



City Of Raleigh
NORTH CAROLINA

WAKE COUNTY, NC 424
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/29/2010 AT 14:52:38

BOOK:014218 PAGE:00677 - 00682

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. (2010) 814 adopted December 7, 2010.

IN WITNESS WHEREOF, I have unto set my hand and have caused the Seal of
the City of Raleigh to be affixed this 16th day of December, 2010.



Ralph L. Puccini
Assistant Deputy Clerk

ORDINANCE NO. (2010) 814

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

WHEREAS, the property located at 3200 Hillsborough Street, Raleigh, NC, is owned by Wilmont Apartments LLC; and

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 2nd day of November, 2010, 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 Wilmont 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 3200 Hillsborough Street, Raleigh, NC, owned by Wilmont Apartments LLC, that property described in deed book 13569, page 944 and BEING all of Lots Numbered 298-303 (inclusive), Wilmont Subdivision, as shown on map recorded in Book of Maps 1924, Page 10, Wake County Registry, comprising approximately .89 acres.

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 four-story U-plan building and the approximately .89 acre upon which it sits. The Wilmont Apartments is significant architecturally and historically. As West Raleigh's earliest apartment building its architectural significance arises from its unique use of Spanish Colonial-influenced details. Spanish Colonial influences include the stepped parapet with green tile ornamental roof above four rows of brick headers. An arched parapet pierces the green tile roof at the center of each bay; the arches themselves constructed of brick. The central bay has a concrete panel with the word "Wilmont" carved into it. The building is of frame construction with a brick veneer laid in a running bond with a sailor-course directly atop a soldier course forming a belt-course around the building. Windowsills at the fourth-floor level extend across the front and sides of the building, forming a continuous, projecting sailor course.

The most significant site element is the placement of the building, set back from the street and a slight angle, making the building visually more prominent as approached from the east (downtown). Site elements appear to be original to the structure; there was likely parking at the rear historically, though it may have been enlarged; trees and shrubs have been added since the building's construction and an accessible ramp has been added at the northeast corner of the building.

Constructed in 1926, the Wilmont Apartments is historically significant as the first apartment building constructed west of the North Carolina State University campus and on the south end of the new subdivision, Wilmont, from which its name is taken. It is also significant for its association with renowned real estate entrepreneur Daniel Allen, the developer behind the Wilmont, Hayes-Barton, and Mordecai neighborhoods, and to builder C. C. Pierce, who constructed at least one additional apartment building using the same plan. The building is a landmark for the Wilmont neighborhood and represents an era of growth in the Capital City.

Section 3. No portion of the exterior features of any building, site, structure, or object (including windows, 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 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 windows, 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 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 site hereinabove described setting forth the fact that said site 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 7, 2010

Effective: December 7, 2010

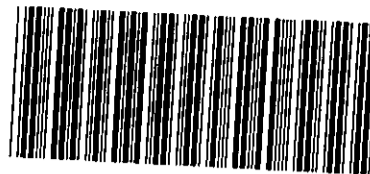
Distribution: Department of City Planning
Inspections Department

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Ordinance No. (2010) 814
Adopted: 12/7/10

Page 4
Effective: 12/7/10

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



BOOK:014218 PAGE:00677 - 00682

**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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Raleigh Department of City Planning
One Exchange Plaza
3rd floor
Raleigh, NC 27602
919-516-2626

Fee	\$ 266
Amt Paid	\$257 + \$9
Check #	985005 + 985149
Rec'd Date:	7/22 7/24
Rec'd By:	TGT
Completion Date:	10.1.10

www.raleighnc.gov/planning

(Processing Fee: \$257.00 - valid until June 30, 2009 - Checks payable to the City of Raleigh.)

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 (RHDC) 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 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 the 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 office at One Exchange Plaza, Suite 300, Raleigh 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: WILMONT APARTMENTS
Current Name: WILMONT APARTMENTS

2. Location:

Street
Address: 3200 HILLSBOROUGH ST., RALEIGH, NC 27607
NC PIN No.: 0794520996
(Can be obtained from <http://imaps.co.wake.nc.us/imaps/>)

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

Name: WILMONT APARTMENTS, LLC / ZACHARY TAYLOR
Address: 1251 NW MAYNARD RD. STE 234
City: CARY State: NC Zip: 27513
Telephone No: (919) (422) (0328) Fax No. () () ()
E-Mail: zack@greencaksmanagement.com

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

Name: hmv Preservation / HEATHER WAGNER
Address: P.O. BOX 355
City: DURHAM State: NC Zip: 27702
Telephone No: (336) (207) (1502) Fax No. () () ()
E-Mail: hmaciewagner@hotmail.com

5. General Data/Site Information:

Date of Construction and major additions/alterations:

1926 - RENOVATED 2009-2010

Number, type, and date of construction of outbuildings:

N/A

Approximate lot size or acreage:

0.89 ACRES

Architect, builder, carpenter, and/or mason:

C.C. PIERCE

Original Use:

RESIDENTIAL - APARTMENTS

Present Use:

RESIDENTIAL - 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	1	0
Structures	0	0
Objects	0	0

D. Previous field documentation (when and by whom):

1990 - H. ROSS
SURVEY FOR HISTORIC PRES. OFFICE FILES.
2003 - EDWARDS-PITMAN ENVIRONMENTAL -
SURVEY FOR WEST RALEIGH NRHD

E. National Register of Historic Places Status:

Check One:

Entered <input checked="" type="checkbox"/> Date: 12/18/03 *	Nominated <input type="checkbox"/>
Determined Eligible <input type="checkbox"/> Date:	Determined Not Eligible <input type="checkbox"/> Date:
Nomination Not Requested <input type="checkbox"/>	Removed <input type="checkbox"/> Date:

* CONTRIBUTING RESOURCE IN THE WEST RALEIGH NRHD.

7. Reason for Request:

RECOGNITION + PROPERTY TAX BENEFIT.

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 photographic prints (minimum print size 5"x7") of all facades of the 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 photos for these features. Prints may be created by using archival-grade black and white film photography and processing or digital photography. The minimum standard for a digital print is 5x7 at a resolution of 300 pixels per inch (ppi). This translates into a pixel dimension of 1950 x 1350. Digital images must be printed with an acceptable ink and paper combination as determined by the National Park Service. This list can be found at:

<http://www.nps.gov/history/nr/policyexpansion.htm#digital> All photographs must be labeled with the name of the structure, address and date the photograph was taken with pencil or archival-approved photo pen. In addition to prints, all digital images should be submitted on a CD-R in TIF or JPG format. Any additional exterior or interior views and views of other structures on the property (color, black and white, or slides) will be helpful.

B. Map:

Please include a map showing the location of the property. 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".

A tax map with boundaries marked is preferred, which can be found at:

<http://imaps.co.wake.nc.us/imaps/>.

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 919-807-6570, 919-807-6573 or at:

<http://www.hpo.dcr.state.nc.us/spbranch.htm>.

Raleigh Historic Landmark Designation Application

Section 10. Supporting Documentation



C. Architectural Significance

Architectural Description:

The Wilmont Apartment Building is a four-story, U-plan, Spanish Colonial-influenced apartment building located within the West Raleigh Historic District. The building is located on the north side of Hillsborough Street at the intersection of Shepard Street. It is set back from the street on a 0.89-acre lot with a wide, grassy front lawn and concrete sidewalks leading to the three main entrances of the building. Vehicular access to the building is from Shepard Street on the east; driveways lead to paved parking along the rear of the building.

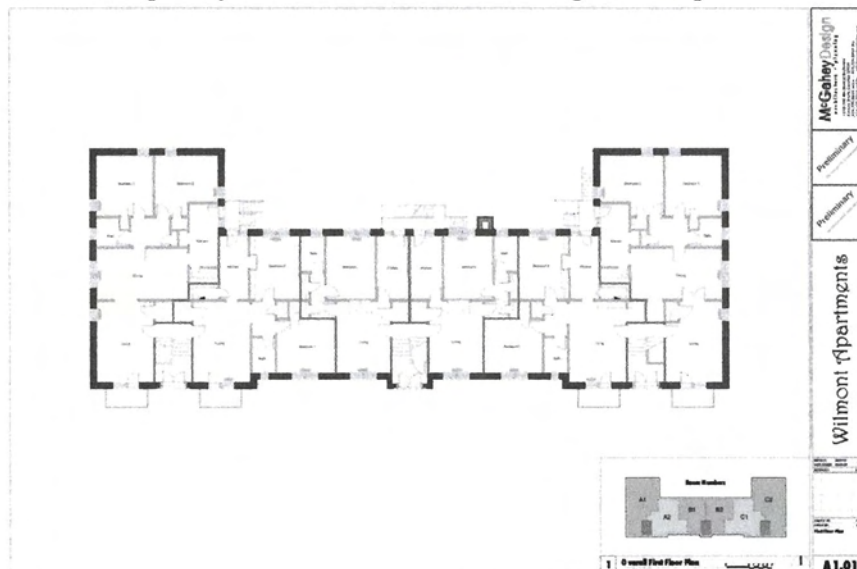
The building is symmetrical in plan with the facade divided into three bays, each with a central entrance, labeled A, B, and C. Bays A & C project slightly from the façade while only the entrance of Bay B projects. At the rear, bays A & C extend north to create the U-shape plan. The building is of frame construction with a brick veneer laid in a running bond with a sailor-course directly atop a soldier course forming a belt-course around the building. Windowsills at the fourth-floor level extend across the front and sides of the building, forming a continuous, projecting sailor course. The brick at the rear of the building is of a lesser quality and is laid in a five-to-one common bond.

Spanish Colonial influences include the stepped parapet with green tile ornamental roof above four rows of brick headers. An arched parapet pierces the green tile roof at the center of each bay; the arches themselves constructed of brick. The central bay has a concrete panel with the word "Wilmont" carved into it.

There is an entrance centered on each bay, each with original wood, double-leaf, fifteen-light French doors with concrete thresholds and a wide concrete surround. The entrances are sheltered by metal canopies with stained-glass details, supported by iron chains from the brick wall above. Each entrance leads to an interior stairwell that accesses two apartments at each level. Bays A & C have wrought-iron balconies on the facade, supported by large metal brackets. The balconies have concrete floors, wrought-iron railings, and a fifteen-light French door with three-light transom that leads from the living room of an individual apartment. Three metal stairs provide access to the units at the rear of the building, which retains most of the original six-light-over-three-panel doors to the individual units.

The building's windows are a combination of original six-over-six wood windows and replacement metal windows with applied muntins. Approximately fifty-percent of the windows have been replaced with metal windows, most prior to a 1990 survey of the structure. All of the bathroom windows were replaced with composite wood windows, matching the original pane configuration and profiles as part of the recent tax credit rehabilitation. (The rehabilitation of existing wood windows and reinstallation of wood windows where metal windows exist are part of future rehabilitation plans for the building.) All of the windows retain wood surrounds and brick sills. Four-over-four windows in the bathroom of each unit were replaced with composite wood windows during the recent renovation. Plans to repair the existing wood windows and to re-install wood windows where they are missing are included for a future stage of renovation.

Inside, the building contains twenty-four one- and two-bedroom apartments accessed by three main entrances with interior stairwells at the front of the building. Each unit contains a large living room off of the stairwell, a small hall that leads to one or two bedrooms and a single bathroom, and a galley kitchen at the rear of the unit with access to the rear exterior stair. Two-bedroom units on the east and west ends of the building also contain a dining or bonus room. The building has been fully renovated using the state and federal rehabilitation credits. All units retain original plaster walls and ceilings, though most ceilings have been covered with a 'popcorn' finish. Original wood trim remains and wood floors have been refinished. Vinyl flooring in the kitchens has been removed and the hardwoods refinished. Kitchens and bathrooms have been completely renovated within their original footprints.

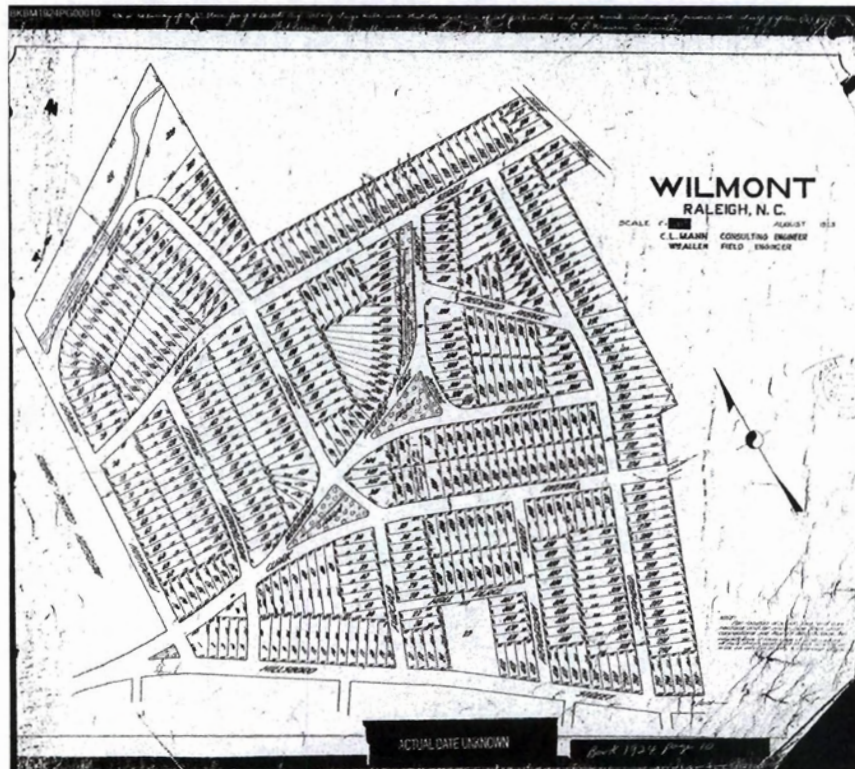


Boundary and Site Description:

The Wilmont Apartments is located on 0.89 acres at the northwest corner of Hillsborough and Shepherd Streets. The tract of land includes six parcels (numbers 298-303) of the 1925 plat of the Wilmont neighborhood. This acreage includes all of the land historically associated with the Wilmont Apartments.

The building is set back from Hillsborough Street and at a slight angle to the street, aligning instead with the rear (north) lot line. The southeast corner of the building is approximately 75 feet from Hillsborough Street and the southwest corner 25 feet from the street. Several medium-sized trees as well as young street trees line Hillsborough Street while trees at the rear of the site, along Shepherd are larger in scale. The front (south) and right (east) side of the site, along Hillsborough and Shepherd Street have wide grassy lawns with shrubs planted along the foundation of the building. There is a small grassy strip to the west of the building, between the apartments and the adjacent commercial structure. Public sidewalks extend along Hillsborough and Shepherd Streets and three sidewalks intersect the Hillsborough Street walk and provide access to the three front entrances to the building. A large paved area at the rear of the building is accessed by two paved driveways off of Shepherd Street. The paved area is flush with the rear of the building and contains a paved area for trash disposal.

The most significant site element is the placement of the building, set back from the street and a slight angle, making the building visually more prominent as approached from the east (downtown). Site elements appear to be original to the structure, though trees and shrubs have been added since the buildings construction (as evident in the 1926 photo on page 6). There was likely parking at the rear historically, though it may have been enlarged. An accessible ramp has been added at the northeast corner of the building to provide access to the basement laundry rooms.



Architectural Significance:

The Wilmont Apartments are historically significant as the first apartment building constructed west of the North Carolina State University campus and on the south end of the new subdivision, Wilmont, from which its name is taken. The West Raleigh neighborhoods, including Wilmont, represent a period of intense development in Raleigh as it became the state's hub of government and the State College expanded. Wilmont was one of several subdivisions established in the early 1920s along the streetcar lines on "land that had been cotton fields, cow pastures, and the grounds of the North Carolina State Fair."¹ Raleigh city limits were expanded in 1920 and while the Wilmont neighborhood remained outside the city limits, the advent of the automobile and the continued use of streetcar lines made the neighborhood accessible to the city center.

The Wilmont subdivision was platted in 1925, with 480 narrow lots, most of them measuring only forty or fifty feet in width. Lot number 25, which fronted on Hillsborough Street, was significantly wider, measuring approximately two-hundred feet wide, and may have been intended as a commercial lot. While it was the only lot of that size, the smaller sizes of lots may have been intended to provide flexibility of development, as most builders and homeowners eventually combined several lots into larger tracts as they were developed. Commercial development along Hillsborough Street progressed naturally from east to west, growing from North Carolina State University to the new western suburbs. Yet, land west of Dixie Trail was slow to develop with little commercial construction before the mid-1930s and the majority of home building taking place in the late-1930s through early 1940s. The Wilmont Apartments, constructed nearly ten years before development on this part of Hillsborough Street was common, were no doubt constructed to encourage growth west of NCSU and to illustrate the flexibility that the small parcels of land offered for both commercial and residential development.

The expansion of North Carolina State University in the early twentieth century had a direct impact on the growth of West Raleigh. The school's faculty, through their connection to Daniel Allen, directly influenced the layout and development of the Wilmont neighborhood. North Carolina College of Agricultural and Technology was established in 1887, but experienced extensive growth in the early twentieth century. The influx of both faculty and students created a demand for additional housing; professors and staff of the land grant college built and occupied homes in West Raleigh, while students rented apartments throughout the area. Additionally, C. L. Mann and W. C. Riddick, professors at the college, were responsible for platting several neighborhoods in what is now West Raleigh. Mann worked with William Allen, brother of well-known Raleigh realtor and developer Daniel Allen, to plat the Wilmont neighborhood for Allen Brothers, the family's real estate and auctioneering business.

Raleigh's expanding population, especially on the west side of the city, led to the increased construction of apartment buildings and complexes in the Capital City, a trend that reached its height during the Recovery Era in the 1930s. Architectural historian, Helen Ross notes that as early as 1925, there were eleven apartment buildings in Raleigh, most "near busy intersections

¹ Ross, Helen Patricia. "Raleigh Comprehensive Architectural Survey." 1992. North Carolina Division of Archives and History.

and in outlying suburban areas.”² The 1917 Capitol Apartments, at New Bern Place and North Blount Street, just one block east of the State Capitol, is one of the most ornate, intact example of these early apartment buildings and was listed as a Raleigh Historic Landmark in 1990.

According to the West Raleigh National Register Historic District, several neighborhoods were platted in the late 1910s through 1920s in the area west of Enterprise Street, north of Hillsborough Street, east of Faircloth Street, and south of Mayview and Rosedale Streets. These included Bedford Heights (1918, 1927), Bagwell (1919, 1922), Blue Moon Ridge (1925), College Crest (1922), Fairmont (1926), Forest Hills (1927, 1938), Harris-Chamberlain (1915, 1925), and Wilmont (1925). While platted separately, the neighborhoods developed concurrently, and together make up the West Raleigh National Register Historic District.

While apartment construction downtown flourished in the 1910s and 1920s, the Wilmont Apartments, erected in 1926, was the first apartment building to be erected west of North Carolina State University, and was the largest to be erected in West Raleigh in the 1920s. The district notes that, “historic apartment buildings range in height from one to four stories and are most often executed in brick.”³ The majority of 1920s apartment buildings and duplexes in West Raleigh were two-stories in height, contained fewer units, and tended toward Colonial Revival or Craftsman details. The four-story Wilmont Apartments, constructed with Spanish Colonial details, is set back from the street on a large grassy lot and provides an early example of the Garden City model of planned communities that incorporated green spaces and parks into their design. Additionally, its location on Hillsborough Street makes it a bridge between the single-family residential structures to the north and the commercial buildings along Hillsborough Street to its south.

The 1930s saw increased construction of apartment buildings in the city. In the late 1930s several additional apartment buildings were erected on or near Hillsborough Street between the Wilmont Apartments and downtown Raleigh. “Owners of the large Boylan and Cameron estates sold off large parcels of land, which became the sites of Boylan Apartments, Cameron Court Apartments, Grosvenor Gardens Apartments, and the Raleigh Apartments.”⁴ The Boylan Apartments (1935) and Grosvenor Garden Apartments (1939) are both listed to the National Register of Historic Places as well as the roster of Raleigh Historic Landmarks.

The St. Mary’s Apartments and the Fincastle Apartments were also constructed along Hillsborough Street in the 1930s. A. E. Finley purchased six lots of the College Crest subdivision from 1936-1938 and around 1940 completed the Fincastle Apartments. The three-story Fincastle Apartments, which stand just southeast of the Wilmont Apartments, at the southeast corner of Hillsborough and Rosemary Streets, bears resemblance to the Wilmont and may very well have taken cues from its elder neighbor. The brick veneered structure features green terra cotta ornamental roofs and metal balconies on the façade, accessed by paired French

² Ross, Helen Patricia. “Raleigh Comprehensive Architectural Survey.” 1992. North Carolina Division of Archives and History.

³ de Miranda, Cynthia, and Heather Fearnbach, Clay Griffith, Jennifer Martin, and Sarah Woodard. “West Raleigh Historic District.” National Register Nomination. 2003. North Carolina Division of Archives and History, pg. 5.

⁴ Ross, Helen Patricia. “Raleigh Comprehensive Architectural Survey.” 1992. North Carolina Division of Archives and History.

doors. Yet, the building is smaller than the Wilmont, with an asymmetrical form arranged around a central courtyard.

By the late 1940s the trend had shifted toward single-family homes. With the close of World War II, the dream of homeownership had taken hold in Raleigh and the West Raleigh neighborhoods were developed with small to medium-sized houses.

D. Historic Significance

History of the Wilmont Apartments



DANIEL ALLEN.

The Wilmont Apartments were developed by well-known Raleigh realtor, Daniel Allen. Born in northern Wake County on August 9, 1875, he attended rural schools before moving to Raleigh to attend the old Morson and Denson Schools and then the A & M College. The 1900 federal census list Allen as a shoe salesman and his obituary confirms that he operated a shoe store on Fayetteville Street for several years before entering the real estate business with his brothers Frank and Will Allen. (The 1910 federal census lists Allen as working in real estate.) “As the head of the firm Allen Brothers, real estate dealers and auctioneers, he had contributed materially toward the city’s growth through the development of numerous residential suburbs, including Hayes-Barton, Wilmont, and Mordecai Place.”⁵

In 1924, Allen formed Wilmont, Inc. a real estate venture over which he served as president, with W. J. Ferrell and W. B. Drake serving as vice-president and secretary respectively.⁶ It is unclear whether or not Frank or Will Allen played a role in Wilmont, Inc. or how many other similar real estate corporations Allen formed in the 1920s. However, according to the West Raleigh National Register nomination, in the early 1920s, the Allen Brothers real estate firm obtained from David Farrow “a large section of farmland that lay immediately west of the Bagwell subdivision completely outside the city limits.”⁷ William Allen and C. L. Mann (an engineering professor at State College) platted the land in 1925 to take advantage of the gentle topography of the land. “Diagonal and slightly curving streets formed unconventional intersections, and small triangular parks filled the odd spaces sometimes created.” The plat contained nearly five-hundred lots, but development in the 1920s was slow with fewer than a dozen houses built in the 1920s.

Perhaps in an attempt to jump-start development in the Wilmont subdivision, in September of 1925, Wilmont, Inc. deeded six parcels of the newly platted land to Claude Cole Pierce for the construction of a twenty-four unit apartment building. Pierce was a native of Norfolk, Virginia where he is listed as a builder (general construction) in the 1920 federal census. He was the

⁵ “Dan Allen Dies of Heart Attack.” *Raleigh News and Observer*. 17 December 1929.

⁶ *Hill’s Raleigh (Wake County, N. C.) City Directories*. Richmond: Hill Directory Co., 1924, pg. 693.

⁷ de Miranda, Cynthia, and Heather Fearnbach, Clay Griffith, Jennifer Martin, and Sarah Woodard. “West Raleigh Historic District.” National Register Nomination. 2003. North Carolina Division of Archives and History, pg. 196.

eldest son of a family of builders: according to the 1910 federal census, his father John was a carpenter/contractor and his brothers John and James were a grader and apprentice plumber respectively.

How many building projects Pierce completed in North Carolina is not known. However, by March of 1926, as he was completing the Wilmont Apartment building, Pierce lived in Greensboro, North Carolina. He and his wife Macye obtained a similarly sized tract of land on North Elm Street in Greensboro and commenced with the construction of an identical apartment building, named the Dolly Madison. The building still stands with balconies, entrances, and parapet roof matching the Wilmont Apartments, though the Dolly Madison was painted during the 1983 conversion of the building to condominiums.



The Wilmont Apartment building was completed by the fall of 1926, as evidenced in this November 1926 photo (in the albums of W. W. "Bud" White, a Raleigh/Wake County telephone company employee, at the North Carolina State Archives). Additionally, a January 1927 article in the *News and Observer* confirms the 1926 construction date, noting the Wilmont Apartments as one of the buildings erected in the past year. The article went on to claim the building was constructed at a cost of \$152,000 with most of the original capital for the building coming from Virginia, indicating that Pierce played an integral role in the development beyond that of a contractor.⁸ The Wilmont Apartments were outside the Raleigh city limits when they were

⁸ "Building During Past Year Less Than High 1925 Record." *Raleigh News and Observer*. 2 January 1927.

constructed (the limits were expanded to include that area in 1940) and sewer and water services had to be extended to serve the development. Though the building was not finished until 1926, the property was transferred to the Wilmont Apartments, Inc. (under the leadership of Daniel Allen) in December of 1925, a further indication of the collaboration of Allen and Pierce.

The Wilmont Apartments first appear in city directories in 1926 with sixteen occupants. Most of the early inhabitants were middle-class workers: salesmen, managers, accountant/bookkeepers, and teachers. Turnover was low in the early years with about half of the residents staying for several years at a time and some staying five years or more. By the mid-1930s, the growth of Raleigh as a governmental center was evident in the increasing number of public servants residing in the Wilmont Apartments (including employees of the State Department of Conservation & Development, the State Department of Banking, the State Department of Revenue, the U. S. Treasury Department, and the U. S. Resettlement Administration). This trend continued into the 1940s, but by 1950 most residents were once again middle-class workers (repairmen, salesmen, etc.). Employees of the State College (later NCSU) and students also began to appear in city directories, indicating a trend in residents that would extend throughout the second half of the twentieth century.

Daniel Allen died suddenly in 1929, leaving a large estate with many real estate holdings. The size of Allen's estate and his many real estate holdings, together with the fact that he had never married and his parents were both deceased, led to some controversy over who would administer his estate: his sister (Mrs. Hazel Allen Shaw) or the bank. The outcome of the court battle does not appear to have been recorded in the newspaper; however, as Daniel was the last remaining Allen Brother, the company was essentially liquidated and the assets sold to the Jefferson Standard Life Insurance Company.

In 1930, the Wilmont Apartments were passed to E. B. Thomason and L. O. Lohman and then on to C. T. H. Corporation, a company based in Virginia, in 1934. When Dr. Paul N. Neal and his wife, Grace Black Neal, acquired the property in 1936, it was still outside the city limits of Raleigh. Neal was a native of Monroe, North Carolina and was educated in the Monroe public schools, Duke University, and the Harvard Medical School. He was associated with his brother Dr. Kemp P. Neal and was the chief medical officer of the Durham Life Insurance Company.⁹ Dr. Neal died in 1943, but his wife retained ownership of the building until 1955, making them the single longest owner of the building.

⁹ "Dr. Paul N. Neal Dies at Boston." Raleigh News and Observer. 13 January 1943.



Between the World Wars and especially after the close of World War II, the West Raleigh neighborhoods grew immensely with the construction of hundreds of single-family homes. Jefferson Standard continued to market the homesites in the Wilmont subdivision immediately after Allen's death, but with limited success due to the economic climate of the early 1930s. By 1938, Jefferson Standard held an auction to unload the properties in the Wilmont subdivision, advertising Wilmont as "Raleigh's newest and most modern subdivision development for the Ideal Home."¹⁰ The publicity worked and nearly eighty houses were built between 1938 and 1941 when the war stymied development once again. The remaining parcels in the Wilmont neighborhood were developed in the late 1940s, after the War.

The twenty-four unit building has been continuously in use and little altered since its construction in 1926. While structurally sound, years of deferred maintenance in the 1990s and 2000s left the building in poor condition. By the spring of 2009, the building was in such bad condition, that the city found the apartments "unfit for human habitation." After the condition of the building forced the eviction of the residents, the property was sold to Wilmont Apartments, LLC and a complete renovation was undertaken. New HVAC and plumbing were installed throughout as well as updated kitchen and bath spaces. The owners were careful to retain the historic features of the building including the original layouts of all apartments, hardwood floors and plaster walls and ceilings, and woodwork in stair halls. The exterior of the structure received long-overdue maintenance including brick repair at the parapet, new windows in the bathroom spaces of each apartment to match the originals, and the replacement of missing stained glass on the entrance canopies.

¹⁰ de Miranda, Cynthia, and Heather Fearnbach, Clay Griffith, Jennifer Martin, and Sarah Woodard. "West Raleigh Historic District." National Register Nomination. 2003. North Carolina Division of Archives and History, pg. 196.

Historic Significance:

The Wilmont Apartments are significant for their association with Daniel Allen, a leading realtor and developer in Raleigh in the 1920s. A 1929 article in the *News and Observer* indicates that the Allen Brothers deserve full credit for the development of Mordecai, Wilmont, and Hayes-Barton. It goes on to note that Allen was a “leading spirit” in developing Boylan Heights, Lincoln Park, South Park, and Bloombury.¹¹ He is credited with building/developing the Capitol Club Building (a 1929 structure listed to the National Register in 1985 and as a Raleigh Historic Landmark in 1990), the Odd Fellows Building (a 1923-24 building listed as a Raleigh Historic Landmark in 1993 and to the National Register in 1997), and the Sir Walter Hotel (erected in 1924 and listed to the National Register in 1978 and as a Raleigh Historic Landmark in 1980).¹² It is unclear how many specific building projects Allen was involved in; additional research may reveal other buildings and developments that can be credited to Allen.

His 1929 obituary speaks of Allen as a civic leader, a director of the State Hospital and N. C. State College, and a director of the Chamber of Commerce. He was also a director of the State Fair, a member of the Democratic State Executive Committee, and an active leader in party councils. Ten years after his death, a memorial fountain was erected in northeast corner of Nash Square to honor the civic leader as “without a peer in the development of Raleigh, both in a material way and in the creation of civic spirit.”¹³ The memorial project was lead by Dr. W. C. Riddick, who with William Allen and C. L. Mann platted many of the West Raleigh neighborhoods. He was also “indispensable” in moving Meredith College from its cramped urban quarters to its current location.

The Wilmont Apartments are significant both architecturally and historically. As West Raleigh’s earliest apartment building, the Wilmont retains a high degree of architectural integrity and is unique in its use of Mission-influenced details. It bears connection to renowned real estate entrepreneur Daniel Allen, the developer behind the Wilmont, Hayes-Barton, and Mordecai neighborhoods, and to builder C. C. Pierce, who constructed at least one additional apartment building using the same plan. The building is a landmark for the Wilmont neighborhood and represents an era of growth in the Capital City.

¹¹ “Allen Recalled as Civic Builder.” *Raleigh News and Observer*. 17 December 1929.

¹² “Allen Recalled as Civic Builder.” *Raleigh News and Observer*. 17 December 1929.

¹³ “Allen Recalled as Civic Builder.” *Raleigh News and Observer*. 17 December 1939.

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