good example of a post-World War II suburban subdivision. It is a self-contained residential subdivision located away from the center of the city but connected to the city by easily accessible roads and dependent on the automobile for daily needs. It is typical of the time in its layout of lots, required front and side setbacks, and large evergreen and deciduous trees remaining from earlier wooded land. The relative ease of mass production of the homes from model plans, availability of low-cost, long-term mortgages, and the need for housing after World War II made the development of Rochester Heights a favorable enterprise for E. E. Phillips and the Phillips Building Corporation, along with the residents who bought land and built houses there.<sup>22</sup>

Some of the later homes in Rochester Heights were built from plans produced by Key Homes, a house plan company that, like Standard Homes, built many houses in Raleigh.<sup>23</sup> Key Homes is no longer in business, but a perusal of typical house plans from the 1950s and 1960s in the Standard Homes Company archives reveals that many of the typical features of the time were incorporated into the Rochester Heights

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<sup>20</sup> Fuller Elementary is not included in the historic district due to the fact that it is substantially altered from its original form with many additions. It is important to the history of the neighborhood, however, since it served as the neighborhood school until local schools were integrated in the late 1960s.

<sup>21</sup> Peebles, Allie and Hicks, Willie T. Original property owners and current residents. Interview with Sybil Argintar October 11, 2010.

<sup>22</sup> <http://www.nps.gov/history/nr/publications/bulletins/suburbs/part1.htm>. June 16, 2010.

<sup>23</sup> Peebles, Allie. Original property owner and current resident. Interview with Sybil Argintar October 11, 2010. Mrs. Peebles notes that the developer, the Phillips Building Corporation, did not complete all of the work in the neighborhood. Key Homes completed many of the later houses. She obtained this information from interviewing a former subcontractor of her husband, Millard R. Peebles, who worked from many of the Key Homes plans.

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neighborhood. Some of these, especially on those houses dating from the late 1950s, included tripartite windows, brick planters, recessed entries, inverted triangular porch posts, carports or garages, small storage rooms in carports, and central brick chimneys. Some of the design features which began to appear in the 1960s and also appear on many Rochester Heights houses included four-bay houses, often no more than 1,000 square feet, with awning style, sliding, or one-over-one or two-over-two horizontal windows, tripartite windows, six-light doors, raised-panel doors, three-small-light doors, masonite around windows, brick or stone half-walls on the façade, central chimneys, plywood board and batten siding, and masonite gable ends. Porches and sometimes garages have been added to these original forms in more recent years, which, in most cases, significantly alter the houses.

The Ranch houses incorporate many of the design features of the style including one-story, long, linear massing, hip, or side gable roofs with wide eaves, carports or garage bays, large windows, patios, entry stoops, and, in a handful of cases, wide, unadorned brick chimneys. Within the Ranch style in the district are several variations that range from the three-to-four-bay minimal designs with their low-pitched roof and horizontal lines to a few of the larger five- and six-bay Rambler houses that have additional side, front or rear wings including carports or garages and recessed entries. Additional variations of the Ranch house include archetypal, with side-gable roof, a large window in the living room, small horizontal bedroom windows placed high in walls, and often a combination of brick and masonite or vertical wood siding.<sup>24</sup> The majority of the Ranch houses as seen in the Rochester Heights district typically are of this archetypal type, one-story, low to the ground with a horizontal configuration, most commonly having a side-gable roof, large, sometimes picture, windows on the façade, and sometimes with a carport or garage bay, a patio or a porch. A notable example of a minimal Ranch house in the neighborhood is the **Millard R. and Allie Peebles House (721 Calloway Drive, 1957)**, with its hip roof, brick and tile water feature, stepped pierced brick wall, two-over-two horizontal windows, fanlight-over-four-panel door, and wide brick exterior end chimney. A good example of a Rambler ranch is the **Harold P. and C. Vivian Coleman House (701 Calloway Drive, 1958)** with its hip roof and wide eaves, horizontal sash windows, and brick entry stoop

Good examples of the archetypal Ranch house, typical of the majority of the houses in the neighborhood that were built in the 1960 to 1964 period include the **RaeFord and Gladys McKinley House (1823 Charles Street, 1960)**, with its nine-light picture window, single and double two-over-two horizontal windows, a fanlight-over-four-panel door, and central brick chimney; the **Thomas E. and Bermadean Bailey House (704 Bailey Drive, 1960)**, with its masonite board gable ends, two-light sliding windows, large three-part window; and entry with a metal shed roof supported by decorative metal posts; and the **Nathaniel and Hattie J. Fisher House (1921 Boaz Road, 1960)**, with masonite-board siding between the windows on the façade and in the gable ends, a roofline that extends over the carport to the south, with

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<sup>24</sup>Little, M. Ruth. "Post-World War II and Modern Architecture in Raleigh, North Carolina, 1945-1965," May 2009, p. F22-23.

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a storage room located in the southeast corner, a central metal-clad chimney, two-light sliding windows, and an entry stoop and walkway delineated by a decorative metal railing.

There are only two Split-Level houses in Rochester Heights, both good examples of the style. The first is the **Samuel S. and Eleanor B. Mitchell House (717 Calloway Drive, 1960)**, with a side roof with wide eaves, a one-story wing intersecting the two-story wing, a multi-light picture window, entry stoop, and a first-story garage. The second is the **James E. and Dorothy C. Thomas House (708 Calloway Drive, 1958)**, with its flat roof, single, double and triple two-over-two horizontal windows, three-square-panel front door, wide central brick chimney, and recessed entry.



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Standard Home Company plan book catalogs from late 1950s to early 1960s. Located in corporate offices of Standard Homes Plan Service, Inc., Fuquay Varina, North Carolina.

Wake County Book of Corporations, Raleigh, North Carolina.

Wake County Deed Books, Raleigh, North Carolina.

Wake County Plat Books, Raleigh, North Carolina.

Wright, Mable. Original property owner and current neighborhood resident. Interview with Sybil Argintar, October 11, 2010.

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### **Boundary Description**

The boundaries for this nomination are indicated on the accompanying sketch map, shown with a dark line, at a scale of 1" = 200'.

### **Boundary Justification**

The boundary of the district encompasses the two plats of Rochester Heights dating from 1956 and 1958 and excludes the vacant lots on the north side of Bailey Drive, the vacant lot at the southeast corner of Garner Road and Bailey Drive, all of which originally had houses that were torn down after a recent flood, and two heavily altered properties, one at the west edge of the district on Bailey Drive and the other at the west end of the district on the north side of Calloway Drive.

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### Rochester Heights Historic District Photographs

The following information applies to all photographs, except where noted.

Name of property:                      Rochester Heights Historic District  
    Raleigh  
    Wake County  
    North Carolina

Photographer:                              Sybil H. Argintar

Date of photos:                              August 2010 except where noted

1. Bates Street, view SE
2. Boaz Road, view N
3. Calloway Drive, view E
4. Calloway Drive, view W
5. Darby Street, view NE  
    October 2010
6. Hadley Road, view S
7. 704 Bailey Drive, view SE
8. 1921 Boaz Road, view E
9. 717 Calloway Drive, view N
10. 721 Calloway Drive, view N
11. 1823 Charles Street, view E
12. 1917 Hadley Road, view E
13. 1909 Boaz Road, non-contributing building, view NE
14. 505 Doby Circle, contributing outbuilding, view N

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