



Architectural Survey Update
Historic Resources in Knightdale, Rolesville, and Wendell
Wake County, North Carolina
September 12, 2016



Prepared by:
Heather Wagner Slane &
Sunny Townes Stewart
hmwPreservation
Durham, NC



TABLE OF CONTENTS

Project History and Overview	4
Survey Methodology	5
Historic Context.....	7
Knightdale	8
Rolesville	9
Wendell	9
Architectural Context.....	10
Findings	21
Knightdale	21
Rolesville	26
Wendell	29
Recommendations	35
Bibliography	37
Appendix A: Classifications of Surveyed Properties	38
Appendix B: Study List Information and Justification	39

LIST OF FIGURES

Figure 1. 1958 Plat of the Property of H. E. Perry, Rolesville, NC.....	11
Figure 2. 1956 Plat of the Green Pines (Daniel Circle), Knightdale, NC	12
Figure 3. 1969 Plat of the Robin Hood Forest, Knightdale, NC	13
Figure 4. House, 216 Todd Street, Wendell, NC	14
Figure 5. House, 213 S. Main Street, Rolesville, NC	14
Figure 6. Satterwhite House, 100 Westover Drive, Knightdale, NC	15
Figure 7. House, 204 S. Main Street, Rolesville, NC	15
Figure 8. House, 5805 Coffey Street, Knightdale, NC.....	15
Figure 9. House, 302 Lake Drive, Wendell, NC	16
Figure 10. House, 205 Brown Circle, Rolesville, NC	16
Figure 11. House, 201 Kirvin Court, Knightdale, NC.....	17
Figure 12. House, 116 Dogwood Trail, Wendell, NC.....	17
Figure 13. House, 3021 Wendell Boulevard, Wendell, NC.....	18
Figure 14. House, 303 Perry Street, Rolesville, NC.....	18
Figure 15. Medical Office, 111 N. First Street, Knightdale, NC.....	19
Figure 16. Wendell Municipal Building, 15 E. Fourth Street, Wendell, NC.....	19
Figure 17. Service Station, 3400 Wendell Boulevard, Wendell, NC	20
Figure 18. Distribution of Demolished Properties in Knightdale, NC	23
Figure 19. Distribution of Deteriorated Properties in Knightdale, NC	24
Figure 20. Distribution of Demolished Properties in Rolesville, NC	27
Figure 21. Distribution of Deteriorated Properties in Rolesville, NC	28
Figure 22. Distribution of Demolished Properties in Wendell, NC.....	31
Figure 23. Distribution of Deteriorated Properties in Wendell, NC.....	32

LIST OF TABLES

Table 1. Population Growth in Wake County, Knightdale, Rolesville, and Wendell, 1940-2014.....	8
Table 2. Demolished Properties in Knightdale, NC	22
Table 3. Deteriorated Properties in Knightdale, NC	24
Table 4. Newly Surveyed Properties in Knightdale, NC	26
Table 5. Demolished Properties in Rolesville, NC	27
Table 6. Deteriorated Properties in Rolesville, NC	28
Table 7. Newly Surveyed Properties in Rolesville, NC	29
Table 8. Demolished Properties in Wendell, NC	30
Table 9. Deteriorated Properties in Wendell, NC	32
Table 10. Newly Surveyed Properties in Wendell, NC	34

PROJECT HISTORY AND OVERVIEW

In 2016, Wake County received a Historic Preservation Fund (HPF) grant from the North Carolina State Historic Preservation Office (NC-HPO) and contracted with hmwPreservation to undertake an architectural survey update of historic resources in Knightdale, Rolesville, and Wendell in Wake County, North Carolina. The project was part of a multi-phase project aimed at updating the survey of the entire area within the jurisdiction of the Wake County Historic Preservation Commission. Earlier phases included the 2014-2015 architectural survey update of Apex, Fuquay-Varina, and Holly Springs.

Many historic properties in and around Knightdale, Rolesville, and Wendell were first surveyed as part of the comprehensive survey of Wake County in 1988-1991, though several significant sites were surveyed as early as the 1970s or 1980s. The 1988-1991 survey, conducted by Kelly Lally, resulted in the preparation of approximately 160 individual survey files and about 170 multiple structure survey files for the current survey area. The survey also led to the submission of the National Register of Historic Places Multiple Property Documentation Form (MPDF) titled "Historic and Architectural Resources of Wake County, NC (ca. 1790-1941)" by Kelly Lally and Todd Johnson, as well as the publication of the book, *The Historic Architecture of Wake County, North Carolina* in 1994, written by Lally.

Portions of Knightdale, Rolesville, and Wendell were also surveyed in 2005-2006 as part of an architectural survey update of Wake County. That survey, performed by Edwards-Pitman Environmental, Inc. did not comprehensively resurvey the three jurisdictions, but did include survey of additional resources that had not been surveyed in 1988-1991 as well as additional county-wide historic and architectural context for the 1942-1960 time period.

The primary objective of the 2016 survey of Knightdale, Rolesville, and Wendell was to update and expand the existing survey files, to add significant or representative properties constructed prior to 1970, and to summarize changes to the historic fabric of these three areas, which have been under intense development pressure.

SURVEY METHODOLOGY

The preparation of this architectural survey update of Knightdale, Rolesville, and Wendell focused on the documentation of historic resources within the corporate and extra-territorial jurisdictions of the three municipalities, except for the National Register Historic Districts in Wendell. Fieldwork took place from March 2016 through May 2016. Heather Slane served as the principal investigator with field and research assistance by Sunny Townes Stewart and Samantha Smith.

Surveyors verified the existence and location of approximately 160 previously surveyed sites that were recorded with individual files and comprehensively resurveyed those sites with updated field survey forms, written descriptions, and digital photographs. Approximately 170 of the buildings previously recorded in multiple structures files were assigned survey site numbers and recorded with digital photography and field survey forms. Properties in the multiple structures files that were fully surveyed are those with high architectural and material integrity, specifically properties that are the best representations of a common form or style as well as properties that illustrate a unique building type, style, use or an unusual construction method or material. Additionally, approximately 50 properties (including subdivisions/neighborhoods) that appear to have been constructed prior to 1970 and were not previously surveyed have been assigned survey site numbers and documented with field survey forms, brief written descriptions, and photos.

Basic archival research, including the use of plats, city directories, census records, historic newspapers, and additional property records were used as appropriate to provide additional data for significant properties and neighborhoods. On-site interviews were conducted as available and special notation made of properties that appear potentially eligible for listing in the National Register of Historic Places.

Material gathered during fieldwork and research was used to create database records and paper files on updated resources and only database records on newly surveyed properties and neighborhoods. Changes to previously surveyed properties were noted as appropriate in the summaries. Newly surveyed individual buildings received brief written summaries; for newly identified neighborhoods/subdivisions, a brief written summary addressed the area overall rather than each of its components. All newly surveyed resources have limited photography.

Database

Existing paper survey files (specifically sketches) and online tax records were used to identify all individual buildings included in the existing multiple structures files so that properties could be coded as No Change, Deteriorated, Demolished, or Rehabilitated (see Appendix A). Individual SSN#s were assigned to approximately 170 buildings selected from existing multiple structures files for updating. Written entries from the 2005-2006 survey were scanned and the content pasted into the written summary field of each database record. After the completion of the field survey and preparation of written summaries for previously surveyed resources, the HPO database was populated for each property or neighborhood, summaries of previously recorded properties updated, and report forms generated from the database for inclusion in the paper survey files. A digital copy of the database was presented to both the NC-HPO and staff for the Wake County Historic Preservation Commission.

Photographs

Digital survey photos were taken from the public right-of-way, when possible, using a digital SLR camera. Photos included both primary and secondary resources as well as representative streetscapes, were labeled according to the NC-HPO guidelines, and contact sheets printed for inclusion in the paper survey files. A DVD of all labeled survey photos was prepared for the NC-HPO and staff for the Wake County Historic Preservation Commission.

Paper Files

Paper files for each previously surveyed property or neighborhood include the field survey notes, printed contact sheets, and printed database records, as well as any related primary sources. No paper files were prepared for newly documented resources unless the resource was proposed for the Study List.

Maps

Base maps with the boundaries of the ETJ, street names, and building numbers were used during the field survey to locate rural resources and to identify potential mid-century neighborhoods/developments to survey. Sketch maps from existing block files were used during the field survey to document demolished resources, significant alterations, or new construction and were then included in the paper files.

Survey Report

This written report outlines the project methodology, summarizes changes to the study areas, and includes recommendations for further study. The methodology summarizes the sources used, properties surveyed, and criteria considered for selecting properties in the multiple structures files to update and for selecting buildings and neighborhoods for new survey. The report also outlines changes to the study areas including demolition, renovation, deterioration, and new construction, using maps, where possible, to illustrate trends in these activities. It includes additional historic context for the towns of Knightdale, Rolesville, and Wendell, as well as an architectural context to cover the major mid-twentieth-century styles represented in the survey areas. The consultant will present the findings of the survey at up to two public information meetings in Wake County.

Study List Recommendations

Included in the survey report is a list of properties considered by the consultant to be eligible for listing to the National Register of Historic Places, specifically those properties that appear to have exceptional historic or architectural significance and a high level of material integrity. The report explains why each property was selected. The consultant will present these properties to the North Carolina National Register Advisory Committee for consideration for listing to the NC-HPO National Register Study List.

HISTORIC CONTEXT

The municipalities of Knightdale, Rolesville, and Wendell, all located in eastern Wake County, have been significantly impacted by the rapid growth of the county over the course of the late twentieth and early twenty-first centuries. Like many of the surrounding formerly small, agricultural communities, Knightdale, Rolesville, and Wendell have increasingly become suburbs of the state capital of Raleigh. As such, the once-rural landscape has been replaced by large residential and commercial developments to accommodate populations that have been exponentially expanding since the 1980s.

This report analyzes the changes on these three municipalities since 1940, expanding on the 2005-2007 Wake County Architectural Survey Update, which documented the overall changes throughout the county since Kelly Lally's original 1998-1991 study. While Lally had observed that rural sections of the county retained vestiges of its agricultural past, by 2007, surveyors observed that there was a "marked impact of suburban development and a noticeable decline in land devoted to agriculture."¹ The update noted:

Much more jarring are the endless subdivisions and shopping centers that have supplanted farms and rural domestic complexes. Building demolitions and disorienting road realignments have obliterated the historic character of many sections of Wake County ...²

The growth of Wake County's municipalities resulted from the county's shift away from its rural, agricultural identity and growth of commercial and technology-based industries. With the decline of tobacco and cotton—which dominated Wake County's economy in the early twentieth century—farmers increasingly abandoned their farms, particularly following World War II. By 1964, there were fewer than three thousand active farms in the county, a decline of fifty percent in only fourteen years, and by 1987, only one thousand farms were in operation.³

In the second half of the twentieth century, technology-based industries would replace agriculture as Wake County's main economic driver. The Research Triangle Park, which was established in 1959 and became one of the largest research and development centers in the nation, attracted new companies, which in turn recruited a highly educated work force to the region. Wake County grew quickly. In 1950, fewer than 150,000 people lived in the county; by 1980, the population had more than doubled.⁴

While the county's growth initially occurred primarily in Raleigh and the early bedroom communities of Cary and Garner, investors soon began to capitalize on the acres of largely undeveloped former farmland that surrounded the urban centers. Between 1940 and 2014, the municipalities of Knightdale, Rolesville, and Wendell grew from a combined population of 1,684 to 25,838.⁵ This remarkable increase contributed to the countywide demographic shift "from a

¹ Wake County Architectural Survey Update Phases I & II. Edwards-Pitman Environmental, Inc. 2005-2007. www.hpo.ncdcr.gov/surveyreports/WakeCountySurveyUpdatePhI&II-2007.pdf, 6.

² Wake County Architectural Survey Update Phases I & II, 6.

³ Lally, Kelly, "Historic and Architectural Resources of Wake County, North Carolina (ca. 1790-1941)." Multiple Property Documentation Form, 1993, E-78.

⁴ Wake County Architectural Survey Update Phases I & II, 4.

⁵ The 1940 figure only included the municipalities of Knightdale and Wendell, as Rolesville was not incorporated until 1941.

combination of rural, small-town, and urban dwellers to a largely suburban population employed in technology-related and service-industry jobs.”⁶ While some of this growth was the result of expansion of local industries, much can be attributed to the overflow of people who settled in these areas from Raleigh and the Research Triangle Park and the concurrent annexation and new extraterritorial jurisdiction boundaries established in each of the three municipalities in the early 2000s.

Table 1. Population Growth in Wake County, Knightdale, Rolesville, and Wendell, 1940-2014

Year	Wake County Total	Knightdale	Rolesville	Wendell
1940	109,544	352	N/A	1,332
1950	136,450	451	288	1,253
1960	169,092	622	258	1,620
1970	228,453	815	533	1,929
1980	301,327	985	381	2,222
1990	423,380	1,884	572	2,822
2000	627,846	5,958	907	4,247
2010	900,993	11,401	3,786	5,845
2014	998,691	13,871	5,785	6,182

Knightdale

Knightdale, located approximately six miles east of Raleigh, was established in 1905 on 2.65 square miles of land along the Norfolk and Southern Railroad.⁷ The town grew steadily throughout the early to mid-twentieth century, with its population expanding approximately thirty percent every ten years until 1980. However, the widening of U.S. Highway 64 in the 1970s and the success of the Research Triangle Park resulted in exponential growth beginning in the 1980s.⁸

To accommodate the dramatic increase in traffic between Knightdale and Raleigh, construction began on an alternate highway for U.S. 64 in 2002 and the Knightdale Bypass was completed in 2005. In the first decade of the 2000s, Knightdale was the fourth-fastest growing municipality in North Carolina.⁹ Today, the town and its extraterritorial jurisdiction boundary include approximately twenty-one square miles, including 6.4 square miles in the town limits and an ETJ that includes an additional fifteen square miles.¹⁰ In 2013, the population of Knightdale was 13,291, more than twelve times larger than it had been in 1980.

⁶ Wake County Architectural Survey Update Phases I & II, 5.
⁷ In 1905, the widow of Civil War veteran and landowner Henry H. Knight donated 1,700 acres of land to the Raleigh and Pamlico Sound Railroad to be used for a depot, warehouses, and a town, eventually chartered as Knightdale. It received its articles of incorporation from the North Carolina Legislature in 1927. Lally, E-53.
⁸ Hazard Mitigation Plan. Town of Knightdale, 2009. Appendix B: Vulnerability Assessment, p. B-1. <http://www.knightdalenc.gov/index.aspx?page=464> Accessed July 1, 2016.
⁹ Hazard Mitigation Plan, p. B-1.
¹⁰ Hazard Mitigation Plan, p. B-1.

Rolesville

Incorporated in 1837, the town of Rolesville is located twelve miles northeast of Raleigh and has been the fastest-growing municipality in North Carolina since 2005. Once the smallest town in Wake County at 1.6 square miles, in 2010 it encompassed 4.1 square miles with a population of 3,786. Though the smallest of the three municipalities included in this survey, it grew significantly beyond the expectations of town planners. In 1988, a Rolesville transportation survey proposed a bypass for U. S. Highway 401 and predicted that the population would be 700 by 2010. However, when the Rolesville Bypass was completed in July 2015, the town's population had grown to more than 5,700 residents.

Wendell

Situated on U. S. Highway 64 in the eastern tip of Wake County, sixteen miles east of Raleigh, Wendell was incorporated in 1903. Its first town limits formed a square half-mile. In 1905, corporate limits of the town were changed so that they formed a perfect octagon. During the first half of the twentieth century, improvements such as water and sewer services and paved roads were added. Today, the town encompasses 5.2 square miles with a population of more than 6,000 residents.

While tobacco dominated Wendell's economy through the 1950s, a number of other industries emerged in the town alongside of the traditional seasonal jobs for harvesting in the summer and processing and sales in the fall. The Rockton Quarry of the Raleigh Granite Company, Wenco Furniture, Wendell Garment Company, Wake Garment Company, and Norwich Knitting Mills were among the town's largest employers in the mid-twentieth century.¹¹

¹¹ Wendell Planning and Zoning Board, "Plan for Future Growth, Wendell, North Carolina," 1962, pp. 5, 31, <http://www.archive.org/details/planforfuturegroOOwend>.

ARCHITECTURAL CONTEXT

The economic climate of the Great Depression and World War II years, together with federal legislation passed during the period, had a significant impact on post-World War II development throughout the country. Limited resources caused new housing starts to slow significantly during the 1930s and 1940s. When the war ended, returning veterans sought homes in areas close to educational and employment opportunities. Wake County experienced significant growth during this period, though Knightdale, Rolesville, and Wendell did not see the immediate post-war building boom seen in Raleigh with its four colleges and universities and the state government. Rather, the three towns grew steadily through the mid-twentieth century, with a number of residential subdivisions constructed in the 1950s and 1960s that followed national trends.

Suburban Development

Established in 1934, the Federal Housing Administration (FHA) was created in part to set housing standards, but went on to promote guidelines for residential construction and suburban development. These guidelines were widely used after World War II well into the late twentieth century. Among the considerations promoted by the FHA were that subdivisions utilize a professional plan and include “streets of prescribed width, well-shaped building lots with driveways, protection of the neighborhood from through traffic, and the use of protective covenants”.¹²

Many mid-twentieth century developments were located near or just beyond municipal boundaries, in areas with access to major arterial roads into and out of the city. These suburbs, closest to the city center, tended to extend the existing street grid to make the most efficient use of the land. Platted in pieces from 1952 to 1965, the Hollyview Estates/Whitley Subdivision (WA7773) is a collection of interconnected developments southeast of downtown Wendell that are arranged along extensions of Haywood Street and Hollybrook Road. The use of the grid in this location is likely a result of the fact that the sections of development, each only two to three city blocks in area, were all owned by different parties and, without a comprehensive plan, were not individually large enough to accommodate a curvilinear plan. In other areas, linear plans were used to plat development along major thoroughfares into and out of town that could be easily enlarged as the owner, usually a rural farm family, chose to sell off additional lands. The 1967-1969 Weathers Subdivision (WA7653) north of Rolesville exemplifies this pattern with ten parcels on the north side of West Young Street platted in two phases.

The majority of residential developments in Knightdale, Rolesville, and Wendell from the 1950s employ a predominantly rectilinear grid, though roads curve applied at several points and at intersections. Federal programs including the Federal Housing Administration (FHA) and Veteran’s Administration (VA) set standards for subdivision development in the post-World War II years that continued the earlier garden city ideals by recommending long blocks and curvilinear streets, reducing through traffic to peripheral, arterial roads.¹³ The 1957 Oakwood Acres development (WA7704) in Knightdale, the 1956 Lakewood Acres (WA7771) in southeast

¹² McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2014, 69.

¹³ Jackson, Kenneth. *Crabgrass Frontier: The Suburbanization of the United States*. New York: Oxford University Press, 1985, 236.

Wendell, and the 1958 Perry Subdivision (WA7655) in Rolesville all exhibit this hybrid approach with streets arranged in a loose grid that extends the existing street grid in the area, but with curves employed at the intersections and cul-de-sacs in the interior corners of the subdivision.



Figure 1. 1958 Plat of the Property of H. E. Perry, Rolesville

A number of developments fully utilized the curvilinear street plans espoused by the FHA with long blocks and cul-de-sacs to limit through traffic and curved streets that preserved natural features. Yet they remained adjacent to significant arterial roads to allow connectivity between the neighborhood and downtown. The largest of these is the Green Pines development (WA7702) west of Knightdale. From 1959 to 1970, Green Pines was platted in at least 13 sections, all with curved streets and most with cul-de-sacs. The majority of the development, Sections 2 through 9, is located southwest of the intersection of Knightdale Boulevard (U. S. 64 Bus) and Hodge Road. However, Section 1 of the development, Daniel Circle (WA7700), extends east from Hodge Road and Section 2, Coffey/Farmwell (WA7701), is located on the north side of Knightdale Boulevard. The small number of entrances to the development make it free from through traffic and the streets relatively quiet. The development took advantage of

the topography of the site, retained a large number of mature trees, and has an undeveloped low-lying area at the southwest, near Westover Drive.

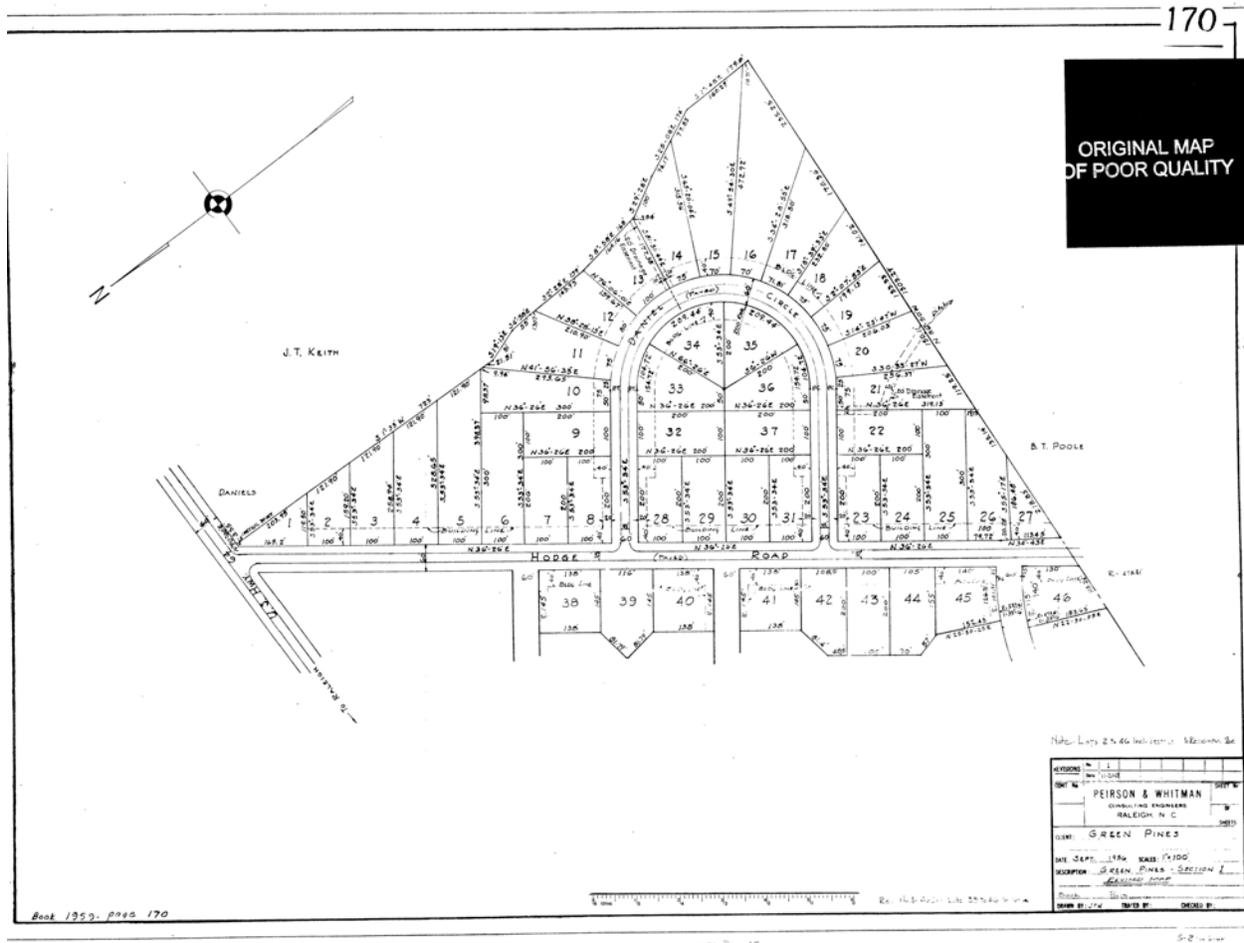


Figure 2. 1956 Plat of Green Pines (Daniel Circle), Knightdale

The 1966 Brown Circle subdivision (WA7656), southwest of downtown Rolesville, is similarly sited and laid out with only one entrance, easy access to South Main Street, and a single loop road that follows the overall topography of the site. Perhaps the development that is most responsive to its site is the 1959-1969 Robin Hood Forest (WA7705), northeast of Knightdale. The subdivision employs a row of rectilinear parcels and neatly spaced Ranch houses on Keith Road and the east side of Pair Street and irregularly-shaped lots at the interior of the neighborhood, with mature trees and gravel roads that follow the natural topography of the site.

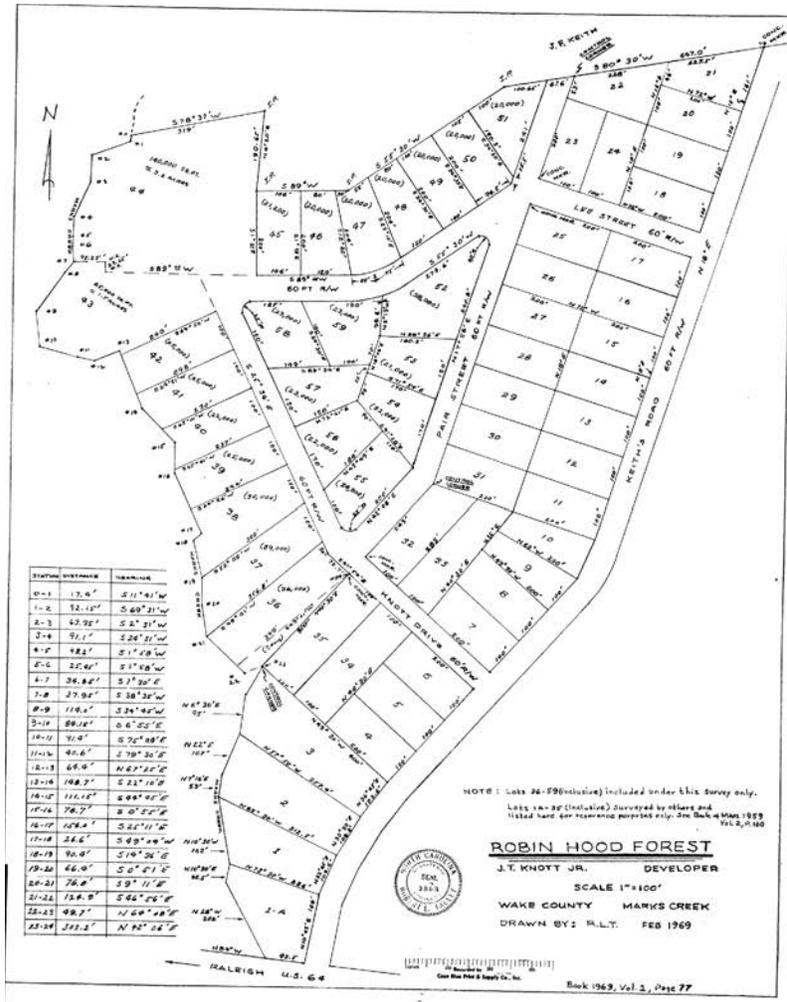


Figure 3. 1969 Plat of Robin Hood Forest, Knightdale

Architectural Styles

In the post-World War II years, subdivision design and architectural style changed hand in hand. In the late 1940s, most home construction in Knightdale, Rolesville, and Wendell was infill in established neighborhoods. These small in-town lots were best suited to Minimal Traditional-style houses. The Minimal Traditional style, which first appeared in the late 1930s, is characterized by a very simple rectangular, side-gabled form and lack of architectural detail. A response to the limited resources of the depression and World War II and the rapid home-building after the war, the one- or one-and-a-half-story houses are most often finished with weatherboards or asbestos shingles and have double-hung windows, paneled doors, and dormers, but are otherwise without decoration. Eaves are flush and entrances are sheltered by small covered stoops instead of porches. Numerous Minimal Traditional-style houses can be found in all three jurisdictions, as exemplified by the houses at 216 Todd Street in Wendell (WA2172) and 213 S. Main Street in Rolesville (WA7643).



Figure 4. House, 216 Todd Street, Wendell



Figure 5. House, 213 S. Main Street, Rolesville

Nationally, the ranch house became the dominant single-family dwelling type by the 1950s. Both the house type and the design of the subdivisions filled with ranch houses illustrated the significance of the automobile in postwar culture. Suited to the wide lots of many suburban developments, the long low one-story houses often had attached garages and carports that further attenuated the form. Sidewalks usually were omitted, as were walks from the street to the front door. Instead, walkways from the driveway to the front door further emphasized the importance of the automobile. The houses had side-gabled or hipped roofs, brick veneers, and picture windows defining the public space of the house and smaller double-hung or slider windows marking the bedrooms. Most ranch houses in Knightdale, Rolesville, and Wendell are simple and nondescript, their significance lying in the multiplicity as suburban developments. However, a number of examples employ stylized details such as faux stone or grouped windows. The c. 1965 Satterwhite House (WA7699) in the Green Pines development near Knightdale is an excellent example of the style with an elongated the façade, integral brick

planters, and stone veneer on a side wing connected by a screened breezeway. The c. 1952 house at 204 S. Main Street in Rolesville (WA7641) is sheathed in asbestos shingles. More typical are the very simple, spartan ranch houses such as the c. 1962 house at 5805 Coffey Street (WA7701) in the Coffey/Farmwell neighborhood in Knightdale and the c. 1957 house at 302 Lake Drive in Hollyview Estates/Whitley Subdivision (WA7773) in Wendell.



Figure 6. Satterwhite House, 100 Westover Drive, Knightdale



Figure 7. House, 204 S. Main Street, Rolesville



Figure 8. House, 5805 Coffey Street, Knightdale



Figure 9. House, 302 Lake Drive, Wendell

The split level house, popular from the 1950s through the 1980s, was especially well suited to sloped sites found in outlying subdivisions. Like the ranch house, split level houses were arranged to provide segregated communal and private spaces, but on a smaller footprint. Split level houses are typically arranged with the main living space on the entrance level and quiet sleeping space, family spaces, and sometimes garages on the stacked upper and lower levels respectively. The levels are often differentiated by their exterior materials. Several examples exist in the Brown Circle subdivision (WA7656), including the c. 1970 house at 205 Brown Circle. The c. 1966 house at 201 Kirvin Court in the Green Pines development (WA7698) is an example of the style mostly veneered in stone.



Figure 10. House, 205 Brown Circle, Rolesville



Figure 11. House, 201 Kirvin Court, Knightdale

While the majority of post-war houses constructed in Knightdale, Rolesville, and Wendell are either in the nationally popular Minimal Traditional-style or are Ranch houses, several examples of modern residential architecture exist in each municipality. Promulgated by the professors and graduates of the North Carolina State College School of Design in Raleigh, Modernism was introduced to North Carolinians in the late 1940s, and by the 1960s and 1970s, Modernist houses were being built even in small towns. Whereas the Minimal Traditional, ranch, and split level houses drew on traditional precedents, Modern architecture broke with the past by utilizing asymmetrical forms with clean lines, flat and shed roofs with deep overhangs, large banks of windows, and natural materials that altogether often tended to integrate interior spaces with their surroundings. The c. 1953 house at 116 Dogwood Trail in the Hollyview Estates/Whitley Subdivision (WA7773) in Wendell is an early example of the style, especially for a small town, likely due to the proximity of the influential School of Design. It features board-and-batten sheathing, a flat roof, wide stone chimney, grouped casement windows, and deep overhangs.



Figure 12. House, 116 Dogwood Trail, Wendell

The c. 1957 shed-roofed house at 3021 Wendell Boulevard (WA7767) in Wendell also has board-and-batten sheathing and a large stone chimney, but its shed roof extends upward to shelter a second story on one end of the house and a full-height group of windows rises to the roofline. The c. 1960 house at 303 Perry Street (WA7654) in Rolesville has Roman brick veneer, an asymmetrical front-gabled roof with large exposed beams, and clerestory windows that conform to the roofline.



Figure 13. House, 3021 Wendell Boulevard, Wendell



Figure 14. House, 303 Perry Street, Rolesville

Modernism also characterizes a number of commercial, professional, and municipal buildings in Knightdale and Wendell. Like their residential counterparts, these resources have flat roofs with deep overhangs and clean lines. The c. 1959 Medical Office (WA7693) at 111 North First Street in Knightdale has a brick veneer, clerestory windows on the side elevations, and full-height windows at the entrance bay. The 1963 Wendell Municipal Building (WA7764) at 15 East Fourth Street comprises several rectangular volumes of varying heights and has flat roofs, glass-walled entrance bays, and several expanses of brick wall with projecting headers that form a decorative grid pattern. The c. 1958 Service Station (WA7766) at 3400 Wendell Boulevard utilizes concrete-block structure with metal-framed glass curtain walls and glass overhead garage doors to create a “glass box” that is nearly fully transparent. The flat-roofed building is the most overtly modern building in Wendell with enamel-covered panels on the edge of the roof, on the projecting sign that protrudes from the roof, and on the side elevation that continues the clean lines of the glass walls.



Figure 15. Medical Office 111 N. First Street, Knightdale



Figure 16. Wendell Municipal Building, 15 E. Fourth Street, Wendell



Figure 17. Service Station, 3400 Wendell Boulevard, Wendell

FINDINGS

In order to get a complete overview of the changes to historic resources in Knightdale, Rolesville, and Wendell, each previously surveyed property, as well as the individual properties included in each Multiple Structures file, were coded as No Change, Altered, Deteriorated, Demolished, or Moved (See Appendix A). The classifications were made based on the photos present in the 1988-1991 survey files. While some changes may have taken place prior to the 2005-2006 survey, full photography from that survey was not available for comparison. Further, while the majority of resources fall into the No Change or Altered categories, the tables below and summaries for each municipality are focused on the Deteriorated, Demolished, and Moved properties as these changes have the most significant impact on both the individual resources and the historic context of each municipality. Newly surveyed resources are also listed.

In Knightdale and Wendell, the majority of demolished and deteriorated resources were located in rural areas where road construction and residential and commercial development posed the biggest threat to historic resources. These two jurisdictions also experienced more significant post-World War II suburban growth with larger residential developments from the 1940-1970 period. In contrast, Rolesville, which remained small throughout the twentieth century, has limited post-war development but has seen comparable numbers of demolished structures in its downtown and surrounding rural area.

Knightdale

Knightdale has seen significant development pressure since 1991 and, as a result, 23 historic resources, 31% of the individually surveyed resources, have been demolished since the 1988-1991 survey, mostly for road construction, parking, and residential and commercial development. The threat of building loss due to the construction of the U. S. 64 Bypass around Knightdale was noted in 1991 when the road was still in the planning stages. While the construction only resulted in the loss of one resource, the Ferrell School (WA1977), the highway limited access to a number of historic farms by eliminating through streets that would bisect the highway, disrupting the rural landscape in this part of the county.

More problematic were the widening and commercial development along Knightdale Boulevard (U. S. 64 Business). In addition to prompting the relocation of Midway Plantation (see information on moved properties below), the construction of new shopping and office buildings has resulted in the loss of the houses at 6905 Knightdale Boulevard (WA1961) and 8020 Knightdale Boulevard (WA2253). Further, encroaching commercial development threatens resources all along this corridor, including the National Register-listed Henry H. and Bettie S. Knight Farm (WA0220), a tenant farm complex (WA1675) and the C. L. Goodson House (WA3671) located within the Wake Stone property, the Watson Farm Tenant House (WA1676), and the significantly deteriorated Roadside Picnic/Rest Area (WA1707) near the Neuse River.

In several instances residences were demolished for the construction of new, more modern housing (Charles William Roberston Farm (WA1923) and Ezra Farm House (WA1969)), for the construction of a school (Farm Complex (WA1674)), or for new residential subdivisions (House on Crosstie Road (WA1962) and House on Bethlehem Road (WA1965)). In the case of the Needham and Emily Jones House (WA1980), the house and outbuildings seem to have been demolished to accommodate road widening and the adjacent residential development to the west.

At least sixteen properties retain their primary resource, but experienced outbuilding loss since the 1988-1991 survey. These include but are not limited to the National Register-listed Henry H. and Bettie S. Knight Farm (WA0220) and Beaver Dam Plantation (WA0201) and the Study Listed Thomas Richard Debnam House (WA1960).

Resources closer to downtown Knightdale suffered development pressure from local churches and municipal efforts. The houses at 207, 208, and 209 North Second Avenue (WA2045) were demolished for the expansion of the Knightdale Baptist Church. Further, the Farm Complex at 310 Blue Banner Court (WA1987) was demolished for the construction of the Knightdale Station Park on the north side of town.

Table 2. Demolished Properties in Knightdale

Survey #	Address	Name/Type
WA1673	North Side Faison Ridge Lane	Vinson-Wall House
WA1674	Hodge Road (2128 Mingo Bluff)	Farm Complex
WA1688	6120 Forestville Road	A. D. Nichols Farm
WA1923	3301 Mark's Creek Road	Charles William Robertson Farm
WA1961	6905 Knightdale Boulevard	House
WA1962	Approx 311 Crosstie Road	House
WA1965	Bethlehem Road (104 Little Heath)	House
WA1969	1220 Bethlehem Road	Ezra House Farm
WA1977	East of 1025 Old Ferrell Road	Ferrell School
WA1980	2609 Smithfield Road	Needham and Emily Jones House
WA1987	310 Banner Blue Court	Farm Complex
WA2253	8020 Knightdale Blvd	House
WA4269	109 Ridge Street	Knightdale Elementary School
WA7688	2521 Puryear Road	House
WA7692	2408 Hodge Road	House
WA1916	806 N. Smithfield Road	Masonic Lodge
WA2042	209 N. First Avenue	House
WA2045	114 Main Street	House
WA2045	12 Main Street	House
WA2045	209 Second Avenue	House
WA2045	207 Second Avenue	House
WA2045	208 Second Avenue	House
WA2037	203 Hester Street	House

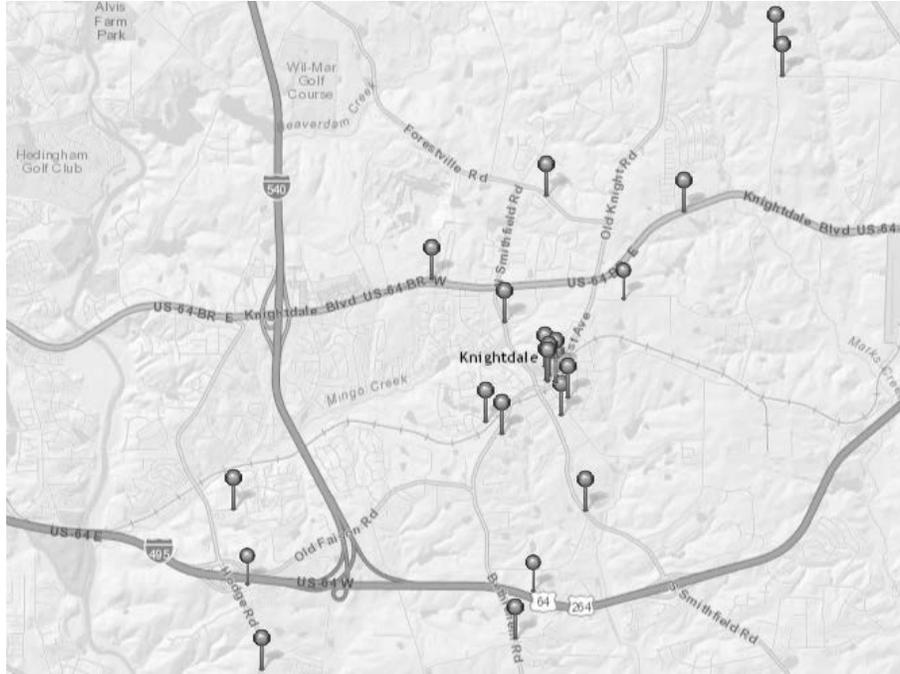


Figure 18. Distribution of Demolished Properties in Knightdale

Two previously recorded properties were moved. As noted above, the antebellum Midway Plantation and Outbuildings (WA4818), including an original kitchen and office, faced intense development pressure. In August of 2005, the Greek Revival-style plantation and outbuildings were moved from their original location (WA0032) on Knightdale Boulevard to a rural site about two miles to the northeast and carefully restored. (A large shopping center was constructed on the original site of the plantation complex.) In central Knightdale, the house at 621 North First Street (WA2044) was moved directly across the street to allow for additional parking for the Knightdale Methodist Church.

Eight rural properties in Knightdale have become significantly deteriorated since they were recorded in 1988-1991. These resources are not clustered in any one part of the municipality, nor are they the result of any specific threat. Rather, they illustrate the general decline of the small- to medium-sized farm in Wake County.

Table 3. Deteriorated Properties in Knightdale

Survey #	Address	Name/Type
WA1687	6425 Forestville Road	Smith-Dunn House
WA1707	US 64 (west)	Picnic Shelter
WA1919	1804 Horton Road	Horton-Bunn Farm
WA1920	8200 Buffalo Road	Weathers House
WA1964	545 Bethlehem Road	Sid Faison House
WA1970	4309 K-Held Road	Henry J. Wall House
WA1971	4309 K-Held Road	Henry J. Wall Farm
WA1986	1140 Massey Farm Road	Williams House
WA7691	2721 Puryear Road	House and Barn

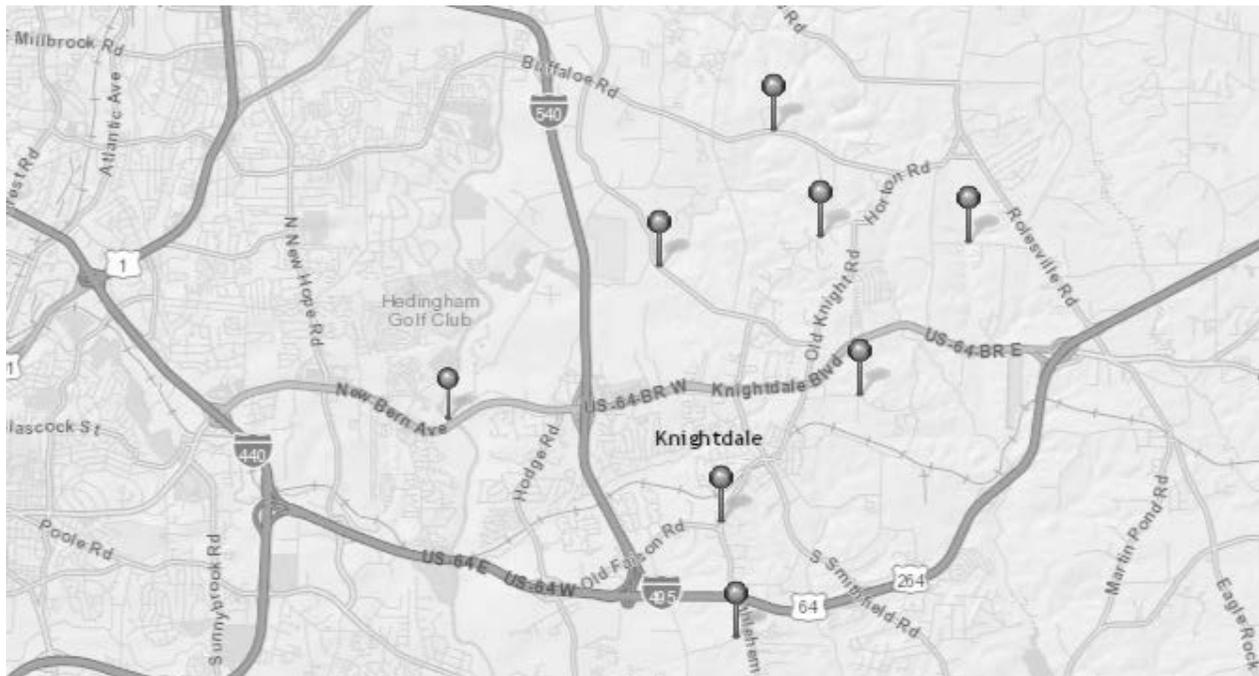


Figure 19. Distribution of Deteriorated Properties in Knightdale

Newly surveyed resources in Knightdale include six early rural houses or farmsteads, six mid-twentieth-century subdivisions, two houses within the Green Pines development, and a ranch house and medical office building near downtown Knightdale. Five farm complexes were identified in the 2005-2006 survey as properties worthy of recordation. However, two of these (WA7688 and WA7692) have been destroyed since 2006.

The six rural resources surveyed include two turn-of-the-twentieth-century, triple-A-roofed farmhouses: the c. 1890 house at 4200 Old Lewis Farm Road (WA7697) and the c. 1915 house at 2224 Marks Creek Road (WA7690). Both are typical of the era with several extant

outbuildings including wellhouses, a barn, and a packhouse. The other four rural resources date from the 1940s and include two front-gabled, frame houses that likely were tenant houses (WA7691 and WA7695), a Colonial Revival-style house (WA7689), and the Horton Farm (WA7696), an intact farm complex. The Horton Farm, at 1820 Old Crews Road, has a c. 1945 bungalow farmhouse with medium integrity, but retains an impressive collection of outbuildings including a gambrel-roofed barn, tobacco barn, and flower house.

The six subdivisions surveyed illustrate the range of suburban development found in Wake County in the mid-twentieth century. Oakwood Acres (WA7704) was platted in 1957 and is the closest of the developments to downtown Knightdale. The neighborhood of ranch houses follows a generally rectilinear plan with slight curves at the street intersections. The 1963 Lynnwood Estates (WA7703) is located southwest of town in a more rural area (though later developments have been established around it). Like Oakwood Acres, the neighborhood includes ranch houses on long blocks, though along curving streets that are more representative of curvilinear subdivisions of the era. The 1959-1969 Robin Hood Forest (WA7705) is both the furthest surveyed development from downtown Knightdale and the most irregular in terms of street layout and lot size/shape. The 1959 part of the development extends along the west side of Keiths Road with a row of brick Ranch houses. The interior of the neighborhood, platted in 1969, follows a branch of Marks Creek with lots accessed by a gravel road that circles through the west part of the development, following the contours of the uneven terrain. This is the only surveyed neighborhood that remains partially undeveloped, with newer houses still being constructed on vacant lots adjacent to mid-century houses.

The best example of a mid-twentieth-century development in this part of Wake County is Green Pines, southwest of downtown Knightdale and adjacent to Knightdale Boulevard (U. S. 64 Business). The earliest part of the neighborhood, Daniel Circle (WA7700), was platted in 1959 on the east side of Hodge Road with a street in the shape of an elongated arch taking the best advantage of the triangular-shaped parcel. Houses along the outer side of Daniel Circle, where frontage is narrower, are smaller while those on the inner side of Daniel Circle, where four wedge-shaped parcels in the arch of the street have very wide curving frontage, are wider and more fully expressed examples the ranch type. Platted in 1959-62 on an irregularly shaped piece of land just north of Knightdale Boulevard, Coffey and Farmwell streets (WA7701) were considered part of Green Pines, though separated from the rest of the development by a four-lane highway. The two streets are lined with brick Ranches. The majority of Green Pines (WA7702) lies southwest of the intersection of Knightdale Boulevard and Hodge Road and was platted from 1959 to 1970. It employs the long blocks, curvilinear roads, and cul-de-sacs popular in post-World War II developments. This part of the development also illustrates the widest range of architectural details. While most of the dwellings are ranch houses with varying details including stone veneers and picture windows, several front-gabled Modernist and split level houses also exist.

There are a number of ranch houses throughout the outlying areas of Knightdale. Some of these replaced earlier farmhouses, but many served as additional residences on the working farms while others illustrate the practice of slowly subdividing and building on former farmland. While prevalent, the majority of these resources are not architecturally significant enough to warrant individual survey.

Table 4. Newly Surveyed Properties in Knightdale

Survey #	Address	Name/Type
WA7688	2521 Puryear Road	House (gone) and Barn
WA7689	2521 Marks Creek Road	House
WA7690	2224 Marks Creek Road	House
WA7691	2721 Puryear Road	House
WA7692	2408 Hodge Road	House (gone)
WA7693	111 N. First Avenue	Medical Office
WA7694	716 N. First Avenue	House
WA7695	6601 Forestville Road	House
WA7696	1820 Old Crew Road	Horton Farm
WA7697	4200 Old Lewis Farm Road	House
WA7698	307 Green Street	Hinton House
WA7699	100 Westover Drive	Satterwhite House
WA7700	Daniel, Hodge	Daniel Circle
WA7701	Coffey, Farmwell	Coffey/Farmwell
WA7702	Westover, Satterwhite, Krivin, Blalock, Poole, Dean, Hinton, Green	Green Pines
WA7703	Lynnwood, Evelyn, Marlin, Lynnwood Estates	Lynnwood Estates
WA7704	Smithfield, Park, Faison	Oakwood Acres
WA7705	Keiths, Lee, Pair, Knott	Robin Hood Forest

Rolesville

Rolesville has lost twelve of the individually surveyed resources in its downtown area since the 1988-1991 survey. While the number of demolished resources may not at first seem significant, it is notable as a proportion – 41% -- of the overall number of buildings, which is lower in Rolesville than in Knightdale and Wendell. Demolished resources include two commercial buildings, four houses, and the historic elementary school in the downtown area. Only the elementary school has been replaced with a modern building; all other demolished sites within downtown Rolesville remain vacant.

Rolesville has also seen the demolition and deterioration of rural structures and the removal of outbuildings, first as a result of the decline of small- to medium-scale farming in the area and later in response to residential development pressure. Four rural farmsteads, farmhouses, or tenant houses have been demolished. Unlike Knightdale and Wendell, the majority of demolished resources were not removed for new development, but rather the land remains vacant. Only the Arnold House (WA1785) was destroyed for the construction of a residential development. Nearly all of the rural properties that have had their primary resources demolished have also lost their historic outbuildings. Six other properties retain their primary resource, but experienced outbuilding loss since the 1988-1991 survey.

Table 5. Demolished Properties in Rolesville

Survey #	Address	Name/Type
WA1750	801 Averette Road	Robert Averette Farm Tenant House
WA1753	212 W. Young Street	Isham A. Young Farm
WA1757	4500 Burlington Mills Road	Stell-Perry House (SL)
WA1769	110 S. Main Street	Fleming-Rogers House
WA1770	108 S. Main Street	House
WA1770	114 S. Main Street	House
WA1773	208 S. Main Street	House
WA1774	307 S. Main Street	Rolesville Elementary School
WA1775	101 W. Young Street	Commercial Building
WA1775	100 S. Main Street	Commercial Building
WA1785	approx. 501 N. Main Street	Arnold House
WA4428	3908-3912 Rogers Road	Dr. Lawrence B. Young Office

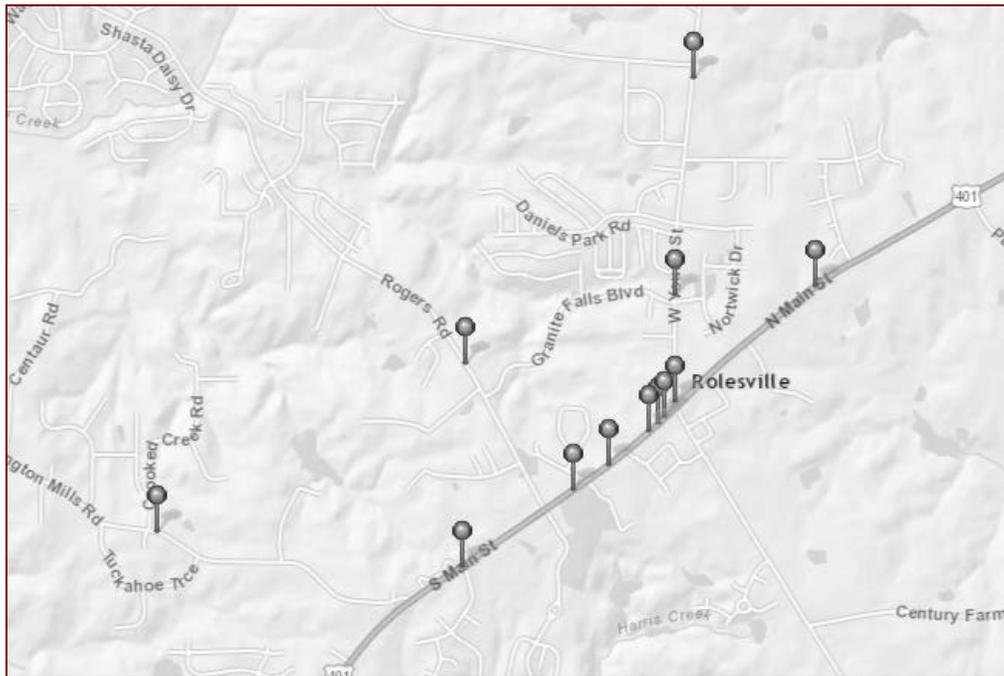


Figure 20. Demolished Properties in Rolesville

Four farm houses or farm complexes in Rolesville are significantly deteriorated and threatened with demolition. The Wall-Rogers Farm (WA 1756) has had all of the outbuildings except one metal grain bin removed and the farmhouse partially dismantled by the removal of doors and windows. Earthmoving is underway immediately adjacent to the house to prepare the land for the future Willoughby Subdivision. The Williams Farm (WA1786) has been vacant for some

time, after being used as a haunted house at Halloween. Several outbuildings have collapsed and the owner has indicated that he plans to demolish the house and the rest of the outbuildings. Both the Averette Farm Tenant House (WA1746) and the William Washington Rogers House (WA1815) are abandoned and significantly overgrown, with portions of their roofs missing.

Table 6. Deteriorated Properties in Rolesville

Survey #	Address	Name/Type
WA1746	1205 Averette Road	Averette Farm Tenant House
WA1756	4813 Rogers Road	Wall-Rogers Farm
WA1786	803 Louisburg Road	Williams Farm
WA1815	1404 Rolesville Road	William Washington Rogers House

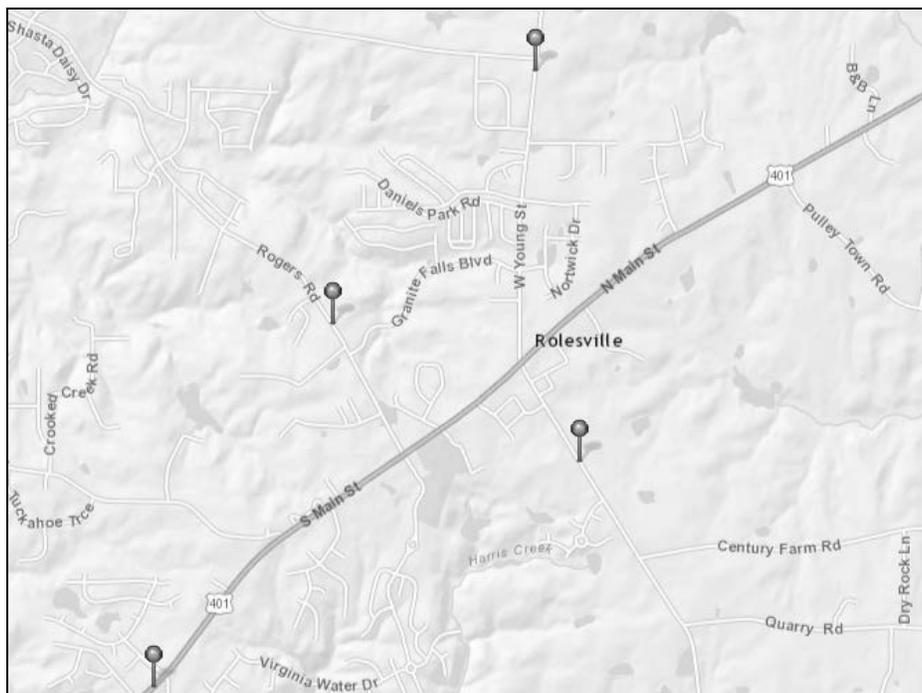


Figure 21. Deteriorated Properties in Rolesville

Newly surveyed resources in Rolesville include one early twentieth-century farmstead, four mid-twentieth-century subdivisions, and one modern house in the Perry Subdivision. The Scarborough House (WA7651) was identified in the 2005-2006 survey as a property worthy of recordation. The four-room dwelling was likely constructed as a tenant house given its symmetrical façade, minimal detailing, and two front doors from the porch. Two frame barns are all that survive of the farmstead.

The four newly surveyed subdivisions illustrate the slow growth of the town in the 1950s followed by more significant development in the 1960s and 1970s. The ranch houses in the 200 block of West Young Street (WA7652) date from 1953 to 1973 and are typical in their wide

front and rear elevations, brick veneers, and gable or hipped roofs. The Perry Subdivision (WA7655), platted in 1958, is located just southwest of downtown Rolesville on land formerly owned by H. E. Perry. The twenty-two dwellings constructed between 1960 and 1970 are predominantly ranch houses, though the c. 1960 house at 303 Perry Street (WA7654), with an asymmetrical front-gabled roof and clerestory windows, is a rare example of Modernist architecture in Rolesville. Platted in 1966, Brown Circle (WA7656) illustrates the popularity of curvilinear subdivisions in the second half of the twentieth century. The development conforms to the topography of the site and contains no through streets, making for a quiet suburban neighborhood. Finally, the Weathers Subdivision (WA7653), platted in 1967-1969, is a ten-parcel, linear development with ranch houses on former farmland just northwest of downtown Rolesville. These one-story houses with their low-profile roofs and deep setbacks stand in marked contrast to the new subdivisions currently being constructed on the opposite side of West Young Street, each with two-story houses sited close to the street on shallow lots.

There are a number of ranch houses throughout the outlying areas of Rolesville. Some of these replaced earlier farmhouses, but many served as additional residences on the working farms while others illustrate the practice of slowly subdividing and building on former farmland. While prevalent, the majority of these resources are not architecturally significant enough to warrant individual survey.

Table 7. Newly Surveyed Properties in Rolesville

Survey #	Address	Name/Type
WA7651	3201 Century Farm Road	Scarborough House
WA7652	201-207 W. Young Street	Ranch Houses
WA7653	218-302 W. Young Street	Weathers Subdivision
WA7654	303 Perry	House
WA7655	Coley, Glenn, and Perry streets	Perry Subdivision
WA7656	Brown Circle and Old Rogers Road	Brown Circle

Wendell

The town of Wendell and the surrounding planning jurisdiction have seen the loss of 22 primary historic resources, or 38% of the individually surveyed resources, since the 1988-1991 survey. The Eagle Rock area has seen the most building loss with seven resources recorded in a multiple structures survey file, no longer extant. These include two stores, three houses, and two garage/storage buildings. The demolition of these resources near the intersection of Eagle Rock Road, Martin Pond Road, and Knightdale-Eagle Rock Road has diminished the overall architectural integrity of the Eagle Rock community. The area has not seen the development pressure and financial investment visible in other parts of the municipality. The lots of the demolished resources remain empty and the area depressed.

Like the other surveyed jurisdictions, Wendell has seen the loss of rural farmhouses, farmsteads, and tenant farms as a result of both decline of farming and the significant expansion of residential and commercial development in Wendell. New residential developments with curving streets and cul-de-sacs have been constructed on the sites of the

Farm Complex on Eagle Rock Road (WA2016) and two houses on South Hollybrook Road (WA2091 and WA2092). The Anderson-Roberts House (WA2004) was removed so that the M. T. Roberts House (WA2003) could be moved back from the road in preparation for the construction of a subdivision on the adjacent land to the east. While residential development accounts for much of the rural historic building loss, commercial development has also taken its toll. The George W. Scarborough Farm (WA1958) was demolished for the construction of a car dealership and the Horton-Strickland-Sledge Farm (WA2023) was destroyed for the expansion of parking for the Hephzibah Baptist Church.

Nearly all of the rural properties that have had their primary resource demolished have also lost historic outbuildings. In addition, fourteen other properties have experienced some degree of outbuilding loss, including the loss of buildings related to the moved properties discussed below.

Resources within the town of Wendell proper have also been affected by commercial, residential, and municipal development, though to a lesser extent than the surrounding area. The house and store at 113 and 119 North Main Street (WA2144) were destroyed for the enlargement of the sales lot for the adjacent car dealership; the house at 114 S. Cypress Street (WA2142) was demolished and a new home constructed on the site; and the warehouse at 9 S. Pine Street (WA2132) was removed for the new police station.

Table 8. Demolished Properties in Wendell

Survey #	Address	Name/Type
WA1958	Near 5300 Rolesville Road	George W. Scarborough Farm (SL)
WA2004	1012 Wendell Falls Parkway	Anderson-Roberts House
WA2007	525 Lake Glad Road	House
WA2016	Eagle Rock Road (6713 Latigo Lane)	Farm Complex
WA2023	1794 Wendell Boulevard	Horton-Strickland-Sledge Farm
WA2029	2850 Wendell Boulevard	House
WA2087	5047 Wendell Boulevard	R. B. Whitley Tenant House
WA2091	S. Hollybrook Road (709 Ilex Court)	House
WA2092	S. Hollybrook Road (504 Yellow Berry Run)	House
WA2142	114 S. Cypress Street	House
WA2168	202 N. Magnolia Street	House
WA2144	113 N. Main Street	Store
WA2144	119 N. Main Street	House
WA2132	9 S. Pine Street	Warehouse
WA2170	245 Short Street	House
WA1992	Eagle Rock Road	Storage Building
WA1992	Martin Pond Road	Store (Frame)
WA1992	Martin Pond Road	Garage

WA1992	Eagle Rock Road	Store (Concrete Block)
WA1992	1012 Eagle Rock Road	Tenant House
WA1992	6904 Knightdale-Eagle Rock Road	House
WA1992	6801 Knightdale-Eagle Rock Road	House/Outbuildings

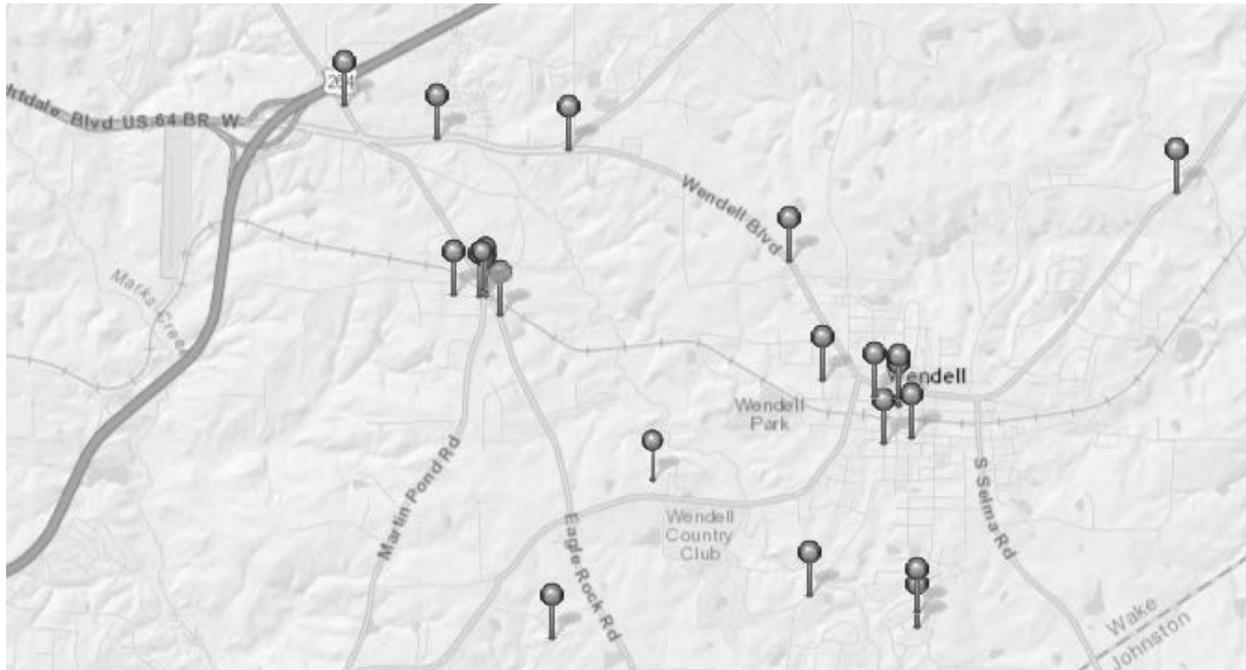


Figure 22. Distribution of Demolished Properties in Wendell

In several instances, resources were moved to accommodate the new residential developments and road construction projects. The Dr. Richardson House (WA1995) was moved between 2005 and 2010 for the construction of Wendell Falls Parkway, a four-lane divided highway that connects a number of residential subdivisions southwest of Wendell to its downtown. The relocation of the house has removed it from its historic context by separating it from its associated outbuildings, a number of which were lost. Similarly, the M. T. Roberts House (WA2003) was moved north, away from the road between 2005 and 2010, likely in anticipation of the widening of this portion of Wendell Falls Parkway. Moving the house resulted in the demolition of all associated outbuildings (which stood to the rear of the house in the path of the move) as well as the demolition of the Anderson-Roberts House (WA2004), which had been a kitchen house for the M. T. Roberts House. While the Dr. Richardson House has been carefully restored, the M. T. Roberts House is significantly deteriorated. It stands on temporary concrete-block piers with the porch supported by wood posts, no porch floor, and much of the building open to the elements.

In its condition, the M. T. Roberts House (WA2003) is typical of thirteen resources in the Wendell planning jurisdiction. Like the area's demolished resources, the majority of the deteriorated resources (nine of the thirteen) are located in the Eagle Rock vicinity. Two deteriorated houses are located in the Pleasant Grove Church Community east of Wendell

proper. Both of these areas have high African American populations and are economically depressed.

Table 9. Deteriorated Properties in Wendell

Survey #	Address	Name/Type
WA1989	6417 Knightdale-Eagle Rock Road	Eddie Perry House
WA1993	Eagle Rock Road	Broadwell Farm Outbuildings
WA2003	1012 Wendell Falls Parkway	M. T. Roberts Farm
WA2014	1804 Eagle Rock Road	House
WA2015	1732 Eagle Rock Road	Honeycutt-Johnson Farm
WA2021	401 Old Battle Bridge Road	Hood-Anderson Farm (NR)
WA2254	Approx. 2501 Wendell Boulevard	House
WA7710	6809 Knightdale-Eagle Rock Road	Store
WA 2126	925 Morphus Bridge Road	House
WA 2126	131 E. Third Street	House
WA1992	6807 Knightdale-Eagle Rock Road	House
WA1992	6804 Knightdale-Eagle Rock Road	House
WA1992	6732 Knightdale-Eagle Rock Road	House

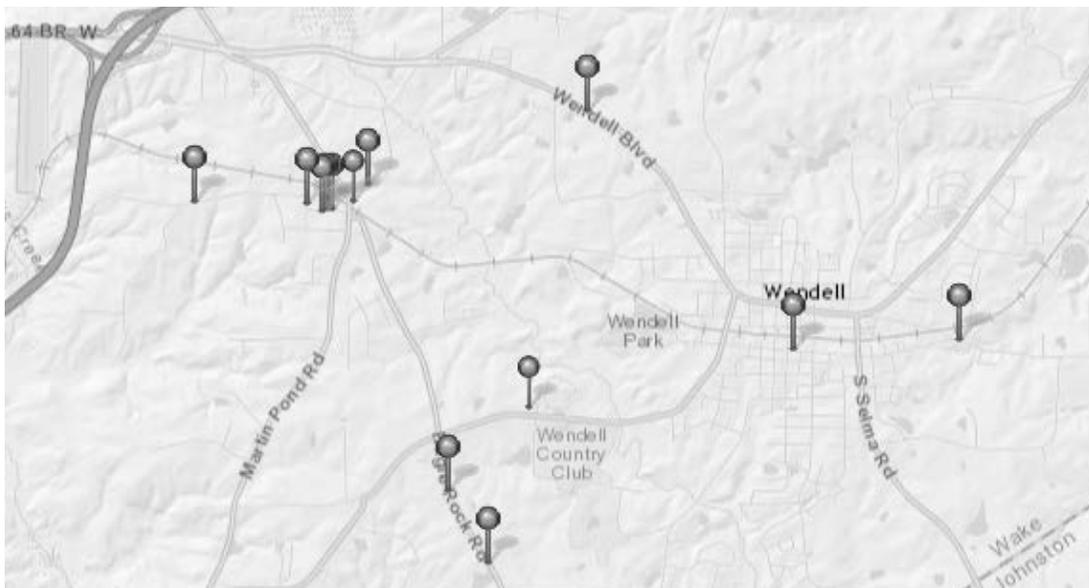


Figure 23. Distribution of Deteriorated Properties in Wendell

Newly surveyed resources in Wendell include two early twentieth-century farmsteads, four mid-twentieth-century subdivisions (all located near the town center), an early twentieth-century, finely detailed bungalow, and a municipal building, service station, and house in the Modernist style. The two farm complexes were identified in the 2005-2006 survey as properties

worthy of recordation. The house and outbuildings on Old Nowell Road (WA7768), while visible from the road, were inaccessible, though appear in good condition. Similarly, the farm near 2401 Wendell Boulevard (WA7769) is inaccessible, but appears on aerial photos. Typical of rural farmsteads from the early twentieth century, both are one-story, gable-and-wing form houses with tobacco barns and agricultural outbuildings located a short distance from the house. The 1930s bungalow at 503 East Fifth Street (WA7765) is a late example of the nationally popular style, constructed in the Knotts Heights development. This early twentieth-century residential subdivision was built up gradually through mid-century and thus does not have a cohesive appearance.

Three mid-twentieth-century buildings constructed between 1957 and 1966 illustrate variations of Modernism in Wendell. The c. 1957 house at 3021 Wendell Boulevard (WA7767), located behind Saint Eugene's Catholic Church (WA2174), features a shed-roofed form with a two-story portion on the west side of the building and a one-story portion on the right, all under a single roof. The c. 1958 Service Station on Wendell Boulevard (WA7766) has full-height glass walls and glass overhead doors on the garage bays, creating a nearly transparent structure. The 1963 Wendell Municipal Building (WA7764) utilizes a series of one-story, flat-roofed volumes with varied detailing including projecting brick headers to lend visual interest.

The four newly surveyed subdivisions illustrate the growth of Wendell from the 1940s through the 1960s. Platted in 1947, the Satterfield Subdivision (WA7772) includes the houses in the 400 block of West Academy Street. This development extends the existing street grid on the west side of town toward the town cemetery and includes brick and frame Minimal Traditional and ranch houses. Nowell Heights (WA7770), platted from 1947 to 1957 on the land surrounding the Martha Nowell House (WA2180), follows the existing street grid created by East Academy and North Main streets except for Chaplin Street, which forms an arch connecting East Academy Street to North Pine Street resulting in wedge-shaped lots. Dwellings are predominantly brick or frame ranch houses, some with picture windows or faux stone detailing.

Lakewood Acres and Hollyview Estates/Whitley Subdivision were both developed in the 1950s and 1960s on the southeast side of Wendell. Lakewood Acres (WA7771) was platted in 1956 on the land of the Lawson Knott heirs. The development, which includes houses on both South Selma Road and Lakewood Drive, is predominantly ranch houses dating from 1957 to 1963. The north end of the development follows the existing street grid, while the south end of Lakewood Drive curves to follow an old farm pond at the south end of the development. Platted concurrent with Lakewood Acres and just across South Selma Road to the east, are Hollyview Estates (WA7773) and a residential development platted on the Whitley family land. The area is generally gridded, though is somewhat irregular due to having been laid out in a series of at least five plats. Brick ranch houses, several with stone veneers or Colonial Revival-style detailing, predominate, although several are more overtly modern, such as the house at 116 Dogwood.

There are a number of ranch houses throughout the outlying areas of Wendell. Some of these replaced earlier farmhouses, but many served as additional residences on the working farms while others illustrate the practice of slowly subdividing and building on former farmland. While prevalent, the majority of these resources are not architecturally significant enough to warrant individual survey.

Table 10. Newly Surveyed Properties in Wendell

Survey #	Address	Name/Type
WA7764	15 E. Fourth Street	Wendell Municipal Building
WA7765	503 E. Third Street	House
WA7766	3400 Wendell Boulevard	Service Station
WA7767	3021 Wendell Boulevard	House
WA7768	7921 Old Nowell Road	Farm Complex
WA7769	2401 Wendell Boulevard	Farm Complex
WA7770	E. Academy, N. Pine, N. Main, Chaplin, and Nowell	Nowell Heights
WA7771	South Selma Road and Lakewood Drive	Lakewood Acres
WA7772	400-blk W. Academy Street	Satterfield Subdivision
WA7773	South Selma, Commander, Hollybrook, Fowlkes, Harris, Forest, Dogwood, Haywood, and Lake	Hollyview Estates/Whitley Subdivision

RECOMMENDATIONS

Study List

The following resources are proposed for placement on the North Carolina National Register Study List as potentially eligible for listing on the National Register of Historic Places:

- WA1689 – Thomas E. Nichols Farm (Knightdale vicinity)
- WA1985 – C. Y. Williams Dairy Barn (Knightdale vicinity)
- WA7702 – Green Pines (Knightdale)
- WA7655 – Perry Subdivision (Rolesville)

A description of each property and its significance under the National Register Criteria for Evaluation is located in the Appendix B.

Additional Research

The history of a number of properties appear complicated or unclear and, as such, require additional research:

WA1768 – Dr. Robert Fleming House

120 S. Main Street, Rolesville

This c. 1845 Greek Revival-style house is among the oldest extant houses in the Rolesville area. The date of the veneer and other physical changes should be documented and information gathered about Dr. Fleming. Despite extensive loss of integrity through the application of brick veneer in the twentieth century and other changes, the house may be important for its association with Dr. Fleming.

WA1776 – Robert Latney Rogers House

113 W. Young Street, Rolesville

The 1991 survey indicates that the house was built either c. 1789 or c. 1839 and is thus the earliest, or one of the earliest, extant houses in Rolesville. The survey also notes that the building was remodeled in the 1960s, though retains its Federal proportions as well as a number of interior features and materials. More research is needed on the history of the house and the extent of the alterations.

WA2090 – Rayburn-Underhill House

684 Old Zebulon Road, Wendell vicinity

Physical evidence including a stone foundation, four-over-four windows, and overall proportions support the notion that the rear portion of this c. 1918 house dates from the mid-nineteenth century. More research should be done to identify the chronology of building construction and overall history of the house.

WA7710 – Store

6809 Knightdale-Eagle Rock Road, Wendell vicinity

The rolled asphalt sheathing on this non-descript one-story, front-gabled building has begun to fall off, revealing a log structure that suggests the building is older than initially indicated, potentially dating from the late 1800s. The building is sited close to the intersection of Knightdale-Eagle Rock Road and Martin Road and was likely constructed as a store, though it

was used most recently as a residence and is now vacant and open to the elements. The south portion of the building is of log construction covered with flush boards and the rear portion is frame with weatherboards. Both parts were covered with rolled asphalt before 1991. More research is needed to determine the age and history of this building.

The following properties retain a high level of exterior material integrity and may be significant architecturally and eligible for the National Register of Historic Places if the interiors retain sufficient integrity:

WA1747 – Robert Averette Sr. House

1105 Averette Road, Rolesville vicinity

The Robert Averette Sr. House is a rare example of a c. 1930 stone farmhouse in eastern Wake County. The two-story, hip-roofed, house has a stone veneer and Craftsman details including exposed rafter tails, tapered stone porch posts, and stone balusters. The house retains a high degree of material integrity with original twelve-light-over-one-panel doors, wood windows, interior stone chimneys, and other stone detailing mentioned above. A pyramidal-roofed stone garage, with details matching the house, stands to the southwest. The house was built by Robert Averette Sr, a local landowner and farmer. However, the house has been separated from the adjoining farmland, standing on a 7.77-acre parcel, and only a packhouse remains of the agricultural outbuildings.

WA2085 – Dan Marshburn House

974 Marshburn Road, Wendell vicinity

The Dan Marshburn House is a remarkably intact turn-of-the-twentieth-century farmhouse. The triple-A-roofed I-house was built in several stages beginning in the late nineteenth century. Dan Marshburn is said to have built a two-room log house first, onto which he later added a one story, frame, triple-A-roofed house. As the family grew, he added a second story onto the front frame section, forming the I-house. Later, Dan's son, William, added the kitchen and dining room to the rear of the ell. The house retains a high degree of exterior material integrity, including original weatherboards, boxed eaves, a metal roof, four-over-four wood-sash windows, and a one-light-over-two-panel door sheltered by a wrap-around porch supported by tapered porch posts. Porches on the sides of the rear ell have been enclosed, but the form is otherwise unaltered. The house is sited close to Marshburn Road, but oriented to face the driveway to the south instead of the road. It is surrounded by large trees and retains an early twentieth-century brick flowerhouse as well as frame chicken house, garage, and barn to the east/southeast of the house.

Finally, Knightdale and Wendell experienced the steady construction of residential developments from the 1950s through the turn of the twenty-first century. Subdivisions surveyed for this project were limited to those that had the majority of their construction prior to 1970. However, a number of new developments platted in the 1970s and 1980s as well as earlier developments that were fully built out in the 1970s or 1980s should be evaluated in the coming years as they become fifty years old.

BIBLIOGRAPHY

Books:

Jackson, Kenneth. *Crabgrass Frontier: The Suburbanization of the United States*. New York: Oxford University Press, 1985.

Johnson, K. Todd and Elizabeth Reid Murray. *Wake: Capital County of North Carolina, Vol. 2*. Raleigh: Wake County, North Carolina, 2008.

Lally, Kelly A. *The Historic Architecture of Wake County, North Carolina*. Raleigh: Wake County Government, 1994.

McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2014.

Murray, Elizabeth Reid. *Wake: Capital County of North Carolina, Vol. 1*. Raleigh: Capital Publishing Company, 1983.

Reports:

Lally, Kelly, "Historic and Architectural Resources of Wake County, North Carolina (ca. 1790-1941)." Multiple Property Documentation Form, 1993.

<http://www.hpo.ncdcr.gov/nr/WA7244.pdf>

Wake County Architectural Survey Update Phases I & II. Edwards-Pitman Environmental, Inc. 2005-2007. www.hpo.ncdcr.gov/surveyreports/WakeCountySurveyUpdatePhI&II-2007.pdf

Primary Sources:

Hazard Mitigation Plan. Town of Knightdale, 2009. Appendix B: Vulnerability Assessment.

<http://www.knightdalenc.gov/index.aspx?page=464> Accessed July 1, 2016.

Wendell Planning and Zoning Board, "Plan for Future Growth, Wendell, North Carolina," 1962, pp. 5, 31, <http://www.archive.org/details/planforfuturegroOwend>.

APPENDIX A: CLASSIFICATIONS OF SURVEYED PROPERTIES

No Change: Many properties experienced minor alterations including changes to the porch posts or railings and additions to the rear. These changes, while they frequently involved the removal of historic material, did not significantly change the historic form or interpretation of the historic structure, so were not considered alterations for the purpose of this survey.

Altered: Changes that significantly altered the historic structure include the addition of synthetic siding, windows, and/or doors, changes in the fenestration, the enclosure of porches, changes to the roofline, additions to the façade, or prominently placed side additions.

Deteriorated: While many buildings have suffered from deferred maintenance, these resources were significantly deteriorated. Many of them are abandoned, overgrown, and open to the elements due to missing windows, doors, or roofing material. The classification is specifically meant to note buildings that are likely to be lost in the coming years if action is not taken to stabilize them.

Demolished: These buildings have been removed from their documented locations. While there is the possibility that the buildings were simply moved and not destroyed, the buildings could not be located within the survey area. In addition to the demolition of primary resources, many of the rural resources experienced outbuilding loss. Those with outbuilding loss were calculated for statistical purposes.

Moved: The relocation of resources happens for a variety of reasons. Most of the relocated buildings were rehabilitated after their move, while others may be classified as both moved and deteriorated.

New Survey: Resources constructed prior to 1970, that were newly identified as part of this survey.

**APPENDIX B:
STUDY LIST INFORMATION AND JUSTIFICATION**

WA1689 – Thomas E. Nichols Farm (Knightdale vicinity)

6024 Forestville Road

The Thomas E. Nichols Farm is a remarkably intact early 1920s agricultural complex that is representative of the mid-sized tobacco farms once found throughout Wake County. It is significant under Criterion A for agriculture and Criterion C for architecture. The c. 1928 farmhouse, a one-and-a-half-story, side-gabled, Craftsman-style bungalow, retains a high degree of material integrity with original weatherboards, three-over-one wood-sash windows, and a hip-roofed porch on Craftsman-style post-on-pier supports. A gabled dormer on the façade has paired windows. The house is surrounded by mature pecan trees with domestic outbuildings immediately to the southwest and a large collection of farm buildings to its south.

Domestic outbuildings include a 1940s concrete-block garage, 1930s frame smokehouse, and 1930s frame chicken house. Agricultural buildings include a frame corn crib, gambrel-roofed frame barn, a frame packhouse, and two tobacco barns, all likely constructed in the 1930s. Two additional tobacco barns once stood east of the house but have been replaced with farm ponds. A 1950s concrete-block storage building is located near the center of the agricultural buildings. According to Everett Nichols, son of the original owner, the family grew corn, hay, vegetables, and about 6 acres of tobacco, which was the major crop. Vegetables and chickens were taken to Raleigh on Saturday and sold door-to-door.

In considering the boundaries for Thomas E. Nichols Farm, it should be noted that the farm was historically 110 acres. However, the house currently stands on 30 acres with the remaining land either forested or part of an adjacent working farm. However, the approximate 30-acres that includes the house and outbuildings retains sufficient setting and context to be eligible for the National Register.

WA1985 – C. Y. Williams Dairy Barn (Knightdale vicinity)

2509 Marks Creek Road

The C. Y. Williams Dairy Barn is one of few extant dairy-related buildings in eastern Wake County and is significant under Criterion C for architecture as a remarkably intact 1938 frame dairy barn. The frame building is eight bays wide with German-profile weatherboards, wood-sash windows, a metal roof, and vents along the ridgeline. A room on the north end of the building was used for pasteurization and has a concrete floor, nine-light windows, and a small, shed-roofed wing at the rear that appears to have held a well or cooling equipment. (According to the current owner, the farm was the first dairy farm in Wake County to pasteurize their milk.) The room is separated from the milking parlor by an open breezeway and each of the two wings is accessed from the breezeway by a five-panel door. The milking parlor on the south end of the building is six bays wide with paired one-light casement windows and a concrete floor with built-in trough. There is a shed-roofed wing on the south end of the building with a batten door on its west elevation.

The dairy barn represents the diversification that took place on many Wake County farms in the late 1920s after the boll weevil made cotton, the cash crop of choice for many farmers, unprofitable. In 1927 C. Y. Williams began milking three or four cows in his feed barn and selling the produce in Wendell. In 1928-1929, Williams bought Griffin's dairy farm on Poole Road, which had a milk route in east Raleigh (Martin, Morgan, and Jones Streets). Throughout the Depression, Charles and his son, Sidney, delivered milk to Raleigh in the mornings and Wendell in the afternoons and also made a few stops in Knightdale.

In 1938, Williams built the large, frame milking barn, which held twenty cows and met all of the inspection requirements set by the State Department of Agriculture, which included proper ventilation and hygienic concrete floors. Eventually the Williams dropped their Wendell and Knightdale customers to concentrate on Raleigh, where they had cultivated a sixty-two-mile route. Unlike many of the smaller dairy farms in the county, the Williams dairy operation was never affiliated with any of the large dairies in the area, such as the Pine State Creamery. In addition to dairying, which was his primary occupation, Williams raised several acres of tobacco and about 125 acres of hay. He managed all of these endeavors with the help of members of his family and two tenant families. The tenants on the Williams farm were both black and white. Sidney Williams remembers that the farm had a waiting list for tenants because of the good benefits the Williams offered: \$30.00 a month, a house with all the necessary firewood and water supplied, a garden, and free surplus milk and butter.

The farm complex also includes a c. 1900 triple-A-roofed, I-house, two 1930s concrete-block tobacco barns, and a 1950s frame wellhouse, however these are located across Marks Creek Road on a separate parcel and are not architecturally significant. Further, a feed barn for the cows was located next to the milking barn, but was destroyed by Hurricane Fran and several additional milking barns were lost prior to 1991. Thus, the property does not retain sufficient context to be agriculturally significant.

WA7702 – Green Pines (Knightdale)

Westover, Satterwhite, Kirvin, Blalock, Poole, Dean, Hinton, Green, Whitfield, Daniel, Hodge, Farmwell, Coffey

Green Pines is the largest and most intact mid-twentieth-century suburban development in Knightdale, and perhaps in all of eastern Wake County, and is significant under Criterion A for community planning and development and Criterion C for architecture. More than thirteen separate plats, which date from 1959 to 1970, laid out the neighborhood beginning with Daniel Circle and Farmwell/Coffey streets and extending west to Milburnie Road and Thomas Place. The curvilinear streets follow the terrain to a certain extent, though the lots themselves are generally rectangular, except where they radiate from the cul-de-sacs. The long blocks, curvilinear roads, and cul-de-sacs popular in post-World War II developments, are lined with mature trees and the lack of sidewalks is typical of these automobile-oriented suburbs, which were designed with limited access to prevent through traffic.

Houses, generally ranch houses, are regularly set back and spaced, creating relatively uniform streetscapes with houses set among the mature trees. According to long-time residents Donald Ingram (202 Satterwhite) and Sheila Boyetter (203 Satterwhite), the neighborhood was a combination of owner-built and speculative-built homes. Satterwhite, a local builder who erected the house at 100 Westover, constructed a number of the houses with wide overhangs

being one of his signatures. This part of the development also illustrates the widest range of architectural details. While most houses are ranch houses with varying details including stone veneers and picture windows, several front-gabled Modernist and split level houses also exist. Only one house, a c.1925 stone house on the corner of Hinton and Green Streets, predates the neighborhood. Approximately 194 houses were constructed between 1958 and 1973, with only 14 houses built after 1973. According to Ingram and Boyetter, the neighborhood was historically middle- and upper-class Caucasians, mostly in their 30s and 40s with young children and jobs in the public sector.

In considering the boundaries for a Green Pines Historic District, it should be noted that Farmwell and Coffey streets are separated from the larger Green Pines development by the four-lane US 64, and are thus neither visually nor physically contiguous. While the development west of Westover Drive dates to the early 1970s, it represents the continuous growth of the neighborhood from 1958 to 1973 and should be considered for inclusion despite its being less than 50 years old. Several vacant lots at the perimeter of the district and one commercial property in the northwest corner should be excluded.

WA7655 - Perry Subdivision (Rolesville)

Coley and Perry Streets and Glenn Circle

The Perry Subdivision is the largest and most intact of the two mid-twentieth-century suburban developments in Rolesville and is significant under Criterion C for architecture. Located just southwest of downtown Rolesville and platted in 1958, the neighborhood employs the long blocks, gently curving streets, and cul-de-sacs promoted by the Federal Housing Administration and urban planners in the mid-twentieth century. The terrain is relatively flat, but the subdivision employs a curve at the south end of Perry Street and a cul-de-sac at the south end of Glenn Circle to add visual interest to the street grid. Lots average 70' wide by 150' deep and are typically rectangular except where they abut the curved streets. Most trees were removed for development so younger trees exist except on undeveloped lots along Perry Street.

The neighborhood retains high material integrity with few additions to the historic structures and no later infill development. The twenty-two houses constructed between 1960 and 1970 are predominantly Ranch houses, most with brick veneers, hipped or gabled roofs, two-over-two horizontal-pane windows, picture windows, and inset carports.