

Anderson Heights Historic District Description

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The neighborhood now known as Anderson Heights was created in sections from about 1924 to 1961: Anderson Heights 1 of 1924 [Book 1920, 235]; Kenmore of April 1928 [Book 1928, 51]; Anderson Heights 2 of June 1928 [Book 1928, 64]; Anderson Heights Fallon Subdivision 1 of 1937 [Book 1935, 109]; Anderson Heights Fallon Subdivision 2 of 1945 [Book 1946, 19]; White Oak Subdivision of 1952 [Book 1952, 25]; and 2 small subdivisions along Rothgeb Drive [Book 1956, 110] and [Book 1960, 323]. The four subdivisions created from 1945 to 1960 have experienced much recent redevelopment and are not included in the proposed historic district boundaries.

The four sections of Anderson Heights platted before World War II: the two Anderson Heights sections, Kenmore, and the 1937 Fallon Subdivision, retain a significant majority of houses built from the mid-1920s to the early 1950s. These sections, bounded roughly by White Oak Road, Beechridge Road, Royster Street, and Anderson Drive, retain sufficient architectural and landscape integrity to qualify as a historic district. The intact, well-preserved picturesque one and two-story houses form pleasing streetscapes with a character similar to the earlier adjacent Bloomsbury Historic District (NR 2002). The original landscape design of winding streets, medium to large front yards, grassed lawns, shrubbery, and large deciduous trees and evergreens is intact. A total of 139 contributing houses, built prior to the 50-year cutoff of 1965, compose the district. Thirty-eight houses

were built after 1965 or remodeled so extensively that they have lost their architectural integrity, thus are noncontributing.

Anderson Heights 1 (1924):

The subdivision named Anderson Heights, consisting of the 2400 block of Anderson Drive, White Oak Drive, and East Lake Drive, was platted in 1924 by Carroll Mann, engineer, for the Raleigh Real Estate and Trust Company. House construction began in the 2400 block of Anderson Drive (then Whitaker Drive), and the 2300 – 2900 blocks of White Oak Road in the mid-1920s. Of the 35 houses on White Oak Road, four were built in the 1920s. Number 2512 is a two-story picturesque stone house; 2514 is a small Colonial Revival-style frame cottage; and 2508 and 2510 are 2-story brick Colonials. A picturesque bungalow with a stone porch at 2522 White Oak Road has a tax date of 1917, but was likely built in the 1920s, and a large rear wing was added in 1998. Twelve houses, built from 1930 to 1941, are primarily two-story brick Colonial Revival-style houses, several with full classical porticos befitting their settings on deep, expansive grassy lawns. 2515 White Oak Road, a two-story brick and stone Tudor Revival-style house built in 1933, is the largest and most striking Tudor-style house in Anderson Heights. Karl Hudson, an owner of Hudson-Belk Department Stores, had a large mid-century modern Ranch house constructed in 1957 at 2416 White Oak Road. A façade porch, recessed beneath the low hip roof, leads to a large side carport. Eight of the houses are infill houses from the 1980s to the present.

The 2400 block of Anderson Drive is relatively intact. Of the total fourteen houses, nine date from 1927 to 1940. These consist of two-story brick, frame, or stone Colonial Revival-style houses and picturesque Period Cottages with elements of Colonial and Tudor style.

Construction on the large lots of East Lake Drive began in the mid- 1930s. Although three pre-1965 houses are scattered in the streetscape, over half of the houses along East Lake Drive were constructed recently, thus this street is omitted from the proposed boundaries. The oldest remaining house is 2520 East Lake Drive built in 1935, a large two-story brick Colonial Revival-style house with a hyphenated wing. 2426 East Lake is a 1940 two-story brick Colonial Revival-style house with front French doors. 2424 East Lake is a two-story brick house with a front upper balcony built in 1937. A large brick New Orleans style house built in 1953, with a two-story cast-iron porch, stands at 2432 East Lake. Most of the rest were built from the 1970s to the present.

Kenmore (1928): Property owner Thomas W. Ruffin, a prominent Raleigh attorney, subdivided a triangular tract adjacent to the Bloomsbury subdivision into the streets of Kenmore, Lochmoor, and Beech Ridge in 1928. Kenmore has narrower streets and smaller lots than Anderson Heights 1, and its late 1920s and 1930s houses retain a picturesque architectural character distinct from the rest of Anderson Heights. The 17 houses on Kenmore were built between 1928 and 1942, many of stone, in Colonial Revival styles. A creek runs in a stone culvert along the north edge of the street. A number of houses have arched stone bridges across the creek, as well as other stone walls

and landscaping features of picturesque quality. The two oldest houses, 2501 and 2513, are 2-story Colonial Revival designs built in the late 1920s. The others were built throughout the 1930s. The elegant two-story stuccoed Regency-style house at 2512 Kenmore has an inset two-story sunporch in the center. Beechridge Road is a charming narrow curving street with small houses on narrow lots. It contains 22 houses: all but four were built between 1925 and 1941 and retain their character. A number are picturesque stone or brick cottages; the others are two-story Colonial Revivals. Lochmore Drive contains fifteen houses. All but three are Tudor Revival-style houses, primarily of brick, built from 1926 to 1940. 2708 Lochmore's construction date of 1923 in the tax records is probably incorrect; it probably dates to the late 1920s. Included in Kenmore is a pivotal modernist landmark, the Tillery House at 2200 White Oak Road, designed in 1957 by Arthur McKimmon. It was placed on the Study List in 2006.

Anderson Heights Section 2 (1928): Anderson Height's second section was subdivided, apparently by the Raleigh Real Estate and Trust Company (Book 1928, page 64). Just east of Kenmore, this consists of Hazelwood, Kittrell, Royster, Cooleemee, the 2500 block of Anderson, and the beginning of Hostetler Street. Hazelwood Drive contains 22 houses primarily built from 1935 to 1942, a few in the early 1950s, and two recent new houses and one recently cleared lot. Houses are brick 1 ½-story Period Cottages and two-story Colonial Revival style, similar to the earlier Kenmore subdivision. Cooleemee Drive includes a wide wooded median in its 2600 block that is a part of Fallon Park. Ten of its houses are similar to those on Hazelwood, built from 1939 to the early 1950s, and retain their architectural integrity. Eight houses are noncontributing either because they

have been overbuilt and appear to be new, or have been newly constructed. Kittrell, a long, well-preserved three-block street, contains thirty houses built from 1940 to 1950 of one-and-one-half-story brick or frame Minimal Traditional style that was popular in the 1940s. Only four of the houses are of recent construction. The 2500 block of Anderson Drive includes two notable houses, 2500 Anderson Drive, a Colonial Revival-style brick Ranch built in 1955, and 2502 Anderson Drive, a two-story Tudor-Revival-style house built in 1953. Both were surveyed during the 1945-1965 survey of Raleigh by Ruth Little because they reflect the continued preference for traditional styles in Anderson Heights's post-World War II residences.

Fallon 1 Subdivision: In 1937 James J. Fallon, owner of venerable Fallon's Florists, subdivided about 50 acres east of Cooleemee Street and south of Anderson Drive into the Fallon subdivision, consisting of the 2700 block of Anderson Drive, the 2700 block of Kittrell Drive, and Royster Street and Crabtree Street (now Overbrook Drive) extending east to Oxford Road. He reserved the wooded stream at the south end of the development as a city park named Fallon Park. A 1940 article on the subdivision in the *News and Observer* reported that twenty-three homes had been built mostly along Anderson and Kittrell drives since 1937. The 2700 block of Anderson Drive in the Fallon 1 Subdivision is relatively well-preserved, with ten houses built between 1939 and 1942 of brick or frame one-and-one-half-story Colonial Revival or Minimal Traditional style and five noncontributing houses of recent construction.

In 1945 the Fallon company subdivided the second Fallon subdivision tract north of Anderson Drive, consisting of Oxford Road curving into the bend of Crabtree Creek, intersected by Royster and Crabtree streets. This section of the neighborhood, particularly along the north side of the 2700 and 2800 blocks of Anderson Drive, has experienced such heavy teardowns and new infill house construction that it no longer retains its mid-twentieth century architectural character. The other streets of this section have also been extensively redeveloped with new houses.

The Rothgeb and Webb streets section north of White Oak Road was subdivided as White Oak Subdivision in 1952 by Ross and Myrtle Rothgeb. Rothgeb, an engineer, did the plat map along with R. J. Pearse, landscape architect. These streets have seen quite extensive demolition and construction of new houses in the past 15 years and do not retain their mid-twentieth century architectural character.

Anderson Heights: History and Architecture

White Oak Road is a wide avenue that curves through the Bloomsbury subdivision, laid out in 1914 around the terminus of the Glenwood Avenue streetcar line, and built up during the 1920s with bungalows. In 1924 the Raleigh Real Estate and Trust Company subdivided a wooded tract to the north of Bloomsbury and extended White Oak Road

across Anderson Drive (previously Whitaker Drive) in a big loop with East Lake Drive. One landowner whose property was included in the tract was Dr. Albert Anderson, the superintendent of Dix Hospital, and the name “Anderson” may reflect him. Large lots, up to an acre or more, along White Oak Road insured the construction of upper-middle-class homes along this wide, stately avenue. In 1928 Thomas W. Ruffin subdivided his 50-acre wooded property to the east of Bloomsbury and created the subdivision of “Kenmore,” with one-quarter to one-half acre lots. Ruffin was a well-known criminal attorney who lived at 1708 Scales Street in Five Points. Also in 1928, the second Anderson Heights subdivision was platted to the east of Kenmore, consisting of Hazelwood, Kittrell, Royster, Cooleemee, and a block of Anderson Drive. The developers were probably the Raleigh Real Estate and Trust Company who created the first Anderson Heights subdivision.

The Fallon subdivision developed by James J. Fallon in 1937 to the east of Anderson Heights 2 completes the boundaries of the potentially eligible historic district in Anderson Heights. Fallon ran Fallon’s Florists from the 1920s to his death in 1945. (*The News and Observer*, May 18, 1940, page 10T; *The News and Observer*, March 20, 1945, page 8 (obituary). Fallon followed modern FHA guidelines for his new residential development, which he advertised on page 6 of *The News and Observer* November 10, 1940 as

Beautiful Homesites In Anderson Heights

This property was planned and approved by the FHA and is situated in the most desirable and exclusive section of Raleigh. All conveniences and improvements consisting of water, sewer, paved streets, electric services and regular bus schedule—this is the ONLY development in suburban Raleigh that has completely

installed all the necessary improvements before offering the lots to the public. Anderson Heights is a beautiful section with numerous parks, running streams, and stately trees which have been donated to add to the beauty of the property. ... [This property is covered by proper restrictions for the protection of home owners]

The Anderson Heights section of Raleigh has historical and architectural significance as a middle- and upper-middle-class neighborhood developed in the late 1920s and 1930s to the north and east of Bloomsbury, the streetcar suburb built at the end of the Glenwood Avenue trolley line. The single family houses on lots from one-quarter to over one-acre lots were built in the Period Cottage, Colonial Revival, and Tudor Revival styles in the 1920s and 1930s, and in the Minimal Traditional style in the 1940s. Larger 1940s houses continued to be built in Colonial Revival and Tudor Revival styles in the 1940s and early 1950s. Traditional architecture exerted a strong influence during the postwar era. The small number of custom homes built here from 1945 to 1965 were almost invariably of Revival styles, whether colonial or Tudor. One-story houses built along Anderson Drive in the late 1940s and early 1950s may reflect the influence of New England architect Royal Barry Wills, whose book "Cape Cod Ranches," and other house plan books he wrote in the 1940s and 1950s were used by architects and builders across the country. Not only does Anderson Heights include a number of particularly good examples of residential styles of the 1920s to the 1960s, it is composed of intact blocks of harmonious small houses that create a historical environment.

Bibliography:

M. Ruth Little, "The Development of Modernism in Raleigh" A Survey of Raleigh Architecture constructed from 1945-1965," Multiple Property Documentation Form, N.C. Historic Preservation Office, 2006.

Helen P. Ross, "Raleigh Comprehensive Architectural Survey," N. C. Historic Preservation Office, 1992. (Anderson Heights Survey, 1991.)

Proposed Anderson Heights Historic District Boundary

