

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

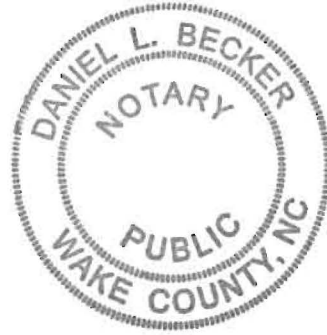
Signed and sworn to (or affirmed)
before me, this the 19 day
of December,
2008.

My Commission Expires 7-6-2010.

My Commission Expires:

Daniel L. Becker
Notary Public
Daniel L. Becker

(Affix
Official/Notar
ial Seal)



BK542760299

PRESENTED
FOR
REGISTRATION

Return to:

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

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

GX5427PG0301

Return to:

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



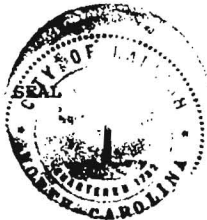
City Of Raleigh
North Carolina

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



BOOK:013329 PAGE:01892 - 01897

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



United States Department of the Interior
National Park ServiceNational 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 Propertyhistoric name Grosvenor Gardens Apartments

other names/site number _____

2. Locationstreet & number 1101 Hillsborough Street N/A
☐ not for publicationcity or town Raleigh ☐ vicinity N/Astate North Carolina code NC county Wake code 183 zip code 27603**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 forth 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/Title10-13-92
Date

State of 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:

Signature of the Keeper

Date of Action

☐ 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:)

Grosvenor Gardens Apts.
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 the count.)

Contributing	Noncontributing	
2	-	buildings
-	-	sites
-	-	structures
-	-	objects
2		Total

Name of related multiple property listing

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

N/A

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)

Colonial Revival

Materials

(Enter categories from instructions)

foundation concrete

walls brick

roof terra cotta

other wood

brick

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.

Criteria Considerations

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

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ 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.

Areas of Significance

(Enter categories from instructions)

Architecture

Community and Planning Development

Landscape Architecture

Period of Significance

1939

Significant Dates

1939

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Edwards, James M., Jr., Architect

Coffey, J. W. and Son, Building Contractors

Derrick, G. R., Landscape Architect

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:

Grosvenor Gardens Apartments
Name of Property

Wake North Carolina
County and State

10. Geographical Data

Acreage of Property 1.73 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	17	711960	3962040
Zone	Easting	North	ing
2			

3			
Zone	Easting	North	ing
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 Helen P. Ross

organization _____ date August 6, 1992

street & number 3010-8 Spanish Court telephone 919/856-9797

city or town Raleigh state NC zip code 27607

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 Grosvenor Gardens Apartments Corporation

street & number 5 W. Hargett Street, Suite 506 telephone 919/832-8743

city or town Raleigh state NC zip code 27602

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 listings. 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 Reduction Projects (1024-018), Washington, DC 20503.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetGrosvenor Gardens Apartments
Wake County, North CarolinaSection number 7 Page 1Description

The Grosvenor Gardens Apartments sit on the south side of the 1100 block of Hillsborough Street, a major thoroughfare that leads directly to the Capitol to the east. Across Hillsborough Street, to the north, is St. Mary's College, established in 1842, of which a substantial portion of the campus and its early buildings are on the National Register. Nearby, a half block to the east are the Cameron Court Apartments built in 1938. On the south elevation just off Mayo Street is a gravel parking lot for residents of the Grosvenor Gardens Apartments and immediately west of the property are two early twentieth century houses, reminders of the stately dwellings that once lined Hillsborough Street in the late nineteenth and early twentieth centuries. A painted brick and tile retaining wall which is parallel to Hillsborough Street is punctuated by three pedestrian entrances, each of which leads via brick pathways to the courtyard and the apartment units. The entire building is surrounded by the original and replacement landscaping, which features well-groomed mature gardens with boxwoods, dogwoods, junipers, crepe myrtles, and evergreens.

Grosvenor Gardens Apartments is a three-story building of solid brick construction that is basically U-shaped. Two long wings perpendicular to Hillsborough Street extend from each end of a central block. Set back from and parallel to the street at the north end of the long west wing, there is another, short wing parallel to the street (see site plan). Designed by local architect James M. Edwards, Jr. in 1939, the three-story solid brick, pedimented gable-roofed structure has Colonial Revival style elements such as symmetrically arranged three- and five-bay units, three of which feature two-story convex porticos facing the center courtyard. The central block is composed of a five-bay unit flanked by a single three-bay unit, whereas the east and west wings each have three five-bay units; the short wing at the end of the long west wing is a single five-bay unit. Above the centrally located porticos are small round-arched windows; the other five-bay units have two-story-tall rectangular openings above the doorways filled with glass blocks which naturally illuminate the stairwells. Division of the wings into units is aided not only by fenestration but also by the location of downspouts and interior chimneys. Underneath the entire building is a full basement where a secure laundry room, a one-bedroom apartment and storage space exist.

Three of the apartment building's ten entrances are graced by neoclassical two-story convex porticos. They all have similar features such as curved brick steps and tall slender columns with Doric-like fluted capitals, which support a flat roof. Other shared portico elements are lanterns suspended from the ceiling and wrought iron roof balustrades with the letter G enframed by a square set in a larger diamond. The entrance doorways under the porticos have shouldered architrave surrounds, reeded friezes and moulded flat cornices. The remaining seven entrances are framed by fluted pilasters which support a beaded frieze and a denticulated cornice. All of the entries have six-paneled solid wood doors with four-light

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetGrosvenor Gardens Apartments
Wake County, North CarolinaSection number 7 Page 2

transoms.

Additional variation in the structure's fenestration is found in the eight different window treatments. They are typical of their period in their multi-paned, galvanized steel construction. In five of the eight window types, the top horizontal row and the two outer vertical rows of each are fixed while the remaining panes open as one or two casements. The tallest of the two-casement units are the two rectangular bay windows located at the first floor in the center block. Each bay window has fluted wood surrounds, circular flat bosses in the entablatures, and bellcast standing seam metal roofs. The smallest windows are round and are found in the pedimented gables. All of the windows containing two casements, except for those in the rectangular bays, have louvered shutters.

Encircling the entire complex is a continuous ornamental brick frieze which consists of a soldier course of mousetoothing topped by a dentil course. Immediately above, gutters double as a moulded cornice. The original plain ceramic tiles cover the roof.

Located on the east, south, and west rear elevations are metal fire escape balconies and stairways which are accessed via metal fire doors. The stairways and doors were installed in the 1970s to replace original wooden landings. Fenestration is varied by two window sizes and ornamentation is limited to the continuation of the main facade cornice throughout the rear elevations. The rear elevation of each long wing also has one or two exterior chimneys. A course of dentil brickwork crowns all of the chimneys, both interior and exterior.

Two small additions have been made to the Grosvenor Apartments. In 1939, on the southeast corner, a single-story, L-shaped, one-bedroom apartment was built. It was erected upon an eight-inch thick concrete pad and 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). In 1952 another one-bedroom, single-story, flat-roofed apartment was added to the southwest corner of the main block. Also brick-veneered, it is smaller than the earlier addition but repeats some of the architectural motifs used throughout the complex. It was built for William E. Wollman (Wollman interview).

Today, there are fifty-eight efficiency units, one basement apartment with one bedroom, one two-bedroom apartment, one three-bedroom apartment, and a laundry room in the complex. A typical unit is entered from the stairwell. The living area of the efficiencies has two windows, one facing the courtyard, the other facing the rear of the lot. All walls are painted, solid plaster with the original crown moulding 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

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Grosvenor Gardens Apartments
Wake County, North Carolina

Section number 7 Page 3

equipment. Heating/air conditioning units, flush with the exterior of the walls facing the courtyard, were installed in 1991 and are located directly underneath the living room windows.

One outbuilding is on the lot. To the southeast of the apartment building is a brick, single-story, flat-roofed, two-bay garage. It dates from 1939 when the initial corner addition was constructed, has a similar brick cornice, and is painted white.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetGrosvenor Gardens Apartments
Wake County, North CarolinaSection number 8 Page 1

Summary

Grosvenor Gardens Apartments is the best articulated early example of a garden apartment complex in Raleigh, the capital city of North Carolina. The building is one of four garden apartment complexes erected in the city between 1934 and 1939 and one of the three built between the 800 and 1100 blocks of Hillsborough Street, a main thoroughfare leading to the North Carolina State Capitol. The main elevations of the elegant U-shaped, Colonial Revival style building face onto an elaborate courtyard garden, rendering Grosvenor Gardens Apartments the epitome of the garden apartment concept. The three-story, white-painted, solid brick building was constructed in 1939 with fifty-eight studio units. The complex was designed by local architect James M. Edwards, Jr., and constructed by John W. Coffey and Son. Landscape architect G. Robert Derrick was responsible for the extensive landscaping which is sophisticated in its formality and remains substantially intact with the exception of replacement of certain plant material. The entire project was coordinated by developer and owner Sidney J. Wollman, who is credited with the interior design. The property remains in the ownership of Wollman's sons, one of whom continues to manage it.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetGrosvenor Gardens Apartments
Wake County, North CarolinaSection number 8 Page 2Historical Background

In the nineteenth and early twentieth centuries the Boylan and Cameron families owned expansive land tracts west of downtown Raleigh, south and west of St. Mary's College. During and after the Great Depression that began in 1929, 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 Gardens 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 who recognized that Raleigh had a housing shortage was an out-of-state developer, Sidney J. Wollman of Westchester County New York. Wollman arrived in Raleigh for a visit in 1937, shortly after creating the Woods of Westchester, an exclusive suburban development of two- and three-bedroom homes which sold for between \$16,800 and \$29,000 in 1937 and 1938. During the course of the anticipated two week Raleigh stay, Wollman met with local businessmen and community leaders and determined that the city was experiencing an acute shortage of housing. After further discourse, Mr. Wollman decided to develop 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).

Wollman eyed Hillsborough Street several blocks west of the Capitol for the site of his proposed complex due to the area's close proximity to downtown offices and college campuses. Four contiguous lots comprising 1.73 acres of the Cameron property were purchased by the Grosvenor Gardens Apartments Corporation on May 25, 1939 (Wake Deeds, Book 795, page 608). Three of the lots face Hillsborough Street while the largest lot runs behind the others and reaches to Mayo Street. A 1938 aerial photograph reveals that the undeveloped lots facing Hillsborough Street were filled with bushes, small trees, overgrown grass and footpaths.

Before and after the purchase, Wollman, guided by his prior building experience and quest for excellence, selected what he believed to be the best available team of construction professionals in Raleigh and the surrounding area. James M. Edwards, Jr., a local architect, was well-versed in Colonial Revival style architecture, having designed several west and north Raleigh residences. Edwards made the drawings in June 1939; they exist today, illustrating the great attention to detail and workmanship which are typical of his work. Wollman worked closely with Edwards on all aspects of the plans and was instrumental in the interior design of

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetGrosvenor Gardens Apartments
Wake County, North CarolinaSection number 8 Page 3

the individual apartments. Soon after the land acquisition and the selection of an architect, the general contracting firm of John W. Coffey and Son began construction on the building, which was completed six months later in December of 1939.

Landscape architect G. Robert Derrick designed the project's landscaping consisting of a courtyard garden, brick walkways, foundation planting, and other shrubbery. The crowning appeal to the complex is the courtyard, 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). After more than fifty years, some of the original plantings no longer remain, especially the roses and azaleas. Replacement foliage consists of ornamental evergreen shrubs and trees.

When completed in January 1940, the efficiency apartments rented for \$37.00 per month; in 1992, an efficiency apartment rents for \$295.00 per month. The building has remained in continuous use as apartments under the management of the Wollman family. Sidney J. Wollman died in 1970, and today Grosvenor Gardens is owned by his sons William and Arnold. Through the years, the apartments have been well maintained and have remained at or near full occupancy. On a part time basis William Wollman still oversees daily operations, while a full-time staff of five deal directly with the building and its tenants.

Community Planning, Architecture, and Landscape Architecture Contexts

The Grosvenor Gardens Apartments was 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 Colonial Revival style in white-painted brick for numerous residences throughout northern and western Raleigh suburbs such as Forest Hills, Budleigh, and Hayes Barton. In the 1950s he was noted for his design of schools and churches including 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 origin of garden apartments can be traced back to England when in the late 1890s a clerk, Ebenezer Howard, envisioned a living environment where, ideally, the advantages of the country and the city were realized. On a very large scale he described in his book Garden Cities of Tomorrow (1898) the planning of towns and cities where nature and buildings complemented one another. Nearly forty years later, two far-sighted individuals applied Howard's ideas with a combination of regional planning, land-use sanctions and architectural controls. Landscape architect, Henry Wright and architect, Clarence S. Stein created Sunnyside

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetGrosvenor Gardens Apartments
Wake County, North CarolinaSection number 8 Page 4

in Queens, New York, the first garden city suburb in the United States. Their first project, constructed between 1924 and 1928, featured brick rowhouses with large enclosed interior courts which were used as common playgrounds or gardens. Soon after Sunnyside, in 1928-1929 Stein and Wright planned a suburban town for 25,000 people. The town of Radburn, New Jersey was designed for white-collar families with children, an automobile, and a good income. It was divided into three "neighborhoods", each with a shopping center and a school. Truly, the layout of the neighborhoods, with large Colonial Revival houses surrounding extensive planted interior greens served as a positive national prototype for residential developments. These radical innovations in planning exerted a profound influence. For example the house rows were spaced to admit sunlight, there were play areas for children, and the neighborhoods had no through streets. Limited movement for and controlled access to the automobile were other important features of the plan. (Leland M. Roth, A Concise History of American Architecture, New York: Harper and Row, 1979, p. 267 and Gwendolyn Wright, Building The Dream: A Social History of Housing in America, Cambridge, Mass: MIT Press, 1981, p. 205,207.)

Lacking in Howard's principles and philosophies, imitators distorted his Garden City concept. The Garden City became equated with a garden suburb - a low density grouping of dwellings functionally dependent on its central city. To a lesser degree, the garden apartment type evolved from this idea whereby a multiple residence structure or cluster of buildings is surrounded by gardens in close proximity to a city. The low-lying building is usually two- or three-stories, its siting capitalizes on light and ventilation, and its atmosphere is developed by the landscaping of the surrounding court and yards. The usual plan has two or three units per floor opening onto a stairway, thus omitting the use of corridors. (Peter Batchelor, "The Origin of the Garden City Concept of Urban Form," in Journal of the Society of Architectural Historians, 28, (October 1969), p. 199 and "Garden Apartments Come of Age," Architectural Forum, 72, (May 1940), p.309.)

The large Grosvenor Gardens Apartments is one of a half-dozen garden apartment complexes constructed in Raleigh during the 1930s. Others include Boylan Apartments (1934), Cameron Court Apartments (1938), 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. When compared with Raleigh's other garden apartment complexes, however, it is apparent that Grosvenor Gardens is the culmination of innovative design in both architecture and landscaping and as such epitomizes many of the community planning concepts first realized at Sunnyside and Radburn.

The Grosvenor Gardens Apartments exhibit a stylized interpretation of the Colonial Revival style in elements such as attenuated porticos that recall the Federal style, galvanized steel casement windows and expanses of glass block. In addition, the building is distinguished by the painted white brick. With the exception of the Raleigh Apartments, which have white-

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Grosvenor Gardens Apartments
Wake County, North Carolina

Section number 8 Page 5

painted brick walls, Raleigh's other apartment complexes have red brick elevations and restrained Colonial Revival style facades. Some of the other garden apartment complexes have open spaces, that are grassy expanses with tall trees, pedestrian walkways, and wooden benches and the Chavis Height and Halifax Court complexes have recreation areas for children and adults, but no other historic garden apartments in Raleigh has a site devoted to ornamental flower gardens. The owner-developer of the Grosvenor Gardens Apartments, Sidney J. Wollman, embraced the garden apartment concept and went an ambitious step further by hiring a landscape architect to develop a plan where nature and the building complemented one another. Wollman invested ten thousand dollars on the selection and siting of plants in a massive year-round garden. The combined factors of the elegant Colonial Revival style and the lush landscape continue to provide Raleigh with the best articulated example of the garden apartment concept.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Grosvenor Gardens Apartments
Wake County, North Carolina

Section number 10 Page 1

Bibliography

Batchelor, Peter. "The Origin of the Garden City Concept of Urban Form." Journal of the Society of Architectural Historians, 28 (October 1969): 184-200

"Garden Apartments Come of Age." Architectural Forum, 72 (May 1940): 309-322.

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.

Roth, Leland M. A Concise History of American Architecture. New York: Harper and Row, 1979.

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.

Wright, Gwendolyn. Building The Dream: A Social History of Housing in America. Cambridge, Mass: MIT Press. 1981.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Grosvenor Gardens Apartments
Wake County, North Carolina
Section number 10 Page 1

Verbal Boundary Justification

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.

Verbal Boundary Description

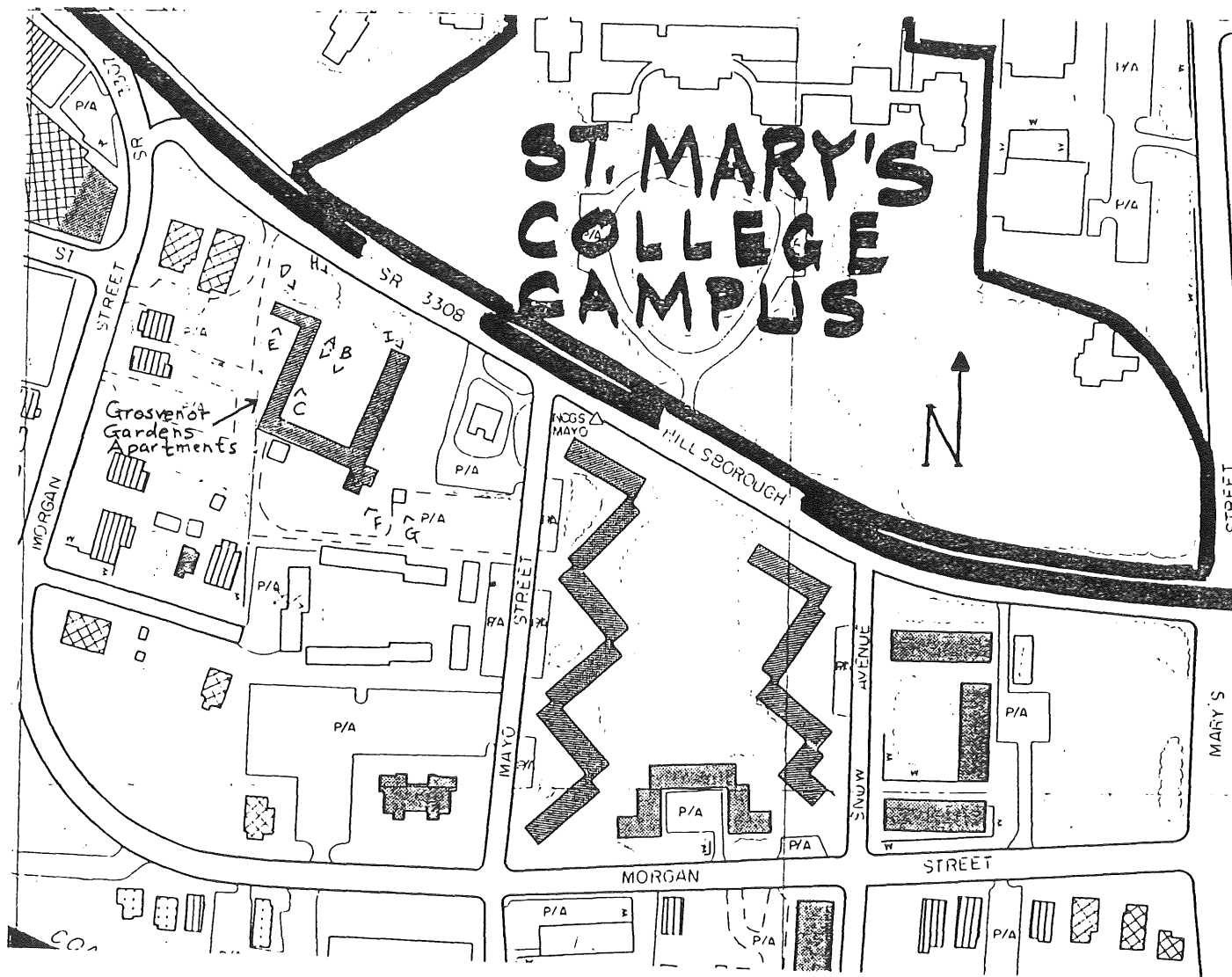
All of parcel 19 in block D-10 of Wake County Tax Map D-2.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Grosvenor Gardens Apartments
Wake County, North Carolina
Section number Exhibit Page 1

SITE PLAN AND PHOTOGRAPH KEY



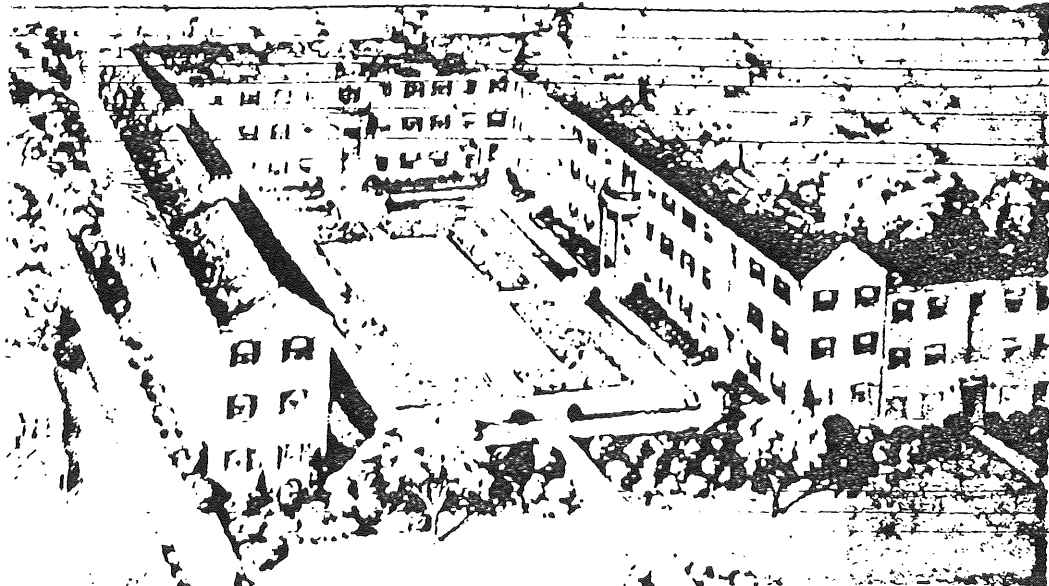
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Grosvenor Gardens Apartments
Wake County, North Carolina

Section number Exhibit Page 2

Luxurious, Inexpensive
Grosvenor Gardens



*Raleigh's Most Modern
Apartment Dwelling*

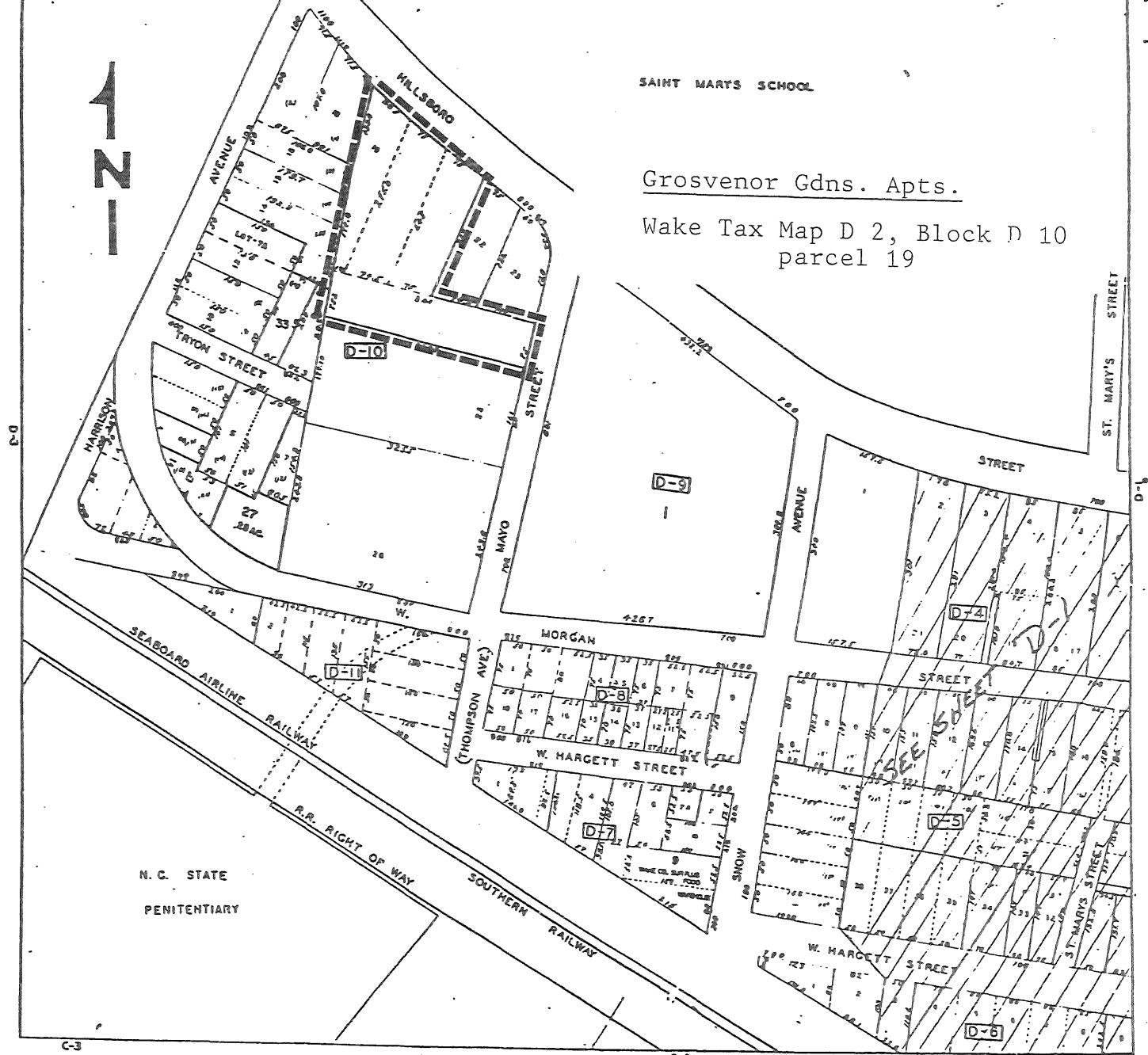
Raleigh Times
December 16, 1939
page 6

1-21

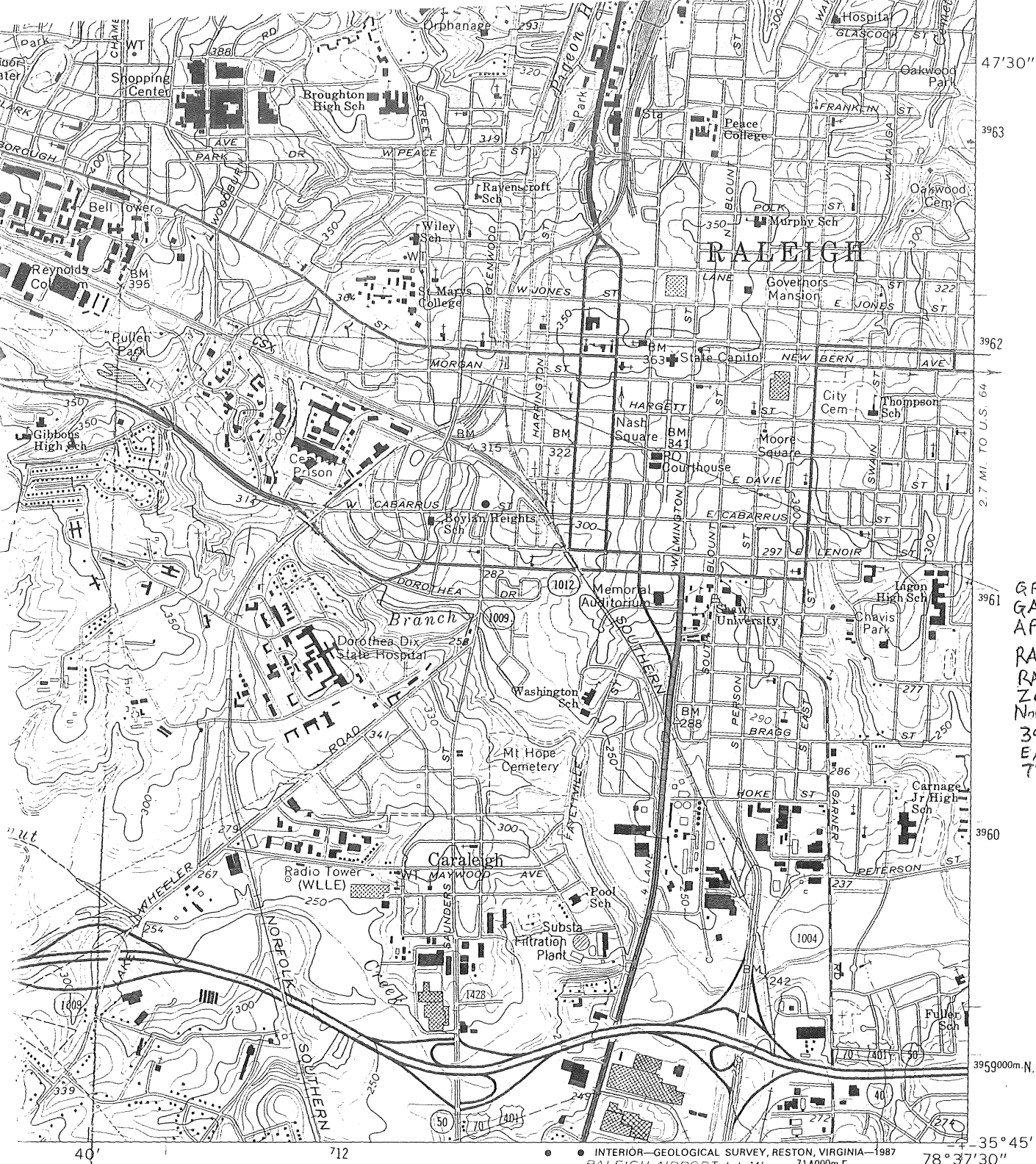
SAINT MARTY'S SCHOOL

Grosvenor Gdns. Apts.

Wake Tax Map D 2, Block D 10
parcel 19



ZONE D NO. 2



GROSVENOR
GARDENS
APARTMENTS
RALEIGH WEST, QUAD
RALEIGH, WAKE CO
ZONE 17
NORTHING
3962040
EASTING
711960

• INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1987
RALEIGH AIRPORT 11 MI. 714000m E.
FAYETTEVILLE 57 MI.

ROAD CLASSIFICATION

Primary highway, all weather, hard surface ————— Light-duty road, all weather, improved surface —————
Secondary highway, all weather, hard surface ————— Unimproved road, fair or dry weather —————
○ Interstate Route ◐ U. S. Route ○ State Route



QUADRANGLE LOCATION

RALEIGH WEST, N. C.
SW/4 RALEIGH 15' QUADRANGLE
35078-G6-TF-024

Revisions shown in purple and woodland compiled in cooperation with State of North Carolina agencies from aerial photographs taken 1984 and other sources. This information not field checked. Map edited 1987
Purple tint indicates extension of urban areas

1968
PHOTOREVISED 1987
DMA 5255 I SW—SERIES V842

