

Raleigh Department of City Planning
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www.raleighnc.gov/planning

CITY OF RALEIGH
PLANNING DEPT.

Fee	\$285
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(Processing Fee: \$266.00 - valid until June 30, 2011 - Checks payable to the City of Raleigh.)

RALEIGH HISTORIC LANDMARK DESIGNATION APPLICATION

This application initiates consideration of a property for designation as a Raleigh Historic Landmark by the Raleigh Historic Districts Commission (RHDC) and the Raleigh City Council. It enables evaluation of the resource to determine if it qualifies for designation. The evaluation is made by the Research Committee of the RHDC, which makes its recommendation to the full commission which in turn makes its recommendation to the City Council. Procedures for administration by the RHDC are outlined in the Raleigh City Code, Section 10-1053.

Please type if possible. Use 8-1/2" x 11" paper for supporting documentation and if additional space is needed. All materials submitted become the property of the RHDC and cannot be returned. Return completed application to the RHDC office at One Exchange Plaza, Suite 300, Raleigh or mail to:

Raleigh Historic Districts Commission
PO Box 829 Century Station
Raleigh, NC 27602

1. Name of Property (if historic name is unknown, give current name or street address):

Historic Name: John and Belle Anderson House

Current Name: n/a

2. Location:

Street 1201 Park Drive, Raleigh, NC 27605

Address:

NC PIN No.: 1704315305 000

(Can be obtained from <http://imaps.co.wake.nc.us/imaps/>)

3. Legal Owner of Property (If more than one, list primary contact):

Name: Timmy Ellis Simmons and Frank Howard Ernest

Address: 1201 Park Drive

City: Raleigh State: NC Zip: 27605

Telephone No: (919) (821)-(829) Fax No. () ()-()

E-Mail: timsim59@yahoo.com

4. Applicant/Contact Person (If other than owner):

Name: Cynthia de Miranda, MdM Historical Consultants

Address: PO Box 1399

City: Durham State: NC Zip: 27702

Telephone No: (919) (906)-(3136) Fax No. () ()-()

E-Mail: cynthia@mdmhmc.com

7. Reason for Request: To ensure preservation; to reduce property tax burden.

8. Is the property income producing? Yes ☐ No X

9. Are any interior spaces being included for designation? Yes ☐ No X

10. Supporting Documentation (Attach to application on separate sheets. Please type or print):

A. Photographs/Slides:

At least *two sets of current exterior archival-grade photographic prints* (minimum print size 5"x7") of all facades of the building and at least one photo of all other contributing and non-contributing resources. If interior spaces of the property are being considered for designation, please include two sets of photos for these features. Prints may be created by using archival-grade black and white film photography and processing or digital photography. The minimum standard for a digital print is 5x7 at a resolution of 300 pixels per inch (ppi). This translates into a pixel dimension of 1950 x 1350. Digital images must be printed with an acceptable ink and paper combination as determined by the National Park Service Go to: <http://www.nps.gov/history/nr/publications/bulletins/photopolicy/index.htm>. All photographs must be labeled with the name of the structure, address and date the photograph was taken with pencil or archival-approved photo pen. In addition to prints, all digital images should be submitted on a CD-R in TIF format. Any additional exterior or interior views and views of other structures on the property (color, black and white, or slides) will be helpful.

B. Boundary Map:

Please include a map showing the location of the property. A sketch map is acceptable, but please note street names and number. Any other structures on the property should also be shown. Please include a "North" arrow. Map should be no larger than 11" x 17". A tax map with boundaries marked is preferred, which can be found at: <http://imaps.co.wake.nc.us/imaps/>.

C. Architectural Significance:

Describe the property, including exterior architectural features, additions, remodelings, and alterations. Also describe significant outbuildings and landscape features. If the owner is including interior features in the nomination for the purpose of design review protection; describe them in detail and note their locations. Include a statement regarding the architectural significance of the property.

D. Historic Significance:

Note any significant events, people, and/or families associated with the property. Include all major owners. Note if the property has ever been recorded during a historic building survey by the City of Raleigh or by the NC State Historic Preservation Office. If so, who and when? (See application item 6.D.) Please include a bibliography of sources. Information regarding prior designations can be found by contacting the Survey and Planning Branch of the NC State Historic Preservation Office (NCSHPO) at 919-807-6570, 919-807-6573 or at: <http://www.hpo.dcr.state.nc.us/spbranch.htm>.

E. Special Significance Summary:

Include a one to two paragraph summary of those elements of the property that are integral to its historical, prehistorical, architectural, archaeological, and/or cultural importance.

5. General Data/Site Information:

Date of Construction and major additions/alterations: 1923, additions ca. 1950 and 2000

Number, type, and date of construction of outbuildings: One frame, gabled garage, ca. 1925

Approximate lot size or acreage: .2 acres

Architect, builder, carpenter, and/or mason: Sears Argyle Kit House

Original Use: dwelling

Present Use: dwelling

6. Classification:

A. Category (check all that apply):

Building(s) ☒ Structure ☐ Object ☐ Site ☐

B. Ownership

Private ☒ Public ☐ Local ☐ State ☐ Federal ☐

C. Number of contributing and non-contributing resources on the property:

	Contributing	Noncontributing
Buildings	2	0
Structures	0	0
Objects	0	0

D. Previous field documentation (when and by whom):

Marilyn Dutton and Charlotte V. Brown, Cameron Park Historic District National Register of Historic Places Nomination, 1982.
Jennifer Carpenter. "Raleigh's Kit Homes: A Brief Historical Context and Argument for Landmark Designation." Prepared for RHDC, 2013.

E. National Register of Historic Places Status:

Check One:

Entered X Date: 1985	Nominated ☐
Determined Eligible ☐ Date:	Determined Not Eligible ☐ Date:
Nomination Not Requested ☐	Removed ☐ Date:
Significant changes in integrity since listing should be noted in section 10.B. below.	

A. Photographs: All photos taken in May 2013, by the author.



John and Belle Anderson House, 1201 Park Drive, facade & east elevation, view SW



John and Belle Anderson House, 1201 Park Drive, facade, view S



John and Belle Anderson House, 1201 Park Drive, facade & west elevation, view SE



John and Belle Anderson House, 1201 Park Drive, addition at west elev., view SE



John and Belle Anderson House, 1201 Park Drive, rear elevation, view N



John and Belle Anderson House, 1201 Park Drive, rear and east elevations, showing juncture of addition and original dwelling, view NW



John and Belle Anderson House, 1201 Park Drive, east elevation, view W

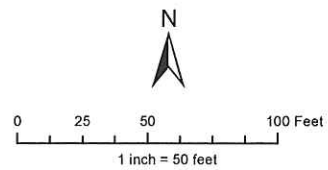


John and Belle Anderson House, 1201 Park Drive, garage, view SE

B. Boundary Map



John and Belle Anderson House



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

John and Belle Anderson House, 1201 Park Drive, Raleigh, NC
Tax Map courtesy of City of Raleigh and Wake County iMaps System

C. Architectural Significance

The 1923 John and Belle Anderson House at 1201 Park Drive is an excellent, intact example of a Sears catalog house. The model is the Argyle, a single-story Craftsman-style bungalow with front-gabled roof and distinctive detailing at the rafter tails and eave brackets. The Anderson House is a contributing property in the Cameron Park Historic District, which contains a varied collection of dwellings dating from the first third of the twentieth century. The Cameron Park Historic District was listed in the National Register of Historic Places in 1985.

Property Description

The Anderson House occupies the southwest corner parcel at the intersection of Park Drive and St. Mary's Street at the east edge of the Cameron Park Historic District. The neighborhood is west of downtown Raleigh and immediately north of a historically residential stretch of Hillsborough Street. Park Drive is a curvilinear, tree-lined street that moves generally east-west through the historic district. Concrete sidewalks thread through the neighborhood along the meandering streets. The early twentieth-century dwellings have a uniformly shallow setback.

Houses along the south side of Park Drive near St. Mary's Street stand high above the roadway. A stone retaining wall of random rubble lines the front and east side yards of the parcel at 1201 Park Drive. A concrete front walk leads to steps at the front retaining wall; a second set of concrete steps lead up to the front porch. Immediately west of the house, a concrete driveway extends from the street to the back of the parcel, terminating at a single-bay frame garage.

The Argyle bungalow stands on a partially exposed brick basement. The dwelling has a front-gabled main roof with a smaller, projecting gable that shelters the porch. Weatherboards sheathe exterior walls and stucco covers the gable ends. Carved rafter tails underscore the broad, open eaves, while slender beams with faceted ends extend at the eaves of the gable ends. Fenestration includes a glazed, single-leaf front door and large, three-over-one, double-hung wood windows. Massive stuccoed porch columns are square in section and echoed in the porch railing's squared balusters and posts. The porch extends to the east just past the side elevation and beyond the east side of the porch gable—a distinctive element of the Sears Argyle plan. A rear addition dates to 2000 and replaces a smaller 1950s addition.

At the two-bay facade, the east bay is recessed, deepening the porch area. The entry door and a single window pierce the bay. The west bay holds a centered single window. Along the east elevation, full-size windows flank an exterior shouldered chimney at the front room on the east side. A projecting gabled bay holds a band of three windows and has detailing in the gable that matches that at the facade. Another window lights the rearmost room of the original structure. The west side has three single windows in the original structure and, beginning at grade, a concrete access stair leading down to the basement.

The one-and-a-half-story rear addition, completed in 2000, is inset slightly from the southeast corner of the original structure. It wraps around the southwest corner, overlapping the back half of the rear bedroom in the original structure. The gabled roof of the addition is slightly higher than that of the main roof, but its ridge is offset from the original. The addition's roof therefore merges with the original dwelling's east roof slope. This configuration replicates the interaction of the two gables at the front of the house while limiting changes to the roofline at the back. That the house stands high on a hill further minimizes the appearance of the addition. The new section at the back adopts the same detailing as the original structure, including weatherboard siding, carved rafter tails, and beams with faceted ends. Other details appropriately differentiate it: the higher roof height, three-light single-sash windows at the ground story, and a row of full-light glazed doors inset across the new rear elevation. Shingle siding, rather than stucco, sheathes the back gable, as was the case with the original rear elevation: a small area of the original back gable and its shingles are visible at the southeast corner of the original structure. A pair of three-over-one, double-hung windows pierce the rear addition's gable just under a pentagonal vent.

A stone patio at the back of the house likely dates to the 1950s addition, which was demolished to make way for the work completed in 2000. New stone columns rise at the back corners of the patio to support a wood pergola with carved detailing that mimics the rafter tails and exposed beams in the dwelling. Stone steps lead up into the small rear yard.

The carved rafter tails, faceted beams, stuccoed gables, and massive stuccoed porch posts are hallmark details of the Argyle plan, as is the overall massing with the projecting gabled porch that extends beyond the east elevation. All these features are intact at the Anderson House. The Argyle floor plan published in the 1923 and 1926 catalogs, further, matches that of the Anderson House, with the exception of some different closet arrangements near the bathroom. There are differences, however, in exterior and interior detailing. Catalog images show the house clad in cedar shingles rather than weatherboard with brick basement walls. The porch columns have projecting decorative blocks near the top that are lacking in the Anderson House. Fenestration in the catalog model includes twelve-over-one windows, with a band of four windows in the projecting side bay and small, high windows flanking the chimney. Interior differences include a greater level of detailing in the advertised Argyle plan: a beamed ceiling in the living room, a paneled dining room, built-in half-wall bookcases between the living room and dining room, and built-ins flanking the fireplace.¹

Changes to the house since its construction are minimal, with the exception of the compatible addition at the rear. That work removed the rearmost window in the back bedroom. Some minor changes to the original floor plan have been made, such

¹ "The Argyle: 1923 Sears Roebuck Modern Homes," Antique Home Style Website, viewed June 25, 2013, at <http://www.antiquehomestyle.com/plans/sears/1923sears/23sears-argyle.htm>; Sears,

as shifting the placement the door from the dining room to the kitchen, but the overall plan remains intact. The owner is currently undertaking some remodeling in the basement, but the work will have no effect on the exterior appearance of the house.

Architectural Context

Cameron Park, one of Raleigh's first early twentieth-century residential neighborhoods, was developed to provide housing for upper-middle-class white families. The neighborhood was built in two sections: the first opened for sale in 1910 and the second seventeen years later. A wide variety of architectural styles popular in the first decades of the twentieth century are present in the district, including Classical Revival, Georgian Revival, Colonial Revival, and Craftsman. Initially, the neighborhood was home predominantly to local businessmen and their families, although some professionals and professors also chose to live in the new neighborhood.²

At the same time that houses were going up in Cameron Park, kit homes were becoming popular across the United States. As detailed in Jennifer Carpenter's "Raleigh's Kit Homes: A Brief Historical Context and Argument for Landmark Designation," kit homes were used throughout Raleigh's early twentieth-century suburbs, including in Cameron Park. About fifty dwellings in Raleigh have been identified as kit houses; not all are eligible for landmark designation, of course, due mainly to issues with architectural integrity. Carpenter's report states that a strong case can be made for landmark designation for houses that maintain architectural integrity; can be authenticated as kit homes; are excellent examples of a kit home model—preferably a rarely built model—and are located in one of Raleigh's early twentieth-century suburbs.³

The Anderson House meets these criteria. Rosemary Thornton, a kit house expert, personally identified the Anderson House as a Sears Argyle design. The house retains an impressive level of architectural integrity. Original cladding and fenestration remains, as does original exterior detailing, including stucco, shingle sheathing, carved rafter tails, and faceted beams. The original floor plan is intact but for minor modifications, like the relocation of a door from one end of a wall to another. The rearward location of the late twentieth-century addition coupled with the siting of the house on a hill above the street makes the new section visually unobtrusive. It does not detract from the original massing and form of the house. The Argyle, being a Sears kit house, may not have been a rarely built model, but the

² Marilyn Dutton and Charlotte V. Brown, "Cameron Park Historic District," National Register Nomination, 1982, viewed online July 19, 2013, <http://www.hpo.ncdcr.gov/nr/WA0194.pdf>.

³ Jennifer Carpenter, "Raleigh's Kit Homes: A Brief Historical Context and Argument for Landmark Designation," prepared for the Raleigh Historic Development Commission, 2013, viewed online June 14, 2013, at http://www.rhdc.org/sites/default/files/Kit%20Homes%20Context_Landmark%20Designation%20Criteria.pdf.

Anderson House is an excellent and intact example of it in one of Raleigh's early twentieth century suburbs. The house therefore meets the criteria for landmark designation, as recommended by Carpenter's context report.

D. Historic Significance

The Southern Insurance and Realty Company sold Lot 11 of Block 18 of the Cameron Park Property Subdivision to C. E. Hornaday and H. F. and Gertrude J. Faucette on July 18, 1923. Clyde Hornaday and Henry Faucette ran a self-named real estate and insurance company together, with an office at 111 W. Martin Street. Faucette lived at the time at 320 E. Park Drive in Cameron Park.⁴

Hornaday and Faucette immediately built the Sears Argyle bungalow on Lot 11, known at the time at 324 E. Park Drive; it was later known as Forest Drive, before reverting to Park Drive. A small ticket found in the house by the current owner shows that J.W. Mangum, the city electrician, inspected and approved the wiring in the house on August 31, 1923. In November, the investors sold the dwelling to Ralph and Nannie McCauley; the McCauleys sold it a year later to John C. and Belle B. Anderson. The Andersons owned the house for the next fifty-three years, the remainder of the period of significance for the Cameron Park Historic District.⁵

Hornaday and the Faucettes purchased a number of Cameron Park parcels from the Southern Insurance and Realty Company throughout the 1920s. It is likely that they erected spec houses on the lots and sold them off quickly, just as they did with the Anderson House. Kit houses were ideal for this sort of real estate investment: a fast and easy method of improving the property and selling it at a profit. The Sears Modern Home catalogs, in fact, touted the speed with which the kits could be erected, bragging that their product could save hundreds of man-hours of work on a single house. Sears also sold garage kits; it is possible that the garage at the Anderson House is a Sears model, but no direct evidence has been found to substantiate this. The garage is a contemporary of the dwelling, however, and has excellent architectural integrity.⁶

It is not uncommon to find differences between a built kit house and the published model. A customer could purchase just plans rather than the entire kit. This

⁴ Southern Insurance and Realty Company to C. E. Hornaday and H. F. Faucette, July 18, 1923, Deed Book 428, page 212, viewed online at <http://services.wakegov.com/Booksweb/GenExtSearch.aspx>, June 25, 2013; *Hill's Raleigh City Directory, 1923-1924* (Richmond: Hill Directory Company, 1923), 310, viewed July 19, 2013, at <http://archive.org/details/hilldirraleigh19231924>.

⁵ C. E. Hornaday, H. F. and Gertrude J. Faucette to Ralph H. and Nannie M. McCauley, November 26, 1923, Deed Book 424, page 533; Ralph and Nannie McCauley to John C. and Belle B. Anderson, September 1, 1924, Deed Book 451, page 52; both deeds viewed online at <http://services.wakegov.com/Booksweb/GenExtSearch.aspx>, June 25, 2013.

⁶ Records at the Wake County Register of Deeds show several transactions in the 1920s between the Southern Insurance and Realty Company and Hornaday and the Faucettes; records viewed online at <http://services.wakegov.com/Booksweb/GenExtSearch.aspx>, June 25, 2013; "Small Houses," 10-11.

required purchasing all the lumber and materials locally, allowing the builder the opportunity to tweak the design or materials at construction. Sears itself may have slightly altered plans: the Argyle model was published over many years and it seems likely that small changes would be made. It is in fact not surprising to see that the Anderson House, initially a speculative house, is a simpler version of the Argyle, lacking the built-ins and paneling shown in the catalog illustrations.⁷

E. Special Significance Summary

The John and Belle Anderson House is architecturally significant as an excellent and intact example of a kit house in an early twentieth-century Raleigh suburb. The house is a Sears Argyle model, and it retains the distinctive massing, porch configuration, roofline detailing, and floor plan of that model. Such examples of kit homes in Raleigh reflect a significant construction trend in the growth of Raleigh's residential areas for middle-class whites in the first decades of the twentieth century. Granting landmark designation to such kit home examples will aid in the documentation and preservation of this important historic building type in Raleigh's history.

⁷ "Homes Index," Sears Archives Website, viewed June 25, 2013, at <http://www.searsarchives.com/homes/bydate.htm>.

Bibliography

- Carpenter, Jennifer. "Raleigh's Kit Homes: A Brief Historical Context and Argument for Landmark Designation." Prepared for the Raleigh Historic Development Commission, 2013, viewed online June 14, 2013, at http://www.rhdc.org/sites/default/files/Kit%20Homes%20Context_Landmark%20Designation%20Criteria.pdf.
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- Hunter, Rebecca. *Putting Sears Homes on the Map: A Compilation of Testimonials Published in Sears Modern Homes Catalogs 1908-1940*. Elgin, IL: Rebecca Hunter, 2004.
- Sears Archives webpage. Viewed June 14, 2013, at <http://www.searsarchives.com/>.
- Sears Roebuck and Company. *Small Houses of the 1920s: The Sears, Roebuck 1926 House Catalog*. Mineola, N.Y.: Dover Publications, 1991.
- Wake County Register of Deeds. Various deeds viewed online June 25, 2013, at <https://rod.wakegov.com/index.aspx?page=63>.