

WAKE COUNTY, NC 80
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/27/2006 AT 09:17:28

BOOK:012329 PAGE:00925 - 00929

ORDINANCE NO. (2006) 141

AN ORDINANCE DESIGNATING THE BOYLAN APARTMENTS, IN THE PLANNING JURISDICTION OF THE CITY OF RALEIGH, NORTH CAROLINA, A HISTORIC LANDMARK

WHEREAS, the General Assembly of the State of North Carolina authorized the creation of the Raleigh Historic Districts Commission for the City of Raleigh and otherwise provided for the preservation of certain historic sites and buildings by the passage of Part 3C, Chapter 160A, Article 19 of the North Carolina General Statutes; and

WHEREAS, the Raleigh Historic Districts Commission has made an investigation and recommended the following property be designated a historic landmark; and

WHEREAS, the North Carolina Department of Cultural Resources has made an analysis and recommendation that the following property be designated a historic landmark; and

WHEREAS, on the 21st day of November, 2006 a joint public hearing was held in the Council Chamber of the Avery C. Upchurch Municipal Complex, Raleigh, before the City Council of the City of Raleigh and the Raleigh Historic Districts Commission to determine whether the hereinafter described property should be designated a historic landmark; and

WHEREAS, all requirements of Part 3C, Chapter 160A, Article 19 of the North Carolina General Statutes, preceding the adoption of this ordinance, have been complied with.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH, NORTH CAROLINA THAT:

Section 1. The property designated as the Boylan Apartments in the planning jurisdiction of the City of Raleigh, North Carolina, be and is declared a Raleigh Historic Landmark. Said property being more particularly described as follows:

The property located at 817 Hillsborough Street, Raleigh, NC 27603, owned by Phyllis M. Joyner, Trustee, Carolyn Joyner Driggers, Trustee, Phyllis Joyner Chappell, Trustee, and David L. Joyner, Trustee, that property described as Tract I in deed book 12164, pages 1384-1388 recorded in Wake County Registry, comprising approximately 1.14 acre.

Section 2. Those elements of the property that are integral to its historical, prehistorical, architectural, archaeological and/or cultural significance, or any combination thereof are as follows:

The three three-story buildings and the approximately 1.14 acre upon which they sit, including the semi-enclosed grassy courtyard, curvilinear concrete walkways, Snow Avenue concrete steps, and West Morgan Street stone retaining wall.

Section 3. No portion of the exterior features of any building, site, structure, or object (including walls, fences, light fixtures, steps, pavement, paths, or any other appurtenant features), trees, nor above ground utility structure located on the hereinbefore described property that is designated in this ordinance may be altered, restored, moved, remodeled, or reconstructed so that a change in design, material or outer appearance occurs unless and until a certificate of appropriateness is obtained from the Raleigh Historic Districts Commission or its successors; provided however that the Raleigh Planning Director or his designee may approve certificates of appropriateness for minor works as listed in the Bylaws and Rules of Procedure of the Raleigh Historic Districts Commission.

Section 4. No building, site, structure, or object (including walls, fences, light fixtures, steps, pavement, paths, or any other appurtenant features), trees, nor above ground utility structure that is located on the hereinbefore described property designated in this ordinance may be demolished unless and until either approval of demolition is obtained from the Raleigh Historic Districts Commission or a period of three hundred sixty-five (365) days has elapsed following final review by the Commission of a request for demolition (or any longer period of time required by N.C.G.S. 160A-400.14 as it maybe amended hereafter); provided however, that demolition may be denied by the Raleigh Historic Districts Commission in the event that the State Historic Preservation Officer determines that the building, site, or structure has statewide significance as provided by N.C.G.S. 160A-400.14.

Section 5. The Raleigh Historic Districts Commission shall have no jurisdiction over the interior features of the property.

Section 6. All owners and occupants of the property hereinabove described, whose identity and addresses can be ascertained by the exercise of due diligence shall be sent by certified mail a copy of this ordinance.

Section 7. This ordinance shall be indexed after the property owner's name in the grantor and grantee indexes in the Office of the Register of Deeds of Wake County.

Section 8. City administration and the Raleigh Historic Districts Commission are hereby authorized and directed to have erected an appropriate sign on the property hereinabove described setting forth the fact that said property has been designated a historic landmark by action of the Raleigh Historic Districts Commission and the City Council of the City of Raleigh provided, should the owners of the hereinabove described property not consent to the erection of said sign on the described premises, City administration and the Raleigh Historic Districts Commission are hereby authorized and directed to have said sign located on the public right-of-way adjacent to said property.

Section 9. In the event any building, site, structure, or object designated by this ordinance is demolished in accordance with the ordinances of the City of Raleigh, this ordinance shall automatically be null and void.

Section 10. Any violation of this ordinance shall be unlawful as by law provided.

Adopted: December 5, 2006

Effective: December 10, 2006

Distribution: Planning Department
Inspections Department
Raleigh Historic Districts
Commission
Wake County Tax Assessor
Property Owner and Occupant (if not
the owner)
Registrar of Deeds



City Of Raleigh
North Carolina

STATE OF NORTH CAROLINA)
COUNTY OF WAKE)

CERTIFICATION

I, Ralph L. Puccini, Assistant Deputy Clerk of the City of Raleigh, North Carolina,
do hereby certify that the attached is a true and exact copy of City of Raleigh
Ordinance No. (2006) 141 adopted December 5, 2006.

IN WITNESS WHEREOF, I have unto set my hand and have caused the Seal of
the City of Raleigh to be affixed this 14th day of December, 2006.



Ralph L. Puccini
Assistant Deputy Clerk



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**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

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_____ 5 _____ New Time Stamp
_____ # of Pages

RALEIGH HISTORIC LANDMARK DESIGNATION APPLICATION

This application initiates consideration of a property for designation as a Raleigh Historic Landmark by the Raleigh Historic Districts Commission and the Raleigh City Council. It enables evaluation of the resource to determine if it qualifies for designation. The evaluation is made by the Research Committee of the Raleigh Historic Districts Commission (RHDC), which makes its recommendation to the full commission. The historic landmark program was previously administered by the Wake County Historic Preservation Commission but has been transferred back to the city; procedures for administration by RHDC are outlined in the Raleigh City Code, Section 10-1053.

Please type if possible. Use 8-1/2" x 11" paper for supporting documentation and if additional space is needed. All materials submitted become the property of the RHDC and cannot be returned. Return completed application to the RHDC at One Exchange Plaza, Third Floor, Raleigh, NC 27601 or mail to:

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

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

Historic Name: Boylan Apartments

Current Name: Boylan Apartments

2. Location:

Street Address: 817 Hillsborough Street

City/Town/Jurisdiction: Raleigh

NC PIN Number: (can be obtained from <http://imaps.co.wake.nc.us/imaps/>)
1703392186

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

Name Barney and Phyllis Joyner

Address 815 New Bern Ave.

City/State/Zip Code Raleigh, NC 27601

Email _____ Telephone 832-1572

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

Name Ellen Turco, Circa, Inc.

Address PO Box 283695

City/State/Zip Code Raleigh, NC 27611

Email eturco@circa-inc.com Telephone 834-4757 or 219-1489

5. General Data/Site Information:

- A. Date of Construction and major additions/alterations: 1935
- B. Number, type, and date of construction of outbuildings: None
- C. Approximate lot size or acreage: 1.14
- D. Architect, builder, carpenter, and/or mason: Linthicum and Linthicum, Architects; T.A. Loving, Builder
- E. Original Use: apartments
- F. Present Use: apartments

6. Classification:

A. Category (check all that apply):

Building(s) Structure Object Site

B. Ownership

Private:
Public: Local State Federal

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

	Contributing	Noncontributing
Buildings	<u>3</u>	<u> </u>
Structures	<u> </u>	<u> </u>
Objects	<u> </u>	<u> </u>

D. Previous field documentation (when and by whom): Helen Ross as part of Raleigh survey

E. National Register of Historic Places status:

Check one:

Entered (date) Nominated
Determined eligible (date) Determined not eligible (date)
Nomination not requested Removed (date)

7. **Reason for Request:** seeking both National Register and local designation honors.

8. Is the property income producing? Yes No

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

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

A. Photographs/Slides:

At least two sets of current exterior archival-grade black and white photographic prints (minimum print size 5" x 7") of all facades of the main building and at least one photo of all other contributing and non-contributing resources. If interior spaces of the property are being considered for designation, please include two sets of black and white photos for these features. One set of color slides of these items should also be included. Digital copies are welcome. PHOTOGRAPHS MUST BE LABELED IN PENCIL OR ARCHIVAL-APPROVED PHOTO PEN ON THE BACK WITH NAME OF STRUCTURE, ADDRESS, AND DATE. Any additional exterior or interior views and views of other structures on the property (color, black and white, or slides) will be helpful. **NOTE: BWs and slides to be submitted after exterior work completed. Digital pictures submitted for initial committee review per Dan Becker.**

B. Map:

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

C. Architectural Significance:

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

D. Historic Significance:

Note any significant events, people, and/or families associated with the property. Include all major owners. Note if the property has ever been recorded during a historic building survey by the City of Raleigh or by the NC State Historic Preservation Office. If so, who and when? (See application item 6.D.) Please include a bibliography of sources. Information regarding prior designations can be found by contacting the Survey & Planning Branch of the NC State Historic Preservation Office at 919/733-6545 or <http://www.hpo.dcr.state.nc.us/spbranch.htm>.

FOR OFFICE USE ONLY Date Received: 7/25/06 Received by MB

(Oct. 1990)

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Boylan Apartments
other names/site number _____

2. Location

street & number 817 Hillsborough Street not for publication
city or town Raleigh vicinity
state North Carolina code NC county Wake code 183 zip code 27603
e _____

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant
 nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See Continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register.
 See continuation sheet
 determined eligible for the National Register.
 See continuation sheet
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:) _____

Signature of the Keeper Date of Action

Boylan Apartments
Name of Property

Wake, North Carolina
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in count.)

Contributing	Noncontributing	
3		buildings
		sites
		structures
		objects
3		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of Contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Multiple Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

EARLY 20TH CENTURY REVIVAL/Colonial Revival

Materials

(Enter categories from instructions)

foundation Brick
walls Brick
roof Asphalt
other Concrete
Metal

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

Architecture _____
 Community Planning and Development _____
 Social History _____

Period of Significance

1935 _____

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is: n/a

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** moved from its original location.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years.

Significant Dates

Significant Person

(Complete if Criterion B is marked)

Cultural Affiliation

Architect/Builder

Linthicum, and Linthicum, architects
T.A. Loving, builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- Previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository: _____

Boylan Apartments
Name of Property

Wake, North Carolina
County and State

10. Geographical Data

Acreage of Property 1.14

UTM References

(Place additional UTM references on a continuation sheet.)

1 17 712328 3962168
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Ellen Turco
organization Circa, Inc. date June 2006
street & number 16 N. Boylan Avenue telephone 919/834-4757
city or town Raleigh state NC zip code 27603

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*) **Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

LOCAL LANDMARK DESIGNATION REPORT FOR THE BOYLAN APARTMENTS

Physical Description

Setting

The Boylan Apartments are located at 817 Hillsborough Street in Raleigh, North Carolina's capital city. The 1.14-acre parcel is bounded by Hillsborough Street on the north, West Morgan Street to the south, and Snow Avenue to the west. The east parcel boundary is shared with a bank.

The three-building complex is situated between the state Capitol at the terminus of Hillsborough Street one-half mile east, and the campus of North Carolina State University to the west. In the vicinity are single-family residential dwellings and low-rise commercial buildings. On the north side of Hillsborough Street, directly across from the Boylan Apartments, is the sylvan campus of the private Saint Mary's School. On the west side of Snow Avenue is Cameron Court, a brick apartment complex dating from the 1940s. A large, circa 1970s bank owned by the State Employees Credit Union flanks the apartment's east boundary.

The parcel slopes downward from north to south. A stone retaining wall runs along the building's south side on West Morgan Street. No significant landscape features are present within the courtyard. Mature oaks and crepe myrtles are planted along the Hillsborough Street façade.

Exterior

The apartment complex consists of three two-story brick buildings arranged in a "U" shape plan with the open part of the U on the west side. This arrangement creates a large, semi-enclosed grassy courtyard. A set of concrete steps rise from the sidewalk along Snow Avenue to the courtyard. Curvilinear concrete walkways connect the steps to each of the buildings. Each building is entered via two ground level entries. Each entry is designated by a letter. Building A/B fronts Hillsborough Street, with the rear elevation facing the interior courtyard. Building C/D faces west; its façade is oriented toward the courtyard. Building E/F is also oriented inward toward the courtyard and faces north. It is sited just a few feet from the south lot line.

The Boylan Apartments are sturdy utilitarian structures with applied Colonial Revival details rendered in wood, stucco, and concrete. These details stand out, in color, texture, and style, from the plainness of the brick massing. Building A/B will be described in detail here; buildings C/D and E/F are identical except where noted.

Building A/B is a three-story, five-bay structure of common bond brick with brick quoins at the corners. A brick soldier course delineates the foundation and a concrete water table separates the first and second stories. The roofline of the main block runs the building's

length, parallel with Hillsborough Street. Two brick chimneys with corbelled caps project from the ridgeline.

Anchoring each end (east and west) is a front-facing pedimented bay that projects slightly from the main block. Each pedimented bay is four windows across. Entablatures are clad with white stucco. The smooth bright stucco contrasts with the red brick below. Round vents are centered in each pediment. Dentil molding is applied within the pediment, and also above the plain flat cornice which runs the length of the building.

Adjacent to the pedimented end bays are the entry bays, which are three windows across. The building's central bay is four windows across. The three bays of the main block are delineated by square copper gutters. The "four-three-four-three-four" fenestration pattern gives the building its classical symmetry and corresponds to the apartments' interior arrangement. Original metal windows remain. A fixed four-light transom surmounts two eight-light casements that open outward. Many of the casements retain the original crank mechanism and are still functional. The black painted metal sashes are set in openings with jack arches and concrete keystones above and concrete sills below.

The façade features two pedimented Federal entries. Each pediment is supported by square fluted pilasters. A carved elliptical sunburst is set into the pediment above the door. Dentil molding embellishes the pediment and pilaster capitals. The original six-paneled wood doors retain brass are present. Doors are flanked by sidelights with leaded glass tracery.

Each building has three black metal fire escapes, one on each side elevation and a third centered on the rear elevation. The fire escapes are not original to the building but the date they were added is not known.

Due to the slope of the lot, Building E/F is constructed upon a full basement. Therefore, on the west elevation a basement storefront was included. Five banded, wood and glass full-view doors span the storefront. Above the doors is a green metal awning. This awning is not original but documentary photographs do show an awning here. On either side of the doors are large plate glass display windows.

Interior

Each building is comprised of eighteen one and two-bedroom units.¹ There are six units on each floor, four one-bedroom units and two two-bedroom units. A stairwell leads to the landings on the second and third floors. Each landing services three apartments accesses via non-original wood louvered entry doors. The walls of the landings and stairwells are painted brick.

¹ A basement "superintendent apartment" was added in building C/D at an unknown date.



Unattributed floor plan from private collection of Margaret Boylan Gaddy.

The apartment interiors retain original paneled doors, hardware and Colonial Revival door trim. Due to the thick exterior walls, the metal windows are set into deep, trimless recesses with wide sills. Although the floor plans are unaltered, the kitchens and bathrooms are thought to have been updated in the early 1970s (Wynn).

Integrity Statement

The integrity and condition of the Boylan Apartments is excellent. The buildings retain integrity of materials, massing, interior layout and exterior spatial arrangement. The survival and excellent condition of the complex's original metal windows is remarkable. Alterations are limited to the updating of kitchens and bathrooms, the addition of louvered apartment entry doors, and the loss of the courtyard's large oak trees during hurricane Fran in 1997.

History and Historic Context

Summary

Built in 1935, one-half-mile due west of the state Capitol, the Boylan Apartments are Raleigh's earliest garden-style apartment complex. The Boylan Apartments are eligible for the National Register under Criterion C, as a well-executed and intact example of a 1930s garden apartment complex. The complex is comprised of three three-story brick Colonial Revival buildings arranged around an interior courtyard. The buildings and site retain integrity of design, setting, and materials.

The Boylan Apartments are also eligible for the National Register under Criterion A for their important association with community planning and development and social history. The project, led by local businessman Rufus Boylan, was one of the first in the nation to participate in a Public Works Administration program that loaned federal money to private developers. The program aimed to provide jobs for the unemployed at the close of the Depression while creating quality "modern" housing for lower income residents. The project's controversial three-year road to completion was reported in both local and national newspapers. The period of significance is 1935, the year construction was completed.

History and Context

North Carolina endured the national economic Depression and Recovery era under Democratic Governors O. Max Gardner (1929 through 1933) and John C. B. Ehringhaus (1933 through 1937). In the years after the panic of 1929, Gardner strongly believed that churches, private agencies, and local governments could provide sufficient relief. The governor's "Live at Home" philosophy encouraged citizens to remain at home through a series of initiatives providing work, food, and other charity. The primary goal of the program was to prevent migration of country folk to the cities and larger towns (Powell). The concept was not entirely successful and by 1933 Governor Ehringhaus was looking for more intensive relief from President Roosevelt's "New Deal." The New Deal established numerous, often overlapping, relief agencies such as the Civilian Conservation Corps, the Reconstruction Finance Corporation, the Federal Emergency Relief Administration, the Civil Works Administration, the Public Works Administration (PWA), the Works Progress Administration, and the Rural Electrification Administration. These agencies channeled federal money to the states for public construction projects such as roads, infrastructure, housing, courthouses, post offices, and schools. The programs aimed to provide living wages for the unemployed while improving public facilities.

In September of 1933 the *Raleigh Times* reported that Secretary of the Interior Harold Ickes had awarded twelve-million dollars of PWA funds for three low-cost housing projects in New York City, Indianapolis, and Raleigh. This particular award was for the construction of low-income apartments through public-private partnerships known as "limited dividend" corporations. The PWA made loans for the construction of "modern, well-built apartments." The recipient corporations would contribute fifteen percent of the

total project costs in cash and/or land. Management of the corporations and the project, from design and construction to completion, came under strict federal oversight. The corporations were limited to six percent profits on their investment. The buildings amortized over a period of thirty-three to forty years, when ownership was taken over by the local housing authorities (Hackett). The *Raleigh Times* article declared the project would commence construction by October 1, 1933. Due to a series of controversies and delays at the local and national levels, it would be three years before work was begun.

In 1933 brothers William and Rufus Boylan founded the Boylan Housing Corporation. Officers of the Corporation were Lawrence E. Blanchard, vice-president, William P. Hodges, secretary, and Mrs. William Boylan and J.M. Broughton, directors. (“Begin” and “Making”). The “limited-dividend” corporation was formed specifically to receive a PWA loan for construction of a 54-unit, low-income apartment complex on Hillsborough Street in Raleigh.² The apartments would be reserved for the city’s “white-collar” workers, a hard-hit group as state employee salaries were cut by almost fifty percent between 1930 and 1937 (Powell 485-486). Rufus Boylan estimated that construction would employ 150 men for a period of eight months, and that rents would not exceed ten dollars per room per month (“Boylans” and “City”). The proposed apartments were to be built on the site of the Boylan family home place, the house in which William Boylan resided on Hillsborough Street in Raleigh.

The project had been underway for a full year before the establishment of the corporation. First in 1932, Rufus Boylan had to convince the Raleigh City Council to pass an ordinance providing for city oversight of construction and rents as the Reconstruction Finance Corporation would not consider loan applications without municipal oversight. The city commissioners were advised by their attorney that such an ordinance was beyond their powers without action by the state legislature. Undeterred, Boylan approached Governor Ehringhaus and in 1933 the General Assembly passed a law allowing low-income housing in cases of public necessity.

The controversies began immediately. Property owners and landlords in Raleigh strongly objected to the idea of government sponsored housing. There was no real housing shortage in Raleigh, they claimed, and construction of federally subsidized housing would create an unfair rental market. A petition opposing the City’s cooperation with the PWA and the Boylan Housing Corporation was presented to the city commissioners. The commissioners refused to take action on the petition (“City” and “Group”). However, the protestors pressed the issue and Governor Ehringhaus appointed a board to review all proposed federally-funded housing projects in North Carolina. The North Carolina Housing Board approved the Boylan Apartment project on October 11, 1933 (“Boylan Project to Start Soon”).

² Between 1933 and 1935 Rufus Boylan was quoted numerous times in the Raleigh newspapers stating that this was the first public-private, PWA-funded apartment project in the nation. While newspaper accounts support it was one of the first loans awarded, given the time lapsed between the initial award and construction it is not likely the first completed.

In addition to local dissent, the Boylans' corporation had to contend with delays at the federal level. During the course of the project Rufus Boylan was reported to have traveled to Washington, D.C. fifty-five times ("PWA"). Due to various hold-ups, the contract between the Boylan Housing Corporation and the PWA was signed on four separate occasions ("Boylan Project"). The most serious delay came in June of 1934 when Secretary Ickes ordered an agency-wide investigation of eleven limited-dividend projects worth twenty million dollars. Ickes suspected that the corporations may have received loans based on inflated land values. Attorneys and architects fees associated with the projects also came under investigation. The *Washington Post* and the *New York Times* reported that the Boulevard Gardens project in Queens, New York, had been assigned a value eight times greater than its worth five years earlier. The Boylan Apartments too came under scrutiny. The value placed on the Boylans' Hillsborough Street property for purposes of the loan is unknown.

The circumstances surrounding the resolution of Ickes' inquest are not certain. What is known is that nine months after the investigation commenced a contract between the PWA and the Boylan Housing Corporation was executed on February 2, 1935 ("Making"). Tragically, William Boylan was found dead in the family home on February 5, 1935. Newspaper accounts state that Boylan tripped over a gas pipe in the bathroom while shaving and succumbed to poisoning by the fumes. On March 20, Rufus Boylan sent a telegram to his wife from Richmond, Virginia. The telegram states, "Deal Consummated. Bringing Check Home. Phone Broughton Isley"³ On March 21st the *Raleigh Times* reported the first PWA payment of ninety-thousand dollars had been deposited in the federal reserve bank in Richmond and that work was about to begin demolishing the Boylan residence. T.A. Loving, a construction firm from Goldsboro, would then begin work on the site. The total amount of the PWA loan was to be \$198,600 or 80% of the total project costs of \$233,000.

Rufus Boylan's gamble on affordable "white collar" housing paid off. The Boylan Apartments were filled immediately upon completion. The 1935 *Raleigh City Directory* lists the names and occupations of the first renters who took occupancy of the fifty-four units. Rents were set at thirty-five or forty-five dollars per month, depending on the size of the unit. The city directory lists clerks, salesmen, stenographers, secretaries, office managers and other white collar employees of downtown area businesses. Rufus Boylan and his wife Juanita occupied unit B201. The project architects, Colvin and Edward Linthicum resided in unit C102. Whether the Boylans and the Linthicums met the rental criteria or lived there via some other arrangement is unknown. The commercial space on Snow Avenue in the basement of Building E/F was occupied by the Handy Shoppe Confectioner.

The Boylan Corporation retained ownership of the buildings until 1976 when the complex was purchased by the Joyner family. The Joyners retain ownership of the

³ Isley was Raleigh's mayor at the time.

building today and are nominating it to the National Register of Historic Places in preparation for a large renovation project utilizing federal historic preservation tax credits.

Architecture Context

The Boylan Apartments were designed by the local architecture firm of Linthicum and Linthicum in the Colonial Revival style. Colonial Revival dwellings were a popular choice for Raleigh's upper classes in the 1920s and 1930s. Many fine examples are found in the Hayes Barton Historic District (NR) located approximately two miles north of the Boylan Apartments. The apartment complex was funded by a loan from the PWA, and therefore government requirements influenced the appearance and layout of the buildings. One of the objectives of government-sponsored Depression recovery programs was to replace "slums" with "modern" housing utilizing up-to-date trends in urban planning and building design.

The Garden City concept originated in England at the turn of the twentieth century. Garden cities were planned, self-contained communities incorporating parks and green space. Residential areas known as "superblocks" were separated from industrial and commercial zones. Rows of apartment houses were spaced to admit sunlight and create public areas for parks and gardens. Buildings made use of natural light and ventilation, a rejection of deplorable tenement housing conditions found in urban areas. Transported to America, the concept was first implemented at Clarence Stein and Henry Wright's Sunnyside Gardens (1924 to 1929) and Radburn, New Jersey (1928) communities. The ideology behind these projects was adopted by the U.S. government as the ideal housing type for Recovery Era housing programs.

While much smaller in scale than many of the apartments built under the auspices of the PWA, the Boylan Apartments were required to demonstrate principles of the Garden City Movement ("Approve"). The buildings were arranged around a center courtyard of shared public space. The PWA mandated that the large oak trees on the parcel not be taken down during construction ("Apartment") and that two-thirds of the site remain open space ("Boylan Project"). The interior layout insures that each apartment has windows for light and ventilation. The apartments also boasted electricity, plumbing, and modern appliances such as Magic Chef gas ranges and Electrolux refrigerators.

The Boylan Apartments compare favorably with other apartments, both privately and federally funded, constructed in Raleigh between 1934 and 1941. Cameron Court Apartments, (1938, 804 West Morgan Street), are immediately adjacent to the west of the Boylan Apartments. Many people assume the two apartments are one large complex, and there are physical similarities. Both complexes are comprised of three-story, red brick buildings and feature open courtyards. However, the buildings comprising Cameron Court are arranged in a zigzag pattern. The buildings are further differentiated from the Boylan Apartments by their flat, parapeted rooflines.

West of Cameron Court at 1101 Hillsborough Street is Grosvenor Gardens (1939, NR) another courtyard-style apartment project comprised of fifty-five one-room efficiency units. Grosvenor Gardens was built by private developer Sidney J. Wollman in 1939. The complex is a more fully-realized Georgian Revival endeavor than Cameron Court, with a gabled roofline, shutters, a semicircular two-story entry portico, and an elaborate garden designed by landscape architect G. Robert Derrick (Ross 9.e).

The Raleigh Apartments (1020 West Peace Street), built in 1938, are six four-story brick buildings containing 150 units. Designed by Kinston, North Carolina-based modernist-influenced architect A. Mitchell Wooten, the Raleigh Apartments have an austere appearance with flat rooflines and an absence of exterior detailing.

Raleigh Architect William Henley Deitrick designed two low-income apartments, both demolished, for the Raleigh Housing Authority in the late 1930s: Chavis Heights (1940-41) for blacks, and Halifax Court (1940-41), for whites. These complexes represented Raleigh's most fully actualized examples of the "superblock" concept. Comprised of rows of two-story brick buildings, these flat-roofed apartments were devoid of applied detail with the exception of simple flat entry canopies. Both complexes utilized the idea of community space and featured playgrounds and garden plots.

Raleigh is fortunate to have several surviving Recovery Era apartment complexes. The Boylan Apartments stand apart from the other complexes for several reasons. Built in 1935, the Boylan Apartments were the first large apartment complex constructed in the city and also the city's first publicly-funded apartment. The project was one of the earliest limited-dividend, public-private projects approved by the PWA. In style, execution, and integrity the Boylan Apartments compare favorably with the city's remaining 1930s apartment houses.

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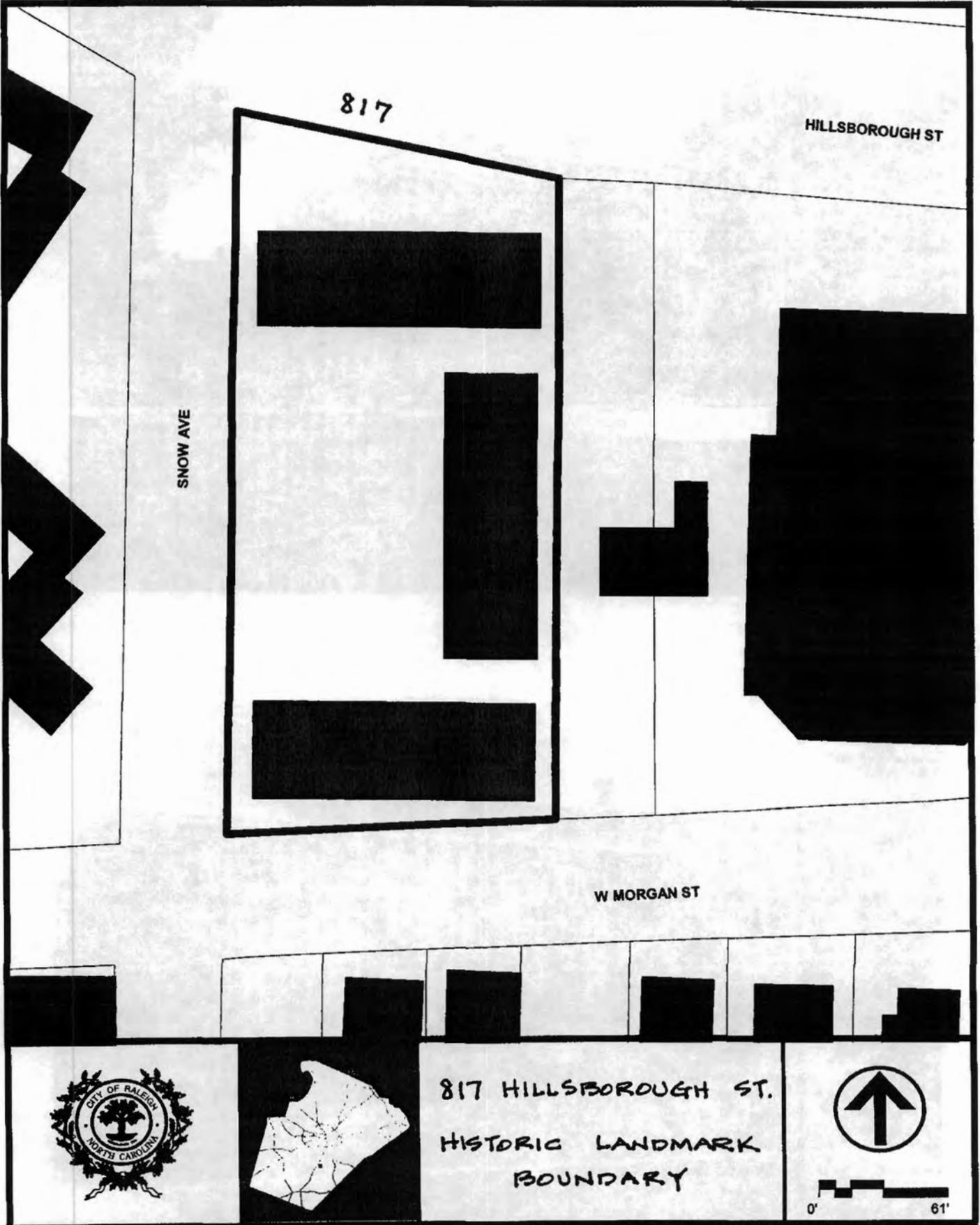
Geographical Data

Verbal Boundary Description

The boundary of the Boylan Apartments is marked in a heavy, black line on the accompanying Wake County GIS map drawn to a scale of 1" = 61'. The parcel is 1.14-acres.

Boundary Justification

The National Register boundary includes the 1.14 acre legal parcel on which the apartment buildings sit. This nominated parcel has not been expanded or reduced since the complex was constructed in 1935.



817

HILLSBOROUGH ST

SNOW AVE

W MORGAN ST



817 HILLSBOROUGH ST.
 HISTORIC LANDMARK
 BOUNDARY







