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were constructed there in the 1910s and 1920s. Another development that shaped the neighborhood directly to the east of the historic house was the routing of America's "first Main Street," U.S. Route 1, along Old Wake Forest Road [Ross, "Final Report"]. The additional traffic generated by visitors and travelers was phenomenal. Several tourist courts and boarding houses were built along this main highway artery just on the outskirts of Raleigh. One of these, The Gables (#201), continues in operation today.

Located between the railroad tracks and highway, a dense neighborhood of bungalows and period revival style houses, housing middle class managers, workers, and artisans grew up. In 1923 the west side of the 1400 block of Courtland Drive was developed by the Metropolitan Life Insurance Co. with a group of one and one-and-one-half story brick and frame houses [Wake County Plat Maps Book 1920, p. 110]. They appear to have been rental properties because there was a high turnover of occupants according to the City Directories from the 1920s and 1930s. Numerous occupations were represented among the residents including railroad workers, salesmen, office personnel, and mill employees. Other clandestine occupations may have resulted in the local appellation of this street as "Bootlegger's Row." In the early 1940s the Federal Housing Administration was responsible for the construction of five Minimal Traditional houses on the east side of this block of Courtland Drive [Ross survey, working files].

The earliest multi-unit dwelling in the district is located at 1107 Mordecai Drive (#125), one-half block north of the Mordecai House. Built in the early 1920s, this three-story frame hip-roofed apartment building, was first occupied by government employees, sales people and utility workers [City Directories]. Also in the 1920s, a large number of bungalows and various period revival style houses were built in the district by individuals or small contractors/developers.

After the Depression, the neighborhood filled out with Minimal Traditional houses and Cape Cod houses. The few vacant lots, the least desirable or the hardest to build on, have been occupied in recent years by non-contributing apartment buildings and brick duplexes. Although several of the resources are now considered non-contributing due to their early 1950s construction dates, they are indeed compatible with their historic neighbors and will soon be eligible to be counted as historic resources.

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The great variety of architectural styles represented in the Mordecai Place Historic District makes a varied and lively streetscape. Today, the Mordecai Historic District is considered a convenient, desirable, and stable in-town neighborhood. The rich variety of houses are well cared for and appreciated by their residents who are of diverse ages and occupations. The Mordecai Historic Park, utilized by students of architectural and garden history, still, as always, enjoys its position as the anchor of the neighborhood.

Architectural Context:

The Mordecai Place Historic District is one of four early twentieth-century neighborhoods that ring the nineteenth-century city of Raleigh. Three of the districts, Glenwood, Boylan Heights and Cameron Park, are already listed on the National Register. They, along with Mordecai, all developed on the former farmlands of founding Raleigh families. The Mordecai district shares some features with these nearby districts including their sylvan settings, street layouts which took advantage of picturesque topography, and the types and styles of the dwellings erected. The development of these neighborhoods owes much to their easy access to downtown via street cars and automobiles [Early Twentieth-Century Suburbs]. Each displays an eclectic variety of architectural styles, creating visually lively streetscapes. Each district grew up as a response to the need for housing the middle class in an urbanizing and rapidly growing capital city. In 1900 Raleigh's population was 13,643; in 1920 it was 27,076; and in 1940 it had mushroomed to 46,897 [North Carolina Information and Fact Book p. 42].

The Mordecai Place Historic District contains a largely intact collection of early-twentieth-century dwellings including the bungalow, Colonial Revival and various romantic period revival styles such as Dutch Colonial Revival, Tudor Revival, and Spanish Colonial Revival, all popularized by pattern books or popular publications. A comparison of the inventory lists of the previously listed districts reveals that the Mordecai district appears to have a wider and more diverse variety of architectural styles represented. In contrast, Boylan Heights is dominated by bungalows, the Glenwood district by small cottages, and Cameron Park by the Colonial Revival box and Queen Anne styles.

Only a handful of Mordecai's buildings have been identified as the work of architects. Most seem to have been built from

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pattern books and fall into the popular building traditions. They are built of frame or brick (veneer) and nearly all are single family dwellings. Notable exceptions include the three-story frame Mordecai Manor apartment building (#125) and the Foursquare brick duplex at 1403-1405 Mordecai Dr. (#93). Architect-designed houses are generally found on the lots nearest the Mordecai House (#231a), which has an 1824 expansion designed by William Nichols. These architects include James S. Salter, thought to be responsible for the two sizable Georgian Revival houses in the 800 block of Old Wake Forest Road (#s 214 and 215). Banker John Boushall commissioned Rose and Linthicum Architects to design his grand Georgian Revival house at 1101 Old Wake Forest Road. (#213) [Raleigh Survey files].

Bungalows are the most prevalent style represented in the district. The style was popular here and throughout the United States in the 1920s because these were functional and comfortable houses with an open floor plan and they could be individualized according to the locale and fashions of the time. Hallmarks of the style include broad, low-pitched roofs, vertical-light windows and porch supports that combine brick piers with wood posts or columns [McAlester, Field Guide to American Houses]. Some of the porches are extended to encompass a porte-cochere meant to shelter an automobile. Several good brick examples of the bungalow are found in the 1400 block of Courtland Drive and scattered along Mordecai Drive. Most are one story, but an interesting variation is the two-story example at 1216 Courtland (#78) which has a second story California sleeping porch.

Colonial Revival was a popular and long-lived style nationwide during the early twentieth century. The Mordecai district has several excellent, unaltered examples, built in both brick and frame. The style is marked by symmetrical facades, side-gabled roofs and multi-paned sash windows. Notable examples include the trio of brick houses in the 800 block of Mordecai Drive (#s 129, 130 and 131). Frame examples are found throughout the district and include the two-story house at 1216 Mordecai (#167) and the recently restored Pou-Massengill-Lundy House (#191) on Old Wake Forest Road.

The Tudor Revival style is represented in the district by several Period Cottages rendered in brick or stone. Most were built in the 1930s employing elements of the more elaborate Tudor Revival style including front-facing cross gables, suggestions of half timbering, chimneys on the main elevation and the absence of the front porch [McAlester, Field Guide].

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Good brick examples include #s 79, 98, 103 and 147. Probably the best and most detailed example of the Tudor Revival/Period Cottage is found at 1309 Mordecai Drive (#111). The most prominent example is The Gables (#201), a c. 1925 motor lodge built to take advantage of its location on heavily traveled Old Forest Road.

Other unique romantic period revival styles in the district include the Spanish Colonial Revival style house (#176) built of stone with a trademark engaged porch and arched entrance, and the Italian Renaissance Revival style Thompson House (#186), both on Old Wake Forest Road.

Adding to the district's variety are two examples of frame I-houses (#s 184 and 185), each displaying characteristic two-story, three-bay wide, single-pile forms with gable-side roofs, and the Foursquare (#s 158 and 170) with cubical main blocks and hip roofs.

After the Depression, the Recovery Era houses were generally plain, boxy, and constructed of wood. Also, Minimal Traditional houses (#s 224 and 225) appeared. These are generally small in scale and display occasional references to the Tudor Revival style, such as a chimney on the main elevation. The Colonial Revival continued its popularity, now taking the Cape Cod shape. The best example is found at 1315 Mordecai Drive (#107). It is a classic example of the Cape Cod style with a steeply pitched gable-side roof, and six-over-six windows.

In the 1960s, the long, low ranch house appeared in the district (#s 100 and 163). In the 1970s undistinguished brick apartment complexes were built on the few remaining vacant lots (#s 23, 24, and 25). The newest construction in the district (#86), has borrowed from the many bungalows surrounding it with its inviting porch, gabled roof, and compatible materials and scale.