



REGULAR MEETING AGENDA
WEDNESDAY, SEPTEMBER 8, 2021, 6:30 PM
GROUND FLOOR TRAINING ROOM (Rear, Taylor Street Entrance)
Town Hall, 301 S. Brooks Street, Wake Forest, NC 27587

The following COVID-19 Protocols will be in place: 1) masks are required in all Town facilities.
Contact Historic Preservation Staff at mmichael@wakeforestnc.gov or 919-435-9516
for information or visit the Historic Preservation webpage under “Meetings” at
<https://www.wakeforestnc.gov/planning/historic-preservation>

6:30 Regular Business

1. Call to Order/Roll Call
2. Approval of the Agenda
3. Approval of Minutes of the August 11, 2021, Regular Meeting.
4. Public Comment (limited to 3 minutes per person) The HPC is interested in hearing your concerns, however, speakers should not expect HPC action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate Town Staff and may be scheduled for a future agenda.
5. Public Hearing: LL-21-01: A request from Cooke’s Restoration, LLC to designate the Medlin Store Building as a Local Historic Landmark at 501 North Main Street, Wake Forest being Wake County Tax PIN 1841-54-5041.
6. Public Hearing: LL-21-02: A request from Andrew Grimmitt and Angela Wright to designate the Mutschler House as a Local Historic Landmark at 1320 Country Club Drive, Wake Forest being Wake County Tax PIN 1831-98-3138
7. Treasurer’s Report
8. Old Business
 - A. Holiday Festival Update
9. New Business and Announcements
 - A. Preservation NC Virtual Conference
 - B. Staff Update
 - C. Member Updates
10. Adjourn



TOWN *of*
WAKE FOREST

301 S. Brooks Street
Wake Forest, NC 27587
t 919.435.9400

www.wakeforestnc.gov

HISTORIC PRESERVATION COMMISSION MINUTES

WEDNESDAY, August 11, 2021

6:30 PM

Commission Members Present: Andrea Radford (Chairperson), David Bennett (Vice-Chairperson), Charlotte Jenkins, Beverly Whisnant, Elizabeth Miller, Paige Bivens, Darina Bender, Nancy Ginger, and Olivia Wilkerson (Youth in Government Ex-Officio)

Commission Members Absent: Commissioner James Dyer (BOC Ex-Officio)

Staff Present: Michelle Michael (HPC Staff Liaison), Melanie Rausch (Planner I), Deeda Harris (Town Clerk),

Guests: None

1. CALL TO ORDER/ROLL CALL – Chairperson Andrea Radford called the meeting to order at 6:30 pm and performed a roll call vote. There were eight members present.

2. AGENDA. Chairperson Radford asked for an approval of the agenda. Nancy Ginger moved to approve the agenda as amended. Paige Bivens seconded the motion. The motion was approved unanimously (7-0).

3. MINUTES. Andrea Radford asked for an approval of the July 14th, 2021, minutes. Beverly Whisnant moved to approve the July minutes; David Bennett seconded the motion. There was no discussion, and the motion passed unanimously (7-0).

4. PUBLIC COMMENT (limited to 3 minutes per person) Andrea Radford asked if there was anyone who wished to make public comments. There were no members of the public in attendance, and there was no public comment. Olivia Wilkerson Youth in Government Ex-Officio arrived for the meeting.

5. TREASURERS REPORT Staff liaison Melanie Rausch gave an overview of the July treasurers report. As of June 30th, 2021, the beginning balance was \$26,893.83. \$3.32 of interest was earned throughout the month of July for an ending balance of \$26,897.15. The balance includes \$1,611 to be used for the Ailey Young House. There were no transactions during the month of July. Staff Liaison Melanie Rausch asked if there were any questions. There were no questions. Chairperson Radford asked for a motion to approve the treasurers report. David Bennett made a motion to approve the treasurers report. Elizabeth Miller seconded the motion. The motion was approved unanimously (7-0).

6. Old Business

- A. **Home Tour** – Michelle Michael provided an update of the home tour alternate event. At the July meeting the HPC requested staff research ideas and cost estimates for the event. Staff met with the Wake Forest Historical Museum to brainstorm event ideas. The date of December 4th was decided with the event scheduled from 10-2 pm and will function in conjunction with Downtown Development’s Holiday Market. The Calvin Jones House and the museum will be open for visitors and a picture station will be included with an old photograph of Wake Forest as the backdrop. Musicians will perform both within the Calvin Jones House and on the museum grounds and a food truck or two will serve food. The Garden Club will be invited to sell wreaths and/or poinsettias and the Women’s Club will be invited to sell refreshments. Guided tours will be offered every 30 minutes with preregistration required. The event will require 40 volunteers and a total budget of \$600. Ms. Michael asked if there were any questions. Ms. Whisnant asked if the Baptist Church could sell books at the event since sales have been down due to Covid. Ms. Michael responded that is fine if the commission is alright with that. Ms. Michael added that if Wake Forest University decides to shut down due to COVID than the event will be cancelled. Andrea Radford stated that from a cost perspective, the cost is low. Paige Bivens stated she would like to invite the local historic district to decorate their doors and allow attendees to vote for their favorite doors. Ms. Whisnant stated she believed a lot of homes would be decorated already. Ms. Jenkins stated she thought the HPC could always ask district residents to decorate early. Paige Bivens stated the importance of decorating since this event is acting as a placeholder for the Historic Homes Tour. Chairperson Radford stated the favorite decorated house could be featured on the Town’s social media. Ms. Michael stated the other item the HPC needed to consider is the 40 volunteers. Ms. Bivens asked if the 40 includes staff and the HPC. Ms. Michael responded yes. Ms. Jenkins stated she thought that was very attainable. Ms. Michael asked what the HPC’s thoughts were on the event. Members stated they were excited for it. Chairperson Radford asked if we had a motion. Paige Bivens made a motion to approve the plan with the addition of decorated doors. Nancy Ginger seconded the motion, and the motion passed unanimously (7-0).

Ms. Michael stated that the budget for fiscal year 2021-2022 would now drop down to an ending balance of \$21,347.15 to include the \$600 approved for the holiday event. Ms. Miller asked if donations are collected at the event who will that go to? Ms. Michael responded the museum.

8. New Business

- A. **Staff Updates** – Staff presented the Historic Marker Program to the Board of Commissioners at the August 3rd Work Session and will recommend approval at the August 17th Meeting. The Town of Wake Forest received notification they were awarded \$15,000 for the CLG Grant to be used for the 2022 Historic Preservation Plan update. The Town will match \$25,000 for a total of \$40,000 to be spent on the plan. Ms. Rausch asked for a motion to recommend approval of the grant funds at the August 17th meeting. David Bennett made a motion to recommend approval. Charlotte Jenkins seconded the motion and the motion passed unanimously (7-0).

The Northeast Community StoryMap “Sites of Memory” was awarded a Carraway Award and it will be presented at Preservation North Carolina’s virtual conference in October.

Staff received an inquiry regarding the historic district grant that the HPC voted to suspend earlier in the year. Ms. Rausch asked the HPC if they would like to revisit that decision. Ms. Whisnant stated she believed it would be best to keep it suspended. Ms. Ginger and Ms. Bivens agreed.

Ms. Rausch announced CLG training is now available, and both staff and members of the HPC must complete training for the Town to maintain its access to CLG Grant funding.

Ms. Rausch stated staff is seeking volunteers for fall historic district walking tours. Elizabeth Miller, Nancy Ginger and Paige Bivens volunteered. Elizabeth Miller, Charlotte Jenkins and Nancy Ginger are available to lead a Saturday tour.

Ms. Rausch stated surveys are live for the Community Plan, and HPC members are encouraged to complete it. CAMPO's Triangle2050 Plan Surveys are also available, and members are encouraged to complete it online. Lastly, the Northeast Community in-person public input event will be held September 9th from 4:30-6:30 members are encouraged to attend.

C. Member Updates – There were no member updates

9. Adjourn. Chairperson Radford asked if there was a motion to adjourn. David Bennett made a motion to adjourn, Elizabeth Miller seconded the motion. The motion passed unanimously (7-0). The meeting adjourned at 7:05 pm.

Respectfully submitted,

Andrea Radford, Chairperson

Melanie Rausch, Secretary

Local Landmark Designation

A Jack Medlin Store

Staff Report

TO: Wake Forest Historic Preservation Commission

DATE: September 8, 2021

CASE: Local Historic Landmark Designation Application for A. Jack Medlin Store

PREPARED BY: Melanie Rausch, Planner I – Long Range

GENERAL INFORMATION

Property Owners/Applicants: Cooke's Restoration, LLC
Jim and Alexis Cooke
112 West North Avenue
Wake Forest, NC 27587

Application/Report Preparer: Olivia Heckendorf, Richard Grubb & Associates, Inc.

Requested Action: Designate the A. Jack Medlin Store exterior as a Local Historic Landmark

Tax Pin #: 1841-54-5041

Location: The A. Jack Medlin Store, 501 North Main Street is on the west side of North Main Street, at the intersection of West Juniper and North Main Street. The property sits at the northwest corner of that intersection diagonal to the Wake Forest History Museum. The property is located within the local Wake Forest Historic District and Wake Forest National Register Historic District.

Size: .09 +/-

Existing Zoning: General Residential (GR) 3

Existing Land Use: Office/Commercial

SPECIAL INFORMATION

Physical Characteristics: The property includes the Medlin Store and the gravel lot behind it.

Property Name: The structure is known as the Medlin Store, named after its founder A. Jack Medlin

STAFF ANALYSIS (Taken from the application Attachment A)

ARCHITECTURAL DESCRIPTION SUMMARY

The A. Jack Medlin Store stands as a rare and exceptional example of a commercial building along North Main Street. Early twentieth century commercial buildings were often constructed of durable, fireproof brick. The brick could be laid in a decorative pattern or used as ornamentation in the form of corbels, sills, and lintels. Early twentieth century commercial buildings were typically rectangular in form, with flat roofs. Parapets, which could provide space for signage, were also a common feature of commercial structures. The front elevations of many commercial buildings were pierced by large display windows to display store goods. The A. Jack Medlin Store retains many of these features that were typical of early twentieth century commercial architecture, including its brick construction, brick corbels, parapet roof, and large display windows. The A. Jack Medlin Store differs from other commercial structures in the area due to its massive canopy off the primary elevation. No other buildings in Wake Forest have this unique feature

HISTORICAL BACKGROUND SUMMARY

Andrew Jackson Medlin opened his store in 1905 at 501 North Main Street. Medlin's General Store included goods, a dining room and a curbside filling pump while Medlin's residence to the north also was a lodging place known as Shady Oaks. Due to increased traffic from the integration of U.S. Highway 1 into North Main Street, Medlin decided to enlarge his filling station by installing gasoline pumps. Residents feared the pumps could be dangerous and appealed to the town board in December 1928. In 1929, the Town of Wake Forest passed an ordinance that deeming the sale of gasoline unlawful west of the Seaboard Air Line Railway tracks. Wake Forest v. Medlin was the first land use zoning case heard by the Supreme Court of North Carolina, thus setting precedent for land use zoning and the associated use of police power not only at the local level, but also at the state level. The court decided that it was within the police power of the Town of Wake Forest to regulate the sale of gasoline within their jurisdiction, especially in a residential neighborhood. As a result of this landmark decision, Medlin was forced to cease operation of the curbside filling pump.

STATEMENT OF SIGNIFICANCE

The A. Jack Medlin Store is significant for its association with tourism and land use planning in the Town of Wake Forest, and for its role in a landmark court case that set a precedent that effected local zoning regulations across the state of North Carolina. The A. Jack Medlin Store opened in 1905 as a general store and dining room with a curbside filling pump. In 1929, the Town of Wake Forest passed an ordinance prohibiting the sale of gasoline on the west side of the railroad tracks. As a result, A. Jack Medlin incurred a penalty for his continued operation of the curbside filling pump. The case of Wake Forest v. Medlin rose to the Supreme Court of North Carolina in spring

1930 and was the first case heard by the court regarding land use zoning and police power. The landmark decision handed down by the court ruled that the Town of Wake Forest had the police power to regulate the operation of filling stations in certain circumstances and locations. As a result of this case, a precedent was set for land use zoning and the associated use of police power at both the local and state levels. Therefore, the A. Jack Medlin Store is significant at both the local and state levels for its association with early land use zoning and its impact on the Town of Wake Forest and North Carolina.

Attachment A: Local Landmark Designation Report for the A. Jack Medlin Store

APPLICATION FOR WAKE FOREST LOCAL LANDMARK DESIGNATION

This application initiates consideration of a property for designation as a Wake Forest Local Historic Landmark by the Wake Forest Historic Preservation Commission (HPC) and Wake Forest Board of Commissioners. It enables evaluation of the resource to determine if it is eligible for Local Historic Landmark Designation. The preliminary evaluation is made by staff and presented to the HPC. The HPC makes a recommendation of eligibility to the Board of Commissioners. The procedure is outlined in the Wake Forest Unified Development Ordinance 15.11.1 Designation of Historic Landmarks/Districts.

Please type using 8 ½ x 11 paper for supporting documentation and additional sheets as needed. All materials submitted become the property of the Town of Wake Forest. Please contact Michelle Michael, Senior Planner (Historic Preservation) with questions at 919-435-9516 and submit the completed documentation by email to mmichael@wakeforestnc.gov or mail to:

Wake Forest Historic Preservation Commission
Town of Wake Forest
301 S. Brooks Street
Wake Forest, NC 27587

1. Name of Property:

- a. Historic Name: A. Jack Medlin Store

2. Location:

- a. Street Address: 501 North Main Street
- b. City/Town/Jurisdiction: Wake Forest
- c. Tax Pin Number: 1841545041

3. Owner Information:

- a. Name: Cooke’s Restoration, LLC, Jim and Alexis Cooke
- b. Address: 112 East South Avenue, Wake Forest, NC 27587
- c. Phone: 919-745-7860
- d. Email: jim.cooke@utilityserviceagency.net; alexisncooke@gmail.com

4. Owner Signature and Date:

Name:

(I have read the general information in this application and affirm that I support landmark designation of the property defined herein.)

Owner/Signed: _____

Dated: _____

Applicant/Signed: _____

Dated: _____

5. Application Prepared By:

- a. Name: Olivia Heckendorf, Richard Grubb & Associates, Inc.
- b. Address: 525 Wait Avenue, Wake Forest, NC 27587
- c. Phone: 919-909-2645

APPLICATION FOR WAKE FOREST LOCAL LANDMARK DESIGNATION

This application initiates consideration of a property for designation as a Wake Forest Local Historic Landmark by the Wake Forest Historic Preservation Commission (HPC) and Wake Forest Board of Commissioners. It enables evaluation of the resource to determine if it is eligible for Local Historic Landmark Designation. The preliminary evaluation is made by staff and presented to the HPC. The HPC makes a recommendation of eligibility to the Board of Commissioners. The procedure is outlined in the Wake Forest Unified Development Ordinance 15.11.1 Designation of Historic Landmarks/Districts.

Please type using 8 ½ x 11 paper for supporting documentation and additional sheets as needed. All materials submitted become the property of the Town of Wake Forest. Please contact Michelle Michael, Senior Planner (Historic Preservation) with questions at 919-435-9516 and submit the completed documentation by email to mmichael@wakeforestnc.gov or mail to:

Wake Forest Historic Preservation Commission
Town of Wake Forest
301 S. Brooks Street
Wake Forest, NC 27587

1. Name of Property:

- a. Historic Name: A. Jack Medlin Store

2. Location:

- a. Street Address: 501 North Main Street
b. City/Town/Jurisdiction: Wake Forest
c. Tax Pin Number: 1841545041

3. Owner Information:

- a. Name: Cooke's Restoration, LLC, Jim and Alexis Cooke
b. Address: 112 East South Avenue, Wake Forest, NC 27587
c. Phone: 919-745-7860
d. Email: jim.cooke@utilityserviceagency.net; alexisncooke@gmail.com

4. Owner Signature and Date:

Name: James D. Cooke III, Alexis N. Cooke
(I have read the general information in this application and affirm that I support landmark designation of the property defined herein.)

Owner/Signed: Alexis N. Cooke



Dated: 7/22/21

7/22/21

Applicant/Signed: Alexis N. Cooke



Dated: 7/22/21

7/22/21

5. Application Prepared By:

- a. Name: Olivia Heckendorf, Richard Grubb & Associates, Inc.
b. Address: 525 Wait Avenue, Wake Forest, NC 27587
c. Phone: 919-909-2645

The brick commercial building at 501 North Main Street, known as the A. Jack Medlin Store or the Medlin Store, was constructed for its namesake, A. Jack Medlin. According to an article in *The News & Observer*, the building was completed in 1905 and served as a mercantile business with “a beef marketing connection” (*The News & Observer* 1905: 1). The building appears on the 1915 Sanborn map as a one-story “General Store” constructed of brick, which also shows the location of the underground gasoline storage tank in the street (Figure 1; Sanborn Map Company 1915). The A. Jack Medlin Store served locals as well as tourists and was associated with the Medlin’s home at 507 North Main Street, which also served as a tourist hotel known as Shady Oaks and was also completed in 1905 (Figure 2).

Andrew Jackson Medlin, also known as A. Jack Medlin or Jack Medlin, was born 1872 in High Shoals, Georgia (North Carolina State Archives [NCSA] 1957). His parents, Andrew Jackson Medlin, Sr. and Mary Shirley Medlin were natives of North Carolina and Louisiana, respectively. Census data indicates that Andrew Jackson Medlin, Sr. worked in a cotton mill in Morgan County, Georgia during Medlin’s childhood (United States Census [U.S. Census] 1880). A. Jack Medlin moved to Wake Forest in the late 1890s to pursue a law degree at Wake Forest College. He graduated with the class of 1898 (*The News & Observer* 1957: 19). In 1896, he married Eugenia Houston Holding, a Wake Forest native (NCSA 1915a). Upon Eugenia Houston Holding’s death in January 1915, Medlin married Webb Young Allen in November 1915 (NCSA 1915b).

Census records indicate that Medlin was a “hotelist” in 1900 and was living with his wife, Eugenia Houston Holding, in Wake Forest (U.S. Census 1900). Five years later, in 1905, his store at 501 North Main Street and his house immediately to the north at 507 North Main Street were completed. The builder of the store and house has not been identified. Medlin constructed the store to serve the growing number of visitors to the area, including those affiliated with Wake Forest College. Medlin’s general store included a dining room to serve tourists. He also installed a curbside filling pump which drew gasoline from an underground tank. Medlin’s residence to the north also catered to tourists and was a lodging place known as Shady Oaks. The A. Jack Medlin Store was mentioned several times in newspaper articles between 1915 and 1922. While the articles are focused on robberies of the A. Jack Medlin Store, they provide insight into the goods the store offered, which included raincoats, handkerchiefs, gold watches, gold chains, gold combs, gloves, and knives (*The News & Observer* 1915: 5, 1919: 8). Although Medlin had been selling gasoline since the store’s opening in 1905, he is first mentioned in *The News & Observer* as a seller of Red Rose Gasoline and Sunoco Oils and Greases in 1922 (*The News & Observer* 1922: 8).

The A. Jack Medlin Store was given an economic boost when North Main Street was integrated as part of U.S. Highway 1. U.S. Highway 1 was a major north-south route serving the East Coast, extending from Maine to Florida. The town preferred that the highway follow the Wake Forest-Youngsville Road (now North White Street) on the east side of the railroad tracks; however, federal engineers decided to lay out the new highway on the west side of the tracks along Faculty Avenue (now North Main Street) (Pelosi 2008: 30). As a result of North Main Street’s incorporation into U.S. Highway 1, traffic increased through the area and Medlin’s business grew.

With the increased traffic, Medlin hoped to enlarge his curbside filling pump and install gasoline pumps (Pelosi 2008: 30). Residents along Faculty Avenue feared that the pumps and stored gasoline would be a danger to children and the college campus and appealed to the town board in December 1928 (Pelosi 2008: 31). In 1929, the Town of Wake Forest passed an ordinance that stated, “from and after the first day of February 1929, it shall be unlawful to erect, build, maintain

or operate any station for the sale or distribution of gasoline, kerosene, or any other petroleum products in any part of the town of Wake Forest west of the Seaboard Air Line Railway tracks” (Wake Forest v. Medlin, 199 N.C. 83 [N.C. 1930]). As a result, Medlin’s curbside filling pump on the west side of the railroad tracks, which had been operable since 1905, was deemed a violation of the new town ordinance, and he was fined \$50. In addition to responding to the concerns of citizens, the Town may have wanted to relocate unwanted commercial activities to the east side of town.

In 1930, the Town of Wake Forest brought a case against Medlin for the recovery of the \$50 penalty imposed for the violation of a town ordinance (*Old Black & Gold* 1930: 1). Medlin fought against the penalty, but in the end, he lost the case in the Supreme Court of North Carolina. Wake Forest v. Medlin was adjudicated as zoning was in its infancy. It was the first land use zoning case heard by the Supreme Court of North Carolina (Pelosi 2008: 30). The court argued the following:

“It is clearly within the police power of the state to regulate the business of operating such stations and to declare that in particular circumstances and in particular localities (i.e., the residential section of a thickly populated town or city) a gasoline filling or gasoline storage station shall be deemed a nuisance in fact and in law, provided this power is not exerted arbitrarily, or with unjust discrimination, so as to infringe upon rights guaranteed by the state and federal *Constitutions*” (Wake Forest v. Medlin, 199 N.C. 83 [N.C. 1930]).

The court went on to further argue that while a gas station or gasoline storage station may not be a nuisance, there is an increased risk of fire with a highly flammable and explosive material such as oil or gasoline, especially in a residential area (Wake Forest v. Medlin, 199 N.C. 83 [N.C.1930]). Finally, the court concluded that the Town of Wake Forest was in the right when enforcing the ordinance, which was void of discrimination as the town was clearly divided into a residential and business sections by the railroad line. As a result of this landmark decision, Wake Forest v. Medlin set a precedent for land use zoning and the associated use of police power across the state (Franklin Drake, Personal Communication).

Although Medlin lost the case, a dissenting opinion was offered by the court. The dissenting opinion argued that the curbside filling pump was modern and did not cause any congestion nor did it interfere with traffic nor the safety of people or property (Wake Forest v. Medlin, 199 N.C. 83 [N.C. 1930]). Medlin’s store was acknowledged as a place of beauty with its ivy-covered exterior and potted plants. It was also noted as “kept in clean, sanitary, and very attractive condition” (Wake Forest v. Medlin, 199 N.C. 83 [N.C. 1930]). A number of witnesses testified on behalf of Medlin, many of whom were associated with Wake Forest College and others who were lifetime members of the Wake Forest community. The dissenting opinion concluded that the single curbside filling pump did not qualify as a “filling station” and had not caused any issues in its 25 years of operation. The opinion also argued that the curbside filling pump was an important income stream for the A. Jack Medlin Store and that the confiscation of private property was a dangerous precedent for future cases (Wake Forest v. Medlin, 199 N.C. [N.C. 1930]).

Medlin was forced to cease operation of his curbside filling pump following the court’s decision in 1930. The store remained in operation to serve tourists who continued to travel through the area. After losing the curbside filling pump, Medlin used the building as a bus station and ran advertisements in Wake Forest College’s newspaper, the *Old Gold and Black*, beginning in 1931 (*Old Black and Gold* 1931: 2) (Figure 3). Medlin died on February 6, 1957 but the A. Jack Medlin

Store remained in operation under his second wife, Webb Young Allen Medlin (*The News & Observer* 1957: 19). Webb Medlin sold the property, including the house and the store, to William R. and Rosezetta C. Shearon in 1972 (Wake County Register of Deeds [WCRD] 1977 2060:626). The store subsequently was converted to apartments and then later to office space. The building was purchased by James David and Mary O. Cooke, Jr. to house their company, the Utility Service Agency (WCRD 1982 2999:26). Around the same time, the Cookes renovated the building, which had previously been used as an apartment for students attending Southeastern Baptist Theological Seminary (Jim and Alexis Cooke, Personal Communication). Renovation work included rewiring the building, the installation of the current kitchen and bathroom, and the removal of the temporary, internal walls that had been erected for its use as an apartment (Jim and Alexis Cooke, Personal Communication). In 2012, the Utility Service Agency outgrew the space and moved to the Powell-Mackie House at 340 North Main Street. Between 2012 and 2020, the Cookes used the A. Jack Medlin Store as a rental property, and it was subsequently purchased by their son and daughter-in-law under Cooke's Restoration, LLC (WCRD 2020 18095:434). Today, the A. Jack Medlin Store remains a rental property and is utilized as office space.

13. Historical Context:

The A. Jack Medlin Store was completed in 1905. During this time, Wake Forest was experiencing an increase in population from 823 in 1900 to 1,443 in 1910 (U.S. Census 1900, 1910). The Town of Wake Forest was incorporated in 1909 with a mayor and town commissioners (Little 2003: 8-67). In addition, enrollment at Wake Forest College steadily increased in the first part of the twentieth century as it grew from 328 students in 1904 to 742 in 1927 (Little 2003: 8-67). As a result of the growing town and college, many of the houses along North Main Street were erected during this time.

A. Jack Medlin, a graduate of Wake Forest College class of 1898, capitalized on the population boom and increase in tourism to the area with the college nearby. Upon the completion of his house at 507 North Main Street and the store at 501 North Main Street in 1905, Medlin was able to serve tourists and neighbors in a variety of ways, including through his general store, lodging, dining area, and curbside filling pump. At the time of the construction of the A. Jack Medlin Store in 1905, North Main Street was a dirt road that ended at Oak Avenue (Little 2003: 8-68). In 1923, North Main Street was expanded, paved, and became part of U.S. Highway 1 (Little 2003: 8-69). It was also during this time that the wide median in the 200 to 500 blocks of North Main Street was constructed to soften the blow of increased traffic through the area. In turn, the increase in vehicular traffic aided Medlin's business and allowed for improved sales at his curbside filling pump.

The curbside filling pump was in operation from 1905 to 1930, when the Supreme Court of North Carolina ruled in favor of the Town of Wake Forest's 1929 ordinance, which made gasoline sales west of the railroad tracks unlawful (*Wake Forest v. Medlin*, 199 N.C. [N.C. 1930]). *Wake Forest v. Medlin* was the first land use zoning case heard by the Supreme Court of North Carolina, thus setting precedent for land use zoning and the associated use of police power not only at the local level, but also at the state level (Franklin Drake, Personal Communication). The court decided that it was within the police power of the Town of Wake Forest to regulate the sale of gasoline within their jurisdiction, especially in a residential neighborhood. As a result of this landmark decision, Medlin was forced to cease operation of the curbside filling pump, and he subsequently used the building as a bus station. Because of this court case and the precedent set forth, the A. Jack Medlin Store has special significance at both the local and state levels for its association with early land use zoning and its impact on the Town of Wake Forest and the state of North Carolina.

12. Architectural Description:

Setting

The 1905 A. Jack Medlin Store at 501 North Main Street is located on the northwest corner of the intersection of North Main Street and West Juniper Avenue. The rectangular lot is roughly 0.09 acres. The A. Jack Medlin Store is oriented with its primary elevation facing east and the brick building covers much of the lot, with the exception of a gravel parking lot at the rear (west). The commercial building is situated within a primarily residential area. The A. Jack Medlin House, associated with the A. Jack Medlin Store and its owner, is located on the adjacent lot to the north. Other properties immediately surrounding the A. Jack Medlin Store include the circa 1875, Italianate-style Dr. William Royall House on the east side of North Main Street; a new single-family dwelling on the south side of West Juniper Avenue (former home site of Dr. W.R. Cullom), and the circa 1940 Bill Shearon House to the west. The A. Jack Medlin Store is a contributing resource in both the Wake Forest Local Historic District and the National Register Wake Forest Historic District. The A. Jack Medlin Store is separated from North Main Street by a concrete sidewalk. A line of shrubs runs along the east and south elevations of the building. In addition, mature trees provide substantial covering on the north and west elevations of the building.

Exterior

The A. Jack Medlin Store is a one-story building with a rectangular form. It is constructed of brick laid in a 6:1 bond and is capped by a flat roof with a stepped parapet roofline on the side elevations and a flat parapet across the front. The building's primary (east) elevation is three bays wide and is dominated by a large canopy. The canopy is characterized by segmental arch openings on the north, east, and south elevations. Although unconfirmed, it has been suggested the canopy's segmental arch openings were once filled with plate glass (Franklin Drake, Personal Communication). The north and south elevations each have two arched openings, while the primary (east) elevation has three. Although the building is not highly detailed, the primary elevation displays decorative brickwork in the form of the corbelled cornice and three recessed panels above the segmental arch openings of the street side elevation.

The façade, which is protected by the canopy, is three bays wide and the walls are covered with stucco. The original double-leaf front door is situated in the center bay. This wood door is composed of large glass panes above two vertical panels. The doorway is surmounted by a blind, segmental arch transom. The door is flanked by large display windows topped with divided light, segmental arch transoms. The area under the canopy has a concrete floor and a beadboard ceiling. A set of brick stairs leads to the entrance.

The south elevation has an original two-over-two wood sash segmental arch window. Immediately to the west of the original window is a replacement vinyl window that is fitted into the original segmental arch window opening, likely added in the early 2000s. In the westernmost bay of the south elevation, there is a set of brick stairs and a wood door that leads into the basement. The north elevation is pierced by a group of three, nine-light windows and a single-leaf door, which are obscured from the outside by vegetation. The rear (west) elevation is three bays wide with a small, modern wood porch in the south bay, likely built around 2000. The porch leads to a single-leaf door composed of nine lights over two panels and is surmounted by a segmental arch transom. The two northern bays are pierced by two-over-two, segmental arch, wood sash windows.

Interior

The current interior layout is divided into six rooms, which include the entry, primary office, secondary office, copy room, bathroom, and kitchen. Upon entering through the set of original double-leaf doors, the entry is an open space that has a double-leaf door on the north wall that leads to the primary office. The secondary office is accessed through a single-leaf door on the west wall. From the secondary office, the primary office and copy room are accessible through single-leaf doors. The hallway opening, which leads to the bathroom and kitchen, is situated on the west wall.

The materials throughout the building are a mix of old and new. Alterations and updates were made to the building when J. David and Mary O. Cooke, Jr. purchased the property in 1982. The doors throughout the interior of the building are primarily single leaves composed of six raised panels. The only exceptions are the double-leaf door that leads from the entry to the main office and the two-paneled closet door in the primary office. Most of the doors are original but the replacements include the copy room and the doors in the back hallway.

The trim is consistent throughout the building and consists of a Colonial Revival-style door trim, molded baseboards, and crown molding in all of the rooms. All ceilings are clad with beadboard except for the bathroom. In addition, there are several floor types found in the building. The original wood strip flooring is present in the entry, primary office, and kitchen. During the 1982 renovation, modern carpet was laid in the secondary office and copy room, and the hallway and bathroom were laid with modern vinyl flooring. The walls are largely painted plaster.

13. Architectural Context:

The A. Jack Medlin Store stands as a rare and exceptional example of a commercial building along North Main Street. Early twentieth century commercial buildings were often constructed of durable, fireproof brick. The brick could be laid in a decorative pattern or used as ornamentation in the form of corbels, sills, and lintels. Early twentieth century commercial buildings were typically rectangular in form, with flat roofs. Parapets, which could provide space for signage, were also a common feature of commercial structures. The front elevations of many commercial buildings were pierced by large display windows to display store goods. The A. Jack Medlin Store retains many of these features that were typical of early twentieth century commercial architecture, including its brick construction, brick corbels, parapet roof, and large display windows. The A. Jack Medlin Store differs from other commercial structures in the area due to its massive canopy off the primary elevation. No other buildings in Wake Forest have this unique feature.

The A. Jack Medlin Store is one of two early commercial buildings that were constructed along North Main Street around the turn of the century, the other being the Dr. John B. Powers Store at the corner of North Main Street and North Avenue, which was built as a general store and drugstore around 1897. Constructed in 1905, the A. Jack Medlin Store is smaller in scale than the two-story Dr. John B. Powers Store. The A. Jack Medlin Store was constructed not only to be a general store, but also to serve tourists with a dining room and a curbside gasoline filling pump. This store was the only place to purchase gasoline on the west side of the railroad tracks, prior to the court case that was lost in 1930.

Due to the presence of Wake Forest College, a number of inns, rooming houses, and dining establishments populated the area around campus. The A. Jack Medlin Store is not the only remaining building associated with early twentieth century tourism in Wake Forest. The Franklin Inn, also known as Wooten's Hometel, is located at 608 South Main Street, and was constructed

around 1926. The house served as a boarding house for a number of years and remains intact today as part of the National Register Wake Forest Historic District.

Architecturally, no other building in Wake Forest compares to the design of the A. Jack Medlin Store. The building's massive canopy with segmental arch openings on the north, east, and south elevations is a unique and character-defining feature. The large, plate glass display windows and double-leaf front door are protected by the canopy and indicate the building's use as a general store early on.

Overall, the A. Jack Medlin Store retains a high degree of integrity. Both the setting and the location of the building have changed little since its construction in 1905. The major change to the setting was the expansion of North Main Street, which became part of U.S. Highway 1 leading from downtown Raleigh to Norlina in 1923. The A. Jack Medlin Store retains a high level of integrity with regard to design, materials, and workmanship. The building still retains its circa 1905 appearance and few material changes have been made to the outside. The only exceptions are the few replacement windows on the south elevation. The A. Jack Medlin Store also retains a strong feeling and association. The loss of the curbside filling station adds to the integrity and special significance of the property as the zoning has stood the test of time. The A. Jack Medlin Store is a testament to local tourism and land use planning in Wake Forest and across the state of North Carolina.

14. Bibliography:

Arrington & Arrington

1944 *Wake Forest, N.C.* Available at

<https://dc.lib.unc.edu/cdm/singleitem/collection/ncmaps/id/5256/rec/2>.

Little, M. Ruth

2003 Wake Forest Historic District. National Register of Historic Places Registration Form. On file, North Carolina State Historic Preservation Office, Raleigh, North Carolina.

The News & Observer (Raleigh, North Carolina)

1905 Changes in the Faculty and Other Interesting News of Wake Forest College. 8 September. Raleigh, North Carolina.

1915 Burke Pace Held for Robbing Store. 25 November. Raleigh, North Carolina.

1919 Negro Charged with Wake Forest Robbery. 16 January. Raleigh, North Carolina.

1922 Red Rose Gasoline. 1 February. Raleigh, North Carolina.

1957 Andrew J. Medlin, Jr. 6 February. Raleigh, North Carolina.

North Carolina State Archives [NCSA]

1915a Eugenia Holding Medlin. North Carolina, U.S., Death Certificates, 1909-1976. Electronic Document. <https://ancestry.com>, accessed February 2021.

1915b Webb Young Allen. North Carolina, U.S., Marriage Records, 1741-2011. Electronic Document. <https://ancestry.com>, accessed February 2021.

1957 Andrew Jackson Medlin. North Carolina, U.S., Death Certificates, 1909-1976. Electronic Document. <https://ancestry.com>, accessed February 2021.

Old Black & Gold (Wake Forest, North Carolina)

1930 Law School Court Tries Local Case. 8 March. Wake Forest, North Carolina.

1931 Advertisement. 6 February. Wake Forest, North Carolina.

Pelosi, Carol W.

2008 *Connections...100 Years of Wake Forest History*. Virginia Beach, Virginia: The Donning Company Publishers.

Sanborn Map Company

1915 *Sanborn Fire Insurance map from Wake Forest, Wake County, North Carolina*. New York: Sanborn Map Company.

United States Census [U.S. Census]

1880 Wellington 281st District, Morgan County, Georgia. Electronic Document.
<https://ancestry.com>, accessed February 2021.

1900 Wake Forest Township, Wake County, North Carolina. Electronic Document.
<https://ancestry.com>, accessed February 2021.

1910 Wake Forest Township, Wake County, North Carolina. Electronic Document.
<https://ancestry.com>, accessed February 2021.

Wake County Register of Deeds [WCRD]

Various On file, Wake County Register of Deeds Office, Raleigh, North Carolina.

Wake Forest v. Medlin

1930 199 N.C. 83 (Supreme Court of North Carolina 1930).

Personal Communications

Jim and Alexis Cooke, current owners, March 2021.

Kimberly Stallings, Director-Business Operations, RGrid Power PLLC, March 2021.

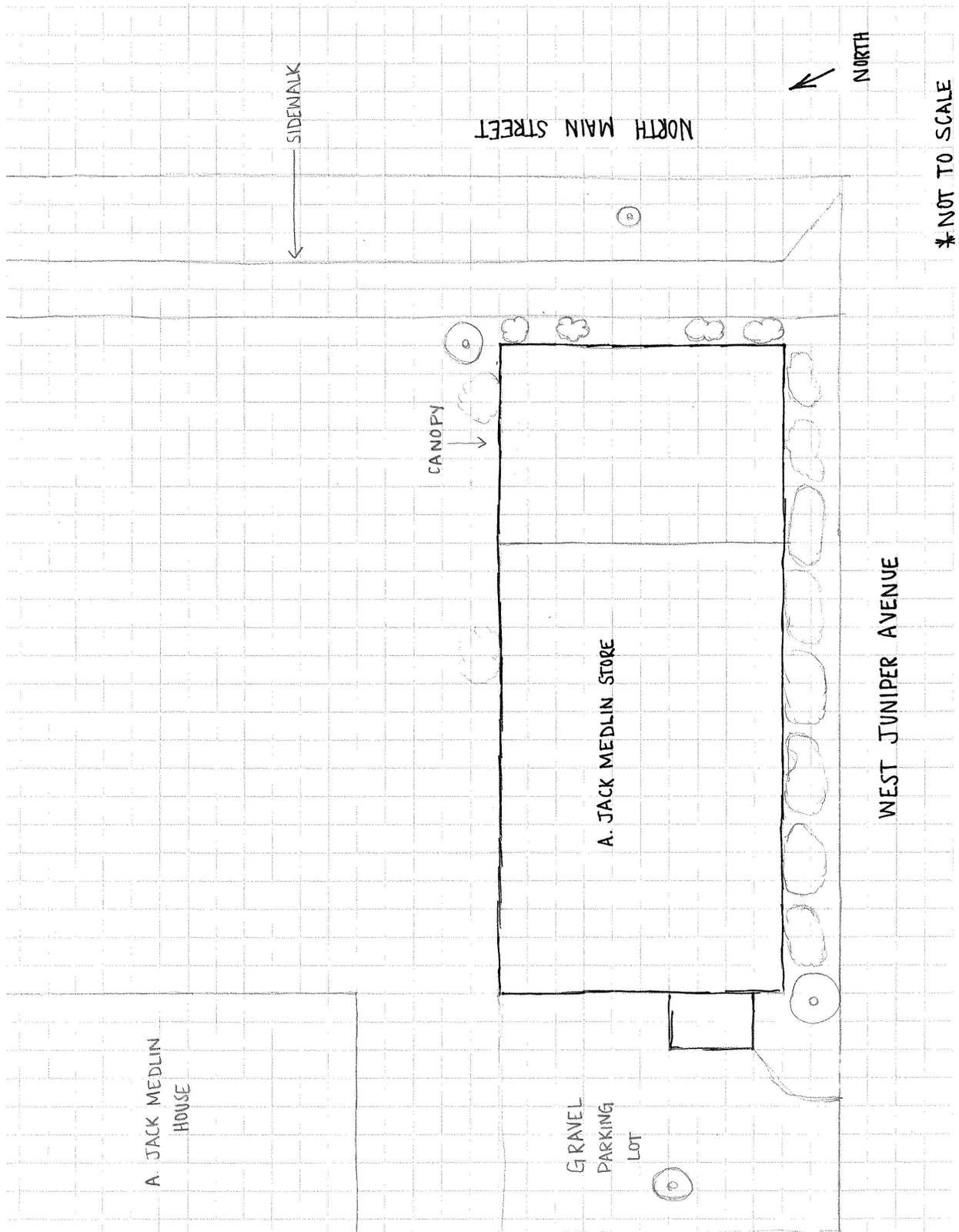
Franklin Drake, Wake Forest resident and attorney, April 2021.

15. Required Supporting Documentation:

a. Tax Map



b. Site Plan



c. Photographs



Plate 1: View of primary (east) and south elevations.

Photo view: West

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 2: View of primary (east) elevation.

Photo view: West

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 3: View of primary (east) elevation canopy.

Photo view: West

Photographer: Olivia Heckendorf

Date: March 11, 2021



Plate 4: View of canopy interior.

Photo view: Southwest

Photographer: Olivia Heckendorf

Date: March 11, 2021



Plate 5: View of canopy interior.

Photo view:
Southeast

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 6: View of canopy interior.

Photo view:
Northeast

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 7: View of primary (east) and north elevations.

Photo view:
Southwest

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 8: View of north elevation.

Photo view: South

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 9: View of south elevation.

Photo view: North

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 10: View of south elevation.

Photo view: North

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 11: View of west elevation

Photo view: Northeast

Photographer: Olivia Heckendorf

Date: March 11, 2021



Plate 12: View of entry.

Photo view: Southeast

Photographer: Olivia Heckendorf

Date: March 11, 2021



Plate 13: View of entry.

Photo view:
Southwest

Photographer:
Olivia Heckendorf

Date: March 11,
2021

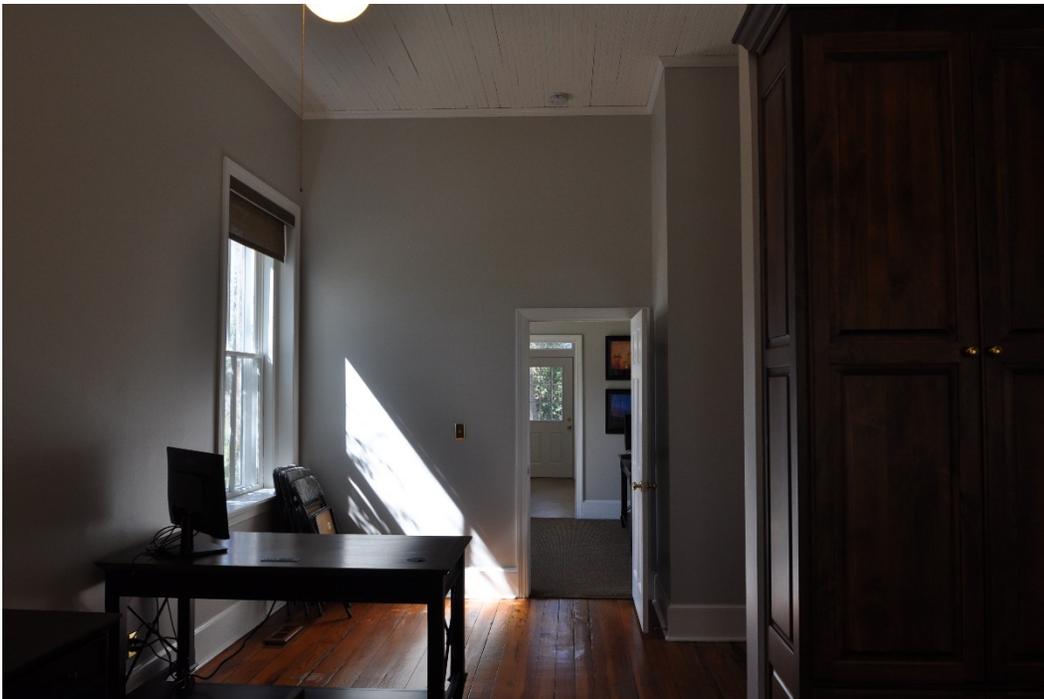


Plate 14: View of entry.

Photo view: West

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 15: View of entry.

Photo view: East

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 16: View of primary office.

Photo view: East

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 17: View of primary office.

Photo view: East

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 18: View of secondary office.

Photo view: North

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 19: View of secondary office.

Photo view: West

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 20: View of copy room.

Photo view: North

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 21: View of back hallway.

Photo view: West

Photographer: Olivia Heckendorf

Date: March 11, 2021



Plate 22: View of back hallway.

Photo view: East

Photographer: Olivia Heckendorf

Date: March 11, 2021



Plate 23: View of bathroom.

Photo view: North

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 24: View of kitchen.

Photo view: North

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 25: View of kitchen.

Photo view:
Northeast

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 26: View of kitchen.

Photo view:
Southwest

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 27: View of basement.

Photo view: East

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 28: View of basement.

Photo view: North

Photographer:
Olivia Heckendorf

Date: March 11,
2021



Plate 29: View of
A. Jack Medlin
Store and the A.
Jack Medlin
House.

Photo view:
Southwest

Photographer:
Olivia Heckendorf

Date: March 11,
2021

d. Miscellaneous Documents

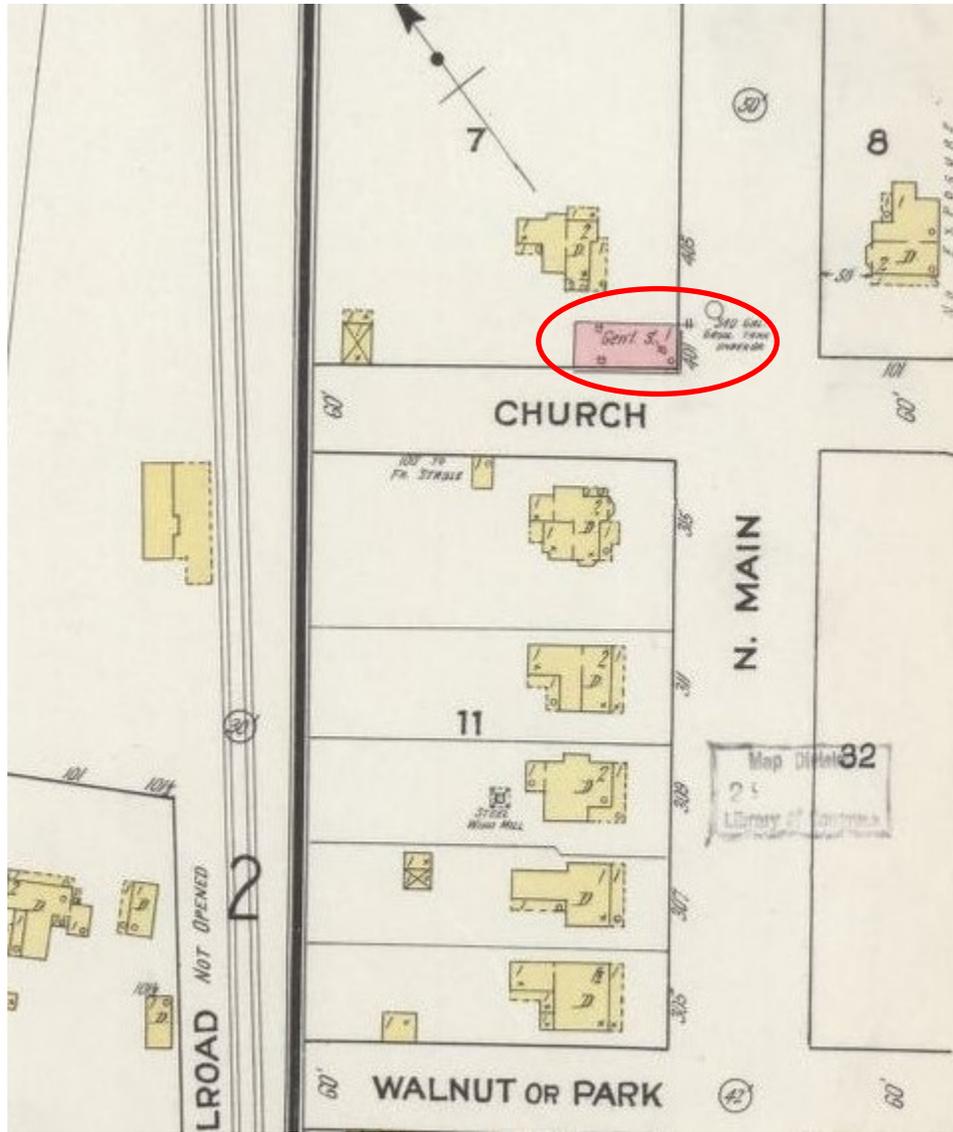


Figure 1: 1915 Sanborn map showing the A. Jack Medlin Store at the corner of North Main Street and Church Street (now West Juniper Avenue) (Sanborn Map Company 1915).



Figure 2: Circa 1930 postcard of the A. Jack Medlin House (Shady Oaks) with the A. Jack Medlin Store covered with ivy to the left of the house (ebay.com).

ALL BUSSES

Going North, East, South
and West

EXCHANGE PASSENGERS
and Baggage at the
Medlin Bus Terminal
ON NORTH MAIN STREET
WAKE FOREST, N. C.

Any information in regard to the arrival and departure
of all busses will be gladly given. See Mr. A. Jack Medlin,
the company's agent, about your ticket home, and to other
points of interest throughout the country.

We Solicit Your Patronage
THE EAST COAST STAGES

Phone 46
By A. JACK MEDLIN, Agent

Figure 3: 1931 advertisement for the Medlin Bus Terminal (*Old Black & Gold* 1931).

Attachment B: Correspondence with the North Carolina State Historic Preservation Office



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper

Secretary D. Reid Wilson

August 25, 2021

Michelle A. Michael, Senior Planner
Town of Wake Forest
301 S. Brooks Street
Wake Forest, NC 27587-2901

RE: Proposed designation of the A. Jack Medlin Store, 501 North Main Street, Wake Forest, Wake County.

Dear Ms. Michael:

Thank you for submitting the report for the A. Jack Medlin Store, 501 North Main Street, Wake Forest, Wake County. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report:

“The A. Jack Medlin Store has special significance for its association with tourism and land use planning in the Town of Wake Forest, and for its role in a landmark court case that set a precedent that effected local zoning regulations across the state of North Carolina. The A. Jack Medlin Store opened in 1905 as a general store and dining room with a curbside filling pump. In 1929, the Town of Wake Forest passed an ordinance prohibiting the sale of gasoline on the west side of the railroad tracks. As a result, A. Jack Medlin incurred a penalty for his continued operation of the curbside filling pump. The case of Wake Forest v. Medlin rose to the Supreme Court of North Carolina in spring 1930 and was the first case heard by the court regarding land use zoning and police power. The landmark decision handed down by the court ruled that the Town of Wake Forest had the police power to regulate the operation of filling stations in certain circumstances and locations. As a result of this case, a precedent was set for land use zoning and the associated use of police power at both the local and state levels. Therefore, the A. Jack Medlin Store has special significance at both the local and state levels for its association with early land use zoning and its impact on the Town of Wake Forest and North Carolina.”

The property may contain archaeological resources associated with the store and its infrastructure. Care should be taken to avoid inadvertent damage or destruction of these resources during any ground disturbing activities.

We shared recommendations with staff to perform a few changes to the report. With these changes, we believe the designation report will provide the preservation commission and local governing board sufficient information to determine whether the A. Jack Medlin Store possesses the requisite special local significance and integrity for local historic landmark designation.

Landmark designation means the local government recognizes the property is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and appearance to the property is subject to the design review procedures of the preservation commission.

Thank you for the opportunity to comment on this report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Wake Forest Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the attached designation form to our office.

This letter serves as our comments on the proposed designation of the A. Jack Medlin Store, 501 North Main Street, Wake Forest, Wake County.

Please contact me at Kristi.brantley@ncdcr.gov (preferred) or 919-814-6576 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive, flowing style with a long, sweeping underline that extends to the right.

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

ORDINANCE #2021

ORDINANCE DESIGNATING PROPERTY KNOWN AS THE MEDLIN STORE AS A LOCAL HISTORIC LANDMARK PROPERTY AT 501 N. MAIN STREET, WAKE FOREST, NORTH CAROLINA, AND RECORDED AS WAKE COUNTY TAX PIN 1841-54-5041

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in 160A-400.5, as amended of the General Statutes of North Carolina have been met; and

WHEREAS, the Board of Commissioners of the Town of Wake Forest has taken into full consideration all statements and information presented at a public hearing held on the 19th day of October 2021, on the question of designating the property known as the Medlin Store including the building and the land associated therewith, as a local historic landmark property; and

WHEREAS, the Wake Forest Historic Preservation Commission held a public hearing on the 8th day of September, 2021, on the question of designating the Medlin Store, including the building and the land associated therewith, as a local historic landmark property and, after considering all statements and information presented at that public hearing recommended approval of the designation; and

WHEREAS, the Medlin Store is of historical significance due to its history associated with Planning and Zoning in Wake Forest and its Commercial Architecture. It holds a remarkable degree of architectural integrity in regard to setting, location, association, design, materials, workmanship, and feeling; and

WHEREAS, the North Carolina State Historic Preservation Office reviewed the Medlin Store Local Historic Landmark Application and provided that the "report will provide the preservation commission and local governing board sufficient information to determine whether the Medlin Store possesses the requisite special local significance and integrity for local historic landmark designation"; and

WHEREAS, the property known as the Medlin Store is vested **in** fee simple to Cooke's Restoration, LLC;

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest: Ordinance #2021-

- 1) That the property known as the Medlin Store, including the building and the land associated therewith, is hereby designated as a local historic landmark property pursuant to 160A-400.6 of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated on .09 acres +/- located at 501 N. Main Street, Wake Forest, North Carolina, as recorded as Tax PIN 1841-54-5041.
- 2) That the exterior of said designated property may be materially altered, restored, moved, or demolished only following the issuance of a Certificate of Appropriateness

(COA) by the Wake Forest Historic Preservation Commission (HPC) and that minor changes receive a Minor Work COA from town staff, according to the procedures outlined in Section 15.11 Historic Preservation of the Wake Forest Unified Development Ordinance.

- 3) That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the making of emergency repairs, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition, or removal of any such feature when a building inspector or similar official certified to the HPC that such action is required for the protection of public health and public safety because of an unsafe condition. Nothing herein shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinance, or regulations.
- 4) That a suitable sign may be posted indicated that said property has been designated a local historic landmark and containing any other appropriate information. If the owner consents, the sign shall be placed on the property. If the owner objects, the sign shall be placed on a nearby public-right-of-way.
- 5) That the owners and occupants of the property known as the Medlin Store be given the notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the Wake Forest Town Clerk, Wake Forest Planning Department, Wake County Register of Deeds, and the Wake County Tax Supervisor, as required by applicable law.
- 6) That which is designated as a local historic landmark property shall be subject to G.S. 160A-400.6, as amended, and any amendments hereafter adopted.

This the 19th day of October 2021

Local Historic Landmark Designation for the
William and Barbara Mutschler House
Staff Report

Date: August 27, 2021
To: Wake Forest Historic Preservation Commission
Case: Local Historic Landmark Designation Application for the William and Barbara Mutschler House
Prepared By: Michelle Michael, Senior Planner (Historic Preservation)

GENERAL INFORMATION

Property Owner: Andrew O. Grimmer and Angela M. Wright
1320 Country Club Drive
Wake Forest, NC 27587

Report Preparer: Heather Fearnbach, Fearnbach History Services

Requested Action: Designate the William and Barbara Mutschler House and Lot as a Local Historic Landmark

Tax Pin #: 1831-98-3138

Location: 1320 Country Club Drive, Country Club Hills, Wake Forest, NC 27587

Size: .91 acres +/-

Existing Zoning: General Residential 3 (GR3) (PUD)

Existing Land Use: Single-Family Residential

SPECIAL INFORMATION

Characteristics Summary: The property includes the mid-century modern Mutschler House (1973). It is a long, rectangular residence sheathed with rough-sawn-dark-brown painted board-and-batten siding above a tall, variegated-red-brick, running-bond foundation embellished with weeping mortar and a slightly projecting header course cap. The low-pitched side-gable asphalt shingled roof has deep eaves. West

of the entrance, the roof continues in a dramatic cantilever to cover a two-bay carport with a brick south wall. A rectangular brick chimney rises from the roof ridge.

The interior retains a split-foyer plan and original character-defining features including rough-sawn board-and-batten accent walls, variegated-red-brick chimneys, exposed ceiling beams in the upper level public rooms, built-in bookshelves, hardwood floors, a brick stair landing, and lower-level game room, family room, and sunporch brick floors. Intact elements in the bedroom wings include flat-board window and doors surrounds, low baseboards, flat-panel wood corridor doors, louvered wood bi-fold closet doors, and built-in bookshelves.

The Mutschler House stands in the center of a .91-acre parcel in Country Club Hills. Deciduous and evergreen trees, woody shrubs, and perennials punctuate the Mutschler House yard. The Mutschler's fully implemented the naturalistic planting plan rendered by Samuel C. Taylor to complement the dwelling's organic character. During the Mutschler's tenure. Pea gravel walkways, concrete-paver patios, and raised beds were installed north of the house between 2006 and 2020.

STAFF ANALYSIS (Taken from the application-Attachment A)

ARCHITECTURAL DESCRIPTION SUMMARY

The Mutschler House exemplifies the Modernist Style in form and finish. The rectangular side gable-roof dwelling is sheathed with rough-sawn dark-brown-painted board-and-batten siding above tall, variegated-red-brick, running-bond foundation embellished with weeping mortar and a slightly projecting header-course cap. West of the entrance, the roof continues in a dramatic cantilever to span a two-bay carport with a brick south wall. The central entrance bay features a single-leaf door with thirty-two small square raised panels, a single-pan plate-glass sidelight and fixed transom, and an aluminum-frame casement window west of the transom. Expansive plate-glass windows and sliding doors on the north and west elevations, decks, and brick rear patios are also original. The 1998 enclosure of the lower-level sunporch was executed in a manner that complements the dwelling's Modernist Aesthetic.

The interior retains its split-foyer plan and many original character-defining features, with the public rooms being the most distinctive. In those areas, rough-sawn board-and-batten accent walls, variegated-red-brick chimneys, hardwood floors, the brick stair landing and lower-level game room, family room, and sunporch brick floors are intact. On the living/dining room's north wall, built-in bookshelves with base cabinets flank the kitchen entrance and the broad brick chimney that extends to the ceiling. The 1998 removal of walls between the kitchen, breakfast room, and screened porch as well as the northwest corner pantry to create an open plan allows light to permeate the interior. Ceiling beams span the living/dining room and breakfast room. Original full height wood shelves fill most of the west walls of the game room and the family room, which has a bar at its west end. Intact elements in the bedroom wings include flat-board window and doors surrounds, low baseboards, flat-panel wood corridor doors, louvered wood bi-fold closet doors and built-in bookshelves. Modifications during the 2020 renovation were cosmetic.

HISTORICAL BACKGROUND SUMMARY

William Mutschler, originally from Syracuse, New York, received undergraduate and graduate degrees in Public Administration and Economics from Syracuse University in 1955 and 1956. He met and married Barbara Corcoran from Ocean City, New Jersey in 1954. They came to Raleigh in the late 1960s for William to take a job in Research Triangle Park with International Business Machines (IBM). The Mutschler's initially intended to build a Raleigh Residence and had engaged an architect to design it, but that plan was abandoned when Mr. Mutschler, an avid golfer, became aware of the new subdivision adjacent to Wake Forest Country Club. Mrs. Mutschler, known as Corky, completed a master's degree at NCSU and was employed in various counseling positions at Meredith College, Charter Northridge Hospital and VGFW Mental Health. She served a president of the Raleigh Soroptimist Club and Wake Forest Women's Club and was actively engaged with INTERACT Women's Services and Sweet Adeline's of Raleigh.

Mrs. Mutschler, a Modernist architecture aficionado, emulated aspects of the family's split foyer residence in New York as well as Raleigh houses, she admired when planning their new house. To achieve harmony between the residence and its natural surroundings, she specified the use of wood and brick elements on both the interior and exterior. Draftsmen Vernon C. Beauchamp and W.D. Johnston translated Mrs. Mutschler's sketches and ideas into architectural drawings. General contractor Dennis Clark constructed the house in 1973. The kitchen, breakfast room and sunroom were remodeled in 1998.

The Mutschler's sold the home in 2005 to Paula S. and Jones H. Winston, Jr. Subsequent owners of the home were Terry W. and Susan S. Carter (February 2006-May 2014) and David H. and Lori S. Mahaley (May 2014 – July 2020). The current owners, Andrew O. Grimmett and Angela M. Wright purchased the property on July 31, 2020.

ARCHITECTURE CONTEXT SUMMARY

Only a few mid-century modern architectural examples exist within the Town of Wake Forest. The earliest is the ca. 1950, Thomas and Mary Byrne House at 442 Pineview Drive designed by Owen Franklin Smith. The T-shaped house reflects a modernist influence in its grouped metal-frame casement windows, broad interior brick chimney and intact interior features including knotty pine paneling, built-in bookcases and linoleum kitchen floor. A later example is found in the John Rich and Melanie Murphy House on Jenkins Road. This 1977 example has a low-pitch-front-gable roof with deep eaves, exposed purlins, a wide brick façade chimney and large plate glass windows. Designed by owner, John Rich, it is modeled after the work of Raleigh architect and NCSU School of design professor Harwell Hamilton Harris.

The Wake Forest Country Club neighborhood contains twenty custom-built dwellings, sixteen of which were erected between 1972 and 1980. The majority are traditional in style, but a few, like the Mutschler House and the brick Ranch, ca. 1972 Ray and Lillian Faircloth House at 1414 Country Club Drive, display Modernist features. The Faircloth House features front-gable bays with exposed purlins, expansive plate-glass windows in public areas and horizontal bands of high multi-section windows in private areas.

The Mutschler House exemplifies the Modernist style in form and finish. It is one of three modernist designed houses in Wake Forest between 1950 and 1975. The unusual and significant roof form as well as material use that compliments the surroundings are indicative of the Mid-Century modern vocabulary.

STATEMENT OF SIGNIFICANCE

The 1973 William and Barbara Mutschler House possesses the requisite special significance for Local Historic Landmark designation as an excellent example of Modernist architecture in Wake Forest. The residence manifests Modernist principles in its long, low form and generous use of glass and high-quality natural materials such as rough-sawn board-and-batten sheathing and variegated-red brick to create continuity between the interior and exterior. Beneath the low-pitched side-gable roof, deep eaves shelter plate-glass casement windows and fixed windows and sliding-glass doors. West of the entrance, the roof continues in a dramatic cantilever to create a two-bay carport. The interior retains a split-foyer plan and original character-defining features including rough-sawn board-and-batten accent walls, variegated-red-brick chimneys, exposed ceiling beams in the upper-level public rooms, built-in bookshelves, hardwood floors, a brick stair landing, and lower-level game room, family room, and sunporch brick floors. Intact elements in the bedroom wings include flat-board window and doors surrounds, low baseboards, flat panel wood corridor doors, louvered wood bi-fold closet doors, and built-in bookshelves. The period of significance is 1973, the construction date.

Please note that after further consideration, the owners have decided to remove the interior from the Local Landmark Designation. A revised application and report will be submitted at the Public Meeting for the record.

Attachment A: Local Historic Landmark Designation Application and Report

**LOCAL HISTORIC LANDMARK
DESIGNATION REPORT**

**William and Barbara Mutschler House
1320 Country Club Drive
Wake Forest, Wake County, North Carolina**



**Prepared for the Wake Forest Historic Preservation Commission
by Heather Fearnbach, Fearnbach History Services, Inc.
3334 Nottingham Road
Winston-Salem, NC 27104**

July 2021

TABLE OF CONTENTS

Statement of Significance	2
Location Map	3
Setting	3
Description	5
Exterior	5
Interior	7
Integrity Statement	16
Historical Background	17
Modernist Architecture Context	19
Modernist Architecture in Wake Forest	21
Bibliography	23
Designation Parameters	24
Local Historic Landmark Boundary Description and Justification	24
Local Historic Landmark Boundary Map	25
Floor Plans	26

Statement of Significance

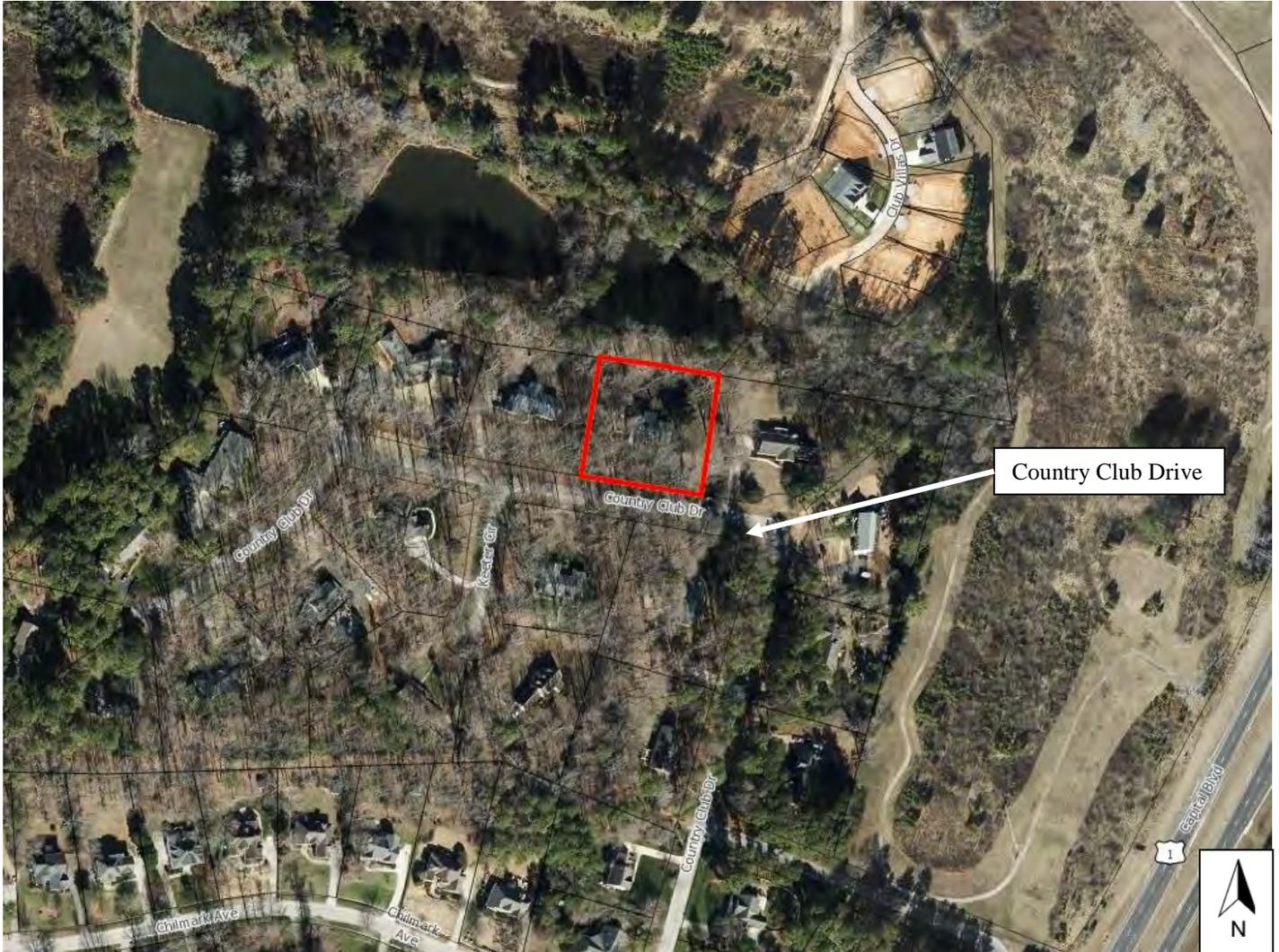
The 1973 William and Barbara Mutschler House possesses the requisite special significance for Local Historic Landmark designation as a rare example of Modernist architecture in Wake Forest. The residence manifests Modernist principles in its long, low form and generous use of glass and high-quality natural materials such as rough-sawn board-and-batten sheathing and variegated-red brick to create continuity between the interior and exterior. Beneath the low-pitched side-gable roof, deep eaves shelter plate-glass casement windows and fixed windows and sliding-glass doors. West of the entrance, the roof continues in a dramatic cantilever to create a two-bay carport. The interior retains a split-foyer plan and original character-defining features including rough-sawn board-and-batten accent walls, variegated-red-brick chimneys, exposed ceiling beams in the upper-level public rooms, built-in bookshelves, hardwood floors, a brick stair landing, and lower-level game room, family room, and sunporch brick floors. Intact elements in the bedroom wings include flat-board window and doors surrounds, low baseboards, flat-panel wood corridor doors, louvered wood bi-fold closet doors, and built-in bookshelves. The period of significance is 1973, the construction date.



South elevation

(all photographs taken by Heather Fearnbach on March 15, 2021)

Location Map



William and Barbara Mutschler House tax parcel outlined in red

Base 2017 aerial photo courtesy of City of Raleigh and Wake County
GIS <https://maps.raleighnc.gov/iMAPS/?pin=1831983138> 1" = 200' scale

Setting

The William and Barbara Mutschler House stands at the center of a 0.91-acre parcel in the northwest Wake Forest neighborhood developed in conjunction with Wake Forest Country Club, which operated from 1967 until 2007. The subdivision, which was bounded by the golf course on the north, east, and west, comprises twenty approximately one-acre wooded lots flanking Country Club Drive and Keeter Circle, a short intersecting culdesac at the neighborhood's center. Restrictive covenants required the construction of dwellings encompassing at least 1,500 square feet with a minimum setback of thirty feet from the street, resulting in sizable residences with deep setbacks.¹ Wake Forest Country Club and the associated subdivision were early development initiatives in what had previously been a

¹ Wake County Book of Maps 1971, p. 271; Deed Book 2015, p. 86.

predominantly agricultural area. However, residential and commercial construction subsequently proliferated along the U. S. Highway 1 corridor and continues today.

The Mutschler House site grade slopes significantly down to the north from the street to a lake that was part of Wake Forest Country Club. Developer E. Carroll Joyner acquired the defunct golf course in 2012 and soon announced plans to erect townhouses and single-family homes in the Club Villas subdivision. The 2.6-acre tract containing the lake currently remains a natural area, but the developer has proposed draining the lake.²

Topography and lake proximity influenced the Mutschler House orientation and design, which facilitates connectivity with the natural environment via large plate-glass windows and sliding doors on the north and west elevations, a sunporch, sunroom, decks, and brick patios. The south elevation appears to be single-story when viewed from the street, but the elevation change allows for above-grade lower-level walls on the remaining elevations. The brick retaining wall east of the house borders a brick sidewalk leading to the lower-level utility room.

Deciduous and evergreen trees, woody shrubs, and perennials punctuate the Mutschler House yard. The Mutschlers fully implemented the naturalistic planting plan rendered by North Carolina State University landscape architecture student Samuel C. Taylor in April 1976 to complement the dwelling's organic character. During the Mutschlers tenure, a landscape service maintained the yard.³ Pea gravel walkways, concrete-paver patios, and raised beds were installed north of the house between 2006 and 2020.



Looking north from rear yard to lake

² “Plan underway to develop old country club,” *Wake Forest Gazette*, Volume 19, Number 22, March 31, 2021.

³ Barbara Mutschler, telephone conversation with Heather Fearnbach, June 11, 2021.

Description



Southeast oblique (above) and south elevation, siding and brick detail (below)



Exterior

The Modernist Mutschler House differs in architectural character and orientation from neighboring dwellings, most of which are more traditionally-styled houses erected in the 1970s. The long rectangular residence is sheathed with rough-sawn dark-brown-painted board-and-batten siding above a tall, variegated-red-brick, running-bond foundation embellished with weeping mortar and a slightly projecting header-course cap. The low-pitched side-gable asphalt-shingled roof has deep eaves. West of the entrance, the roof continues in a dramatic cantilever to cover a two-bay carport with a brick south wall. A rectangular brick chimney rises from the roof ridge.

The primary façade (south elevation) is blind with the exception of the central entrance bay, which encompasses a single-leaf wood door with thirty-two small square raised panels, a single-pane plate-glass sidelight and fixed transom, and an aluminum-frame casement window east of the transom. The

single-leaf, aluminum-frame, glazed storm door is a circa 2006 addition. A wide brick step rises to the entrance.

The expansive plate-glass windows and sliding doors on the north and west elevations indicate the public function of the spaces within: the living/dining room, kitchen, breakfast room, and sunroom on the upper level, and game room, family room, and sunporch on the lower level. Two low profile aluminum-frame living/dining room skylights on the north roof slope and two fixed windows on the kitchen's north wall were installed in 1998. At the west elevation's south end, wood steps rise to a wood deck with a simple wood railing that wraps around the north wall's west end, providing kitchen and dining room egress. The deck's north portion is cantilevered above a brick patio and the den entrance. The storage rooms beneath the deck's south section are enclosed with rough-sawn dark-brown-painted board-and-batten siding and matching single-leaf doors.



Southwest oblique (above) and northwest oblique (below)



The gabled wing containing the sunroom and sunporch extends from the north elevation. The sunroom's large aluminum-frame casement windows were installed in 1998. The lower-level sunporch, initially screened, also became conditioned space with the construction of full-height aluminum-frame curtain walls with plate-glass windows and sliding doors. This modification occurred between 2005, when the Mutschlers sold the property, and 2020.

East of the wing, the wood deck spanning the main block's north upper-level wall is accessed via the master bedroom's sliding-glass door. Matching doors provide egress between two lower-level bedrooms and the brick patio beneath the deck. The single-leaf door west of the bedroom entrances leads to a storage room.

On the east elevation, an aluminum-frame casement window lights the southeast upper-level bedroom. A matching window and a single-leaf door with a nine-pane upper section and a raised-panel base pierce the lower-level utility room's east wall.



East elevation

Interior

The Mutschler House has a split-foyer plan, with the central entrance stair connecting two levels. Public areas (living/dining room, kitchen, breakfast room, and sunroom on the upper level, and game room, family room, and sunporch on the lower level) are west of private areas (bedrooms, bathrooms, and utility and storage rooms). The interior retains many original character-defining features, with the public rooms being the most distinctive. In those areas, the use of natural materials maintains continuity between the interior and exterior. Rough-sawn painted board-and-batten accent walls, exposed ceiling beams, variegated-red-brick chimneys, hardwood floors, a brick stair landing, and lower-level game room, family room, and sunporch brick floors are intact. Gypsum-board walls have a smooth painted finish, while ceilings are textured.

The central stair rises to the sizable open-plan living/dining room, which features stained-wood ceiling beams and painted board-and-batten sheathing on the east wall. A solid gypsum-board railing borders

the stairwell in the room's southeast corner.⁴ The oak floor is original. On the north wall, built-in stained-wood bookshelves and base cabinets flank the kitchen entrance and a broad brick chimney that extends to the ceiling. The cabinets have flat-panel doors and wrought-iron hinges and knobs. The segmental-arched firebox is open to both the living room and breakfast room above a wood storage area incorporated into the raised brick hearth. A single-timber mantel shelf extends across each chimney face.

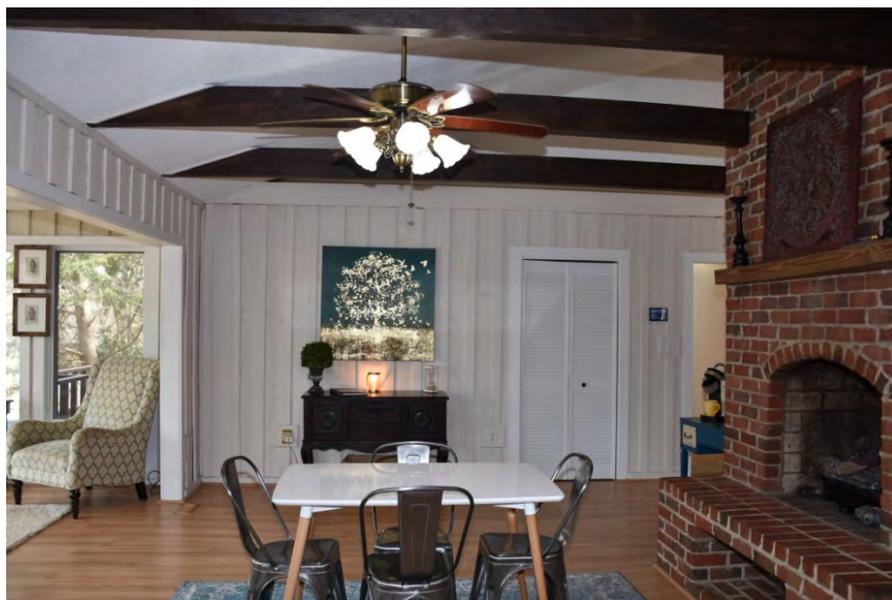


Living/Dining room, looking east (above) and looking west (below)



⁴ Soon after they purchased the house from the Mutschlers in April 2005, Paula S. and Jones H. Winston Jr. had the original railing with a simple handrail and slender square balusters replaced with the solid railing and risers added to the stair. Barbara Mutschler, telephone conversation with Heather Fearnbach, July 7, 2021.

In 1998, the Mutschlers commissioned Raleigh-based Hawkins Construction Services, Inc. to remove walls between the kitchen, breakfast room, sunroom, as well as the pantry in the kitchen's northwest corner and the closets lining the south wall, to create an open plan. The sunroom became conditioned space. The breakfast room's east wall and all three of the sunroom's walls are board-and-batten. Stained-wood ceiling beams span the breakfast room. The hardwood floor in the breakfast room and sunroom replaced commercial-grade carpeting. The kitchen's large square beige ceramic-tile floor, blonde wood cabinets, and central black-granite-topped island were added in 1998.⁵



Breakfast room, looking east (above) and sunroom, looking north (below)



⁵ Barbara Mutschler, telephone conversations with Heather Fearnbach, March 17 and June 6-26, 2021; Vernon C. Beauchamp and W. D. Johnston, "Mutschler House," undated (1973) drawings, and John W. Hawkins of Hawkins Construction Services, Inc., correspondence regarding 1998 renovation in the possession of Barbara Mutschler. in Hammondsport, New York.

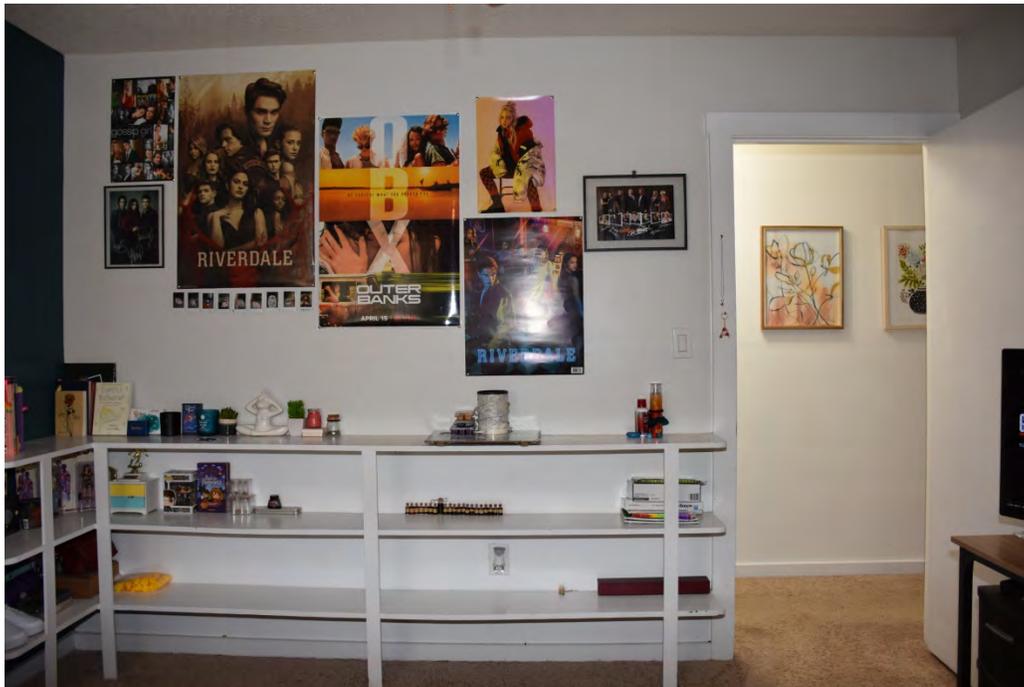


Kitchen, looking west (above) and southeast bedroom, upper level, looking south (below)



The central east-west corridor in the east half of the upper level provides egress to two bedrooms that share the hall bathroom and a master bedroom with an attached bathroom. Original elements include flat-board window and door surrounds, low baseboards, flat-panel wood corridor doors, louvered wood bi-fold closet doors, and built-in bookshelves. The hall bathroom retains the original painted-wood vanity, painted wood-grain-textured wall paneling, and variegated-brown square ceramic-tile floor with a floral motif. A low three-tier bookshelf wraps around two walls of the southwest bedroom. Full-height bookshelves fill the southeast bedroom's south wall around an opening for the bed. The current owners embellished the master bedroom's east wall with gold-painted wood battens. The master bathroom, accessed via a pocket door, received a beige ceramic-tile floor and shower and a

wood vanity with a granite countertop between 2006 and 2014.⁶ All woodwork is painted. The corridor and bedrooms are carpeted. Light fixtures have been replaced throughout the house.



Southwest bedroom, looking north (above) and master bedroom, looking east (below)



⁶ Ibid.



Game room, lower level, looking east (above) and looking west (below)



On the lower level, the stair terminates in the game room, which contains a pool table. With the exception of the central brick fireplace, the game room and the family room to the north have an open plan. The broad brick chimney encompasses a side-by-side wood storage area and firebox, both with segmental-arched openings. Painted flat-board mantel shelves span each chimney face. The board-and-batten sheathing on the chimney's east end and the game and family rooms' east and north walls comprised white-painted boards and lightly stained battens.⁷ Original full-height painted-wood

⁷ Current owner Angela Wright stripped and stained the previously painted battens in 2020.

shelves fill most of the west wall. The wall behind the family room bar shelves was mirrored by Paula S. and Jones H. Winston Jr. soon after they purchased the house from the Mutschlers in April 2005.⁸ The original painted-wood bar cabinets have flat-panel doors. Wide aluminum-frame glass sliding doors and sidelights separate the den and sunporch. The game room, family room, and sunporch retain original lacquered brick floors.



Family room, looking west (above) and looking east (below)



⁸ Barbara Mutschler, telephone conversation with Heather Fearnbach, March 17, 2021.



Sunporch, looking east (above) and office (below)



The private wing contains two bedrooms on the corridor's north side as well as an office (originally an exercise room), bathroom, and southeast corner utility room south of the corridor. The finishes are identical to those in the upper-level bedroom wing with the following exceptions. In 2020, the current owner added unpainted cedar accent boards on both faces of the gypsum-board-sheathed wall between the north bedrooms, which were originally separated by a frame wall intended to be easily removable. They also covered the west walls of the office and bathroom with horizontal-board sheathing and installed a painted-wood vanity, ceramic-tile floor and shower surround, and porcelain fixtures in the bathroom, which retains original painted wood-grain-textured wall paneling and a cedar-lined sauna.



Northeast bedroom, looking north (above) and looking south (below)



Integrity Statement

The William and Barbara Mutschler House possesses the seven qualities of historic integrity—location, setting, feeling, association, design, materials, and workmanship—required for Local Historic Landmark designation due to its special significance as a rare example of Modernist architecture in Wake Forest. The dwelling maintains integrity of location as it stands on its original site in an area that remains residential. The wooded 0.91-acre lot provides appropriate surroundings in keeping with the dwelling’s character, thus preserving integrity of setting, feeling, and association.

The Mutschler House also displays integrity of design, materials, and workmanship. The rectangular side-gable-roofed dwelling is sheathed with rough-sawn dark-brown-painted board-and-batten siding above a tall, variegated-red-brick, running-bond foundation embellished with weeping mortar and a slightly projecting header-course cap. West of the entrance, the roof continues in a dramatic cantilever to span a two-bay carport with a brick south wall. The central entrance bay features a single-leaf door with thirty-two small square raised panels, a single-pane plate-glass sidelight and fixed transom, and an aluminum-frame casement window east of the transom. Expansive plate-glass windows and sliding doors on the north and west elevation, decks, and brick rear patios are also original. The enclosure of the lower-level sunporch was executed in a manner that complements the dwelling’s Modernist aesthetic.

The interior retains a split-foyer plan and many original character-defining features, with the public rooms being the most distinctive. In those areas, rough-sawn board-and-batten accent walls, built-in bookshelves, variegated-red-brick chimneys, and hardwood and brick floors remain. Stained-wood ceiling beams span the living/dining room and breakfast room. The 1998 removal of walls between the kitchen, breakfast room, and sunroom as well as the northwest corner pantry to create an open plan allows light to permeate the interior. On the living/dining room’s north wall, built-in bookshelves and base cabinets flank the kitchen entrance and the broad brick chimney that extends to the ceiling. Full-height wood shelves fill most of the west walls of the game room and the family room, which has a bar at its west end. Original elements in the bedroom wings include flat-board window and doors surrounds, low baseboards, flat-panel wood corridor doors, louvered wood bi-fold closet doors, and built-in bookshelves. Modifications during the 2020 renovation were cosmetic.

Historical Background

C. R. and Lillian D. Faircloth, Ellis and Elizabeth B. Nassif, J. C. and Jayne G. Keeter, and Hallie D. and Clyde H. Coppedge Jr. incorporated Wake Forest Country Club, Inc. in 1965. The company soon acquired 268 acres west of downtown Wake Forest and U. S. Highway 1. The previously agricultural tract encompassed pastures, cultivated acres, wooded acres, creeks, and a pond. The developers engaged Durham golf course architect Gene Hamm to design the eighteen-hole course completed in October 1966 at an approximate cost of \$350,000.⁹ The challenging course was characterized by hybrid Bermuda and bent-grass greens, water features, numerous sand traps and bunkers, and significant elevation changes. The club house was prominently situated on a hill. Wake Forest Country Club, Inc. officers in 1966 were president Ray Faircloth, a businessman; vice president Jayne Keeter, an elementary school teacher; secretary Ellis Nassif, an attorney; and treasurer Tommy Byrne, a former New York Yankees pitcher heavily involved in Wake Forest development endeavors. All of the country club investors had a strong affinity for golf.¹⁰

Wake Forest Country Club, Inc. commenced selling parcels in its residential subdivision south of the golf course in 1971. The neighborhood's proximity to the country club enticed many buyers. Carlton E. and Carol T. Chappell and Edna A. and Francis M. Toney Jr. purchased lots in 1971, followed by William R. and Joan D. Spencer, James W. and Dorothy P. Hunsucker, W. Clifford and Shirley S. Joyner, and Wake Forest Country Club, Inc. developers Ray and Lillian Faircloth in 1972. The Faircloths bought a second lot the following year. William and Barbara Mutschler, Frank C. and Audrey V. Lowe, and Wake Forest Country Club partners Ellis and Elizabeth Nassif, Jayne Ketter, and Tommy and Susan Byrne, who purchased two lots, also acquired property in 1973. All of these early owners soon occupied homes in the subdivision.¹¹

Before building their house on lot 5, William and Barbara Mutschler and their children lived in Raleigh, where they had moved in the late 1960s in conjunction with Mr. Mutschler's job with International Business Machines (IBM). The Mutschlers initially intended to build a Raleigh

⁹ Eugene Perry Hamm, formerly a professional golfer, caddied at the Raleigh Golf Association before becoming an assistant golf pro in 1946 at New Bern Country Club. There he joined golf pro Ellis Maples, who later became a prolific golf course designer. Ellis's father Frank Maples was a construction superintendent for Donald Ross, greenkeeper, and golf course maintenance instructor in Pinehurst. Hamm took Maples' course before serving as the golf pro at Washington (N. C.) Yacht and Country Club for several years. He then moved to Mount Airy Country Club, where he remained through 1956. While working for golf course architect Robert Trent Jones on the courses at Duke University and in Wilmington, Delaware, during 1957 and 1958, Hamm gained enough design experience to establish his own firm in North Carolina. Between 1959 and his 1966 Wake Forest Country Club commission, he designed approximately twenty golf courses, most in the Southeastern United States. "Work Starts on New Links at Wake Forest," *News and Observer* (Raleigh; hereafter abbreviated *NO*), July 1, 1965, p. 22; Mac McGrew, "New Wake Forest Course Gets Nearer Completion," *NO*, March 20, 1966, Section II, p. 5; George Kolb, "Par for the Course,"

¹⁰ Baltimore native Thomas J. Byrne, a Wake Forest College baseball player who graduated in 1940 while the institution was still located in its namesake town, returned to the community after his 1957 retirement from baseball. In addition to real estate development, his business interests included an oil company, Byrne and Fish Clothing Stores, and four family farms that primarily produced tobacco in Wake and Harnett counties. Byrne was also active in local politics, serving as a town commissioner and mayor of Wake Forest. "Wake Forest Country Club Articles of Incorporation," September 27, 1965, Corporation Book S, p. 21; "George Kolb, "New Wake Course Long, Watery," *NO*, November 27, 1966, Section II, p. 8; Charles Craven, "Tommy Byrne: From Baseball to Golf," *NO*, October 9, 1966, Section 3, p. 2; "Thomas J. Byrne," *NO*, December 23, 2007, p. B6.

¹¹ Wake County Book of Maps 1971, p. 271; Deed Book 1654, p. 367; Deed Book 1730, p. 501; Deed Book 2015, p. 86; Deed Book 2017, pp. 115 and 177; Deed Book 2046, p. 477; Deed Book 2086, pp. 47; Deed Book 2114, p. 193; Deed Book 2118, p. 93; Deed Book 2138, pp. 563, 581, and 603; Deed Book 2195, p. 613; Deed Book 2200, p. 441; Deed Book 2208, p. 409.

residence, and had engaged an architect to design it, but that plan was abandoned when Mr. Mutschler, an avid golfer, became aware of the new subdivision adjacent to Wake Forest County Club. Mr. Mutschler, a Syracuse, New York native, earned undergraduate and graduate degrees in public administration and economics from Syracuse University in 1955 and 1956. While there, he met fellow student Barbara Corcoran, originally from Ocean City, New Jersey. The couple married in 1954. Mr. Mutschler began his career with IBM in Endicott, New York, in 1956 and the family moved frequently as he was promoted to positions including personnel director and site administration manager at Research Triangle Park. Mrs. Mutschler, known as Corky, completed a master's degree at NCSU and was employed in various counseling positions at Meredith College, Charter Northridge Hospital, and VGFW Mental Health, where she developed and supervised the clinic's intensive outpatient treatment program. Concurrently, she worked with Dr. Robert Grew in family and individual therapy in Raleigh. She served as a president of the Raleigh Soroptimist Club and Wake Forest Women's Club, a North Carolina Personnel Association conference chair, and was also actively involved with INTERACT Women's Services and Sweet Adelines of Raleigh.¹²

Mrs. Mutschler, a Modernist architecture aficionado, emulated aspects of the family's 1967 split-foyer-plan home in Vestal, New York, as well as Raleigh houses that she admired while planning their new house.¹³ To achieve harmony between the residence and its natural surroundings, she specified the use of wood and brick elements on both the interior and exterior. Although she would have preferred a glazed front entrance, the paneled wood door was deemed more energy-efficient. Draftsmen Vernon C. Beauchamp and W. D. Johnston translated Mrs. Mutschler's sketches and ideas into architectural drawings. General contractor Dennis Clark, who had erected Ray and Lillian Faircloth's neighboring Modernist brick Ranch house at 1414 Country Club Drive in 1972, began building the Mutschlers' house in 1973. Mrs. Mutschler actively monitored the process. When the lower-level brick floor was improperly sealed, she stripped and resealed it herself. The Mutschlers engaged Hawkins Construction Services, Inc. to remodel the kitchen, breakfast room, and sunroom in 1998, but otherwise made no significant changes to the property, undertaking only routine maintenance. They remained in the home until 2005, raising four children and frequently entertaining friends and IBM colleagues. The lower-level game room's south wall was carpeted to dampen noise from the pool table as well as the piano in the family room. The golf course was easily accessible via walking and golf cart paths. The family enjoyed canoeing and paddle boarding in the lake. They vacationed at Bald Head Island, where Mrs. Mutschler designed an elevated two-story, gabled-roofed, frame house for the family.¹⁴

After selling the house to Paula S. and Jones H. Winston Jr. in April 2005, the Mutschlers resided in Raleigh until moving to Hammondsport near Keuka Lake in upstate New York, where Mrs. Mutschler remains. Mr. Mutschler died in July 2015. Subsequent owners of the Wake Forest house were Terry W. and Susan S. Carter (February 2006-May 2014) and David H. and Lori S. Mahaley (May 2014-July

¹² Barbara Mutschler, telephone conversations and email correspondence with Heather Fearnbach, March, June, and July 2021; "William 'Pete' Mutschler," *NO*, July 28, 2015; Wake County Deed Book 2196, p. 259.

¹³ The Mutschler's two-story, side-gable-roofed, rectangular home at 721 Old Lane Road in Vestal, New York differs significantly in appearance from the Wake Forest house, but has a similar split-foyer plan. Above the basement garage, unpainted rough-sawn board-and-batten siding covers the north half of the façade's second-story. The remainder of the house is sheathed with unpainted weatherboards. Developer and general contractor John E. Walsh erected the house using stock plans. Barbara Mutschler, telephone conversation with Heather Fearnbach, June 11, 2021; Broome County, New York, Deed Book 1128, p. 659; April 2012 photograph of 721 Old Lane Road from Google Maps.

¹⁴ Barbara Mutschler, telephone conversations with Heather Fearnbach, March 17 and June 6 and 11, 2021; Vernon C. Beauchamp and W. D. Johnston, "Mutschler House," undated (1973) drawings, and John W. Hawkins of Hawkins Construction Services, Inc., correspondence regarding 1998 renovation in the possession of Barbara Mutschler. in Hammondsport, New York.

2020). Andrew O. Grimmett and Angela M. Wright purchased the property on July 31, 2020, and executed a renovation completed in 2021.¹⁵

Modernist Architecture Context

Most early-twentieth-century American architecture was rooted in the past rather than the future. The 1893 World's Columbian Exposition in Chicago created a national preference for classicism that became part of the "City Beautiful" movement—the antithesis of the polluted, unhealthy, industrial city. Other revival styles such as Georgian, Mediterranean, Tudor, and Spanish Colonial also enjoyed widespread popularity. However, architects Frank Lloyd Wright in Chicago, Irving John Gill in San Diego, and brothers Charles Sumner and Henry Mather Greene in Pasadena were among the proponents of a radically different approach, creating buildings that blended organically into their surroundings. Horizontal massing, asymmetrical plans, geometric angles, deep overhanging eaves, bands of windows, and the use of contemporary materials including concrete and steel in conjunction with traditional materials such as wood and stone defined their designs.¹⁶

Frank Lloyd Wright's early work frequently combined English Arts and Crafts movement features including stained-glass windows, heavy interior woodwork, and built-in furniture with Japanese architectural elements such as spare detailing, open plans, and expressed structural systems. He espoused a functionalist approach, replacing traditional load-bearing walls with curtain walls that served as decorative screens rather than structural supports. In the Robie House in Chicago, completed in 1909, he used massive steel beams to carry broad cantilevered roofs over terraces. Other Chicago architects such as William Drummond, Marion Mahony Griffin, Walter Burley Griffin, George W. Maher, William G. Purcell, and Robert C. Spencer Jr. emulated these design components in myriad commissions, resulting in what architectural historian H. Allen Brooks deemed the Prairie School.¹⁷ Defining characteristics range from horizontal massing to low-pitched roofs with deep boxed eaves, expansive windows, porches, and terraces, and the use of natural materials. Although the Prairie style declined in popularity after 1920, mid-twentieth-century Modernist dwellings such as the Mutschler House display similar features.

The American public's exposure to European architectural trends was negligible until the contemporary architecture exhibit in 1932 at the Museum of Modern Art in New York. The exhibit catalog, authored by art historian Henry-Russell Hitchcock Jr. and architect Philip Johnson, identified principles of modern architecture that were henceforth used to describe buildings constructed in what was called the International Style given its European genesis and subsequent diffusion throughout the world. The exhibit profiled the movement's leading architects Walter Gropius and Ludwig Mies van der Rohe of Germany, Le Corbusier of France, and J. J. P. Oud of Holland, and explored the characteristics of their work.¹⁸

¹⁵ Wake County Deed Book 10700, p. 1461; Deed Book 11315, p. 54; Deed Book 11834, p. 408; Deed Book 15664, p. 1909; Deed Book 17994, p. 1725.

¹⁶ Peter Gossel and Gabriele Leuthauser, *Architecture in the Twentieth Century* (Köln, Slovenia: Taschen, 2001), 67-68.

¹⁷ Henry-Russell Hitchcock Jr. and Philip Johnson, *The International Style: Architecture since 1922* (New York, W. W. Norton & Company, 1932), 25-26; Mark Gelernter, *A History of American Architecture: Buildings in Their Cultural and Technological Context* (Hanover, New Hampshire: University Press of New England, 2001), 218-220; Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf), 2013, 551-552, 564.

¹⁸ Hitchcock and Johnson, *The International Style*, 20.

Walter Gropius and Mies van der Rohe were among the European architects and designers who emigrated to the United States beginning in the late 1930s and espoused Modernist principles to a new audience. Gropius, the highly influential founder of the German design school known as the Bauhaus, began teaching at Harvard's Graduate School of Design and used his personal residence in Lincoln, Massachusetts, erected in 1937, to promote the central tenets of Bauhaus philosophy—maximum efficiency and simplicity of design. The house was revolutionary at the time, as it combined traditional building materials including wood, brick, and fieldstone with streamlined modern elements rarely employed in residential construction such as glass block, acoustical plaster, and chrome banisters.¹⁹ Despite the efforts of Gropius and others to “soften” the International Style through the use of natural materials, it proved more popular in commercial than residential applications in the United States, as flat roofs, sleek surfaces, and angular lines were often perceived as being impersonal and harsh.

Walter Gropius, R. Buckminster Fuller, and other influential architects and artists taught at Bauhaus painter Josef Albers's experimental Black Mountain College near Asheville, North Carolina in the 1930s and 1940s. Although they and others continued to promote Modernism, the philosophy never achieved widespread acceptance in the United States. In 1948, North Carolina State College (NCSC) hired architecture professor Henry Kamphoefner, who recruited George Matsumoto, James Walter Fitzgibbon, Edward W. Waugh, and other University of Oklahoma faculty to help him establish the NCSC School of Design. The men, all strong proponents of Modernism, employed the style in commercial, educational, industrial, religious, and residential commissions throughout the state. The design school's collaboration included a partnership with North Carolina's Office of School Construction that involved developing design standards and advocating contemporary architecture at workshops for local officials and architects in 1949 and 1950. School of Design professors and visiting lecturers including Frank Lloyd Wright, Walter Gropius, and Mies van der Rohe had a significant impact on North Carolina's mid-century built environment, both through the buildings they designed and the students they trained.²⁰

In the mid-1930s, just before Gropius arrived on the American architectural scene, Frank Lloyd Wright developed what he called the “Usonian House” in an attempt to make high-style design accessible to the average homeowner. His compact, economical, and efficiently-planned buildings, constructed of affordable materials, often used passive heating and cooling mechanisms. Like Wright, California architect William Wilson Wurster designed dwellings built with local materials in a manner that connected indoor and outdoor spaces and integrated residences with their sites. He typically eliminated interior walls between public spaces, opening floor plans and thus making even small houses seem larger. Wurster's influence spread rapidly due to his tenures as dean of the Massachusetts Institute of Technology (MIT) School of Architecture from 1943 until 1949 and then at the University of California at Berkeley beginning in 1950.²¹

¹⁹ Historic New England, “Gropius House,” <https://www.historicnewengland.org/property/gropius-house/> (accessed May 2021). Gropius designed his house in collaboration with Marcel Breuer, his former student and Harvard School of Design colleague.

²⁰ Edward Waugh and Elizabeth Waugh, *The South Builds: New Architecture in the Old South* (Chapel Hill: The University of North Carolina Press, 1960), preface, 8; David R. Black, “Early Modern Architecture in Raleigh Associated with the Faculty of the North Carolina State University School of Design, Raleigh, North Carolina,” National Register of Historic Places Multiple Property Documentation Form, 1994, E15-16.

²¹ Black, “Early Modern Architecture in Raleigh,” E10-13; David Jackson, “Henry L. Kamphoefner House,” National Register of Historic Places nomination, 1996; Gordon Young, “Blueprint for Obscurity,” *Metro*, January 18-24, 1996, <http://www.metroactive.com/papers/metro/01.18.96/wurster-9603.html> (accessed May 2021).

NCSC School of Design faculty members adopted these premises and expanded upon them in dwellings such as Henry Kamphoefner's personal residence, regarded upon its completion in 1950 as the first truly Modernist house in Raleigh. Kamphoefner designed his home in collaboration with George Matsumoto, using thin, horizontal, Roman brick, naturally-finished birch plywood, and insulating glass to effectively integrate interior and exterior spaces. Matsumoto's own flat-roofed, box-like house, finished in 1954, and his subsequent similar residential commissions incorporated Wrightian principles and Miesian forms, as the dwellings are carefully integrated into their settings, constructed of prefabricated panels within exposed structural framework, and cantilevered over masonry foundations.²²

Modernist Architecture in Wake Forest

Most Wake Forest subdivisions planned soon after World War II manifest Federal Housing Administration design guidelines and contain modest, traditionally-styled dwellings. Nationally pervasive mid-twentieth-century architectural styles ranged from Period Revival to Minimal Traditional, Ranch, and Modernist. By the 1950s, Ranch houses, sometimes incorporating Modernist features such as high horizontal windows and deep eaves, enjoyed widespread popularity. Speculative developers built and sold hundreds of almost identical residences in tract subdivisions, while contractors supplied stock plans to potential owner-occupants in custom subdivisions. Popular magazines and catalogs also sold floor plans and elevations that property owners and contractors frequently modified. Residences designed by architects for specific clients represent a very small percentage of the total built environment.

Only a small number of Wake Forest residences are truly Modernist in design, and each stands out in neighborhoods of more traditional houses. The earliest examples embody a softer, more organic approach to Modernism than the hard lines of the International Style. The low, horizontal residences blend in with their settings, reflecting the influence of Frank Lloyd Wright's Usonian House: economical and efficiently-planned buildings constructed of natural materials. Expansive windows and sliding-glass doors facilitate connectivity between the interior and exterior. Common interior features include expressed structural components, cork and stone floors, wood wall and ceiling sheathing, built-in furniture and cabinetry, radiant heating, and passive cooling.

In 2020, architectural historians Heather Wagner Slane and Cheri LaFlamme Szcodronski undertook a survey of Wake Forest buildings constructed between 1958 and 1975. Their work focused on individual resources and subdivisions that possess a high degree of architectural integrity as well as architectural and historical significance. Only a few Modernist dwellings, including the William and Barbara Mutschler House, were identified. Raleigh architect Owen Franklin Smith designed the earliest Modernist residence in the survey sample, the aluminum-sided, gable-roofed, T-shaped house erected in 1950 for Thomas J. and Mary Susan Byrne at 442 Pineview Drive. The house reflects a Modernist influence in its grouped metal-frame casement windows and broad interior brick chimney. Intact original interior elements include knotty-pine-paneled walls, built-in wood bookshelves and cabinets, ceramic bathroom tile, porcelain fixtures, and the linoleum-tile kitchen floor.²³

²² Black, "Early Modern Architecture in Raleigh," E10-13; Jackson, "Henry L. Kamphoefner House;" Waugh and Waugh, *The South Builds*, 40-41.

²³ Heather Wagner Slane and Cheri LaFlamme Szcodronski, "Wake Forest, North Carolina Architectural Survey Update, 1958-1975," report prepared for the Town of Wake Forest Planning Department, 2020, pp. 30-31, and associated survey files.

A more expressively Modernist example, the 1977 John Rich and Ann Melanie Murphy House at 142 Jenkins Road, is distinguished by a low-pitch-front-gable roof with deep eaves, exposed purlins, a wide brick façade chimney, and large plate-glass windows. The dwelling was expanded with a side-gable wing and attached garage in 1984. The Rich House is characterized by rough-sawn board-and-batten redwood siding, fixed plate-glass and casement windows, redwood-paneled interior walls with a smooth finish, exposed rafters, pegged wood floors, and built-in cabinets and shelves. Attorney John Rich and his cousin F. E. Osborne Jr. designed the house and Osborne served as the general contractor. The men grew to appreciate the Modernist aesthetic while working on the carpentry crew of general contractor F. E. Osborne Sr. (Rich's uncle and Osborne Jr.'s father). Under his tutelage, they constructed residences designed by Raleigh architect and NCSU School of design professor Harwell Hamilton Harris, a strong proponent of regional Modernism. The Rich-Murphy House displays features commonly employed in Harris commissions.²⁴

The Wake Forest Country Club neighborhood contains twenty custom-built dwellings, sixteen of which were erected between 1972 and 1980. The majority are traditional in style, but a few, like the Mutschler House and the brick Ranch house constructed in 1972 for developers Ray and Lillian Faircloth at 1414 Country Club Drive, display Modernist features. The Faircloth residence is characterized by front-gable bays with exposed purlins, expansive plate-glass windows in public areas, and horizontal bands of high multi-section windows in private areas. However, the William and Barbara Mutschler House more fully exemplifies the Modernist style in form and finish. The rectangular side-gable-roofed dwelling is sheathed with rough-sawn dark-brown-painted board-and-batten siding above a tall, variegated-red-brick, running-bond foundation embellished with weeping mortar and a slightly projecting header-course cap. West of the entrance, the roof continues in a dramatic cantilever to span a two-bay carport with a brick south wall. The central entrance bay features a single-leaf door with thirty-two small square raised panels, a single-pane plate-glass sidelight and fixed transom, and an aluminum-frame casement window east of the transom. Expansive plate-glass windows and sliding doors on the north and west elevations, decks, and brick rear patios are also original. The 1998 enclosure of the lower-level sunporch was executed in a manner that complements the dwelling's Modernist aesthetic.

The interior retains its split-foyer plan and many original character-defining features, with the public rooms being the most distinctive. In those areas, rough-sawn board-and-batten accent walls, variegated-red-brick chimneys, hardwood floors, the brick stair landing and lower-level game room, family room, and sunporch brick floors are intact. On the living/dining room's north wall, built-in bookshelves with base cabinets flank the kitchen entrance and the broad brick chimney that extends to the ceiling. The 1998 removal of walls between the kitchen, breakfast room, and screened porch as well as the northwest corner pantry to create an open plan allows light to permeate the interior. Ceiling beams span the living/dining room and breakfast room. Original full-height wood shelves fill most of the west walls of the game room and the family room, which has a bar at its west end. Intact elements in the bedroom wings include flat-board window and doors surrounds, low baseboards, flat-panel

²⁴ Ibid; "Home of John Rich and Melanie Murphy," information provided by the couple during the 2020 Wake Forest Architectural Survey. Harwell Hamilton Harris (1903-1990), a California native, gained experience in the Los Angeles offices of influential Modernist architects Richard Neutra and Rudolph Schindler before establishing in 1933 his own firm in that city. After teaching at Columbia University in New York (1943-1944) and serving as the University of Texas School of Architecture's dean (1952-1955), he headed a Dallas practice until moving to Raleigh in 1962. "Biographical Sketch of Harwell Hamilton Harris," Harwell Hamilton Harris collection finding aid, Alexander Architectural Archives, University of Texas at Austin.

wood corridor doors, louvered wood bi-fold closet doors, and built-in bookshelves. Modifications during the 2020 renovation were cosmetic.

Bibliography

Beauchamp, Vernon C., and W. D. Johnston. "Mutschler House," undated (1973) drawings in the possession of Barbara Mutschler in Hammondsport, New York.

"Biographical Sketch of Harwell Hamilton Harris." Harwell Hamilton Harris collection finding aid, Alexander Architectural Archives, University of Texas at Austin.

Black, David R. "Early Modern Architecture in Raleigh Associated with the Faculty of the North Carolina State University School of Design, Raleigh, North Carolina." National Register of Historic Places Multiple Property Documentation Form, 1994.

Gelernter, Mark. *A History of American Architecture: Buildings in Their Cultural and Technological Context*. Hanover, New Hampshire: University Press of New England, 2001.

Gossel, Peter, and Gabriele Leuthauser. *Architecture in the Twentieth Century*. Koln, Slovenia: Taschen, 2001.

Hawkins, John W. Hawkins Construction Services, Inc. Correspondence regarding 1998 renovation in the possession of Barbara Mutschler in Hammondsport, New York.

Historic New England. "Gropius House." <https://www.historicnewengland.org/property/gropius-house/> (accessed May 2021).

Hitchcock, Henry-Russell, Jr., and Philip Johnson. *The International Style: Architecture since 1922*. New York, W. W. Norton & Company, 1932.

Jackson, David. "Henry L. Kamphoefner House." National Register of Historic Places nomination, 1996.

McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013.

Mutschler, Barbara. Telephone conversations and email correspondence with Heather Fearnbach, March, June, and July 2021.

News and Observer (Raleigh; abbreviated *NO* after first mention in notes)

Slane, Heather Wagner, and Cheri LaFlamme Szcodronski. "Wake Forest, North Carolina Architectural Survey Update, 1958-1975." Report and associated survey files prepared for the Town of Wake Forest Planning Department and the North Carolina State Historic Preservation Office, 2020.

Wake County Register of Deeds. Corporation, deed, and plat books. Raleigh, N. C.

Wake Forest Gazette

Waugh, Edward, and Elizabeth Waugh. *The South Builds: New Architecture in the Old South*. Chapel Hill: The University of North Carolina Press, 1960.

Young, Gordon. "Blueprint for Obscurity," *Metro*, January 18-24, 1996, <http://www.metroactive.com/papers/metro/01.18.96/wurster-9603.html> (accessed May 2021).

Designation Parameters

Property owners Andrew O. Grimmett and Angela M. Wright are seeking local historic landmark designation for the dwelling's entire exterior and interior as well as its site in order to recognize the building's architectural significance. Character-defining features are enumerated below.

Hardscape

Brick patios adjacent to north wall
Brick retaining wall east of the house
Brick sidewalk leading to the lower-level utility room

Exterior

Dark-brown-painted board-and-batten siding
Variegated-red-brick, running-bond foundation with weeping mortar and a slightly projecting header-course cap
Two-bay carport with a brick south wall
Single-leaf front door with thirty-two small square raised panels, a single-pane plate-glass sidelight and fixed transom
Aluminum-frame casement windows
Plate-glass windows and sliding doors

Interior

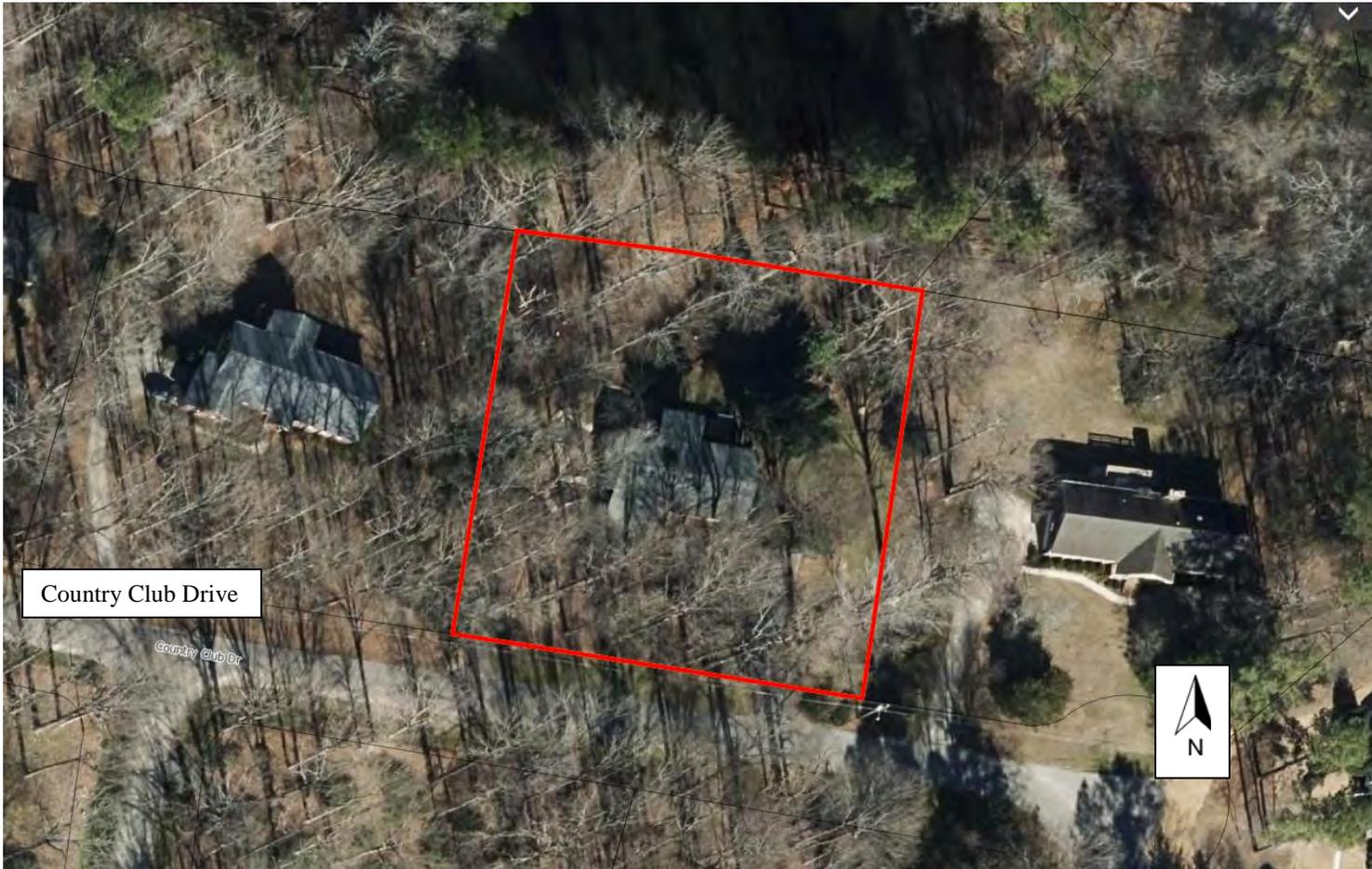
Split-foyer plan
Board-and-batten accent walls
Built-in bookshelves and base cabinets in living/dining room and game room/family room
Stained-wood ceiling beams in living/dining room and breakfast room
Variegated-red-brick chimneys
Hardwood living/dining room floor
Brick game room/family room/sunporch floor
Family room bar
Flat-board window and doors surrounds, low baseboards, flat-panel wood corridor doors, louvered wood bi-fold closet doors, and built-in bookshelves in bedroom wings

Local Historic Landmark Boundary Description and Justification

The Local Historic Landmark boundary encompasses Wake County tax parcel #1831983138 (0.91 acre) as shown on the map on page 25. Scale: one inch equals approximately sixty feet.

The tract is the property historically associated with the William and Barbara Mutschler House and provides appropriate surroundings in keeping with the dwelling's character.

Local Historic Landmark Boundary Map



William and Barbara Mutschler House tax parcel outlined in red

Base 2017 aerial photo courtesy of City of Raleigh and Wake County
GIS <https://maps.raleighnc.gov/iMAPS/?pin=1831983138> 1" = 60' scale

Attachment B - STATE HISTORIC PRESERVATION OFFICE COMMENTS



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office
Ramona M. Bartos, Administrator

Governor Roy Cooper

Secretary D. Reid Wilson

August 25, 2021

Michelle A. Michael, Senior Planner
Town of Wake Forest
301 S. Brooks Street
Wake Forest, NC 27587-2901

RE: Proposed designation of the **Mutschler House, 1320 Country Club Drive, Wake Forest, Wake County**

Dear Ms. Michael:

Thank you for submitting the report for Mutschler House, 1320 Country Club Drive, Wake Forest, Wake County. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report:

The 1973 William and Barbara Mutschler House possesses the requisite special significance for Local Historic Landmark designation as a rare example of Modernist architecture in Wake Forest. The residence manifests Modernist principles in its long, low form and generous use of glass and high-quality natural materials such as rough-sawn board-and-batten sheathing and variegated-red brick to create continuity between the interior and exterior. Beneath the low-pitched side-gable roof, deep caves shelter plate-glass casement windows and fixed windows and sliding-glass doors. West of the entrance, the roof continues in a dramatic cantilever to create a two-bay carport. The interior retains a split-foyer plan and original character-defining features including rough-sawn board-and-batten accent walls, variegated-red-brick chimneys, exposed ceiling beams in the upper-level public rooms, built-in bookshelves, hardwood floors, a brick stair landing, and lower-level game room, family room, and sunporch brick floors. Intact elements in the bedroom wings include flat-board windows and door surrounds, low baseboards, flat-panel wood corridor doors, louvered bi-fold closet doors and built-in bookshelves. The period of significance is 1973, the construction date.

We shared recommendations with staff to perform minor changes to the report. With these changes, we believe the designation report will provide the preservation commission and local governing board sufficient information to determine whether the Mutschler House possesses the requisite special local significance and integrity for local historic landmark designation.

Landmark designation means the local government recognizes the property is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and appearance to the property is subject to the design review procedures of the preservation commission.

Thank you for the opportunity to comment on this report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Wake Forest Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the attached designation form to our office.

This letter serves as our comments on the proposed designation of the Mutschler House, 1320 Country Club Drive, Wake Forest, Wake County.

Please contact me at Kristi.brantley@ncder.gov (preferred) or 919-814-6576 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

ORDINANCE #2021

ORDINANCE DESIGNATING PROPERTY KNOWN AS THE MUTSCHLER HOUSE AS A LOCAL HISTORIC LANDMARK PROPERTY AT 1320 COUNTRY CLUB DRIVE, WAKE FOREST, NORTH CAROLINA, AND RECORDED AS WAKE COUNTY TAX PIN 1831-98-3138

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in 160A-400.5, as amended of the General Statutes of North Carolina have been met; and

WHEREAS, the Board of Commissioners of the Town of Wake Forest has taken into full consideration all statements and information presented at a public hearing held on the 19th day of October 2021, on the question of designating the property known as the Mutschler House including the home and the land associated therewith, as a local historic landmark property; and

WHEREAS, the Wake Forest Historic Preservation Commission held a public hearing on the 8th day of September, 2021, on the question of designating the Mutschler House, including the home and the land associated therewith, as a local historic landmark property and, after considering all statements and information presented at that public hearing recommended approval of the designation; and

WHEREAS, the Mutschler House is of historical significance due to its Mid-Century Modern architectural design. It holds a remarkable degree of architectural integrity in regard to setting, location, association, design, materials, workmanship, and feeling; and

WHEREAS, the North Carolina State Historic Preservation Office reviewed the Mutschler House Local Historic Landmark Application and provided that the "report will provide the preservation commission and local governing board sufficient information to determine whether the Mutschler Houses possesses the requisite special local significance and integrity for local historic landmark designation"; and

WHEREAS, the property known as the Mutschler House is vested **in** fee simple to Andrew O. Grimmett and Angela M. Wright;

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest: Ordinance #2021-

- 1) That the property known as the Mutschler House, including the home and the land associated therewith, is hereby designated as a local historic landmark property pursuant to 160A-400.6 of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated on .91 acres +/- located at 1320 Country Club Drive, Wake Forest, North Carolina, as recorded as Tax PIN 1831-98-3138.
- 2) That the exterior of said designated property may be materially altered, restored, moved, or demolished only following the issuance of a Certificate of Appropriateness

(COA) by the Wake Forest Historic Preservation Commission (HPC) and that minor changes receive a Minor Work COA from town staff, according to the procedures outlined in Section 15.11 Historic Preservation of the Wake Forest Unified Development Ordinance.

- 3) That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the making of emergency repairs, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition, or removal of any such feature when a building inspector or similar official certified to the HPC that such action is required for the protection of public health and public safety because of an unsafe condition. Nothing herein shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinance, or regulations.
- 4) That a suitable sign may be posted indicated that said property has been designated a local historic landmark and containing any other appropriate information. If the owner consents, the sign shall be placed on the property. If the owner objects, the sign shall be placed on a nearby public-right-of-way.
- 5) That the owners and occupants of the property known as the Mutschler House be given the notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the Wake Forest Town Clerk, Wake Forest Planning Department, Wake County Register of Deeds, and the Wake County Tax Supervisor, as required by applicable law.
- 6) That which is designated as a local historic landmark property shall be subject to G.S. 160A-400.6, as amended, and any amendments hereafter adopted.

This the 19th day of October 2021