

WAKE COUNTY, NC 349  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
12/22/2008 AT 15:01:34

BOOK:013329 PAGE:01892 - 01897

Instrument prepared by: Raleigh City Attorney's Office  
Brief description for Index: Grosvenor Gardens Apartments  
Parcel Identifier: 1703295526  
Mail after recording to: City Planning Department  
PO Box 590, Raleigh NC 27602  
Attn: Martha Hobbs

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

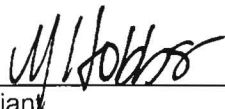
**AFFIDAVIT OF CORRECTION OF TYPOGRAPHICAL OR OTHER MINOR  
ERROR**  
[N.C.G.S. 47-36.1]

The undersigned Affiant, being first duly sworn, hereby swears or affirms that the Raleigh City Council Ordinance (1992) 90 adopted on 11/4/1992 and recorded in Deed Book 5427, Pages 0299-301, Wake County Registry, contained the following minor error:

The ordinance did not include a statement of the owner(s) of record of the subject property on the date of adoption of the ordinance. Affiant makes this Affidavit for the purpose of correcting the above-described instrument by noting the said property owners of record, to wit: Grosvenor Gardens Apartments Corporation.

Affiant is knowledgeable of the agreement and the intention of the parties in this regard. Affiant is employed as Planner II for the City of Raleigh Planning Department.

A copy of the original instrument is attached as Exhibit 1.

  
\_\_\_\_\_  
Affiant  
Martha Daniel Hobbs

State of North Carolina County of  
Wake

Signed and sworn to (or affirmed)  
before me, this the 19 day  
of December,  
2008.

**My Commission Expires 7-6-2010.**

My Commission Expires:

Daniel L. Becker  
Notary Public  
Daniel L. Becker

(Affix  
Official/Notar  
ial Seal)



BK542760299

Return to:

CITY CLERK AND TREASURER  
BOX 590  
RALEIGH, NORTH CAROLINA 27602  
102

PRESENTED  
FOR  
REGISTRATION

000173

ORDINANCE NO. (1992) 90

AN ORDINANCE DESIGNATING Grosvenor Gardens Apartments, 1101 Hillsborough Street  
IN THE PLANNING JURISDICTION OF THE CITY OF RALEIGH, NORTH CAROLINA, A  
HISTORIC PROPERTY.

WHEREAS, the General Assembly of the State of North Carolina authorized the creation of a  
Historic Properties 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 Properties Commission has made an investigation and  
recommended the following property be designated a historic property; and

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

WHEREAS, on the 4th day of November 1992 a joint public hearing was held in the Council  
Chamber of the Municipal Building, Raleigh, by the City Council of the City of Raleigh and the  
Raleigh Historic Properties Commission to determine whether the hereinafter described property  
should be designated a historic property; 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 Grosvenor Gardens Apartments, in the planning jurisdiction  
of the City of Raleigh, North Carolina, be and is declared a Raleigh Historic Property. Said  
property being more particularly described as follows:

Grosvenor Gardens Apartments, 1101 Hillsborough Street, including approximately one and  
seventy-three hundredths (1.73) acres (Wake County Tax Map D-2, Block D-10, Parcel 19),  
the entire parcel, including the surrounding landscaped grounds, which comprise all of the  
original area of the apartment complex.

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

Exterior of the three-story 1939 Georgian Revival apartment building, by architect James  
Edwards, Jr., built by J. W. Coffey & Son for Sidney J. Wollman, including grounds by  
landscape architect G. Robert Derrick, within the 1.73 acres described in Sec. 1.

Section 3. No building, site, structure or object that is designated in this ordinance located on the  
hereinbefore described site 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 Properties Commission or its successors.

Section 4. No building, site, structure or object that is designated in this ordinance located on the  
hereinbefore described site may be demolished unless and until either approval of demolition is  
obtained from the Raleigh Historic Properties Commission or a period of three hundred sixty-five

Exhibit 1

BK542700300

(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).

**Section 5.** 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 6.** 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 7.** City administration and the Historic Properties Commission are hereby authorized and directed to have erected an appropriate sign on the site hereinabove described setting forth the fact that said site has been designated a historic property by action of the Raleigh Historic Properties 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 Historic Properties Commission are hereby authorized and directed to have said sign located on the public right-of-way adjacent to said property.

**Section 8.** In the event any building, site, structure, or object is demolished in accordance with the ordinances of the City of Raleigh, this ordinance shall automatically be null and void.

**Section 9.** Any violation of this ordinance shall be unlawful as by law provided.

Adopted: November 4, 1992

Effective: November 18, 1992

Distribution: City Council  
City Manager  
City Attorney  
Planning Department (2)  
Inspections Department (3)  
Raleigh Historic Properties Commission  
Wake County Tax Supervisor  
Wake County Registrar of Deeds  
Property Owner and/or Occupant

6X5427PG0301

*Return to:*

CITY CLERK AND TREASURER  
BOX 590  
RALEIGH, NORTH CAROLINA 27602  
102



*City Of Raleigh*  
North Carolina

\*\*\*\*\*  
CERTIFICATION  
\*\*\*\*\*

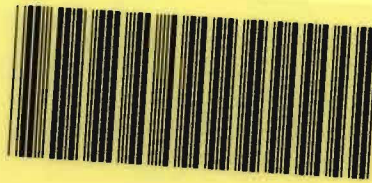
STATE OF NORTH CAROLINA )  
COUNTY OF WAKE )

I, Gail G. Smith, City Clerk of the City of Raleigh, North Carolina, do hereby certify that the attached is a true and exact copy of Ordinance No. (1992) 90 - designating the Grosvenor Gardens Apartments, 1101 Hillsborough Street, in the planning jurisdiction of the City of Raleigh, North Carolina a Historic Property - which was adopted by the Raleigh City Council Meeting held on Wednesday, November 4, 1992.

IN WITNESS THEREOF, I have hereunto set my hand and have caused the Seal of the City of Raleigh to be affixed this 10th day of November, 1992.



*Gail G. Smith*  
Gail G. Smith  
City 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.**

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**Wake County Register of Deeds**

**RALEIGH HISTORIC PROPERTY DESIGNATION APPLICATION AND REPORT**

1. **NAME OF THE PROPERTY:** (If historic name is unknown, give current name or give street address)

Historic Name Grosvenor Gardens Apartments

Current Name, or Address \_\_\_\_\_

2. **LOCATION:** 1101 Hillsborough Street Raleigh Wake  
street city and/or county

3. **LEGAL OWNER:** Name Grosvenor Gardens Apartments Corporation day phone 832-5530

Address 5 West Hargett Street, <sup>506</sup> Raleigh Off. Bldg., Raleigh NC 27601-1348  
street city state zip

4. **APPLICANT/CONTACT PERSON:** Name William E. Wollman day phone 832-8743

Address same as above  
street city state zip

5. **REASON FOR REQUEST:** N/A

6. **GENERAL DATA:**

a. Date of construction and alterations: 1939, 1952, ca. 1962

b. Outbuildings: Yes  No \_\_\_\_\_ If yes, number 1

c. Approximate acreage or dimensions: 1.73 acres

d. Architect, builder, carpenter and/or mason: James Edwards, Jr., architect

e. Use: Original Residence J. W. Coffey and Son, builder  
Present Residence

f. Is the property income producing? Yes  No \_\_\_\_\_

7. **CLASSIFICATION:**

a. Category: building(s)  structure \_\_\_\_\_ object \_\_\_\_\_ site \_\_\_\_\_

b. Ownership: private  public: local \_\_\_\_\_ state \_\_\_\_\_ federal \_\_\_\_\_

c. Number of resources within property:	Contributing	Non-contributing
buildings	<u>2</u>	<u>-</u>
structures	<u>-</u>	<u>-</u>
objects	<u>-</u>	<u>-</u>
sites	<u>-</u>	<u>-</u>

d. National Register of Historic Places status (check one): Entered (date) \_\_\_\_\_ ;  
nominated: eligible \_\_\_\_\_ not eligible \_\_\_\_\_ ; not requested  ; removed (date) \_\_\_\_\_

e. Has the property been recorded during a historic survey by the City of Raleigh or the NC Historic Preservation Office? By whom and when Helen P. Ross, Raleigh Architectural Survey 11/89

8. **SIGNATURE OF APPLICANT:** [Signature] date 6/29/92

9. SUPPORTING INFORMATION: (For items c., d., and e., please type or print on separate sheets of paper and attach to this application)
- a. Photographs: At least TWO current exterior black and white photographs of different views must be provided. Photographs must be labeled in pencil with the name of the building, structure, object or site, the address, and the date. Additional exterior or interior views and views of other structures on the property will be helpful. Color, black and white photographs and/or slides are acceptable for additional documentation.
  - b. Maps: Include a map showing the location of the property. A tax map with boundaries marked is preferred. A sketch map is acceptable but please note street names and numbers. Other structures on the property should also be shown. Include a "North" arrow.
  - c. Justification for land to be designated: Describe the physical appearance of the surrounding land area and its use.
  - d. Architectural description and significance: Describe the architectural features, additions, remodelings and alterations. Include a statement regarding the architectural significance of the building.
  - e. Historical significance: Note any significant events, personages and/or families associated with the property. Detailed family genealogies are not necessary. Please list any any additional sources of information.

10. PLEASE RETURN TO:

Raleigh Historic Properties Commission  
Post Office Box 829  
Century Station  
Raleigh, NC 27602



## Grosvenor Gardens Apartments

### 9.(c.) Justification for Land to be Designated

The 1.73 acres of land included in this designation represent all of the area of the original Grosvenor Gardens Apartments complex, as it was developed in the late 1930s. It has remained in private ownership of the Wollman family, maintaining the same function, that of housing, since that period. Inclusion of the entire lot is necessary to provide an appropriate setting for the apartment unit.

### 9.(d.) Architectural Description and Significance

The Georgian Revival style Grosvenor Gardens Apartments is situated on the south side of Hillsborough Street opposite St. Mary's campus. The main block of the U-shaped building is set back from the road, whereas the east and west wings are perpendicular to it. The building is surrounded by the original landscaping which features well-groomed, mature gardens with boxwoods, dogwoods, junipers and evergreens highlighting the grassy courtyard and nearby brick path borders. At the rear or south end is another small courtyard and a gravel parking lot. The three-story, brick, gable roofed structure has Georgian elements such as three- and five-bay symmetric blocks, or facades, and three two-story classicizing porticos which face the center lawn. The other five-bay facades have doorways without the portico and, instead, above them are two-story tall openings filled with glass blocks that naturally illuminate the stairwells. The three-bay facades have side entrances and first-story center bay windows. All ten of the original entrances have six panel doors and four light transoms, that are flanked by pairs of fluted pilasters upon which an entablature and a raking cornice are found.

The Grosvenor Garden Apartments have various sized metal casement windows with brick sills, interior and exterior brick chimney stacks, and an ornamental brick cornice which hugs all of the elevations. The gable roof is covered with the original "Spanish" terra cotta tiles.

Located on the east, south and west rear elevations are metal fire escape stairways and landings which are accessed via metal fire doors. The stair and doors were added in the 1970s. When the building was first erected, occupants were expected to crawl through their living room windows onto wooden landings. Fenestration and ornamentation are fairly uniform throughout the rear elevations.

In 1952, on the southeast corner, a single-story, one bedroom apartment was added. It was built upon an eight-inch thick concrete pad. It has metal casement windows, brick veneer and a flat roof with paneled parapet walls. The apartment was constructed for the building's owner, Mr. Sidney J. Wollman and his wife, Augustus (William E. Wollman, interview by author, June 19, 1992).

Within ten years, another one bedroom, single-story, brick flat roofed apartment was added to the southwest corner of the main block. It is smaller than the earlier unit but still repeats some of the architectural motifs used throughout the complex. It was built for William E. Wollman (William E. Wollman, see previous citation).

There are fifty five efficiency units, two basement apartments, two one bedroom apartments and one two bedroom apartment in the complex. A typical unit is entered from the stairwell. The living room has two windows, one facing the courtyard, the other facing the rear of the lot. All walls are painted, solid plaster walls with the original crown molding still in place. The hardwood floors, black and white tile-lined bathrooms and wooden kitchen cabinets are intact. However, the original roll-a-way beds, electric ranges, refrigerators and air conditioners have been replaced with updated equipment.

One outbuilding is on the lot. To the southeast is a brick, single-story, flat roofed, two-bay garage. It dates from the time when the initial corner apartment was constructed, 1952, and echoes the Georgian design motifs seen throughout the complex.

The Grosvenor Garden Apartments were designed by Raleigh-born architect James M. Edwards, Jr. (1905-1964). Edwards attended North Carolina State University, the University of North Carolina, and Yale University. In some of his early work during the post-Depression years, Edwards utilized the white brick Georgian Revival style in numerous residences throughout north and west Raleigh suburbs, such as Forest Hills, Budleigh and Hayes Barton. In the 1950s he was noted for his design of schools and churches such as the Leroy Martin Middle School, 1701 Blue Ridge Road and the Hayes Barton United Methodist Church, 2209 Fairview Road (Art Hopkins, "Raleigh Architect, Wife Die in Blaze", News & Observer, April 20, 1964).

The large apartment unit is one of a half-dozen garden apartments that were constructed in Raleigh during the 1930s. Others include Boylan Apartments (1934), Cameron Court Apartments (1937) and the Raleigh Apartments (1938). Even the designs of Raleigh's first public housing complexes, Chavis Heights and Halifax Court (both built in 1940-41), are based upon the garden apartment concept. All of the garden apartments share the innovative features found in Clarence Stein and Henry Wright's celebrated Radburn, New Jersey community of 1928-1929. The house rows were spaced to admit sunlight and there were play areas for children and no through streets. Leland Roth wrote of the New Jersey prototype "though the housing itself had no radically innovative planning or stylistic treatment, it was well designed with a view to function and was solidly built" (Helen P. Ross, Raleigh Comprehensive Architectural Survey: Final Report, unpublished manuscript, page 34).

When compared with Raleigh's other garden apartment complexes, Grosvenor Gardens is the culmination of innovative design and well-planned siting. While some of Raleigh's other garden apartment sites had courtyards lined with trees and sidewalks, the owner-developer of the Grosvenor Gardens Apartments, Sidney J. Wollman, went a

step further. He hired a landscape architect and invested ten thousand dollars on the selection and siting of plants in a massive year-round garden. The combining factors of the elegant Georgian styling and the lush green landscape continue to provide Raleigh with the best articulated example of the garden apartment concept.

#### 9.(e.) Historical Significance

In the nineteenth and early twentieth centuries the Boylan and Cameron families owned expansive land tracts south and west of St. Mary's College. During and after the depression, the owners of the Boylan and Cameron estates sold off parcels which became the sites of Boylan Apartments, 753 Hillsborough Street (1934), Cameron Court Apartments, 783 Hillsborough Street (1938), the Grosvenor Garden Apartments, 1101 Hillsborough Street (1939) and the Raleigh Apartments, 1020 West Peace Street (1938). A tremendous proliferation of construction occurred during the Recovery Era, 1937 to 1941. This resulted in a rapid filling-in of suburban neighborhoods and inner-city areas as well as the continued outward expansion of the city's suburbs. One individual that recognized that Raleigh had a housing shortage was an out-of-state developer, Sidney J. Wollman.

In 1937, Wollman arrived in Raleigh for a temporary visit, after labor union disputes in the county of Westchester, New York drove he and his family away. Prior to the move, Wollman created the Woods of Westchester, an exclusive suburban development of two- and three-bedroom homes which individually, sold for between sixteen and twenty-nine thousand dollars in 1937 and 1938. During the course of the anticipated two week Raleigh stay, Wollman met with local businessman and community leaders and determined that the city was experiencing an acute shortage of housing. After further discourse, Mr. Wollman decided to become the developer of a multiple unit housing complex, the Grosvenor Gardens Apartments. The name derives from the Grosvenor Hotel in southwest London, England, where Wollman had stayed in the 1920s (William E. Wollman, interview with the author, June 19, 1992).

Guided by his prior building experience, Wollman selected local architect James M. Edwards, Jr. Edwards was well-versed in Georgian Revival style architecture, designing many west and north Raleigh residences, some of which echo the painted brick and symmetrical, orderly appearance of the apartments. Existing drawings are dated 1939 and illustrate the great attention to detail and workmanship that the apartments exude.

Before construction could start, the land had to be purchased. Wollman eyed the Hillsborough Street area due to its proximity to downtown offices and nearby college campuses. The 1.73 acre portion of the Cameron property was purchased by the Grosvenor Garden Apartments Corporation on May 25, 1939 (Wake Deeds, Book 795, page 608). Three of the lots face Hillsborough Street while the largest lot is adjacent to the rear of the aforementioned lots as it runs parallel to Hillsborough and is perpendicular to Mayo Street. A 1938 aerial photograph reveals that the undeveloped lots facing

Hillsborough Street were filled with bushes, small trees, overgrown grass and erratic footpaths. The general contracting firm of J.W. Coffey and Son erected the building in six months.

Landscape architect G. Robert Derrick designed the adjacent landscaping and courtyard garden. The brick walkways, shrubbery and grading were laid out between the building and the landscaping. The crowning appeal to the complex is the courtyard. It consists of an open expanse of lawn, bordered by what were originally four L-shaped rose gardens, each of which is edged by English boxwoods. The garden cost ten thousand dollars and much of the greenery was supplied by the Greenbriar Farms of Norfolk, Virginia(Raleigh Times, Dec. 16, 1939).

When originally opened in January 1940, the efficiency apartments rented for thirty seven dollars per month. In 1992, an efficiency apartment rents for two hundred ninety five dollars per month.

### Bibliography

Grosvenor Gardens Apartments, building plans.

Hopkins, Art. "Raleigh Architect and Wife Die in Blaze", News & Observer, April 20, 1964, front page.

Raleigh Times, December 16, 1939, page 6.

Ross, Helen P., Raleigh Comprehensive Architectural Survey: Final Report, June 1992.

Wake County Deeds.

Wake County Tax Records.

Wollman, Russell, grandson of Sidney. Interview with author, November 1989, Raleigh.

Wollman, William E., son of Sidney. Interview with author, June 1992, Raleigh.

SAINT MARYS SCHOOL



ST. MARY'S STREET

STREET

AVENUE

Grosvenor Gdns. Apts.

Wake Tax Map D 2, Block D 10  
parcel 19

D-9

STREET

MORGAN

W. HARGETT STREET

(THOMPSON AVE)

HILLSBORO

STREET

MAYO

D-10

D-11

AVENUE

TRYON STREET

HARRISON

SEABOARD AIRLINE RAILWAY

