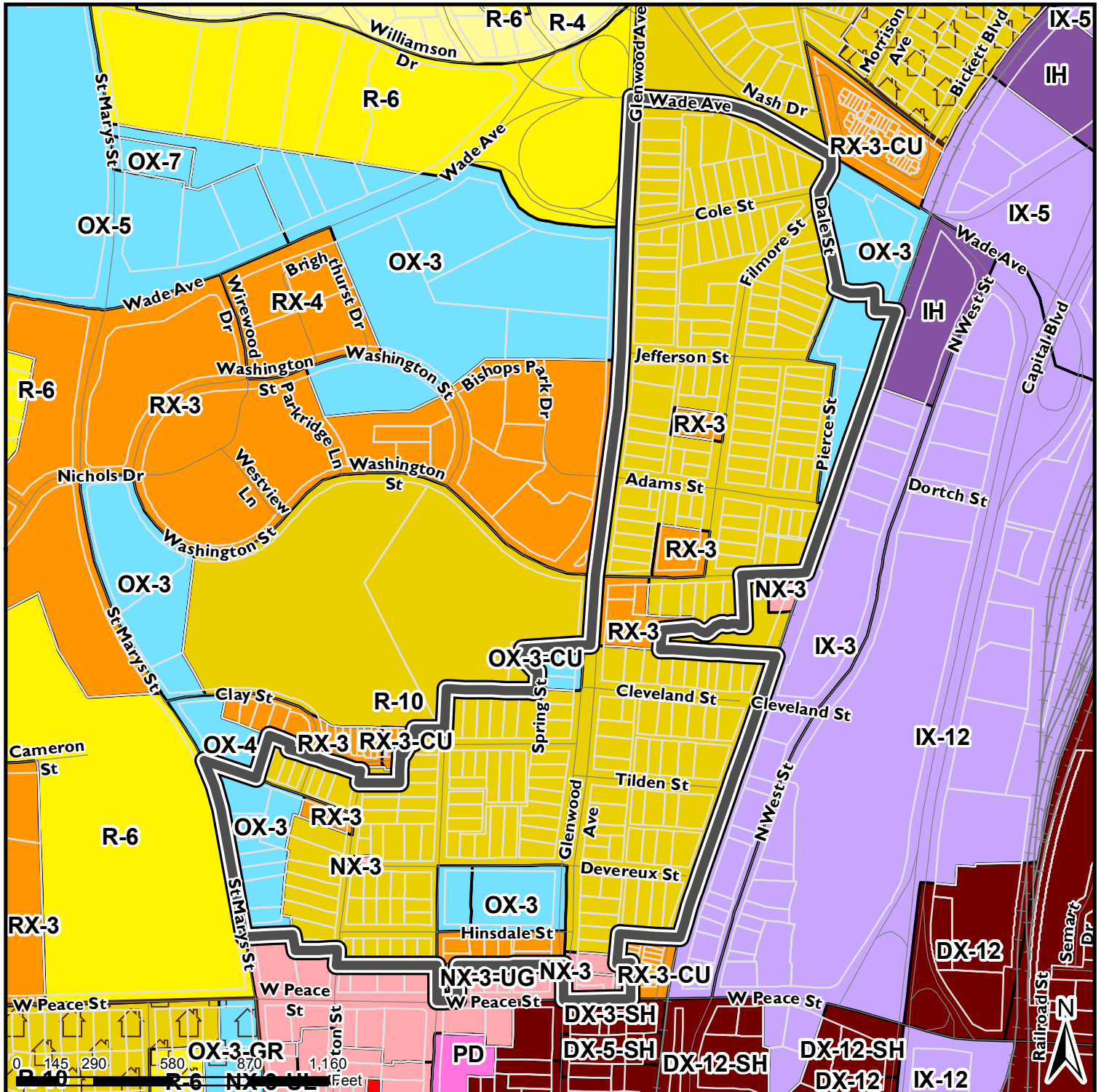


Adopted Zoning Map

Z-2-2016

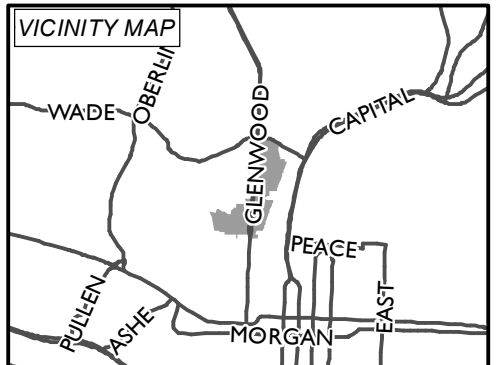


**Submittal
Date**

1/12/2016

Request:

77 acres from
SP R-30, R-30, O&I-1, NB, I-2; CUD RB,
O&I-2, R-30
to HOD-S





Certified Recommendation

Raleigh Planning Commission

CR# 11687

Case Information: Z-2-16 – Glenwood-Brooklyn

<i>Location</i>	Multiple properties in the Glenwood-Brooklyn National Register Historic District including areas east and west of Glenwood Avenue, north of Peace Street and south of Wade Avenue Address: Various PINs: Various
<i>Request</i>	Rezone property to apply Streetside Historic Overlay District (HOD-S)
<i>Area of Request</i>	77 acres
<i>Property Owner</i>	Various
<i>Applicant</i>	Marchell Adams-David, Assistant City Manager City of Raleigh P.O. Box 590 Raleigh, NC 27602 919-996-3070; marchell.adams-david@raleighnc.gov
<i>Citizens Advisory Council (CAC)</i>	Five Points – Carol Meyre, Chairperson cmeyrenc@gmail.com
<i>PC Recommendation Deadline</i>	May 9, 2016

Comprehensive Plan Consistency

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the 2030 Comprehensive Plan.

Future Land Use Map Consistency

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the Future Land Use Map.

Comprehensive Plan Guidance

<i>FUTURE LAND USE</i>	Moderate Density Residential, Office & Residential Mixed Use, Neighborhood Mixed Use, Public Facilities
<i>URBAN FORM</i>	Center – Mixed-Use Center (<i>partial – Hinsdale Street and Glenwood/Peace intersection</i>) Corridor – Main Street (<i>partial – Hinsdale Street and Glenwood/Peace intersection</i>) ½ Mile Transit Stop Buffer (<i>partial</i>)
<i>CONSISTENT Policies</i>	Policy LU 7.4 – Scale and Design of New Commercial Uses Policy LU 8.3 – Conserving, Enhancing, and Revitalizing Neighborhoods Policy LU 8.5 – Conservation of Single-Family Neighborhoods Policy LU 8.6 – Teardowns

	Policy LU 8.10 – Infill Development Policy LU 8.12 – Infill Compatibility Policy EP 2.4 – Scenic Vistas and Views Policy EP 5.1 – Urban Forestry Policy EP 5.3 – Canopy Restoration Policy H 1.6 – Housing Preservation Policy UD 1.1 – Protecting Neighborhood Identity Policy UD 1.4 – Maintaining Facade Lines Policy UD 5.1 – Contextual Design Policy UD 5.5 – Areas of Strong Architectural Character Policy HP 1.1 – Stewardship of Place Policy HP 1.2 – Cultural and Historic Resource Preservation Policy HP 2.3 – Raleigh Historic Designation Policy HP 2.4 – Protecting Historic Neighborhoods Policy HP 2.5 – Conserving Older Neighborhoods Policy HP 2.7 – Mitigating Impacts on Historic Sites Policy HP 3.1 – Adaptive Use Policy HP 3.2 – Retention Over Replacement Policy HP 3.4 – Context Sensitive Design Policy HP 3.7 – Demolition Policy HP 4.5 – Support for Neighborhoods
INCONSISTENT Policies	<i>None identified.</i>

Summary of Proposed Conditions

n/a

Public Meetings

Neighbor Meeting	CAC	Planning Commission	City Council	Public Hearing
12/14/15	2/10/16 (Y – 23, N – 3)	2/9/16; 2/23/16	3/1/16	4/5/16

Attachments:

1. Staff report
2. Historic district designation report for the Glenwood-Brooklyn District
3. Letter from the North Carolina State Historic Preservation Office
4. Recommendation from the Raleigh Historic Development Commission
5. Memo from the City Attorney's Office regarding pending development plans

Planning Commission Recommendation

Recommendation	Approve. City Council may now schedule this proposal for Public Hearing, or refer it to committee for further study and discussion.
Findings & Reasons	<ol style="list-style-type: none"> 1. The proposal is consistent with the Future Land Use Map, the Urban Form Map, and applicable policies of the Comprehensive Plan. 2. The proposed rezoning is reasonable and in the public interest. The requested historic overlay district will protect

	<p>the historic character of one of Raleigh's earliest streetcar suburbs without impacting land uses permitted in base zoning districts.</p> <p>3. The proposal is compatible with the surrounding area. The requested historic overlay district is not expected to result in increased development density or intensity. In addition, the historic overlay district will require design review and a Certificate of Appropriateness for proposed changes to applicable exterior areas of properties.</p>
<i>Motion and Vote</i>	<p>Motion: Lyle Second: Whitsett In Favor: Alcine, Braun, Fluhrer, Hicks, Lyle, Schuster, Terando, Tomasulo and Whitsett</p>

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report.

<hr style="border: 0; border-top: 1px solid black;"/> Planning Director	<hr style="border: 0; border-top: 1px solid black;"/> Date	<hr style="border: 0; border-top: 1px solid black;"/> Planning Commission Chairperson	<hr style="border: 0; border-top: 1px solid black;"/> 2/23/16 Date
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Staff Coordinator: Vivian Ekstrom: (919) 996-2657; vivian.ekstrom@raleighnc.gov



Zoning Staff Report – Case Z-2-16

Overlay District

Case Summary

Overview

The proposal seeks to rezone 292 properties – approximately 80 acres – in the Glenwood-Brooklyn neighborhood to apply a Streetside Historic Overlay District (HOD-S). The boundaries of the proposed HOD-S conform to the boundaries of the Glenwood-Brooklyn National Register Historic District which was listed as the Glenwood Historic District in 1985 and expanded in 2001 to include most of the adjoining Brooklyn neighborhood. The boundaries of this area are roughly Wade Avenue on the north, West Peace Street on the south, the Norfolk-Southern rail line on the east, and St. Mary's Street on the west. Glenwood Avenue – a major street – runs through the middle of the district.

According to the Historic Research Report completed for this potential HOD-S designation (adapted from the 2001 National Register nomination), the Glenwood and Brooklyn areas were developed in the early twentieth century as streetcar suburbs of Raleigh. Based on a review of existing buildings, the period of significance for the district is from 1907 to 1940. Architecturally, the district is considered significant due to its range of early-twentieth-century house types, methods of construction, and styles.

The predominant land use in the area is residential, with detached homes as the primary building type. There are also multi-family residential uses, as well as small-scale commercial (office and personal service) and institutional uses (school, church). In the surrounding area, residential and institutional uses (school, park) are located to the north and west, while more intense industrial and commercial uses are located to the east and south.

The historic overlay district process was initiated by City Council in May of 2015. The first step included the completion of an investigation and report on the Glenwood-Brooklyn Historic District (attached to this staff report) to update the 2002 National Register nomination. This report was reviewed by the Raleigh Historic Development Commission and resulted in a unanimous vote to affirm the historic and architectural significance of the District. Following analysis and comments from the North Carolina State Historic Preservation Office (as required by law), city staff filed the rezoning petition to apply the HOD-S in mid-January.

The HOD-S itself is a new zoning tool introduced in the Unified Development Ordinance (UDO). Similar to a General Historic Overlay District, the HOD-S is a tool intended to protect the traditional development patterns of an area and to preserve historic resources found in it. However, the HOD-S focuses only on exterior changes to properties and structures that are visible from the street. Key areas that are governed by the provisions of the HOD-S include:

- the public right-of-way (ROW)
- the lot area between the public ROW and the façade of an existing building
- 25% of the depth of the lot area adjacent to the ROW for vacant lots
- the first 50% of the depth of any existing principal building from the façade adjacent to the ROW

- any addition to a building that projects beyond an existing building's front and side wall and roof plane envelope
- the entirety of any new principal building construction on a vacant lot

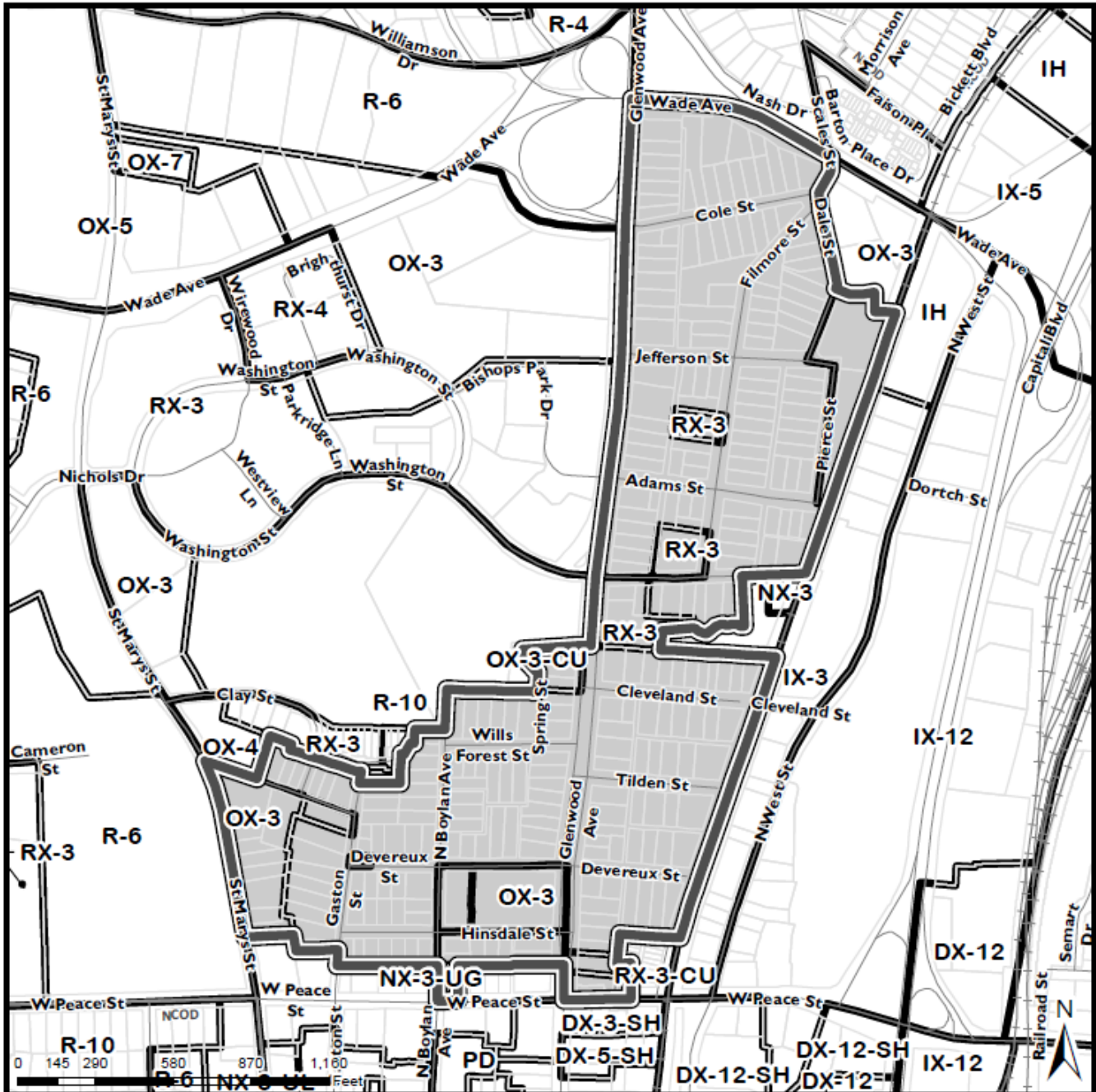
It is important to note that the HOD-S does not impact the land uses permitted by the various base zoning districts in the area. Adopted zoning for the area effective February 14 as part of zoning case Z-27-14 Citywide Remapping is primarily Residential-10 (R-10), as well as a handful of mixed use districts at a height of 3 stories (Residential Mixed Use, Office Mixed Use and Neighborhood Mixed Use). Several of the properties zoned for mixed use that front Peace and Glenwood also have an Urban General frontage designation.

Outstanding Issues

<i>Outstanding Issues</i>	<i>n/a</i>	<i>Suggested Mitigation</i>	<i>n/a</i>
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Existing Zoning Map

Z-2-2016



**Submittal
Date**

1/12/2016

Request:

77 acres to apply

**Streetside Historic Overlay District
(HOD-S)**

No change to base zoning districts.

VICINITY MAP



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	R-10, RX-3, OX-3, OX-3-CU, NX-3, NX-3-UG, RX-3-UG-CU	R-10, RX-3-CU, R-6, OX-3	NX-3-UG, DX-3-SH	IX-3, IH	RX-3, OX-3, R-10, R-6
<i>Additional Overlay</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
<i>Future Land Use</i>	Moderate Density Residential, Office & Residential Mixed Use, Public Facilities, Neighborhood Mixed Use	Low Density Residential, Moderate Density Residential	Neighborhood Mixed Use, Central Business District	Office & Residential Mixed Use	Office & Residential Mixed Use, Medium Density Residential, Public Parks & Open Space
<i>Current Land Use</i>	Predominantly single family housing; some multi- family housing, office, church, and school	Detached single family, and townhouse	Office, personal service, retail	Industrial, warehouse, retail	Park, multi- family residential, school
<i>Urban Form (if applicable)</i>	Mixed Use Center (partial), Main Street (partial – Hinsdale Street), ½ mile transit buffer	Mixed Use Center, Main Street (Glenwood Avenue)	Mixed Use Center and Downtown	Downtown, Transit Emphasis Corridor (Capital Boulevard), ½ mile transit buffer	Transit Emphasis Corridor (Peace Street)

1.2 Adopted vs. Proposed Zoning Summary

<i>Adopted Zoning</i>						<i>Proposed Zoning</i>
<i>Setbacks:</i>	<u>R-10</u>	<u>RX-3, OX-3,</u> <u>NX-3</u>	<u>OX-3-CU</u>	<u>OX-3-CU</u>	<u>RX-3-UG-CU,</u> <u>NX-3-UG</u>	Setbacks should be compatible with surrounding buildings that contribute to the overall character of the district
<i>Front:</i>	10'	10'	15'	SP R-30	0'/20' build-to (70%)	
<i>Side:</i>	5'	5'	5'	standards*	0'/20' build-to (35%)	
<i>Rear:</i>	20'	20'	20'		0' or 6'	

*Per conditions.

1.3 Estimated Development Intensities

Development intensities are not expected to change since this proposal does not alter the base district zoning.

The proposed rezoning is:

☒ **Compatible** with the property and surrounding area.

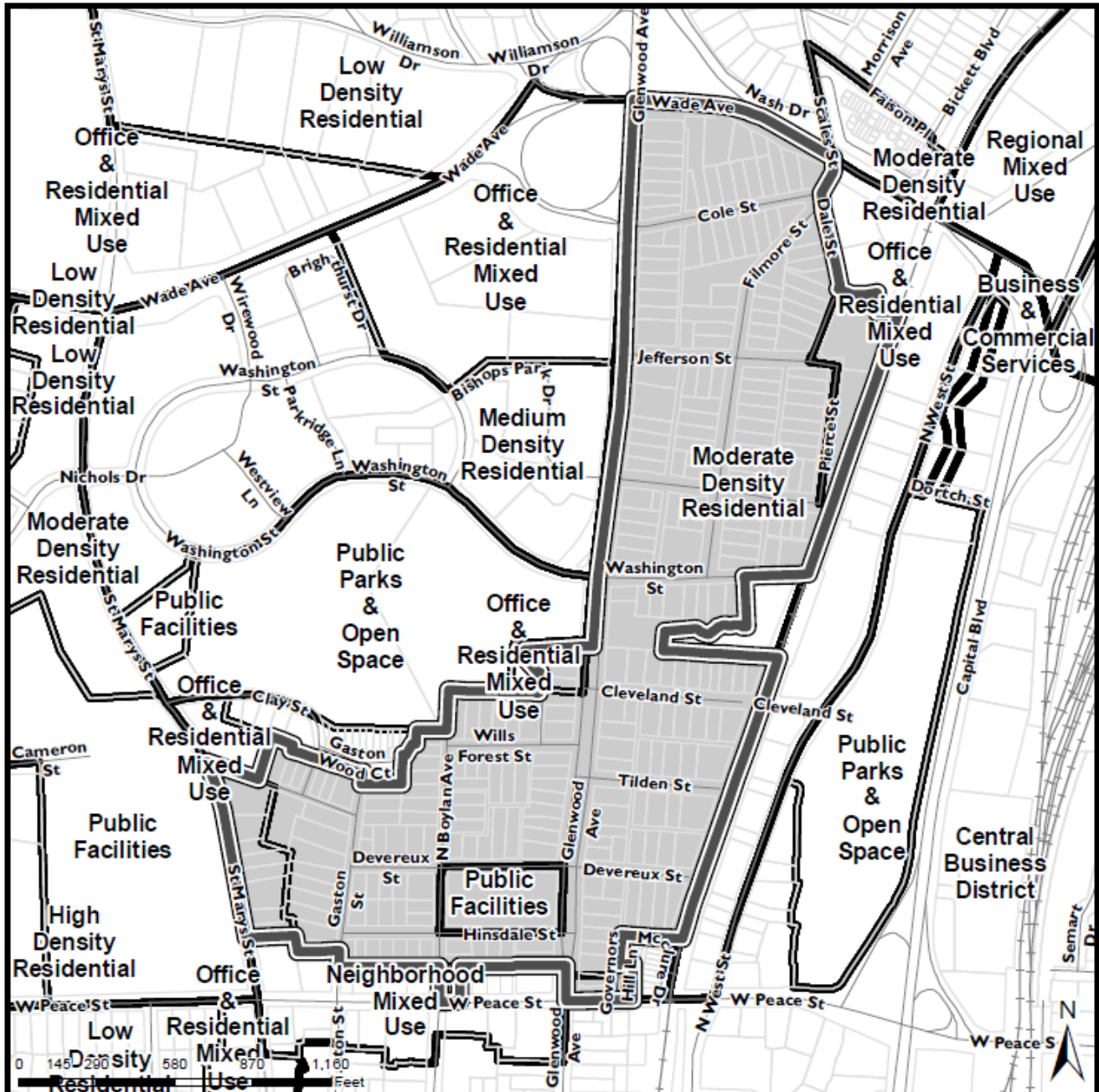
☐ **Incompatible.**

Analysis of Incompatibility:

n/a

Future Land Use Map

Z-2-2016



Submittal
Date

1/12/2016

Request:

77 acres to apply

**Streetside Historic Overlay District
(HOD-S)**

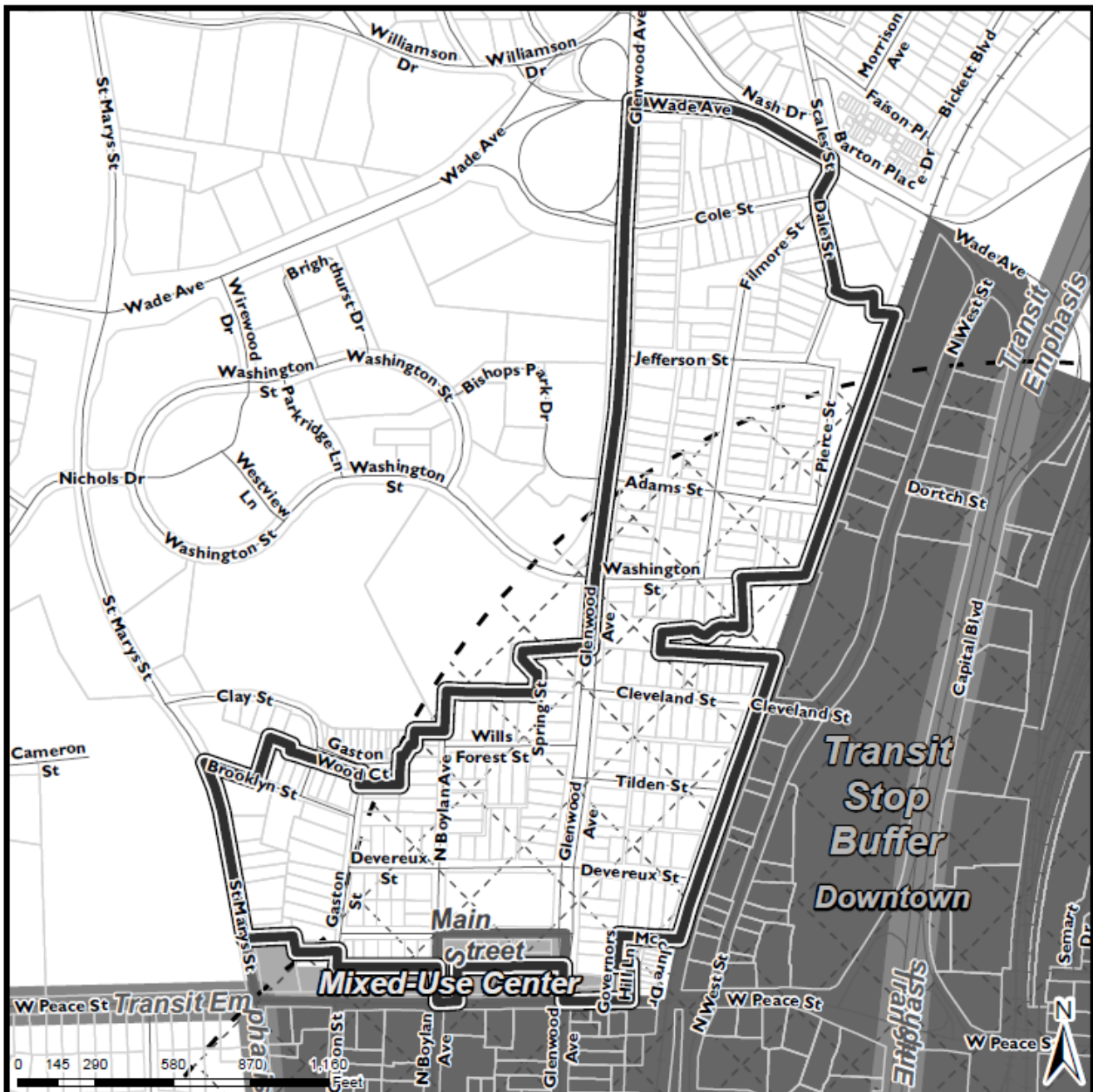
No change to base zoning districts.

VICINITY MAP



Urban Form Map

Z-2-2016



Submittal
Date

1/12/2016

Request:

77 acres to apply

**Streetside Historic Overlay District
(HOD-S)**

No change to base zoning districts.

VICINITY MAP



2. Comprehensive Plan Consistency Analysis

2.1 Comprehensive Plan

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?

The proposal can be considered consistent with the vision, themes, and policies of the Comprehensive Plan and the Future Land Use designation for the properties. In particular, the proposal to apply a Streetside Historic Overlay District is consistent with key themes and policies related to neighborhood conservation, protection of historic resources, and contextual design.

Development intensities are not expected to change since this proposal does not alter base zoning districts. As a result, existing community facilities and streets can be considered adequate.

2.2 Future Land Use

Future Land Use designation:

The rezoning request is:

☒ **Consistent** with the Future Land Use Map.

☐ **Inconsistent**

Analysis of Inconsistency:

n/a

2.3 Urban Form

Urban Form designation:

☐ **Not applicable** (no Urban Form designation)

The rezoning request is:

☒ **Consistent** with the Urban Form Map.

☐ **Inconsistent**

Analysis of Inconsistency:

n/a

2.4 Policy Guidance

The rezoning request is **inconsistent** with the following policies:

None identified.

2.5 Area Plan Policy Guidance

The rezoning request is not within a portion of the City subject to an Area Plan.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Adoption of a historic overlay district will protect neighborhood historic character through the design review process.
- The historic overlay district provides a high level of contextual design consistency since it applies to both the front part of individual parcels as well as the public right-of-way.
- Land uses permitted in the base zoning districts will not be impacted or limited.

3.2 Detriments of the Proposed Rezoning

- *None anticipated.*

4. Impact Analysis

4.1 Transportation

No transportation planning comments. All transportation issues to be addressed upon submittal of future rezoning applications and/or site plan applications.

Impact Identified: None.

4.2 Transit

This area is currently served by GoRaleigh routes 6 Crabtree which travels along Glenwood Avenue, 8 Six Forks which travels along St. Mary's Street, and 12 Method which travels along Peace Street. The City of Raleigh Short Range Transit Plan calls for continued service along all of these corridors. The Wake County Transit Investment Strategy calls for eliminating service along St. Mary's Street. All transit issues will be addressed upon submittal of future rezoning applications or site plan applications.

Impact Identified: None.

4.3 Hydrology

<i>Floodplain</i>	No FEMA Floodplain present
<i>Drainage Basin</i>	Pigeon House
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9 of the UDO
<i>Overlay District</i>	None

Impact Identified: None.

4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	<i>n/a</i>	<i>n/a</i>
<i>Waste Water</i>	<i>n/a</i>	<i>n/a</i>

Impact Identified: The proposed rezoning does not have an impact on the water distribution or wastewater collection system.

4.5 Parks and Recreation

There are no existing or proposed greenway trails, connectors or corridors within the site. A proposed connector is located east of the site, adjacent to Capital Boulevard and West Street. Nearest greenway trail is 1.2 miles away, Gardner Street Trail. Recreation services are provided by Fred Fletcher Park, adjacent to the site.

Impact Identified: None.

4.6 Urban Forestry

Impact Identified: None.

4.7 Designated Historic Resources

The proposed area is the Glenwood-Brooklyn National Register Historic District. There is one Raleigh Historic Landmark (Glenwood Fire Station – 505 Jefferson Street) within the proposed boundaries.

Impact Identified: The proposed historic overlay will preserve historic resources found in the boundaries. The character of the neighborhood will be maintained and key character-defining features of individual historic resources within the district will be preserved. A Certificate of Appropriateness will be required for all exterior changes within the district in the areas defined in city code.

4.8 Community Development

This site is not located within a redevelopment plan area.

Impact Identified: None.

4.9 Impacts Summary

- The proposed overlay will preserve historic resources and maintain the character of the neighborhood.
- Property owners wishing to make changes to applicable exterior areas will be required to apply for a Certificate of Appropriateness.

4.10 Mitigation of Impacts

- Provide education to property owners regarding the Certificate of Appropriateness design review process.

5. Conclusions

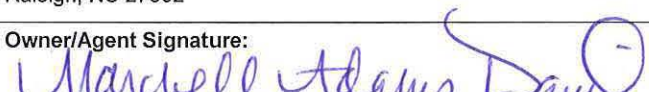
Consistent with the Comprehensive Plan, the proposed implementation of a Streetside Historic Overlay District would strengthen protection of historic resources and neighborhood character in the Glenwood-Brooklyn area. While the proposed overlay does not alter permitted uses or development intensities, it would require design review and a Certificate of Appropriateness for exterior property changes that are visible from the public right-of-way, per the provisions of the Unified Development Ordinance (UDO). Further enhancing contextual design consistency, new construction on vacant lots and any changes to public rights-of-way would also require a Certificate of Appropriateness.



One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

APR 12 2016 PM 3:52

Rezoning Request			OFFICE USE ONLY
<input type="checkbox"/> General Use (n/a)	<input type="checkbox"/> Conditional Use (n/a)	<input type="checkbox"/> Master Plan (n/a)	Transaction Number: 454428
Existing Zoning Classifications: Various – base districts will not change as a result of this rezoning			Zoning Case Number: Z-2-16
Proposed Zoning Classification: Base District: (existing) Height: (existing) Frontage: (existing) Overlay: HOD-S (base districts unchanged)			
If the property has been previously rezoned, provide the rezoning case number: Z-27-14			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences: n/a			

GENERAL INFORMATION		
Property Address: <i>(see attached Property Owners list)</i>		Date: January 12, 2016
Property PINs: <i>(see attached Property Reference list)</i>	Deed Reference (Book/Page): <i>(see attached Property Reference list)</i>	
Nearest Intersection: Area east and west of Glenwood Avenue, north of Peace Street, south of Wade Avenue		Property size (in acres): Approx. 80 acres
Property Owner/ Address: <i>(see attached Property Owners list)</i>	Phone	Fax
	Email	
Project Contact Person/ Address: Marchell Adams-David Assistant City Manager PO Box 590 Raleigh, NC 27602	Phone: 919-996-3070	Fax
	Email: Marchell.Adams-David@raleighnc.gov	
Owner/Agent Signature: 	Email	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

Glenwood-Brooklyn HOD-S Property Reference

Site Address	PIN	Owner	Deed Book	Deed Page
500 ADAMS ST	1704545150	CROSS, FRANK T	002118	00383
502 ADAMS ST	1704544190	MARKS, BRIAN P MARKS, JENNIFER PARKS	011182	00737
504 ADAMS ST	1704544151	JAKUBOWICZ, ANDREW M JAKUBOWICZ, ALYA M	015737	00157
505 ADAMS ST	1704535952	WAITE, RYAN D	015595	00517
507 ADAMS ST	1704535912	GUNTER, JOHN F GUNTER, ROBIN L	016119	00786
509 ADAMS ST	1704534973	ALEXANDER, JOSEPH GRAHAM ALEXANDER, ELIZABETH CHERRY	015232	02003
511 ADAMS ST	1704534923	JURIC, EILEEN E	011028	02328
601 ADAMS ST	1704531947	EDWARDS, JOSEPH F III EDWARDS, ALLISON F	003366	00232
603 ADAMS ST	1704530999	WOOD, DAVID L	007338	00765
604 ADAMS ST	1704540166	FELTON, JON ANDREW	007796	00431
605 ADAMS ST	1704540040	BAKER, RICHARD WILLIAM III	007647	00197
607 ADAMS ST	1704449080	BLEDSE, HEIDI	012772	01108
702 N BOYLAN AVE	1704422350	CABA PROPERTIES LLC	013968	00852
706 N BOYLAN AVE	1704422355	CABA PROPERTIES II LLC	016178	01310
717 N BOYLAN AVE	1704421405	HUNTER, TIMOTHY B HUNTER, CATHERINE W	015086	00834
719 N BOYLAN AVE	1704421500	JOHNSON RENTAL PROPERTIES LLC	013357	02267
725 N BOYLAN AVE	1704420596	JENKINS MEMORIAL CHURCH	000197	00511
800 N BOYLAN AVE	1704422779	WORTH, JONATHAN D WORTH, ANN W	005461	00036
802 N BOYLAN AVE	1704422874	WORTH, JONATHAN D WORTH, ANN C	003098	00861
804 N BOYLAN AVE	1704422879	DAVIS, ROBERT ERIC DAVIS, ELIZABETH MCCALL	015665	01006
806 N BOYLAN AVE	1704422985	RUSSELL, GRAYSON G TRUSTEE GRAYSON G. RUSSELL REVOCABLE FAMILY TRUST	015867	02279
914 N BOYLAN AVE	1704421803	WILLIAMSON, ROBIN V	002786	00598
918 N BOYLAN AVE	1704421807	WILLIAMSON, ROBIN VANCE	002415	00472
922 N BOYLAN AVE	1704421902	CONE, ANNA LAURIE	014402	00605
926 N BOYLAN AVE	1704421917	TRUSTEE OF THE LIZETTE L PRYOR REVOCABLE DECLARATI	015920	00614
930 N BOYLAN AVE	1704431013	PRESSLEY, BRADFORD R	012582	02287
932 N BOYLAN AVE	1704431028	LOMBARDO, MICHAEL	010746	00093
934 N BOYLAN AVE	1704431153	STANKUS, MARTIN	009730	01243
802 BROOKLYN ST	1704328936	GURGANUS, STEPHEN J GURGANUS, KATHLEEN E M	011151	01187
806 BROOKLYN ST	1704327965	BURNS, BRIAN S MORRIS, ELIZABETH A	014498	02491
808 BROOKLYN ST	1704327928	DERAMUS, JAMES C NAKAJI, ERICA	015361	02500
809 BROOKLYN ST	1704325892	LIGON PROPERTIES III LLC	011198	00714
810 BROOKLYN ST	1704336062	BYRD, STEVEN L BYRD, LORI G	011983	02377
812 BROOKLYN ST	1704336024	BYRD, LORI G BYRD, STEVEN L	011755	02027
814 BROOKLYN ST	1704335084	NARRON, BOBBY GLEN	002625	00397
816 BROOKLYN ST	1704335045	NARRON, BOBBY GLEN	007086	00058
817 BROOKLYN ST	1704324960	SHAFIK & AZIZ LLC	014058	00037
501 CLEVELAND ST	1704532158	ATTRIDE, ROY R ATTRIDE, JENNIFER H	008697	01162
502 CLEVELAND ST	1704533346	POTAK, STEPHEN J POTAK, ANNETTE O	008261	01063
503 CLEVELAND ST	1704531198	BASHFORD, JOHN G. BASHFORD, SUSAN D.	016213	00079
504 CLEVELAND ST	1704532396	GRIMES, JEFFREY HENDERLIGHT, ERIN	015355	01485
505 CLEVELAND ST	1704531149	HEATH, JESSICA S HEATH, ANDREW F	016212	02677
506 CLEVELAND ST	1704532345	ROBERTS, LEE TAYLOR ROBERTS, CLAIRE PITTMAN	015977	01794
507 CLEVELAND ST	1704530189	Q, SCOTT J TEAL, AUTUMN L	016225	02751
508 CLEVELAND ST	1704532305	KIPP, SANDRA D	009885	00525
509 CLEVELAND ST	1704530129	KAMMER, ERIKA KAMMER, DAVID	014619	00818
510 CLEVELAND ST	1704531366	DERRETH, BARBARA ELIZABETH CARROLL, ANGELA SABRINA	012890	00174
511 CLEVELAND ST	1704439169	MYATT, LARUE A FKA LARUE A SUMMERS SUMMERS, HELLON A		
513 CLEVELAND ST	1704438292	COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES CORPORATION	005551	00484
514 CLEVELAND ST	1704531326	TOWE, ELIZABETH LYNN	003295	00136
516 CLEVELAND ST	1704530376	SHARP REAL ESTATE INVESTMENTS LLC	015862	02172
518 CLEVELAND ST	1704530327	WATSON, ROBERT C III WATSON, TANYA	015061	02607
520 CLEVELAND ST	1704439378	RICE, WESTWOOD CARTER	004021	00424
522 CLEVELAND ST	1704439309	WOODARD, DAVID ELIHUE WOODARD, ELIZABETH CLAYTON	015908	01269
402 COLE ST	1704555246	JOHNSTON, DAVID S JOHNSTON, JAN R	007587	00650
406 COLE ST	1704554294	SHACAN INVESTMENTS LLC	015611	02191
500 COLE ST	1704554245	COBB, CARSON L JR & DEBRA T TRUSTEE THE COBB LIVING TRUST	009232	02478
501 COLE ST	1704554088	BROMMER, CHAD L	015667	00163
502 COLE ST	1704553292	PHIPPS, WILLIAM A PHIPPS, SARAH PEARCE	014988	00155
503 COLE ST	1704554025	JOHNSON, ANNIE DRIVER HEIRS		
505 COLE ST	1704553064	EATON, JEFFREY J PARADIS, KRISTEN S	015318	01981
506 COLE ST	1704553241	RIEDEMANN, MARK	008134	00280
507 COLE ST	1704553024	SEBLEY, CHRISTOPHER HUGH SEBLEY, JENNIFER LYNN	014167	01451
508 COLE ST	1704552290	KISSEE, ROBERT DALE II KISSEE, EMILY JULIA	014886	02230
509 COLE ST	1704552073	MCDUFFIE, A CRAIG NOBLE, LINDA J	007305	00669
510 COLE ST	1704552159	JOHNSON, ANTHONY H JOHNSON, KATHALEEN M	004195	00110
511 COLE ST	1704542935	MENNEAR, JOHN H II MENNEAR, CATHERINE F	004653	00422

Glenwood-Brooklyn HOD-S Property Reference

Site Address	PIN	Owner	Deed Book	Deed Page
512 COLE ST	1704551199	RIEGELMAN, LIESL ANN SINES, BRANDON LEE	015723	01615
513 COLE ST	1704541975	ALBERTSON, EDDIE A ALBERTSON, KAREN B	004727	00340
514 COLE ST	1704551341	DJF BUILDERS INC	015912	02471
515 COLE ST	1704541913	WALKER, JEFFREY A WALKER, KRISTIN L	012129	01791
516 COLE ST	1704551115	MCCOY, THOMAS MARSHALL JR	006526	00130
517 COLE ST	1704540948	STAAK, MARY L	015191	02198
1301 DALE ST	1704544690	NEIL, DANIEL NOLAN	009704	01119
1305 DALE ST	1704545616	PICKLE, AMY E PICKLE, TIMOTHY W	011127	01617
1311 DALE ST	1704545722	MEREDITH, FRANCES T	016180	00690
1313 DALE ST	1704545737	OAK GROVE CIRCLE LLC	015981	01266
1315 DALE ST	1704545840	SEARS FAMILY LLC	014349	01631
1317 DALE ST	1704545854	BOYLAN HEIGHTS LAND CO LLC	013065	00684
1319 DALE ST	1704545858	BOYLAN HEIGHTS LAND CO LLC	013204	00744
1321 DALE ST	1704545944	KIERNAN, JENNIFER ROSE	014707	02035
500 DEVEREUX ST	1704520791	ATKINS, ANDREW P ATKINS, CHRISTINA O	015451	00256
501 DEVEREUX ST	1704520554	UPCHURCH, BRIAN E UPCHURCH, CONNIE M	016074	01804
502 DEVEREUX ST	1704520731	ANDREAS, STEVEN B ANDREAS, KIMBERLY H	006212	00939
503 DEVEREUX ST	1704520514	ARMENTROUT, GERALD HARVIN ARMENTROUT, LORRIE JO	005766	00493
504 DEVEREUX ST	1704429761	ENGLAND, MARY LOU KNIGHT, DAVID L	003866	00841
505 DEVEREUX ST	1704429555	GARDNER, ROBERT WILLIAM GARDNER, DANIELLE LEPORE	012902	01085
506 DEVEREUX ST	1704429712	WIDENER, JESSICA B WIDENER, WARREN J	013419	00196
507 DEVEREUX ST	1704429504	DAVIS, JOHN R DAVIS, JEAN C	013005	01526
510 DEVEREUX ST	1704428741	BOLING, JONATHAN M SONNER, JILL LIBERTY	014328	00584
511 DEVEREUX ST	1704428526	GAYLORD, RYAN M	016157	01813
513 DEVEREUX ST	1704427557	HOLDEN BARNETT PROPERTIES LLC	015870	00349
601 DEVEREUX ST	1704424530	WAKE CNTY BOARD OF EDUCATION	013625	01724
602 DEVEREUX ST	1704424745	KUSHNER, LINDA J CAIN, SUSAN H	012437	00807
610 DEVEREUX ST	1704424706	GOLDEN, SUZANNE BLACKMAN, ROBERT S	012038	00187
620 DEVEREUX ST	1704423752	BYRD, CECILIA ANNETTE BYRD, PHILIP W	009488	01328
622 DEVEREUX ST	1704422792	FINGER, MICHAEL R FULTON, NICOLETTE	015738	00728
624 DEVEREUX ST	1704422731	GEARINO, GEORGE D FIFER, LAURA J	013753	00942
700 DEVEREUX ST	1704421743	SABA, ROY JOSEPH POOLE, PATSY JEAN	012830	00001
708 DEVEREUX ST	1704420783	ILIOPOULOS, IOANNIS D	001996	00613
709 DEVEREUX ST	1704420527	SEITZ, JOHN W EHRlich, STEPHANIE A	015631	02230
710 DEVEREUX ST	1704420713	BOYD, RICHARD D RODGERS, MARY K	007705	00457
713 DEVEREUX ST	1704329577	PHILLIPS, ROBERT D PHILLIPS, KATHY S	008534	02715
715 DEVEREUX ST	1704329527	MONETTE, BEN J MCCOY, EMILY RYAN	015952	01957
716 DEVEREUX ST	1704329752	GARRETT, JAMES	007728	00856
719 DEVEREUX ST	1704328586	LILLEY, DANIEL T JR	015673	01828
1100 FILMORE ST	1704532777	THOMPSON, BRANDY THOMPSON, JONATHAN	014374	02050
1104 FILMORE ST	1704532882	VERTON, WILLIAM S	009573	02171
1106 FILMORE ST	1704532897	VOGLER ENTERPRISES LLC	015679	00112
1112 FILMORE ST	1704532992	LEGRANDE, LAURA BROWN LEGRANDE, ROBERT	015395	00941
1117 FILMORE ST	1704531912	BODENSTINE, THOMAS R BODENSTINE, ELIZABETH S	008937	01509
1120 FILMORE ST	1704533907	BROWN, MINDI L	009942	02397
1201 FILMORE ST	1704541131	SHARP, DON A SHARP, LEANNE C	010917	01607
1202 FILMORE ST	1704543019	HOLTON, ANDREW H HOLTON, CHARLOTTE HOLLAN	013778	01106
1203 FILMORE ST	1704541137	TURNER, MARY ANN	004878	00213
1204 FILMORE ST	1704543124	FREEMAN, ERNEST JACKSON FREEMAN, MARY H	003723	00580
1205 FILMORE ST	1704541232	KIERNAN, RICHARD D III KIERNAN, KRISTEN M	015082	02409
1206 FILMORE ST	1704543139	DOUGLASS, JASON M SEWELL, MARGARET K	015633	01307
1207 FILMORE ST	1704541247	ROYSTER, JAMIE C ROYSTER, NICOLE M	008813	00051
1208 FILMORE ST	1704543243	STORINO, KIMBERLY W STORINO, TRENT R	013801	00389
1209 FILMORE ST	1704541352	CLEMMER, THOMAS A	000932	00-E-
1210 FILMORE ST	1704543249	ROSS, RONALD A ROSS, LYNNE Y	015420	00021
1212 FILMORE ST	1704543364	MACKEY, EDWARD J MACKEY, RENEE C	006534	00437
1213 FILMORE ST	1704541356	DICUS, MARY WOODLEY	004803	00552
1218 FILMORE ST	1704543369	JAMESON, KATHLEEN MEAGHER	015644	02679
1220 FILMORE ST	1704543473	BRINKLEY, EDWARD J JR	004078	00195
1222 FILMORE ST	1704543488	PATEL, MALAV RAMESH PATEL, VAISHALI	015340	01759
1300 FILMORE ST	1704543660	JONES, LEONARD HALEY JR	013668	00166
1301 FILMORE ST	1704541690	HEINSOHN, ERIC HEINSOHN, STEFANIE	011124	00287
1302 FILMORE ST	1704543674	FESMIRE, ROBERT D JR CANCHOLA-FESMIRE, GINA M	013607	02264
1303 FILMORE ST	1704541666	MILLER, THOMAS G MILLER, ELIZABETH M	011436	00259
1305 FILMORE ST	1704542720	ANDREWS, DEBORAH W ANDREWS, GEORGE H	007410	00359
1306 FILMORE ST	1704543689	THOMPSON, WILLIAM J HEIRS		
1307 FILMORE ST	1704542749	TEMPLE HUBAND LLC	011108	02642

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1308 FILMORE ST	1704543784	MERTENS, PAUL MERTENS, JILL	011124	00525
1310 FILMORE ST	1704543799	KUNZ, TRACEY M	013707	01178
1312 FILMORE ST	1704544804	BATURA, ROBERT J	007182	00930
1315 FILMORE ST	1704541874	TEMPLE, G HENRY JR TEMPLE, NANCY H	004760	00072
1328 FILMORE ST	1704545949	SHERRILL, LARRY D SHERRILL, ELIZABETH H	005440	00592
0 GASTON ST	1704329954	GILLETT, GALEN G GILLETT, CYNTHIA M	009132	01267
709 GASTON ST	1704327324	HUNSEL, VALERIE	015351	01464
711 GASTON ST	1704327309	BELLEDIN, FREDERICK W III CHRISTINE FELIZZI	008198	02388
713 GASTON ST	1704326496	GRISSOM, JAMES T /TR	014890	01475
715 GASTON ST	1704327521	GRISSOM, JEANNINE	003899	00169
717 GASTON ST	1704327507	LYMAN, RICHARD F LYMAN, ROBERTA L	007052	00105
719 GASTON ST	1704327612	TOWNER, GREG TOWNER, FAITH ANGELA	013624	01087
721 GASTON ST	1704326679	SHARRITS, AMIE L	015607	00522
722 GASTON ST	1704329607	THOMAS A WILLIAMS TRUST	014265	02685
723 GASTON ST	1704327736	FERRARI, SUE G R	014209	01195
724 GASTON ST	1704329701	GASTON STREET LLC	014081	01340
726 GASTON ST	1704329707	BANG, LEAH MARIE	012809	01506
727 GASTON ST	1704327853	WILSON GASTON LLC	013888	02742
728 GASTON ST	1704329863	RIDDLE, NORMA P TRUSTEE NORMA P RIDDLE LIVING TRUST	015732	01026
730 GASTON ST	1704329838	GILLETT GALEN G P JR & GILLETT, YNTHIA M	008185	02526
700 GLENWOOD AVE	1704427159	DEE FOUR LLC	015082	00277
702 GLENWOOD AVE	1704427283	TATUM, ROBERT TATUM, ANN	013847	00025
704 GLENWOOD AVE	1704427350	REESE, WILLIAM J JR	012408	01065
706 GLENWOOD AVE	1704427374	DURHAM, JAMES M	002386	00344
707 GLENWOOD AVE	1704425320	JERHAK II LLC	015223	01314
708 GLENWOOD AVE	1704427379	TAYLOR, DORO	008826	02395
710 GLENWOOD AVE	1704427474	STEWART, DOUGLAS FRANK III	014585	01220
712 GLENWOOD AVE	1704427581	LANE FAMILY LLC		
800 GLENWOOD AVE	1704427679	MYERS, KEITH R MYERS, KYLE E	015352	00728
801 GLENWOOD AVE	1704425740	JAKO 2 PROPERTIES LLC	015985	02623
802 GLENWOOD AVE	1704427773	ALLSBROOK, JERRY L RUDD, CATHY J	009521	02582
803 GLENWOOD AVE	1704425756	BOSTICK, JOSEPH KENT JR	003082	00160
804 GLENWOOD AVE	1704428707	HOEHLE, MICHAEL	015589	01869
805 GLENWOOD AVE	1704425861	DITTMER, JOSHUA EUGENE DITTMER, TONI MARIE	016179	02014
807 GLENWOOD AVE	1704425865	LEVINSON, MARC J	016000	00136
808 GLENWOOD AVE	1704428813	POPE, JOYCE LAURENE	015174	00331
809 GLENWOOD AVE	1704425980	COOLIDGE, DAVID A. JR.	016254	02505
810 GLENWOOD AVE	1704428921	GASKILL-OSGOOD PROPERTIES LLC	015309	01311
811 GLENWOOD AVE	1704435080	BLUE, DHAMIAN A BLUE, JENNA T	012827	00190
813 GLENWOOD AVE	1704425985	SHUFELT, DOC SHUFELT, KATHERINE SHAE	016234	02231
900 GLENWOOD AVE	1704438032	PAGE, GREGORY W PAGE, MERIDETH LYNN	013981	02593
901 GLENWOOD AVE	1704436115	BYRD, STEVEN L	009196	01411
902 GLENWOOD AVE	1704438038	MCQUAID, KATHLEEN E	008143	00406
903 GLENWOOD AVE	1704436221	EAST COAST LLC	014930	01802
904 GLENWOOD AVE	1704438145	POTEAT, DENNIS C POTEAT, MARY CRAVEN F	005458	00034
905 GLENWOOD AVE	1704436226	CARROLL, CARRIE VIRGINIA	005002	00383
906 GLENWOOD AVE	1704438223	HAMILTON, KARLA	015119	01026
907 GLENWOOD AVE	1704436321	AJ FLETCHER FOUNDATION	014526	02172
909 GLENWOOD AVE	1704435490	A J FLETCHER FOUNDATION	014071	02771
1000 GLENWOOD AVE	1704438440	DURHAM, JAMES M	006400	00376
1020 GLENWOOD AVE	1704438657	MA ALLEN PROPERTIES LLC	015742	01936
1102 GLENWOOD AVE	1704438796	SMITH, AUSTIN K SMITH, KATHRYN Z	015732	00570
1104 GLENWOOD AVE	1704438890	STEPHENS, ALAN G	012986	00048
1106 GLENWOOD AVE	1704439815	SIBRIZZI, THOMAS EDWARD SIBRIZZI, KATHRYN DAVIS	015629	00992
1108 GLENWOOD AVE	1704439910	CAMANN, CATHLEEN ANN	006092	00182
1110 GLENWOOD AVE	1704439925	VAN WAGNER, CHARLES A II	012778	01345
1114 GLENWOOD AVE	1704449012	BROWN, GREGORY H BROWN, SANDRA G	005592	00683
1200 GLENWOOD AVE	1704449145	ISELL, WILLIAM M	013310	01794
1210 GLENWOOD AVE	1704449240	HOUSE, DAVID HOUSE, NOHELIA A	013031	01933
1212 GLENWOOD AVE	1704449245	MURRAY, KEITH A MURRAY, LESLIE C	015768	00035
1214 GLENWOOD AVE	1704449259	TAYLOR, ANNA MARIE ABPLANALP, JOHN MARSTON	008292	00672
1218 GLENWOOD AVE	1704449358	DURHAM, JAMES M	005127	00198
1220 GLENWOOD AVE	1704449468	DURHAM, JAMES M DURHAM, SARAH H	002255	00450
1300 GLENWOOD AVE	1704449653	GLENWOOD VINTAGE II CONDOMINIUMS HOA	015741	00439
1300 GLENWOOD AVE	1704449653	HUDSON, CATHERINE CONNOLLY HUDSON, WILLIAM GEORGE	016096	00532
1304 GLENWOOD AVE	1704449653	FASSLER, NICHOLAS T FASSLER, ELIZABETH H	015755	00660
1304 GLENWOOD AVE	1704449653	BECK, ANDREW TRUSTEE FISHER, BRIAN TRUSTEE	015765	02294

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1306 GLENWOOD AVE	1704449751	GLENWOOD VINTAGE I CONDOMINIUM ASSOCIATION, INC.	015480	01589
1306 GLENWOOD AVE	1704449751	HYLTON, CARA HYLTON, CHRISTOPHER	015495	02604
1306 GLENWOOD AVE	1704449751	KRAEBLEN, KATHERINE E KRAEBLEN, JEFFREY S	015492	01120
1308 GLENWOOD AVE	1704449756	COOK, SHAWNE MORAN	011398	01154
1310 GLENWOOD AVE	1704449853	SCARPA, DAVID E	008200	00496
1312 GLENWOOD AVE	1704449869	UPCHURCH, ERNEST F UPCHURCH, PEGGY R	001944	00063
1314 GLENWOOD AVE	1704449953	TEW, MICHAEL STONE TEW, RICKY LIVINGSTON	011694	02540
1316 GLENWOOD AVE	1704449958	SALGEN INVESTMENTS LLC	015952	02452
1400 GLENWOOD AVE	1704550130	HORNING, BONNI L	012530	00265
1408 GLENWOOD AVE	1704550133	MCDONALD, MICHAEL MCDONALD, JESSICA	015867	00746
1410 GLENWOOD AVE	1704550148	SMART, RANDOLPH SCOTTEN	015169	00138
1412 GLENWOOD AVE	1704550243	WILSON GLENWOOD LLC	013888	02751
1414 GLENWOOD AVE	1704550248	DAVIS, LUTHER J III DAVIS, JENNIFER C	007439	00479
1416 GLENWOOD AVE	1704550343	FREDETTE, JOHN W FREDETTE, W DOUGLAS	005529	00415
1418 GLENWOOD AVE	1704550348	SMITH, MYRA JEAN CLAYTON, GREGORY ALAN	014660	01283
601 HINSDALE ST	1704425325	WEI, WILLIAM J CHEN, GRACE Q	016120	01744
609 HINSDALE ST	1704424321	HINSDALE PEACE PROPERTIES LLC	014342	02062
613 HINSDALE ST	1704423371	HINSDALE PEACE PROPERTIES LLC	014342	02062
617 HINSDALE ST	1704423323	CABA PROPERTIES LLC	013968	00852
701 HINSDALE ST	1704421332	WARD, JEFFREY L WARD, CHRISTA A	010420	01166
703 HINSDALE ST	1704420371	WARD, JEFFREY L WARD, CHRISTA A	010417	02130
705 HINSDALE ST	1704420321	STORMS, STEPHEN L STORMS, MARY H	013162	01290
706 HINSDALE ST	1704420425	HANCY, MATTHEW D WANG, CINDY	014470	02312
707 HINSDALE ST	1704329371	FINAN, JOHN L JR	008069	00281
708 HINSDALE ST	1704329475	AGUIRRE, SILVIA MACNEIL, MATTHEW S	015736	02718
709 HINSDALE ST	1704329322	BALLARD, ROBERT		
710 HINSDALE ST	1704329426	HICKS, TRAVIS M HICKS, COURTNEY L	015248	01624
711 HINSDALE ST	1704328371	FUSSELL, ALAN RHETT	010178	00327
712 HINSDALE ST	1704328466	HUGHET, LISA J	005553	00473
713 HINSDALE ST	1704328342	MIAOZ VENTURES LLC	015171	02326
302 JEFFERSON ST	1704547624	HIRSCH & SONS LLC	012362	00155
501 JEFFERSON ST	1704542415	BUMGARDNER, MALCOLM BUMGARDNER, HRISTINA MARIA	007048	00373
503 JEFFERSON ST	1704541466	CURRY, JOHN DAVID CURRY, MARCELA	014840	02063
505 JEFFERSON ST	1704541416	PAPER CLIP PROPERTIES LLC	015654	00474
508 JEFFERSON ST	1704449653	HIGASHIDE, NAKO	015779	01689
508 JEFFERSON ST	1704449653	HUTCHINS, JANET N	015785	02230
508 JEFFERSON ST	1704449653	ROBBINS, JAMES F ROBBINS, VIRGINIA	015792	01143
510 JEFFERSON ST	1704541603	FURR, CARL A III FURR, JENNIFER W	015227	00357
516 W PEACE ST	1704428282	BIGGS, WILLIAM WOOD II	006109	00462
614 W PEACE ST	1704422222	CYRUS HOLDINGS LLC	016205	01938
1207 PIERCE ST	1704545109	SNYDER, THOMAS SNYDER, KELLY J	016105	01530
1213 PIERCE ST	1704545214	SCHAEFFER, RYAN	015720	00759
1215 PIERCE ST	1704545228	MATIERNAN, ALICIA A MATIERNAN, WILLIAM P	015311	01773
1217 PIERCE ST	1704545333	JOHNSON, WES R	010894	02109
1220 PIERCE ST	1704547412	HIRSCH & SONS LLC	012362	00155
1221 PIERCE ST	1704545339	BROWN, MARY CARLYLE ALLEN		
1223 PIERCE ST	1704545444	KUHN, BENJAMIN R KUHN, EMILY BALL	010820	00765
1225 PIERCE ST	1704545458	NEWTON, MICHAEL THOMAS	013960	00109
708 ST MARYS ST	1704325460	TRYON HOLDINGS LLC	015440	02633
710 ST MARYS ST	1704325426	SPEIGHT, KAREN L SPEIGHT, JAMES S		
714 ST MARYS ST	1704325535	714 ST MARYS STREET LLC	007823	00342
716 ST MARYS ST	1704325632	EDWARDS, JOSEPH F III		
718 ST MARYS ST	1704325617	COLDONE HOLDINGS LLC	015938	01789
720 ST MARYS ST	1704324782	LIGON PROPERTIES III LLC	011198	00714
724 ST MARYS ST	1704324779	MURRAY, V G JR	006216	00001
501 TILDEN ST	1704521835	BYRD, MARY S E TRUSTEE FBO MARY S E BYRD REV TRUST BYRD, MARY ELAINE	013115	01253
502 TILDEN ST	1704531083	PAYNE, THOMAS A PAYNE, LINDA M	009114	01112
503 TILDEN ST	1704520845	BARNES, ROBERT GRAHAM PRUETT, VIRGINIA B	004616	00064
504 TILDEN ST	1704531004	CAVAROC, VICTOR V CAVAROC, CAROLYN W	002249	00223
505 TILDEN ST	1704429875	HILL, RICKY C HILL, GAYE DANFORTH	008511	01176
506 TILDEN ST	1704530044	CAPETANOS, EFTHMIA S CAPETANOS, LEONIDAS C	015855	01214
507 TILDEN ST	1704429826	MILTSAKAKIS, KALLIOPE ATHANASIOS	002894	00044
508 TILDEN ST	1704439082	CAPETANOS, LEONIDAS C CAPETANOS, SPYRIDOULA E		
510 TILDEN ST	1704439045	CAPETANOS, EFTHYMIA X KLEDARAS, CONSTANTINE G	007800	00757
501 WADE AVE	1704553374	HUTZLER, PATRICIA M		
505 WADE AVE	1704553304	DJF BUILDERS INC	015912	02471
509 WADE AVE	1704552325	DJF BUILDERS INC	015912	02471

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502 WASHINGTON ST	1704534891	TURNER, RACHEL S	002723	00857
504 WASHINGTON ST	1704534811	TURNER, RACHEL S	002723	00857
515 WASHINGTON ST	1704532672	TREXLER, RODNEY LEE	006063	00001
517 WASHINGTON ST	1704532612	CLEMMONS, CHRISTOPHER A CLEMMONS, ANNE C	014372	01958
519 WASHINGTON ST	1704531661	PARKER, WILLARD M	001583	00201
600 WASHINGTON ST	1704530884	REDAN ASSOCIATES LLC	007286	00449
607 WASHINGTON ST	1704531613	BLACK BEAR REAL ESTATE LLC	014723	02713
609 WASHINGTON ST	1704530643	MORRIS, THOMAS W	008652	00001
611 WASHINGTON ST	1704439684	GMR INVESTMENTS LLC	011170	00238
615 WASHINGTON ST	1704439634	COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES	013274	01247
625 WASHINGTON ST	1704439504	COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES	013274	01247
611 WILLS FOREST ST	1704435094	TRIGOSO, FERNANDO A TRIGOSO, JULIANA EVE	015589	02436
613 WILLS FOREST ST	1704424977	BEARD, ULEYS JASPER JR	015470	02172
614 WILLS FOREST ST	1704435119	WALICO, L.L.C.	015515	02429
615 WILLS FOREST ST	1704424927	615 ASSOCIATES	003591	00797
616 WILLS FOREST ST	1704434159	GABRIEL, ELIN E TRUSTEE GABRIEL, JAMES CLARK SR TRUSTEE	012584	01487
617 WILLS FOREST ST	1704423986	BRISCOE, JOHN LOWELL BRISCOE, SHAWN HUNTER	013850	02020
618 WILLS FOREST ST	1704434109	HARRELL, MICHAEL CHAD HARRELL, CATHERINE NIXON	014947	00596
619 WILLS FOREST ST	1704433032	ALMEKINDER, JENNIFER LISA	008982	00597
620 WILLS FOREST ST	1704433159	PEELER, JOHN T PEELER, TOREY C	012244	01403
621 WILLS FOREST ST	1704432092	EDWARDS, SARAH J	014110	01811
622 WILLS FOREST ST	1704433200	BROMLEY, DANIEL W	014152	01017
623 WILLS FOREST ST	1704432042	KWAPIL, WILLIAM D CRAVEN, JANE C	014733	02104
630 WILLS FOREST ST	1704432250	WARD, JAMES S WARD, JUDITH D	008725	01774



Planning & Development

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Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.	<p>Transaction Number: 454428</p> <p>Zoning Case Number: Z-2-16</p>

STATEMENT OF CONSISTENCY

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map and any applicable policies contained within the 2030 Comprehensive Plan.

- The zoning request is consistent with the following Comprehensive Plan Vision Themes:

 - Managing Our Growth**
Raleigh will foster quality growth through more integrated land uses, alternative transportation modes, green building technologies and development practices, open space acquisition, and resource conservation. We will manage growth and provide desirable spaces and places to live, work, and play while also cooperating with other jurisdictions in the region. Adequate infrastructure will be planned and in place as development comes on line.

The purpose of the rezoning request is encourage and assist in the conservation of the neighborhood's historic resources and collective character, including green spaces and streetscapes.
 - Growing Successful Neighborhoods and Communities**
Growth and new development will be accommodated within Raleigh through creative solutions that conserve our unique neighborhoods while allowing for growth and expanding our local businesses. The City will have healthy and safe older neighborhoods that are conserved and enhanced through careful infill development that complements existing character and responds to natural features. Places of historic and architectural significance will be protected. Newly developed areas will be diverse, walkable neighborhoods providing convenient access to open space, community services, retail, and employment.

The adoption of the Historic Overlay District-Streetside would provide a practical and cohesive framework for promoting neighborhood conservation. As with existing structures, new construction would be required to meet context-based design guidelines, providing added assurance of building forms and features congruent with neighborhood character, as visible from the street. The protection is achieved through the Certificate of Appropriateness process which manages changes in historic districts.
- The zoning request is consistent with the following Comprehensive Plan Policies:

Policy LU 7.4 - Scale and Design of New Commercial Uses
New uses within commercial districts should be developed at a height, mass, scale, and design that is appropriate and compatible with surrounding areas.
When permitted by the underlying zoning, new buildings and street front changes in the HOD-S will be required to be compatible with the character of the district. The applicable design guidelines address height, mass, scale, design and materials.

Policy LU 8.3 - Conserving, Enhancing, and Revitalizing Neighborhoods
Recognize the importance of balancing the need to increase the housing supply and expand neighborhood commerce with the parallel need to protect neighborhood character, preserve historic resources, and restore the environment.
Overlay district adoption will provide added means for protecting neighborhood character, while maintain rights of land use, including density, entitled by underlying zoning.

Policy LU 8.5 - Conservation of Single-Family Neighborhoods
Protect and conserve the City's single-family neighborhoods and ensure that their zoning reflects their established low density character. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to

protect low density character, preserve open space, and maintain neighborhood scale.

Adoption of the HOD-S is consistent with the purpose and intent of this policy. Construction on vacant lots will be subject to design review, per the district design guidelines, under the Certificate of Appropriateness process.

Policy LU 8.6 - Teardowns

Discourage the replacement of quality homes in good physical condition with new homes that are substantially larger, taller, and bulkier than the prevailing building stock.

Adoption of the HOD-S is consistent with the purpose and intent of this policy. Demolitions in the HOD-S may require a 365-day demolition delay period aimed at finding alternatives to removal of historic resources. Increases in size in street-visible portions of properties may be possible insofar as they meet the district design guidelines; rear portions not subject to district design review may be expanded per the standards of the underlying zoning, alone.

Policy LU 8.10 - Infill Development

Encourage infill development on vacant land within the City, particularly in areas where there are vacant lots that create "gaps" in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

Adoption of the HOD-S is consistent with the purpose and intent of this policy. All new construction in the HOD-S will be subject to design review, per the district design guidelines which are context-based.

Policy LU 8.12 - Infill Compatibility

Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.

Adoption of the HOD-S is consistent with the purpose and intent of this policy. All new construction in the HOD-S will be subject to design review, per the district design guidelines. New construction guidelines address features such as height, setbacks, and massing.

Policy EP 2.4 - Scenic Vistas and Views

Explore options for protecting and creating scenic vistas and views of natural landscapes and features that are important in establishing, enhancing, and protecting the visual character of the City, mindful of other goals such as preserving and enhancing the City's tree canopy.

The Certificate of Appropriateness process which would be engaged under HOD-S zoning would promote conservation of historic landscape elements within the right-of-way and adjacent front yard areas.

Policy EP 5.1 - Urban Forestry

Expand and strengthen urban forestry and tree preservation programs to protect the existing tree cover and add to it.

The Certificate of Appropriateness process which would be engaged under HOD-S zoning would promote conservation of historic landscape elements within the right-of-way and adjacent front yard areas.

Policy EP 5.3 - Canopy Restoration

Promote achieving the reforestation of tree coverage that is typically lost during urban and suburban development through tree conservation, targeted tree plantings, urban forestry, and street tree plantings.

The Certificate of Appropriateness process which would be engaged under HOD-S zoning would promote conservation of historic landscape elements, within the right-of-way and adjacent front yard areas. Replacement of trees lost to damage or disease is required.

Policy ED 6.4 - Cultural Resource Promotion

Work with local historic preservation and arts groups to identify and promote Raleigh's cultural resources.

Documentation of historic significance has been required for initiating this zoning request. The Certificate of Appropriateness process which would be engaged under HOD-S zoning will serve as both a means of preservation and education regarding neighborhood historic resources.

Policy H 1.6 - Housing Preservation

Encourage the preservation of existing housing units whenever feasible, especially structures of historic or architectural significance.

Adoption of the HOD-S is consistent with the purpose and intent of this policy.

Policy UD 1.1 - Protecting Neighborhood Identity

Use Neighborhood Conservation Overlay Districts (NCOD), Historic Overlay Districts (HOD), or rezonings to retain the character of Raleigh's existing neighborhoods and strengthen the sense of visual order and stability.

Adoption of the HOD-S is consistent with the purpose and intent of this policy.

Policy UD 1.4 - Maintaining Facade Lines

Maintain the established facade lines of neighborhood streets by aligning the front walls of new construction with the prevailing facades of adjacent buildings, unless doing so results in substandard sidewalks. Avoid violating this pattern by placing new construction in front of the historic facade line unless the streetscape is already characterized by such variations. Where existing facades are characterized by recurring placement of windows and doors, new construction should complement the established rhythm.

Adoption of the HOD-S is consistent with the purpose and intent of this policy. A primary focus of HOD-S Designation is preserving streetscapes and street-facing facades. New construction guidelines specifically address building setbacks.

Policy UD 5.1 - Contextual Design

Proposed development within established neighborhoods should create or enhance a distinctive character that relates well to the surrounding area.

Adoption of the HOD-S is consistent with the purpose and intent of this policy.

Policy UD 5.5 - Areas of Strong Architectural Character

Preserve the architectural continuity and design integrity of historic districts and other areas of strong architectural character. New development within such areas does not need to replicate prevailing architectural styles exactly but should be complementary in form, height, and bulk.

Adoption of the HOD-S is consistent with the purpose and intent of this policy.

Policy HP 1.1 - Stewardship of Place

Foster stewardship of neighborhood, place, and landscape as the City grows and develops.

Adoption of the HOD-S is consistent with the purpose and intent of this policy.

Policy HP 1.2 - Cultural and Historic Resource Preservation

Identify, preserve, and protect cultural and historic resources including buildings, neighborhoods, designed and natural landscapes, cemeteries, streetscapes, view corridors, and archaeological resources.

Adoption of the HOD-S is consistent with the purpose and intent of this policy.

Policy HP 1.3 - Economic Value of Preservation

Promote the City's cultural and historic identity as an economic asset.

Designation of the HOD-S incentivizes viable use of historic properties through the establishment of baseline standards for property rehabilitation, increasing the certainty of return on investment.

Policy HP 2.3 - Raleigh Historic Designation

Encourage and sponsor the designation of eligible historic resources for local protection.

Adoption of the HOD-S is consistent with the purpose and intent of this policy.

Policy HP 2.4 - Protecting Historic Neighborhoods

Protect the scale and character of the City's historic neighborhoods while still allowing compatible and context-sensitive infill development to occur.

The Certificate of Appropriateness process required for changes to the front portion of district properties is directly aimed at preservation of historic character.

Policy HP 2.5 - Conserving Older Neighborhoods

Develop plans and programs to conserve older neighborhoods that have a unique scale and identity, but are not yet protected by an overlay district.

Adoption of the HOD-S is consistent with the purpose and intent of this policy.

Policy HP 2.7 - Mitigating Impacts on Historic Sites

Development proposals adjacent to or including historic sites should identify and minimize or mitigate any negative development impacts on those sites.

The Certificate of Appropriateness process required for changes to the front portion of district properties is directly aimed at preservation of historic character.

Policy HP 3.1 - Adaptive Use

Encourage adaptive use of historic properties to preserve cultural resources and conserve natural resources.

Designation of the HOD-S incentivizes viable use of historic properties through the establishment of baseline standards for property rehabilitation, increasing the certainty of return on investment. The Certificate of Appropriateness process allows for compatible changes to make a property viable for a new use.

Policy HP 3.2 - Retention Over Replacement

Encourage the preservation and rehabilitation of significant or contributing existing structures, favoring retention over replacement, especially in areas where other historic resources are present.

The Certificate of Appropriateness process required for changes to the front portion of district properties is directly aimed at preservation of historic character. The design guidelines used in the Certificate of Appropriateness process favor retention over replacement.

Policy HP 3.4 - Context Sensitive Design

Use the existing architectural and historical character within an area as a guide for new construction.

The design guidelines used in the review of Certificates of Appropriateness in the HOD-S are primarily aimed at achieving design complimentary to neighborhood character.

Policy HP 3.7 - Demolition

Discourage speculative demolition of historic resources and the removal of historic resources prior to issuance of building permits for new construction on the site. Replacement proposals should provide justification for demolition and removal.

Applying the design review inherent to the proposed zoning will encourage preservation of historic resources and neighborhood character, and implement a formal process, through Certificate of Appropriateness review, for seeking alternatives to demolition. Demolitions in the HOD-S may require a 365-day demolition delay period aimed at finding alternatives to removal of historic resources.

Policy HP 4.1 - Preservation Awareness

Promote awareness and appreciation of Raleigh's cultural heritage and historic resources.

Applying the design review inherent to the proposed zoning will increase visual and conceptual understanding of neighborhood history among residents and the general public as well.

	<p>Policy HP 4.2 - Preservation and Other Goals <i>Encourage the use of preservation tools to advance housing diversity and market affordability, economic development, environmental sustainability, parks and recreation, and urban design.</i></p> <p>The purpose of the overlay zoning is to preserve the character of neighborhood built form, visible from public streets. Such preservation measures have demonstrably stabilized property values, and helped conserve neighborhood environmental assets as well.</p> <p>Policy HP 4.5 - Support for Neighborhoods <i>Support neighborhood efforts to pursue both federal and Raleigh historic designations, and to make use of zoning overlay districts.</i></p> <p>The overlay zoning request is the outgrowth of extensive neighborhood discussion regarding adopting standards of built form compatibility, dovetailed with the UDO remapping of base districts in the overlay area.</p>
3.	The zoning request is consistent with the Future Land Use Map, in that it does not seek to change the respective underlying zoning designations of the historic properties, thereby maintaining existing consistencies of land use.
4.	The Urban Form Map does not indicate a Center or Corridor designation within the proposed overlay district area; however, the southern portion of the site is shown to be within one half-mile of a potential rail transit stop. Application of the proposed overlay district would not be inconsistent with the Urban Form Map.

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

1.	The subject area has been identified as possessing significant historic value, by virtue both of inclusion in the National Register of Historic Places, and subsequent study and documentation by independent researcher. A copy of the document, "Historic Research Report for the Designation of the Glenwood-Brooklyn District as a Historic Overlay District," accompanies this Application. As provided by law, the report has been reviewed by North Carolina State Historic Preservation Office, which has issued a letter stating that the district possesses local historic and architectural significance as a largely intact early twentieth-century streetcar suburb. Adopting the zoning overlay will afford a high level of protection to neighborhood historic character, through a process of design review of future changes visible from the street, while continuing to allow any changes to the back portions of properties otherwise permitted by law.
2.	The proposed overlay zoning will apply both to the specified front portions of individual parcels, and to the public right-of-way, thereby affording a level of contextual design consistency beyond other forms of zoning designation.
3.	The proposed overlay zoning will not affect land uses permitted in the respective base zoning districts.

URBAN DESIGN GUIDELINES

If the property to be rezoned is shown as a "mixed use center" or located along a Main Street or Transit Emphasis Corridor as shown on the Urban Form Map in the Comprehensive Plan, the applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan.

Not applicable. The base zoning designations are not proposed to change.

1.	All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.
2.	Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.
3.	A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.
4.	Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.
5.	New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.

6.	<i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i>
7.	<i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i>
8.	<i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i>
9.	<i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i>
10.	<i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i>
11.	<i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i>
12.	<i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users</i>
13.	<i>New public spaces should provide seating opportunities.</i>
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i>
15.	<i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i>
16.	<i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i>
17.	<i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i>
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i>
19.	<i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i>
20.	<i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i>
21.	<i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i>
22.	<i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i>
23.	<i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i>
24.	<i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i>
25.	<i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i>
26.	<i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i>

RECOMMENDATION
FOR THE
DESIGNATION OF THE
GLENWOOD-BROOKLYN
HISTORIC OVERLAY DISTRICT

Adopted by the Raleigh Historic Development Commission
February 2, 2016

THE RALEIGH HISTORIC DEVELOPMENT COMMISSION

Sarah David, Chair
Don Davis, Vice-chair
Scott Shackleton, Secretary/treasurer
Elizabeth Caliendo
Miranda Downer
Esther Hall
Jenny Harper
Laurie Jackson
Rachel Rumsey
Caleb Smith
Flora Hatley Wadelington
Kaye Webb

BACKGROUND

The City Council may designate a “historic overlay district” by zoning ordinance according to Article 5.4 and of the Unified Development Code. These procedures are enabled by North Carolina General Statutes, Chapter 160A-400.1 through 160A-400.14. The city has designated five local historic districts: Oakwood (1975), Blount Street (1976), Capitol Square (1976), Boylan Heights (1984), Moore Square (1992), and Prince Hall (2012).

In 2002 the city recognized the historic significance of the potential Glenwood-Brooklyn Historic District by recommending its listing in the National Register of Historic Places through the federal Certified Local Government program. In 2015, based on neighborhood request, City Council funded the preparation of a Historic Overlay District designation report. The report was based on the 2002 National Register nomination, with RHDC historic preservation staff appointed as the administrator of the report. The Department of City Planning was tasked with the submittal and processing of a rezoning petition for the implementation of Historic Overlay District - Streetside zoning for the district.

RECOMMENDATION

The Raleigh Historic Development Commission reviewed this report at its meeting on **February 2, 2016**. The commission makes the following recommendations to the City Council:

1. That the Glenwood-Brooklyn project area be designated as a historic overlay district according to the boundary described in the “Proposed Streetside Historic Overlay District Glenwood-Brooklyn” report and the map included in the rezoning petition.
2. That the historic development standards to be applied by the Raleigh Historic Development Commission in consideration of applications for Certificates of Appropriateness be approved as described in this report, including the Glenwood-Brooklyn Special Character Essay.

2030 COMPREHENSIVE PLAN SIGNIFICANCE

The Historic Preservation Element of the 2030 Comprehensive Plan offers guidance to sustain and promote the identity of Raleigh as a city with great historic communities. It includes recommendations to promote preservation; enhance planning, regulatory and incentive tools; and improve coordination among stakeholders who impact the preservation of Raleigh’s cultural and architectural heritage. The policies of the Historic Preservation Element advance all six vision themes that serve as the overarching goals of the 2030 Comprehensive Plan.

The following policies of the 2030 Comprehensive Plan render further support to the creation of historic overlay districts where appropriate, to help preserve the historic identity of Raleigh:

Policy HP 1.2 Cultural and Historic Resource Preservation

Identify, preserve, and protect cultural and historic resources including buildings, neighborhoods, designed and natural landscapes, cemeteries, streetscapes, view corridors, and archaeological resources.

Policy HP 2.3 Raleigh Historic Designation

Encourage and sponsor the designation of eligible historic resources for local protection.

Policy HP 2.4 Protecting Historic Neighborhoods

Protect the scale and character of the City's historic neighborhoods while still allowing compatible and context-sensitive infill development to occur.

Policy HP 4.5 Support for Neighborhoods

Support neighborhood efforts to pursue both federal and Raleigh historic designations, and to make use of zoning overlay districts.

Policy H 1.6 Housing Preservation

Encourage the preservation of existing housing units whenever feasible, especially structures of historic or architectural significance.

Policy ED 6.4 Cultural Resource Promotion

Work with local historic preservation and arts groups to identify and promote Raleigh's cultural resources.

Policy UD 1.1 Protecting Neighborhood Identity

Use Neighborhood Conservation Overlay Districts (NCOD), Historic Overlay Districts (HOD), or rezonings to retain the character of Raleigh's existing neighborhoods and strengthen the sense of visual order and stability.

Policy UD 5.5 Areas of Strong Architectural Character

Preserve the architectural continuity and design integrity of historic districts and other areas of strong architectural character. New development within such areas does not need to replicate prevailing architectural styles exactly but should be complementary in form, height, and bulk.

HISTORIC SIGNIFICANCE

The Glenwood-Brooklyn Historic Overlay District has special significance in terms of history and architecture and possesses integrity of design, setting, materials, feeling and association.

1. Architecture: The district is architecturally significant for the range of early-twentieth-century house types, methods of construction, and styles. Contributing dwellings are one story, story-and-a-half, or two stories in height. They are typically of frame construction and most retain historic weatherboard and/or wood-shingle siding. Some houses are of brick construction or have brick veneers. Roofs are typically gabled—either side-gable, gable-fronted, or triple-A—although hip roofs are also common. Brick is the most common material for foundations, chimneys, and flues.
2. Community Planning and Development: The neighborhood represents the first major documented attempt by the city's controlling interests to accommodate the rapidly growing white middle class of early 20th century Raleigh." The neighborhood was developed by the Glenwood Land Company in the early twentieth century as a street car suburb of Raleigh.

The "Historic Research Report for the Designation of the Glenwood-Brooklyn District as a Historic Overlay District" more fully describes these themes. A copy of the research report is attached.

URBAN DESIGN SIGNIFICANCE

The designation of the Glenwood-Brooklyn Historic District will put in place an important tool for achieving the goals outlined in the 2030 Comprehensive Plan. Pertinent objectives include:

1. Preserving the historic architecture and urban cultural landscapes that are significant to the city's history and development.
2. Retaining residential character in an area with significant development pressure threatening its still-affordable community.
3. Promoting infill development that respects and enhances the existing scale and density of the area.

HISTORIC DEVELOPMENT STANDARDS

The intention of a historic overlay district is “to insure insofar as possible that the exterior portion of buildings, structures and their appurtenant features located within an Historic Overlay District...shall remain in harmony with other buildings, structures and appurtenant features in the District....” Unified Development Ordinance Sec. 5.4.1.H. lists documents entitled *Design Guidelines for Raleigh Historic Districts*, *The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, and *The Secretary of the Interior’s Standards for the Treatment of Historic Properties and the Guidelines for the Treatment of Cultural Landscapes* as the development standards for Raleigh historic districts, and it is recommended that these standards be used for the Glenwood-Brooklyn Historic Overlay District - Streetside.

SPECIAL CHARACTER ESSAY

RHDC requests that should City Council approve the rezoning, it adopt the RHDC-approved Glenwood-Brooklyn Special Character Essay as an appendix to the *Design Guidelines for Raleigh Historic Districts* for the purpose of Certificate of Appropriateness (COA) review.

GLENWOOD-BROOKLYN HISTORIC OVERLAY DISTRICT BOUNDARY JUSTIFICATION

The boundaries of the Glenwood-Brooklyn Historic Overlay District encompass those areas of the historic Glenwood and Brooklyn neighborhoods that retain sufficient integrity for designation. The district includes entirety of the area in the Glenwood-Brooklyn National Register Historic District.

The district encompasses approximately eighty acres in central Raleigh, North Carolina. The district has the form of a reverse letter L, with its stem—which corresponds to the original Glenwood National Register district—roughly bounded by the Norfolk Southern rail line on the east, the western edge of Glenwood Avenue on the west, Wade Avenue on the north, and West Peace Street on the south. Extending westward from the south end of the stem is the Brooklyn neighborhood, roughly bounded by West Peace Street on the south, Saint Mary's Street on the west, the Methodist Orphanage and Fletcher Park on the north, and Glenwood Avenue on the east.



City of Raleigh *North Carolina*

November 25, 2015

Dear Glenwood-Brooklyn Neighbor,

You are invited to a meeting on Monday, December 14, from 6:30 to 7:30 p.m. at Jenkins Memorial United Methodist Church, 725 North Boylan Avenue. The purpose of the meeting will be to discuss a proposed new zoning district overlay in the Glenwood-Brooklyn neighborhood.

The proposed zoning designation is **Historic Overlay District - Streetside (HOD-S)**. The HOD-S protects neighborhood character by preserving the character-defining features of historic properties as viewed from the street. Details of the overlay can be found in Section 5.4.2. of the Raleigh Unified Development Ordinance.

Creation of the overlay would not change underlying zoning. It would provide for a design review process for making exterior changes to the front portions of a property. It would not pertain to the rear of most properties and only to a limited degree to the sides.

The rezoning process was initiated on May 19, 2015 by the Raleigh City Council, which directed City staff to provide a report on possible district designation. On November 17, the draft report was presented to the Raleigh Historic Development Commission, which unanimously voted to accept and forward it to City Council. City Council will receive the draft report on December 1, and if accepted by Council, the report will then be reviewed by the State Historic Preservation Office, which will provide its recommendation within 30 days of receipt.

A map showing the proposed HOD-S is enclosed. The area under consideration is already within the Glenwood-Brooklyn National Register Historic District. National Register designation is largely honorary and does not regulate alteration of existing structures or site redevelopment.

More information is available online about the HOD-S. You can access it from the City's web site: www.raleighnc.gov; type "Glenwood HOD-S" in the search box, and click on the link: "Glenwood-Brooklyn Potential Historic Overlay District - Streetside (HOD-S)."

We look forward to meeting with you on December 14. If you have any questions prior to the meeting, please contact:

Zoning Process:

Doug Hill, Planner II

919-996-2622

Doug.Hill@raleighnc.gov

Historic Overlay Districts:

Tania Georgiou Tully, Planner II

919-996-2674

Tania.Tully@raleighnc.gov

REPORT OF NEIGHBORHOOD MEETING

A neighborhood meeting was held on December 14, 2015 to discuss a potential change to the Raleigh Zoning Ordinance, pertaining to the Glenwood-Brooklyn neighborhood (consisting of multiple property addresses). The neighborhood meeting was held at Jenkins Memorial United Methodist Church, 501 Washington Street, Raleigh, NC 27608.

There were 33 neighbors in attendance.

The following questions were asked, and responses offered by Staff:

Q. Can this rezoning request be listed as an item under the MyRaleigh notice subscription service?

A. Yes; staff will make sure it will be added.

Q. Would chimneys be under review?

A. If chimney is located in front 50% of a house, alteration or removal would require a COA.

Q. What about corner lots?

A. HOD-S rules apply to both street sides of corner lots, and thus more of those properties would be subject to review.

Q. How do Design Guidelines play into this?

A. As in all other Historic Overlay District-General areas, the Design Guidelines would be the basis for Certificate of Appropriateness decisions. Updates are currently under consideration, especially to address archaeological resources and mid-century properties. The current Guidelines are available on the Raleigh Historic Development Commission web site (www.rhdc.org). Also guiding design review will be a detailed essay outlining the Special Character of the district, as has been prepared for each previously-designated historic overlays, and which will be added to the Appendices of the Design Guidelines

Q. How is the percentage of property subject to rules calculated when making additions? Based on existing property or proposed property?

A. The first 50% of an existing house in a HOD-S is subject to COA review. Side additions and side-yard accessory buildings would also be reviewed. Details are provided in [UDO Sec. 5.4.2](#).

Q. Does front-yard landscaping have to be approved under HOD-S rules?

A. Yes—planting choices and placement, and hardscapes (e.g., walks and walls), are subject to review...

Q. If the owner of an existing commercial property within the HOD-S requests demolition in order to replace it with a new commercial structure, how do the rules affect the future design?

A. Design in the HOD-s is reviewed for form and character. If the existing building is a contributing structure to district character, a demolition delay would likely be considered. If non-contributing, and/ or demolition were approved, redevelopment would require COA approval.

Q. How can I request an alteration to the proposed boundary of the HOD-S?

- A. That request can be brought forward at respective meetings of the Planning Commission and the City Council.

At the close of discussion, a neighborhood representative presented the results to date of a survey of neighborhood residents, which has been initiated and administered solely by the community. The survey gauged support for adoption of the HOD-S in Glenwood-Brooklyn as follows:

In Favor:	63%
Oppose:	4%
No Opinion:	5%
No Response:	28%

Neighborhood Meeting Attendance Roster

Name	Address	Email
Jim Heath	3920 Essex Bar Ln	
Peggy Zipchurch	1312 Glenwood Ave	
Adam Parker	720 St. Marys	
Steve Deaton	611 Washington	
GIANA FESMIRE	1302 FILMORE ST	
Bob Fesmire	1302 Filmore St.	
Normand Jones	610 W. PEACE STREET	
Jim Johnson	609 & 613 Hensdale St.	james.h.johnson@vcuhealth.org
Jim Ward	630 Wills Forest St	
Marycrave Potat	904 Glenwood Ave.	mpotat@bellsouth.net
Dave Haussler	614 W Peace St	dhauss2000@yahoo.com
Pankaj Panmar	614 Wills Forest Rd.	prpdiamond@yahoo.com
Annette Byrd	620 Devereux St	a.annette.byrd@gmail.com
Phil Poe	"	
ROY SABA	700 DEVEREUX ST	rjsaba@intrex.net
BOB BATURA	1312 FILMORE ST	BOBBATURA@EARTHLINK.NET



Glenwood-Brooklyn Historic Overlay District – Streetside

Neighborhood Meeting Attendance Roster

Name

Address

Email

Lavie Mitchell
Nancy T. Leysen
Billy Matlerna
Emily Kisse
Rick Baker
Lee Singleton

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Judy Ward

630 Wills Forest



HISTORIC RESEARCH REPORT
FOR THE
DESIGNATION OF THE GLENWOOD-BROOKLYN DISTRICT
AS A
HISTORIC OVERLAY DISTRICT

Prepared for the

City of Raleigh

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October 2015

Edited by City of Raleigh staff January 2016

Based on the 2001 National Register Nomination
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NARRATIVE STATEMENT OF SIGNIFICANCE

(The text is from the 2001 National Register Nomination with edits primarily due to physical changes observed in 2015.)

SUMMARY

The Glenwood-Brooklyn Historic Overlay District includes the Glenwood Historic District (listed in the National Register in 1985) which was expanded in 2001 to include most of the adjoining Brooklyn neighborhood. The areas were developed conjointly by the Glenwood Land Company in the early twentieth century as street car suburbs of Raleigh. The Glenwood-Brooklyn Historic Overlay District has special significance in terms of history and architecture and possesses integrity of design, setting, materials, feeling and association. In the words of the original National Register nomination, the "Glenwood suburb represents the first major documented attempt by the city's controlling interests to accommodate the rapidly growing white middle class of early 20th century Raleigh." The same statement applies to the Brooklyn neighborhood, which was integral with the Glenwood development. The district is architecturally significant for the range of early-twentieth-century house types, methods of construction, and styles. Although the Glenwood-Brooklyn neighborhood in its present form was conceived in 1905-07, no resources are known to survive from before 1907. On the basis of architectural significance the period of significance runs from 1907 to 1940 the approximate division point between the primarily historic styles that characterized development during the first half of the twentieth century and the styles that followed. Although the district has experienced some construction after 1940, these resources are not exceptionally significant and few in number.

COMMUNITY PLANNING AND DEVELOPMENT CONTEXT

The incorporation of the Glenwood Land Company in May 1905 marks the beginning of the Glenwood and Brooklyn neighborhoods. Limited residential development had occurred in the area for many years previous. According to tradition, the Brooklyn area was originally known as Will's Forest, which is said to have taken its name from a free black named Will who lived there in the late 1700s. In the mid-nineteenth century, John Devereux Jr. (1820-93), whose wife Margaret Lane Mordecai Devereux (1824-1910) inherited land contained in the historic district, built a house in the vicinity of the south end of the Glenwood neighborhood which he named Will's Forest. After the Civil War the Mordecai-Devereux lands were subdivided into several farms. One was owned by Devereux's daughter Ellen, who with husband John Hinsdale built a house known as Glenwood on the northwest corner of the present Glenwood Avenue and West Peace Street. Another daughter and her husband, Mary and Arthur Winslow, acquired the eastern portion of the present Brooklyn neighborhood. An 1876 deed referred to the general area as the "Wills Hill settlement," and there is other evidence of limited residential development in the district and vicinity during the late nineteenth century, including a subdivision of the Winslow property in 1887.

In May 1905 James H. Pou, Albert Murray and William J. Andrews incorporated the Glenwood Land Company for the purpose of developing the Glenwood-Brooklyn area into residential neighborhoods. Pou, according to architectural historian Charlotte V. Brown, author of the

original Glenwood nomination, "was fitted to play a substantial role in the urbanization of Raleigh." An accomplished trial lawyer, Pou was also involved with the Raleigh Electric Company and the Carolina Power & Light Company. Pou and the others' Glenwood Land Company focused first on subdividing (or re-subdividing) land in the Brooklyn neighborhood and offering lots for sale in 1905. In June 1906 the company registered a plat of the present Glenwood neighborhood, extending from West Peace Street to Wade Avenue. About the same time a street car line was extended down Glenwood Avenue, which became the development's grand concourse. New streets were laid out and given the names of United States presidents (including one contender, the 1876 popular vote winner Samuel J. Tilden).

Charlotte V. Brown, author of the Glenwood National Register nomination, writes: "Glenwood was the product of the growing town [of Raleigh], its diversifying economy, the rise of the middle class, rural in-migration, urban out-migration and changing patterns of landholding and tenancy. Glenwood [was] also the product of the energy and ideals of men whose importance, prestige, power and wealth (or access to wealth) affected the urbanization of the city and the south." James Pou and his associates appear to have marketed their development to a specific sector of the population. Blacks were excluded by deed covenants, and poor whites were effectively excluded by the costs of purchasing a lot and building a residence (the latter could cost no less than \$1,500, it was reported at the time). According to Brown, the resulting population of the Glenwood neighborhood was "blue collar and lower middle class with a smattering of the professionals from the middle and upper middle classes." City directories describe a similar population mix in the Brooklyn area, and the architecture of both areas reflects this diversity.

The Glenwood-Brooklyn area was the first of several suburban developments that launched Raleigh's western and northern expansion during the early twentieth century. Its development came at a time when Raleigh's city limits were enlarged--the first expansion in a half century--and the city's population increased by about forty percent during the first decade of the century. The Glenwood-Brooklyn area was shortly followed by the Cameron Park and Boylan Heights suburbs and by a subsequent James Pou development named Bloomsbury, begun in 1911 and accompanied by an amusement park of the same name. Charlotte V. Brown, in her article "Three Raleigh Suburbs: Glenwood, Boylan Heights, Cameron Park" (1985) cited three reasons for the development of her three topic neighborhoods. The first was a need for housing in the growing city, and, secondly, housing specifically for workers in expanding areas of government, education, and the service sector of the economy. The third factor had to do with what Brown referred to as "a heightened sense of class based on the new social and economic institutions which had begun in the years after Reconstruction." Brown pointed out that the city's population "was becoming more segregated not only along racial lines, but also along class lines." Glenwood and its sister developments met these new needs.

The enthusiasm generated by the Glenwood-Brooklyn development was expressed by Raleigh businessman Fred Olds, writing in the 1907 annual report of the Chamber of Commerce: "The northern suburb, Glenwood, has been developed remarkably. During the year 100 lots have been sold out of a total of 500, of which less than half so far have been put on the market. Contracts have been made for 26 residences ... and these are built or underway." In June 1908 the Glenwood Land Company attempted to close out its development by holding a lot auction.

According to the local press the auction met with considerable success; over a hundred lots priced between \$175 and \$600 were sold.

The Methodist church played an important part in the life of the district. In 1876 John Devereux gave land for a church and schoolhouse in the Brooklyn vicinity, and by 1881 Brooklyn Church had been constructed. The church was instrumental in the location of the Methodist Orphanage on a fifty-acre parcel adjoining the district, which was purchased in 1908 from the Glenwood Land Company. The orphans attended church and patronized stores in the Brooklyn neighborhood, and they donated memorial stained-glass windows to Jenkins Memorial United Methodist Church, the successor to Brooklyn Church.

Another important institution in the Brooklyn area was the Richard H. Lewis School. At the beginning of the twentieth century, the Brooklyn School, as it was then known, moved from West Peace Street to North Boylan Avenue and ultimately to its present location at 601 Devereux Street where it took the name of school board member Dr. Richard H. Lewis. In the 1926-27 school year 730 students were enrolled, instructed by twenty teachers.

Raleigh city directories provide information on the demographics of the district during its early decades. As Charlotte Brown observed in the original nomination, residents were drawn primarily from the middle class. Government employees, small business owners, and salesmen and saleswomen were common occupations. At least forty-eight houses were occupied by railroad employees at some point during the period 1909 to 1940. Norfolk Southern and the Seaboard Air Line were the principal railroad employers. Representative railroad occupations included conductor, car inspector, flagman, yard master, engineer, brakeman, claim adjuster, dispatcher, freight agent, car repairman, boilermaker, clerk, telegraph operator, and roundhouse foreman.

A number of engineers, machinists, and boilermakers who were not listed as railroad employees may in fact have also worked for the railroads. Mixed in with their middle- and working-class neighbors were a few individuals whose occupations--and houses--suggest higher income. Two of the largest and most sophisticated early houses in the district, 1218 and 1220 Glenwood Avenue, were occupied (respectively) by a dentist and an attorney in 1915.

In line with national trends, home construction in the district subsided during the materials shortages of the World War I period but rebounded with the economic boom of the early to mid-1920s. A slackening of demand that preceded the stock market crash of 1929 and the severe depression that followed curtailed construction, although limited home building recommenced during the somewhat improved economic picture of the late 1930s. World War II brought another hiatus but also an increase in demand. Home construction in the district was limited by at least two factors after World War II. Most lots had been developed, precluding later development except as infill. Also, population growth shifted to newer suburbs located on the urban periphery.

Charlotte Brown reports that the Glenwood neighborhood was considered to have remained "fairly stable until about 1950," followed by a gradual decline. Brown cites increased automobile traffic along the arterial routes that border the district, increased rental use of dwellings and

absentee landlordism, and the death of original inhabitants as negative factors affecting the neighborhood, and a similar decline occurred in the Brooklyn area.

Linda Harris Edmisten, (formerly of the Raleigh Historic Properties Commission, now Raleigh Historic Development Commission) described the challenges and opportunities experienced by the neighborhood in her essay "Planning and Conservation in Raleigh's Glenwood Neighborhood" (1985). Edmisten credited city planning director A. C. Hall Jr. for his efforts to preserve the neighborhood's residential character in the face of commercial development pressure, and she identified a potential unintended negative consequence of the neighborhood's listing in the National Register of Historic Places, which at the time made tax credits available only for the rehabilitation of income-producing properties and which, Edmisten feared, might have encouraged the conversion of dwellings into offices or other non-residential uses.

Glenwood-Brooklyn's downward slide reversed during the last quarter of the twentieth century. Edmisten noted a contributing factor; in the early 1980s a portion of the Methodist Home property located across Glenwood Avenue from the original district was developed as the Bishop's Park condominium complex, demonstrating that the area could be successfully marketed to Raleigh's burgeoning class of young urban professionals. The growth of the preservation ethos during the same period and renewed interest in the architectural styles of the early twentieth century fostered appreciation for the neighborhood, and the area's proximity to the downtown also contributed to its rebirth. Today the health of the Glenwood-Brooklyn area is demonstrated by its robust community life, high property values, and busy remodeling and rehabilitation activity.

ARCHITECTURAL ANALYSIS

The Glenwood-Brooklyn Historic Overlay District includes a broad range of house types and styles from the first half of the twentieth century. The district's architectural character reflects a variety of factors, among them stylistic and cultural influences, economic trends, and the income level of residents. When development commenced in 1907, vernacular and Victorian influences were still strong in the region's domestic architecture. The district's earliest houses, those built from 1907 to the mid-1910s, usually have simple symmetrical massing with rear kitchen and dining room ells, and one-room-deep center-passage and two-room plans appear to predominate. One- and two-story versions of these houses are found; examples include the one-story William S. Ford House at 719 Gaston Street and the group of matching two-story houses on the 600 block of Devereux Street (620, 622 and 624). These house forms represent the continuation of nineteenth century regional vernacular tradition. Similar houses were built in rural areas and small towns throughout North Carolina and adjoining states. And, as was typical for middle-class dwellings of the type, weather boarded frame construction was typical.

The houses noted above also illustrate the persistence of Victorian stylistic influence. In the district this influence is typically expressed by the presence of features such as decorative (nonfunctional) gables, turned and sawn millwork ornament in porches and gables, and (less frequently) decorative sheathings such as novelty or German siding and shaped wood shingles. Represented in the district is a roof type known to students of North Carolina architecture as the

triple-A roof, which features a decorative gable on the center of the forward-facing slope of the main gable roof (making three gables, hence triple "A"). The roof type is ultimately derived from mid-nineteenth-century Gothic Revival domestic architecture, and it appears in the aforementioned houses on the 600 block of Devereux Street. Common milled ornament in the district includes turned porch posts, sawn and spindlework porch post brackets, and louvered gable vents, the latter typically diamond-shaped in form but occasionally also quatrefoil (four lobed) and triangular. Mass-produced milled ornament became readily available in the late nineteenth century with the establishment of mechanized sash and blind factories.

Relatively speaking, most of the district's Victorian houses are fairly reserved in character. Elaborately ornamented houses such as appear in Raleigh's Oakwood neighborhood are not found in the Glenwood-Brooklyn Historic Overlay District. This architectural reserve probably reflects the middle-class means of the typical neighborhood resident. There are exceptions, however. Several lot owners, especially on Glenwood Avenue, built fairly substantial houses in a Victorian genre known as the Queen Anne style. Primary elements of the style found in the district include irregular massing and roof lines, turrets, and wraparound verandas. Secondary details include decorative window sash and classical allusions. Examples of Queen Anne houses include the John W. Keyes House at 800 Glenwood Avenue, which features an octagonal corner tower with a pyramidal roof; the J. Martin Fleming House at 1218 Glenwood Avenue, with its spreading gable roof, elliptical and bay windows, and a wraparound veranda supported by classical columns; and the ca. 1915 James A. Bridgers House at 800 North Boylan Avenue, which has a prominent gabled dormer with a Palladian window, a false keystone, and turned pilasters. Architectural historian and former neighborhood resident David Black notes that the district's Queen Anne houses typically exhibit Colonial Revival influence.

At the other end of the Victorian-vernacular spectrum was a working-class house type known as the shotgun, characterized by its narrow linear form, front-gable orientation, and typically one-story height. A dwelling with shotgun characteristics is the story-and-a-half William Fain House at 709 Gaston Street, built about 1909 and occupied at the time by one of the district's few African Americans.

Victorian influence appears in a few houses built as late as the early 1920s (the ca. 1922 W. Rufus Blackley House at 1300 Filmore Street is an example), but generally speaking the style was eclipsed by the Craftsman style beginning in the mid-1910s. The characteristic Craftsman house type, nationwide as well as in the district, was the bungalow, a snugly proportioned house of one or one and a half stories. Almost all Craftsman bungalows have front porches, and most of these are engaged (incorporated) under the house roof. Other common Craftsman bungalow features include large dormers that expanded upstairs living space, porch supports with wood posts (usually tapered and sometimes clustered) on brick pedestals, wood-shingle sheathing in gables and on dormers, gable brackets (usually triangular in form, sometimes appearing like purlin ends), and double-hung windows with upper sash composed of three or more vertical panes. Unlike the vernacular Victorian houses that preceded them, the district's Craftsman bungalows were not strongly influenced by regional architectural traditions. Because the type was disseminated nationwide through plan books, magazine articles, and even as kits distributed by Sears Roebuck, Aladin Homes and other mail-order firms, the same bungalow could appear anywhere. Also unlike earlier houses in the district, Craftsman bungalows usually dispensed with

rear wings by incorporating the kitchen and dining room into the house envelope. Most of the district's Craftsman bungalows were built during the late 1910s and early to mid-1920s, although some were built during the late 1930s after the worst effects of the Depression subsided.

Roughly one hundred Craftsman bungalows stand in the district, most clustered along the back streets of the Glenwood area. Two basic gable roof forms are represented: side-gable and front-gable. Side-gable roofs are typical of the earlier and more finely appointed bungalows whereas front-gable roofs appear on later and more modest examples. Although they were relatively modest in scale and proportion, several bungalows exhibit a high level of quality in their construction. One is the ca. 1917 Askew-Daugherty House at 1000 Glenwood Avenue, which is distinguished by wood-shingle siding, stone porch pillars, and window surrounds that show the influence of Japanese design. Representative of the more modest later bungalows is the ca. 1938 Euclid H. McWhorter House at 507 Tilden Street, a front-gabled one-story dwelling similar in form and scale to the shotgun houses of earlier decades.

Not all Craftsman houses were bungalows; a few two-story Craftsman houses such as the ca. 1923 Arthur B. Morgan House at 509 Cleveland Street and the ca. 1922 Louise E. Gerow House at 1120 Filmore Street were constructed. Nor were all Craftsman houses purely Craftsman in style—some were blended with another popular style of the period, the Colonial Revival. Most of the district's hybrid Craftsman/Colonial Revival houses stand on prestigious lots along Glenwood Avenue. The ca. 1923 house at 1200 Glenwood Avenue, which has a colonial brick first story capped by a shed-dormered Craftsman second story, and the conservatively detailed two-story brick Thomas E. Dowdy House at 1416 Glenwood Avenue (ca. 1924) are examples.

Next to the Craftsman style the Colonial Revival was the most popular idiom during the period between the world wars. Approximately twenty houses and one apartment house, most dating to the 1920s, show the predominant influence of the style, which is usually expressed by brick construction with contrasting white trim, symmetrical compositions, and classically-derived detail.

Two particularly well-developed examples stand on Glenwood Avenue. The story-and-a-half Roy T. Parker House, built about 1927 at 810 Glenwood Avenue, has a symmetrical three bay facade with a gabled entry stoop echoed by gabled dormers on the roof. Somewhat more grandiose is the ca. 1925 house of lawyer Alfred J. Fletcher at 909 Glenwood Avenue, which features a Doric entry porch overlooking Fletcher Park, a Palladian gable window, and louvered wood shutters with decorative piercings in upper panels. The district's Colonial Revival houses often have Craftsman interior features such as Craftsman mantels.

A sub-set of Colonial Revival houses have gambrel roofs which evoke, directly or indirectly, the Dutch architecture of the Mid-Atlantic region. The ca. 1926 James R. Kee House at 611 Wills Forest Street is a handsome gambreled Colonial Revival residence with a first-story facing of richly colored sandstone and flanking sunrooms with paneled walls. The Colonial Revival style was resurrected in the 1970s and 1980s by developer Seth Gaskill, who employed it in the remodeling of eight Victorian and Craftsman houses in the Brooklyn neighborhood."

Other period styles make cameo appearances in the district. The ca. 1923 home of lawyer James S. Fulghum at 615 Wills Forest Street represents the Tudor Revival style. Its defining features include false half-timbering in the clipped gable of a front wing, and pairs of plain wood porch posts yoked together at their tops by small arches. Simplified Tudor influence reemerged in the late 1930s with the construction of small picturesque houses known to students of North Carolina architecture as Period Cottages, illustrated by examples at 1213 Filmore Street and 519 Washington Street. The two-story stuccoed house at 1414 Glenwood Avenue, built about 1925, shows the influence of the Arts and Crafts movement.

Of interest in the context of the architectural development of the neighborhood were building contractors and carpenters who resided in the district. At least four building contractors are listed in city directories: Eugene W. Lloyd at 509 Cole Street; Julius H. Kenyon at 1201 Filmore Street; Addison M. Thompson at 706 Glenwood Avenue, and; Percy D. McLean at 510 Jefferson Street. There appears to be a connection between some of the more expressive Victorian cottages and original occupation by carpenters; for example, carpenter George H. Ruth lived at 808 Brooklyn Street, notable for its clever use of decoratively sawn weatherboards to mimic fish-scale wood shingles, and carpenter William S. Ford lived at 719 Gaston Street with its fanciful quatrefoil gable vents. In other respects both the Ruth and Ford houses are fairly conventional dwellings with triple-A gable roofs. The ca. 1915 house at 504 Adams Street, home of granite cutter Howard W. Brown, has granite porch pillars carved by Brown. No architects are known to have lived in the district before 1940.

No houses are known to be built in the district between the close of the period of significance (1940) and the end of World War II. Those built in the latter half of the 1940s tended to perpetuate pre-war styles. In the 1950s taste shifted to the Ranch house type, of which a few examples were built in the district. (The Glenwood and Brooklyn neighborhoods had essentially filled up by the late 1920s, precluding substantial later construction.) The early 1940s therefore marks a divide in the district's architectural development. The late twentieth century has seen a growing interest in the rehabilitation of historic houses, and the most recent infill construction generally respects the architectural traditions of the district. Much of the new construction has sympathetic setbacks and some are in a Neo Victorian style.

NARRATIVE DESCRIPTION

(The text is from the 2001 National Register Nomination with edits primarily due to physical changes observed in 2015.)

SUMMARY

The Glenwood-Brooklyn Historic Overlay District encompasses approximately eighty acres in central Raleigh, North Carolina. The district has the form of a reverse letter L, with its stem—which corresponds to the original Glenwood National Register district—roughly bounded by the Norfolk Southern rail line on the east, the western edge of Glenwood Avenue on the west, Wade Avenue on the north, and West Peace Street on the south. Extending westward from the south end of the stem is the Brooklyn neighborhood, roughly bounded by West Peace Street on the south, Saint Mary's Street on the west, the Methodist Orphanage and Fletcher Park on the north, and Glenwood Avenue on the east.

The district is watered by small tributaries of Pigeon House Branch, which is a tributary of the Neuse River, and most of the district area lies at elevations of between 300 and 350 feet above sea level. Street, block, and lot layouts are based on orthogonal city planning but are more irregular, with numerous streets intersecting at non-orthogonal angles. The principal circulatory path is Glenwood Avenue (also an important city thoroughfare), which has a modern landscaped median that follows the course of a street car line discontinued in 1933. Topographically, the Brooklyn neighborhood is somewhat more level and higher in elevation than the Glenwood area.

Of the 270 resources in the Glenwood-Brooklyn Historic Overlay District (excluding secondary structures and vacant lots), 237 (88%) are classified as contributing resources; that is, they were built during the period of significance (1907-1940) and they retain architectural integrity. The majority of contributing resources are residential in character, and of these, single-family dwellings predominate. Other building types represented include apartment buildings, small-scale commercial buildings, a government laboratory, a church, a school, and a firehouse.

Contributing dwellings are one story, story-and-a-half, or two stories in height. They are typically of frame construction and most retain historic weatherboard and/or wood-shingle siding. Some houses are of brick construction or have brick veneers. Roofs are typically gabled—either side-gable, gable-fronted, or triple-A—although hip roofs are also common. Brick is the most common material for foundations, chimneys, and flues.

Many houses were originally built with porches, which survive in most cases albeit sometimes in modified form. Porch posts and columns are usually of wood or combinations of wood and brick (as with many Craftsman bungalows). Beginning after World War II, deteriorated porch posts and columns were sometimes replaced with decorative metal supports in imitation of nineteenth-century cast ironwork. Windows come in a wide variety of double-hung sash arrangements; casement windows are rare. Doors sometimes have sidelights and/or transoms. Rear ells appear on some houses, primarily those dating to before 1920.

The district preserves numerous landscape features from the period of significance. Graveled service alleys provide rear access to lots on many blocks. Concrete sidewalks are standard along

most streets and are often bordered on the property side by low stone or brick retaining walls. Mature hardwood shade trees abound, and modern shrubbery, flower beds, and yard areas perpetuate historic landscaping practice. Intrusive modern features such as front-yard parking lots and wood privacy fences are rare.

INTEGRITY STATEMENT

The Glenwood-Brooklyn Historic Overlay District possesses good integrity overall and on a resource-by resource basis. The district's original street layout and the pattern of development that arose during the period of significance remain essentially unaltered. Some demolition has occurred. The block bounded by Glenwood Avenue, Devereux Street, North Boylan Avenue, and Hinsdale Street, contains the historic Richard Lewis School which was rendered noncontributing by a modern front addition; two historic houses were demolished in the 1980s or 1990s to permit a parking lot expansion behind the school. Demolition and new construction on Glenwood is clustered in the 800 and 1300 blocks. Given Glenwood Avenue's nature as an arterial road, this demolition and new construction is more noticeable than the scattered new construction and extensive rehabilitations scattered elsewhere in the district such as the 1200 block of Pierce Street and the 1300 block of Dale Street

Adjoining areas and resources retain their basic historic character: railroad tracks to the east, the landscaped grounds of the Methodist Orphanage (now Fletcher Park) to the northwest, Broughton High School to the west. West Peace Street's commercial buildings are somewhat screened from the district

As the counts in the description summary indicate, there is a high percentage of resources that retain integrity of feeling, association, workmanship, materials, setting, design, and location. The character-defining architectural features of the district's historic dwellings (the dominant resource type) are retained in most instances. Non-historic (post-1940) residential development is limited and in most cases respects historic patterns of scale and placement.

Two classes of modern alteration of historic dwellings should be noted. One is the late-twentieth century Colonial Revival remodeling of a number of houses in the Brooklyn neighborhood, which typically resulted in the loss of porches and some original detail, but which rarely affected the overall form, scale, and finish of the dwellings (hence, in general, their classification as contributing resources). More recently, the owners of one-story dwellings have expanded their living area by finishing attic spaces or by adding second stories. In some instances this has not altered the basic form or scale of the dwellings as viewed from the street, and the contributing status is retained. Where the scale and form of the house is dramatically altered by this kind of expansion, noncontributing status has been assigned.

Most new construction falls into two categories: an attempt at a replication/interpretation of historic styles, and modern styles that are sympathetic through size, scale, massing and setback. Examples of the former include 802 and 804 Glenwood which are neo Victorian. Examples of the latter are 1304 and 1306 Glenwood and 508 Jefferson which do not mimic historical styles but are sympathetic to surrounding construction in size, massing, scale, and setback and include interpretations of bays and porches, features found within the district.

INVENTORY

(The text is from the 2001 National Register Nomination with edits primarily due to physical changes observed in 2015.)

The inventory descriptions are based on the 2001 text with 2015 updates as observed. Most building dates are derived from city directories (the year a given address first appears in the directory) and from other sources used during the preparation of the Glenwood-Brooklyn National Register nomination. Because first-appearance address dates may differ by a year or two from the date of construction, most dates are assumed to be approximate and are therefore preceded by "ca.", for "circa". When architectural evidence suggests a resource is considerably younger or older than a first-appearance address date, an approximate date is assigned on the basis of the architecture. Multiple dates give the date of original construction followed by dates of major alterations or additions. Historic house names are usually derived from the original occupant, as determined by city directories. Occasionally, when two original occupants are listed, a hyphenated name is assigned, and a similar naming approach is taken when an original occupant and long-term later occupant are known.

The district is proposed to be a Historic Overlay District-Streetside (HOD-S). Design review in HOD-S is only in those areas visible from the street as defined in city code. Because of this, rear features (such as decks and porches) and structures in rear yards were not inventoried. Unless noted otherwise, rear features and accessory buildings noted in 2001 were not documented as part of the 2015 survey update. They are assumed to be intact, but the written descriptions are not included in this report.

(Photos are available for viewing online [here](#))

Status – Street Address – Name – Date

N. 500 Adams Street. House. ca. 1953.

One-story frame Minimal Traditional house with novelty weatherboard siding and an asphalt shingled gable roof. The front porch has square wood posts. Other features include a cinder block foundation, an interior brick flue, a side entry stoop on brackets, 6/6 windows, and a front picture window.

C. 502 Adams Street. James F. Busbee House. ca. 1922.

One-story frame Craftsman bungalow with weatherboard siding and an asphalt-shingled hip roof. A gabled extension engages the front porch, which has tapered wood posts on massive tapered brick pedestals. Other features include a brick foundation and interior chimney, gable brackets, exposed rafter ends, and 6/6 windows. Between 2001 and 2015 a large two-story camel back addition was constructed. The setback and style are sympathetic and the house remains contributing. Busbee was a railroad car inspector.

C. 504 Adams Street. Howard W. Brown House. ca. 1915.

Two-story frame house with synthetic siding and an asphalt-shingled gable roof with diamond shaped gable vents. The Craftsman one-story front porch has tapered granite pillars on brick pedestals. Other features include a brick foundation and interior chimney with arched cap, and

1/1 windows. Between 2001 and 2015 a one-story rear ell was replaced with a two-story side gabled mass that echoes the original. The addition is unobtrusive and the house continues to contribute to the district. Brown, who was a granite cutter at the Cooper Monument Co., carved the porch pillars.

C. 505 Adams Street. Jesse H. Wyatt House. ca. 1918.

Two-story frame house with novelty weatherboard siding and an asphalt-shingled hip roof with a gabled ventilation dormer. Other features include a replacement cinder block foundation and new 1/1 windows. 505 Adams is similar in form to 507 and 509 Adams. Between 2001 and 2015 metal porch supports have been replaced with tapered wooden posts on masonry clad piers and a matchstick rail has been added to the one-story porch. One of the two transomed entries to two apartments has been framed in and converted to a window. Wyatt, the occupant in 1918, was a salesman with Thomas H. Briggs & Sons (see 507 Adams). For much of the 1920s and 1930s the house was occupied by watchman Joseph C. Walker.

C. 507 Adams Street. Milton B. Holmes House. ca. 1918.

Two-story frame house with novelty weatherboard siding and an asphalt-shingled gable-front roof. The one-story front porch has paneled square wood columns. Other features include a replacement cinder block foundation, an interior brick chimney, an entry with transom, and 6/1 windows. 507 Adams is similar in form to 505 and 509 Adams. Holmes, the occupant in 1918, was an electrician. For much of the 1920s and 1930s the house was occupied by Jesse H. Wyatt, a salesman with Thomas H. Briggs & Sons (see 505 Adams).

C. 509 Adams Street. John L. Gray House. ca. 1918.

Two-story frame house with novelty weatherboard siding and an asphalt-shingled hip roof with a decorative front gable with a square louvered wood vent. The one-story front porch has classical wood columns. Other features include a replacement cinder block foundation, an interior side parged chimney, an entry with transom, and 6/1 windows. 509 Adams is similar in form to 505 and 507 Adams. Gray, the occupant in 1918, was a railroad flagman. For much of the 1920s and 1930s the house was occupied by policeman Luther C. Thompson.

C. 511 Adams Street. James White House. ca. 1922.

One-story frame Craftsman bungalow with weatherboard siding and a wood-shingled hip roof. A gabled extension engages the front porch, which has tapered and paneled wood posts on brick pedestals and a peaked span. Other features include a brick foundation and exterior side chimney and interior flue, gable brackets, and 6/1 windows. White was a claims adjuster with Norfolk Southern Railroad.

C. 601 Adams Street. Nichols-Copley House. ca. 1918.

Story-and-a-half frame Craftsman bungalow with novelty weatherboard siding and an asphalt shingled gable roof with shed dormers on the front and back, the front one with a small balcony. The engaged front porch has wood supports. Other features include a brick foundation and exterior side chimney, diamond-shaped louvered gable vents, and 3/1 windows. Railroad flagman Ira S. Nichols and railroad yard conductor Atlas Copley were both listed as occupants of this house in 1918.

C. 603 Adams Street. William X. Coley House. ca. 1922.

Story-and-a-half frame Craftsman bungalow with weatherboard siding on the first story, wood shingle siding on the upper story, and an asphalt-shingled gable roof with a shed dormer. The engaged front porch has tapered wood posts. Other features include an exterior gable-end brick chimney with a battered stack, gable brackets, and 1/1 windows with decorative upper sash. A side bay window noted in 2001 could not be seen due to foliage. Coley, a circulation manager with the News & Observer Publishing Co., was listed as the occupant of this house from 1923 through 1939.

N. 604 Adams Street. Alice R. Allen House. ca. 1947, ca. 2005

Since 2001 the house has been converted to a two-story house with a one-story hipped roof section with a hipped gable on the facade, and a gable-roofed, two-story rear section. The three bay front porch remains but the house does not resemble the resource that contributed to the district in 2001 thus is deemed non-contributing.

C. 605 Adams Street. Derril J. Forrest House. ca. 1922.

Two-story frame house with weatherboard siding and an asphalt-shingled hip roof. The one-story front porch has wood posts and a modern balcony serving a modern second-story entry. Other features include a brick foundation, interior chimney, ventilation cupola, and modern 1/1 windows. Forrest was a salesman. For much of the 1920s and 1930s the house was occupied by policeman Murphy H. Harris.

C. 607 Adams Street. Building. ca. 1924.

One-story frame building with vinyl siding and an asphalt-shingled front-gable roof. Other features include a gabled entry stoop on brackets, a foundation of brick piers with cinder block infill, a back deck, 6/1 windows, and a front picture window. City directories suggest this small building may have been built about 1924 as the Puryear Grocery & Transfer, C. C. Puryear proprietor. If so, it appears to have been remodeled as a dwelling in later years.

C. 702-04 N. Boylan Avenue. House. ca. 1937.

One-story frame Craftsman duplex with vinyl siding and an asphalt-shingled hip roof with a hip dormer. Other features include a front porch on wood posts with replacement railing, a brick foundation and interior flues, enclosed rafter ends, and 6/1 windows. 706-08 N. Boylan, located next door, was originally similar to this house in form and detail.

C. 706-08 N. Boylan Avenue. House. ca. 1937; ca. 1980.

One-story frame duplex with vinyl siding and an asphalt-shingled hip roof remodeled in the Colonial Revival style about 1980. Other features include a brick foundation and interior flue, a stoop with wooden railing, wood-barred foundation vents, double rear screened porches, historic 6/1 windows, and modern 9/9 windows. The house was originally similar in form and detail to 702-04 N. Boylan, located next door.

C. 717 N. Boylan Avenue. Alexander D. Bradley House. ca. 1924; ca. 1980.

Story-and-a-half frame remodeled Craftsman bungalow, with fiber cement siding and an asphalt-shingled gable roof with a large front shed dormer. The engaged front porch has square wood posts, wooden railing, and split entry stairs constructed in ca. 2007. Other features include a

brick foundation and exterior gable-end chimney, wood-barred foundation vents, a gable-end bay window, and new 6/1 windows. A rear ell was added ca. 2007. Bradley, listed as the occupant in 1924, was a sheet metal worker. Police detective Herbert L. Peebles occupied the house in the 1930s.

C. 719 N. Boylan Avenue. Jewell and Nellie Burch House. ca. 1924; ca. 1980.

One-story frame Craftsman bungalow remodeled in the Colonial Revival style about 1980, with weatherboard siding and an asphalt-shingled hip roof. The engaged front porch has stout wood posts with sawn brackets and a Chinese Chippendale railing. Other features include a brick foundation and exterior side and interior chimneys, wood-barred foundation vents, and 6/1 windows. Jewell R. Burch, a widow, and Miss Nellie E. Burch, a nurse, were listed as occupants in 1924.

C. 725 N. Boylan Avenue. Jenkins Memorial United Methodist Church. 1916; ca. 1950.

Brick church with Gothic Revival and Romanesque Revival stylistic influence, corner entry towers, a nave form, and a brick-faced cinder block side addition of ca. 1950 for classrooms and offices. The exterior is distinguished by mostly round-arched stained-glass windows and louvered belfry openings with double, triple, and quadruple courses in the arches. Concrete is used for buttress weatherings, window sills, and copings. The taller north corner tower has a circular window and belfry. Other exterior features include a slate-shingled gable roof with parapet ends, corbelled cornices, a marble inscription plaque, and a side handicap ramp.

The Brooklyn neighborhood Methodist congregation grew out of an 1875 prayer meeting held at the future site of the neighborhood. Land for the church and a school was given in 1876 and by 1881 a church building had been erected. The present building is named for a later pastor, the Rev. John Wesley Jenkins, who worked to establish the Methodist Orphanage north of the Brooklyn neighborhood. A frame church with Victorian ornament and corner towers was built in 1906-07 at the present site; it burned in 1914 and was replaced by the present brick building in 1916. The children and workers at the orphanage attended Jenkins Memorial, which now serves its original Methodist congregation and an Episcopalian congregation.

C. 800 N. Boylan Avenue. James A. Bridgers House. ca. 1915.

One-story frame Queen Anne house with weatherboard siding and an asphalt-shingled hip roof with a gabled dormer featuring a Palladian window with turned pilasters and false keystone in the surround. The front porch has classical wood columns. Other features include a foundation of brick piers with cinder block infill, interior brick chimneys, a modern replacement metal roof ventilator closely modeled on the original, an entry with transom, and 1/1 windows. Bridgers was a plasterer. Norfolk Southern train dispatcher Asa H. Seawell occupied the house in the 1920s.

C. 802 N. Boylan Avenue. James A. Whitaker House. ca. 1909.

One-story frame Victorian house with weatherboard siding and an asphalt-shingled triple-A roof with a peaked window in the front gable. The front porch has colonnettes on brick pedestals and a sawn balustrade salvaged from another house. Other features include a foundation of brick piers with cinder block infill, and cornice returns. Whitaker was an "inspector". Henry Glenn occupied the house in the 1930s.

N. 804 N. Boylan Avenue. John T. Renn House. ca. 1909, ca. 2005.

Since 2001 this house has been massively re-built. It is now a story-and-a-half with the gable roof having been raised. A small central gable remains but contains a window and is flanked by shed-roofed wall dormers. Porch posts are square posts with pilasters and no rail and the central entrance is flanked by sets of four light French doors. The house no longer retains enough of its historic appearance to contribute to the district. Renn was a machinist.

C. 806 N. Boylan Avenue. Jefferson D. Wiggins House. ca. 1911; ca. 1980.

One-story frame Victorian house with weatherboard and fiber cement siding and an asphalt-shingled front/side gable roof. The house was remodeled in the Colonial Revival style about 1980. A brick stoop with a Chinese Chippendale railing replaced the original front porch but has been subsequently replaced with a shed roofed porch with square posts and pilasters. Other features include a brick foundation and interior chimneys, louvered wood foundation vents, rectangular gable vents, cornice returns, and modern 4/4 windows. Wiggins was a machinist.

C. 914 N. Boylan Avenue. Thaddeus H. Pleasants House. ca. 1909.

One-story frame Victorian house with asbestos-shingle siding and an asphalt-shingled triple-A roof with a diamond-shaped louvered wood vent in the front gable. The porch has wood posts. Other features include a foundation of brick piers with brick infill, and 1/1 windows. Pleasants was a watchman. In the 1920s the house was occupied by Charles Maddox, Corresponding Secretary with the Baptist State Convention Board of Missions.

C. 918 N. Boylan Avenue. Angeline Williamson House. ca. 1911.

Two-story frame Victorian house with vinyl siding and an asphalt-shingled triple-A roof with octagonal louvered wood vents in the gables. The one-story front porch has turned posts. Other features include a foundation of brick piers with cinder block infill, a one-story rear wing, an entry with transom, and new 6/6 windows.

C. 922 N. Boylan Avenue. Robert A. Williams House. ca. 1911.

One-story frame Victorian house with weatherboard siding and a standing seam metal gable roof. The front porch has modern classical wood columns. Other features include a brick foundation and 6/6 windows. Williams, a foreman, occupied the house through 1940.

C. 926 N. Boylan Avenue. Alonzo C. Bashford House. ca. 1909.

Two-story frame Victorian house with weatherboard siding on the first story, wood shingle siding on the second story, and an asphalt-shingled gable roof. The one-story front porch mixes old and modern turned posts and has a recently installed balustrade that incorporates an arched motif. Other features include a brick foundation and exterior gable-end chimney, a one-story rear wing, an entry with transom and 4/4 windows (the front ones with paneled shutters). Bashford was a carpenter with Bashford Plumbing & Heating.

C. 930 N. Boylan Avenue. William J. Andrews House. ca. 1909; ca. 1980.

Two-story frame Victorian house with aluminum siding and an asphalt-shingled gable roof with louvered diamond-shaped vents in the gables. The house was remodeled in the Colonial Revival style about 1980 including tapered wood porch posts. Other features include a brick foundation with barred wooden vents, a modillion-like cornice, and modern 6/1 windows. A one-story rear

wing noted in 2001 has since been expanded to two stories. Andrews was a harness maker at the time he first appears as an occupant in 1911. In later years he was employed as a railroad engineer.

C. 932 N. Boylan Avenue. J. Cleveland Edwards House. ca. 1917.

One-story frame Craftsman bungalow with weatherboard siding and an asphalt-shingled gable roof with a shed dormer. The engaged front porch has stout modern wood supports and a decorative railing. Other features include a brick foundation and interior chimneys, diamond shaped louvered wood vents and wood-shingle sheathing in the gables, and 6/1 windows. Edwards was a railroad conductor. Printer Charles C. Vestal was the occupant during the 1920s and 1930s.

C. 934 N. Boylan Avenue. Eupha O. Brogden House. ca. 1924.

One-story frame Craftsman bungalow with weatherboard siding and a shingle-pattern pressed metal front-gable roof. The front porch has tapered wood posts on brick pedestals. Other features include a brick foundation and interior flues, and 9/9 windows. Brogden was the manager of a car rental business termed the "Self-Drive-It System" in the 1924 city directory.

N. 802 Brooklyn Street. House. 1994.

One-story frame Neo-Victorian house with fiber cement siding and a metal-sheathed gable roof. The front porch has wood posts with Stick-style-like brackets and a diamond-shaped louvered vent in the gable. Other features include a brick-faced foundation and exterior gable-end chimney, a screened back porch, and 6/9 windows.

C. 806 Brooklyn Street. Thomas T. Bradshaw House. ca. 1909.

One-story frame with vinyl siding and an asphalt-shingled front-gable roof. Other features include a front porch with tapered wooden posts, a brick foundation and interior flue, a shed-roofed side wing, and 6/6 windows. Bradshaw, a carpenter, occupied the house through 1923. Painter Walter S. Coley was a later occupant.

C. 808 Brooklyn Street. George H. Ruth House. ca. 1909.

One-story frame Victorian house with weatherboard siding and a composite shingle, triple-A gable roof. The front porch has historic turned posts with modern lower sections. Other features include a foundation of brick piers with cinder block infill, brick interior chimney and flue, decorative weatherboards in the front gable with fish-scale cut lower edges to simulate wood shingles, a diamond-shaped louvered vent in the front gable, triangular louvered vents in the side gables, a back deck, and modern 1/1 windows. Ruth was a carpenter.

809 Brooklyn Street–Vacant Lot

N. 810 Brooklyn Street. May McGee House. ca. 1949.

One-story frame house with vinyl siding and an asphalt-shingled front-gable roof. Other features include a front porch on wood posts, a cinder block foundation, an interior brick flue, and 6/6 windows. Merchant Alexander Nordan built this house for his daughter, May McGee, in 1948 or 1949.

C. 812 Brooklyn Street. Kate Burton House. 1909.

One-story frame house with an asphalt-shingled gable roof. A front gable with rectangular window extends to engage a porch with stout wood posts. Other features include a foundation of brick, piers with cinder block infill, and 2/1 windows. Kate Burton was listed as an African American laundress and domestic servant in 1909.

814 Brooklyn Street–Vacant Lot

C. 816 Brooklyn Street. Rufus Smith House. 1909.

One-story frame Victorian house with vinyl siding and an asphalt-shingled triple-A gable roof. Other features include a front porch on wood posts, a parged foundation, modern octagonal louvered gable vents, and 6/6 windows with paneled shutters. Rufus Smith was listed as an African American laborer in 1909.

C. 817 Brooklyn Street. J. F. Petross House. ca. 1925; ca. 1990.

Story-and-a-half frame Craftsman bungalow with weatherboard siding and an asphalt-shingled gable roof with a shed dormer on the front. The engaged front porch has tapered wood posts on wood pedestals. Other features include a brick foundation and interior flue, a side bay window, a back porch, gable brackets, 2/1 and 2/2 windows, and a modern arched upper-story window facing St. Mary's Street. J. F. Petross, who operated the Glenwood Grocery at 719 Devereux Street, later sold both this house and his store to Alexander Nordan.

C. 501 Cleveland Street. Charles H. Wiggins House. ca. 1909.

Story-and-a-half frame Craftsman bungalow with wood shingle siding and an asphalt-shingled gable roof with a large gabled dormer with a recess containing three decorative casement windows. The engaged front porch has rectangular-section stuccoed pillars with an arched frieze. The unusual Craftsman windows have upper sash bordered with small square panes reminiscent of a popular Queen Anne arrangement. Other features include a brick foundation and interior chimney, a weatherboard wainscot on the exterior, and an entry with sidelights. Wiggins was an agent for the Standard Oil Co. From 1930 to 1935 the house was occupied by the Rev. Frederick W. Keene, pastor at the Ironside Primitive Baptist Church. From 1935 to 1940 the occupant was Montague Holder, a salesman with the Holland Furnace Co.

C. 502 Cleveland Street. Joseph Dodds House. ca. 1911.

Two-story frame Foursquare-form house with Masonite or fiber cement siding and an asphalt-shingled hip roof with a gabled ventilation dormer. The one-story front porch has modern wood posts and no railing. Other features include a brick foundation and interior chimney and 1/1 windows. Dodds was a musician.

C. 503 Cleveland Street. Seraphina M. Ray House. ca. 1911.

One-story frame Victorian house with weatherboard siding and an asphalt-shingled hip roof with a decorative front gable containing a covered diamond-shaped vent. The front porch has wood posts. Other features include a parged foundation and an interior brick chimney, and 2/2 windows. Ray, a widow, was succeeded as occupant in the 1930s by Samuel J. Morris of the law firm Gatling, Morris & Parker.

C. 504 Cleveland Street. Duncan L. Johnson House. ca. 1917.

Two-story Craftsman house with weatherboard siding on the first story, wood shingle siding on the second story, and an asphalt-shingled front-gable roof with exposed rafter ends and a diamond-shaped vent. The engaged one-story front porch has tapered brick pillars. Other features include a brick foundation, a one-story rear wing with deck, a transom over the entry, and 6/6 windows. Johnson was a railroad yard master. In the 1930s engineer Robert C. Davis occupied the house.

C. 505 Cleveland Street. J. Frank West House. ca. 1917.

One-story frame Craftsman bungalow with wood shingle siding and an asphalt-shingled hip roof with a gabled dormer. The wraparound porch has tapered brick pillars. Other features include interior and exterior brick chimneys, a cantilevered side-elevation bay window on brackets, a four-light transom over the entry, and windows with unusual upper sash. West was a salesman.

C. 506 Cleveland Street. Edgar M. Weddle House. ca. 1915.

One-story frame Victorian house with weatherboard siding and an asphalt-shingled gable roof. The front porch has ornate modern metal supports. Other features include a brick foundation and interior chimney, a transom over the entry, and 6/6 windows.

C. 507 Cleveland Street. C. Randolph Church House. ca. 1917.

Two-story frame Craftsman Foursquare-form house with weatherboard siding on the first story, wood shingle siding on the second story, and a metal-shingle hip roof with a hipped dormer with paired 6/1 windows. The one-story front porch has tapered wood posts on brick pedestals. Other features include a brick foundation and side chimney, a one-story bay window under the porch, and 1/1 windows. Church was secretary of the Raleigh Grain & Milling Co.

C. 508 Cleveland Street. Yow-Corley House. ca. 1918.

Two-story Craftsman house with novelty weatherboard siding on the first story, wood shingle siding on the second story, and an asphalt-shingled front-gable roof with a diamond-shaped vent. The engaged one-story front porch has tapered wood posts on brick pedestals. Other features include a brick interior chimney and 6/6 windows. Occupants of the house in 1918 were Thomas S. Yow, a railroad conductor, and actor Clarence A. Corley.

C. 509 Cleveland Street. Arthur B. Morgan House. ca. 1923.

Two-story frame Craftsman Foursquare-form house with weatherboard siding on the first story, wood shingle siding on the second story, and an asphalt-shingled front-gable roof with brackets. The one-story front porch has tapered wood posts on brick pedestals and wood shingles and brackets in its gable. Other features include a brick foundation and exterior side chimney, an entry with Craftsman multi-pane sidelights and door, and 2/1 and 4/1 windows singly and grouped in twos and threes. Morgan, who occupied the house through 1940, was an agent with the Travelers Insurance Co.

C. 510 Cleveland Street. Baker-Davenport House. ca. 1917.

Two-story frame Craftsman house with weatherboard siding on the first story, wood shingle siding on the second story, and an asphalt-shingled front-gable roof with a quatrefoil (four-lobed) vent in the front gable. The one-story front porch has wood shingles in its gable and tapered

stone pillars. Other features include a brick foundation, a parged interior chimney, and 6/6 windows. Occupants of the house in 1917 were engineer Joseph H. Baker and railroad conductor Benjamin T. Davenport. Engineer A. Hunter Morgan occupied the house in the 1930s.

C. 511 Cleveland Street. Wade H. Mosby House. ca. 1911.

Two-story frame Queen Anne house with asbestos-shingle siding and an asphalt-shingled hip roof with gabled extensions with lunette windows in the gables. The one-story wraparound porch has classical wood columns and a decorative gable aligned with the entry. Other features include a brick foundation and interior chimney, a one-light transom over the entry and an elliptical window next to it, and 1/1 windows. Mosby was a traveling salesman.

C. 513 Cleveland Street. Alphonso E. Burden House. ca. 1928.

Two-story frame Craftsman house with stretcher-bond brick veneer and an asphalt-shingled hip roof with a gabled ventilation dormer. The one-story front porch has brick pillars. Other features include modern exterior wood and metal fire escape stairs, and 1/1 windows singly and in groups of two. The house has been made into four apartments. Burden, a railroad conductor, lived in the house through 1940. The house may have been built by the owners of 906 Glenwood, which adjoins this property.

C. 514 Cleveland Street. Clarence H. McDonald House. ca. 1917.

Two-story frame Craftsman Foursquare-form house with weatherboard siding on the first story, wood shingle siding on the second story, and an asphalt-shingled hip roof with a gabled dormer. The one-story front porch has tapered and paneled wood posts on brick pedestals, and wood shingles and brackets in the gable. Other features include a brick foundation and exterior side chimney, 6/1 windows, and a triple front window. McDonald is listed in the city directories as a "superintendent". In the 1930s the house was occupied by John R. Montgomery, a serviceman with the Raleigh Tractor & Equipment Co.

C. 516 Cleveland Street. Joseph H. Baker House. ca. 1918.

Two-story brick (stretcher bond) house with Colonial Revival affinities and an asphalt-shingled hip roof interrupted on the front by a small decorative gable with a circular window. The one-story front porch is supported on thick paneled square-section wood columns. Other features include, segmental-arched window openings with 6/6 windows, and an entry with multi-pane sidelights and transom. Baker was an engineer. During the 1930s the house was occupied by Thomas W. Adams, a linotype operator with capital Printing Co.

N. 518 Cleveland Street. House. ca. 1918 ca. 2005.

Two-story, Neo-Craftsman frame house with weatherboard siding on the first floor and shingle on the second. It has a composite shingle hipped roof with a shed or shallow hipped dormer. It has double leaf doors with a six light transom flanked by paired sash windows with decorative upper sashes. The hipped roof porch is supported by tapered posts on wooden bases. While it is conceivable that some portion of the house surveyed in 2001 remains, it has been wholly incorporated. Powell, a railroad conductor, was the occupant in 1919. In the early 1930s insurance agent Walter N. Perry lived in the house

C. 520 Cleveland Street. House. ca. 1917.

One-story frame Craftsman bungalow with wood shingle siding and an asphalt-shingled gable roof. The engaged front porch has round wooden columns. Other features include a brick foundation and interior flue, a gabled front wing, a one-light transom over the entry, and 12/1 windows in decorative groupings.

C. 522 Cleveland Street. Frank J. Thurston House. ca. 1918.

Story-and-a-half frame Craftsman bungalow with stuccoed exterior and an asphalt-shingled gable roof with a wood-shingle siding gabled dormer with flared sides and a round-arched window. The engaged front porch has segmental-arched openings, extends beyond the house on the west end, and is partly screened. Other features include interior brick chimneys, an entry with multi-pane sidelights, a side bay window, and 1/1 windows. Thurston, a plasterer, lived in the house through 1935. According to former resident David Black, several window casings were marked "Thurston job" (by their manufacturer or retailer).

C. 402 Cole Street. Edgar Bazemore House. 1920s

One-story stretcher-bond brick Craftsman bungalow with an asphalt-shingled front-gable roof. The porch has modern square-section wood pillars. Other features include a brick foundation and exterior side chimney, and 6/1 windows. Bazemore was a clerk with Carolina Power & Light. House has a daylight basement with exterior doors on the northeast elevation

C. 404-06 Cole Street. James M. Williams House. ca. 1929.

Two-story stretcher-bond brick Craftsman duplex with an asphalt-shingled hip roof with a gabled dormer that has exposed rafter tails. The dual one-story entry porches have square-section brick pillars and matchboard gable sheathing. Other features include a brick foundation and exterior side chimneys, and modern 1/1 windows. Williams was an accountant with A. M. Pullen & Co.

N. 500 Cole Street. Walter F. Lewis House. ca. 1926; ca. 1970.

Two-story frame house with aluminum siding and an asphalt-shingled hip roof. Other features include a brick foundation and exterior side chimney, and sliding aluminum windows. The modern siding and windows have so altered the appearance of the house to render it noncontributing. The house has been made into two apartments. Lewis was a salesman with the Lewis Sporting Goods Co.

C. 501 Cole Street. Paul Hatley House. ca. 1925.

One-story frame Craftsman house with an asphalt-shingled hip roof. The engaged front porch has square posts. Other features include a brick foundation and interior chimney, and double-hung windows with decorative upper sash. Hatley was a cashier with the firm of R. A. Hunter.

C. 502 Cole Street. Henry Mallory House. 1920s.

Two-story frame Craftsman Foursquare-form house with aluminum siding and an asphalt shingled hip roof with a hipped dormer. The one-story front porch has paneled wood posts on brick pedestals. Other features include a brick foundation, an entry with decorative sidelights and transom, and double-hung windows with decorative upper sash. Mallory was a railroad brakeman.

C. 503 Cole Street. Joseph W. Mooneyham House. ca. 1922.

One-story frame Craftsman house with vinyl siding and an asphalt-shingled hip roof. The projecting hipped roof porch has square-section brick pillars and metal supports. Other features include a brick foundation and interior chimney, a rear addition, two entries (one apparently later), and 6/1 windows. Mooneyham was an auto mechanic. From 1925 to 1927 the house was occupied by Katie Bryan, a clerk with the state Auto License Department.

N. 505 Cole Street. Richard E. Wysor House. ca. 1922, ca. 2010

One-story frame Craftsman house with fiber cement siding, asphalt-shingled gable roof, and faux stone foundation. Since 2001 the house has been expanded, windows replaced, a window has been added in the gable, and knee braces have been added. The porch has been expanded to extend to the east and square posts and matchstick railing have been added. The house no longer contributes to the district. Wysor was a captain in the U.S. Army.

C. 506 Cole Street. James E. Niven House. ca. 1925.

One-story frame Craftsman bungalow with novelty weatherboard siding and an asphalt-shingled hip roof with a hipped ventilation dormer. The engaged front porch has wood posts. Other features include a brick foundation and exterior side chimney, a rear wing, and double-hung windows with decorative upper sash. Niven was a foreman.

C. 507 Cole Street. Henry M. Goodwin House. ca. 1922.

One-story frame Craftsman bungalow with weatherboard siding and an asphalt-shingled front gable roof with a square vent in the gable. The engaged front porch has square-section brick pillars. Other features include a brick foundation and interior and exterior chimneys, a side porte cochere, gable brackets, and 1/1 windows. A stone retaining wall extends along the sidewalk. Goodwin was an engineer.

N. 508 Cole Street. Frederick H. McIntyre House. ca. 1925, ca. 2010

One-story stretcher-bond brick Craftsman bungalow with an asphalt-shingled gable-front roof. The front porch, with square-section brick pillars, extends to form a porte cochere. Other features include a brick exterior side chimney, and double-hung windows with decorative upper sash. At some point between 2001 and 2015, the roof pitch was changed and large frame shed dormers were added to the east and west elevations making this in essence a two-story house and altering it to the extent it no longer contributes. McIntyre was a Norfolk Southern train dispatcher.

N. 509 Cole Street. Eugene W. Lloyd House. ca. 1922; ca. 1990.

Two-story (originally story-and-a-half) frame Craftsman bungalow with wood shingle siding and an asphalt-shingled hip roof with a modern clerestory-like second level. The front entry porch has square-section brick pillars. Other features include a brick foundation and 1/1 windows. Lloyd was a building contractor. Later in the 1920s the occupant was Roscoe E. Harris, a bond broker.

C. 510 Cole Street. Alvis M. Thomas House. ca. 1925.

Story-and-a-half frame Craftsman bungalow with weatherboard siding and an asphalt-shingled gable roof with a gabled dormer with wood-shingle siding. The engaged front porch has square

section brick pillars. Other features include a brick foundation and exterior side chimney, gable brackets, a side bay window, and 4/1 windows. Thomas was an engineer.

C. 511 Cole Street. Frank T. Sumner House. ca. 1925.

One-story frame Craftsman bungalow with weatherboard siding and an asphalt-shingled gable roof. The engaged front porch has stout tapered wood supports on brick pedestals and an extension on metal supports. Other features include a brick foundation and interior chimney, a side porte cochere on square-section brick pillars, and 6/1 windows. Sumner was a road foreman.

C. 512 Cole Street. J. Bruce Straughan House. ca. 1923.

Story-and-a-half frame Craftsman bungalow with weatherboard siding and an asphalt-shingled clipped gable roof with modern hipped dormers. The front porch is under a clipped gable extension of the house roof and has square-section brick pillars, and modern lattice. An addition to the west has an additional, set back, single leaf entrance on the facade. Other features include a brick foundation and exterior side chimney, gable brackets, and double-hung windows with decorative upper sash. Straughan was the proprietor of the Bland Hotel Barber Shop.

C. 513 Cole Street. J. Norman Harris House. 1920s.

One-story frame Victorian house with novelty vinyl siding and an asphalt-shingled gable roof with two secondary gables--one decorative, one over a front wing--with diamond-shaped louvered wood vents. The front porch has wood columns. Other features include a parge interior chimney, an entry with blocked transom, and modern 6/6 windows. Harris was a railroad car inspector.

514 Cole Street--Vacant Lot

C. 515 Cole Street. Oliver G. Sumner House. ca. 1926.

Story-and-a-half frame Craftsman bungalow with weatherboard siding and an asphalt-shingled gable roof with a gabled dormer. The front porch has exposed rafters and modern wood posts. Other features include a brick foundation and exterior side chimney, and concrete patio, and 3/1 windows. Sumner was an engineer.

N. 516 Cole Street. House. 1920s; ca. 2000.

Two-story frame Neo-Craftsman house with concrete/wood-fiber siding and an asphalt-shingled front-gable roof. The house incorporates the one-story front part of a historic Craftsman bungalow as a front wing. This section has wood shingle siding, a porch with wood-shingled square-section pillars on concrete pedestals, a concrete foundation and front steps, and chamfered gable brackets. The modern section has a cinder block foundation, gable brackets, and 1/1 windows. David T. Moore, a traveling representative for the News & Observer newspaper, and Harry Mallory, a railroad brakeman, were occupants of the original section of this house in the 1920s.

C. 517 Cole Street. George W. Pike House. ca. 1925.

Two-story frame Craftsman/Colonial Revival house with weatherboard siding and an asphalt shingled hip roof. The one-story, one bay entry porch has wood classical columns. Other features include a brick foundation and exterior side chimney, an enclosed one-story sun porch/room and 4/1 windows. Pike was parts manager for the Taylor Buick Co.

N. 1301 Dale Street. William H. Alford House. ca. 1923. ca. 2010

Since 2001 the house has been extensively remodeled. It is a one-story house with an asphalt-shingled hip roof and 2 wings. The house is clad in stained wooden horizontal sheathing. All doors and windows have been replaced and some resized or eliminated. The porch rail is a stained wooden wall of horizontal boards. The house no longer contributes to the district. Alford was a salesman with J. M. Edwards & Co.

C. 1305 Dale Street. H. Lee Gupton House. ca. 1937.

One-story frame Craftsman bungalow with weatherboard siding and an asphalt-shingled front gable roof. The porch has wood posts. Other features include a brick foundation and chimney exposed rafter ends, and 6/6 windows. Gupton was a salesman with the S. A. Braxton Music Co.

N. 1311 Dale Street. House. 2015

This house is under construction in summer 2015. It is a frame, two-story, Neo-Victorian house. It has two front gabled masses with verge boards connected by a hyphen which is slightly set back. A one-story, shed roofed porch across the facade has a central cross gable that aligns with the setback hyphen. The house is clad with fiber-cement shingles on the facade and wood-textured fiber-cement on the other elevations.

N. 1313 Dale Street. House. 2015

In 2015 this house was under construction with concrete footings.

C. 1315 Dale Street. James W. Moore House. ca. 1923.

One-story frame Craftsman bungalow with weatherboard covered with synthetic siding and an asphalt-shingled front gable roof. The front porch has tapered wood posts on parged pedestals with concrete caps. Other features include a parged foundation, an interior brick flue, exposed rafter ends, gable brackets, and 1/1 windows, some with decorative upper sash. Moore was a branch manager with the Acacia Mutual Life Association.

C. 1317 Dale Street. Milton D. Muse House. ca. 1926.

One-story frame Craftsman bungalow with weatherboard siding and an asphalt-shingled front gable roof. The gabled front porch has tapered paneled wood posts on brick pedestals with concrete caps. Other features include a brick foundation and interior flue, exposed rafter ends, gable brackets, and 4/1 windows.

N. 1319 Dale Street. Apartments. Late 20th c.

Four-unit apartment building consisting of two two-story frame buildings linked by a common exterior stair. The buildings have weatherboard siding, front-gable roofs, cinder block foundations, and 6/6 windows.

N. 1321 Dale Street. Commie O. Ray House. ca. 1945.

One-story frame house with weatherboard siding and an asphalt-shingled gable roof. The front entry porch has slender classical wood columns. Other features include a parged foundation, an interior brick chimney, and 1/1 windows. Ray was a mechanic with Thurston Motor Lines

C. 500 Devereux Street. Emmett L. Gulley House. ca. 1911.

One-story frame Victorian house with aluminum siding and an asphalt-shingled hip roof. The front porch has paneled tapered square-section wood supports and a slatted balustrade. Other features include a brick foundation and a parged brick interior chimney, a gabled front wing, a side porch (which appears to have been enclosed), a three-light transom over the entry, and 2/2 windows. Gulley was the Secretary of Davis O. Sunderland, a wholesale lumber dealer. From 1923 to 1940 the house was occupied by Frank R. Kuhn, a Norfolk Southern railroad engineer.

C. 501 Devereux Street. John R. White House. ca. 1911.

One-story frame Victorian house with weatherboard siding and an asphalt-shingled hip roof with a gabled front dormer. The front porch has tapered wood posts on brick pedestals and extends as a porte cochere on the west end. Other features include a parged foundation and brick interior chimneys, a transom over the entry, and 2/2 windows. White was a boilermaker. From 1923 to 1935 the house was occupied by John R. Piker, a foreman with the Raleigh Coca Cola Bottling Co.

C. 502 Devereux Street. John F. Davis House. ca. 1911.

One-story frame Victorian house with weatherboard siding and an asphalt-shingled hip roof with a remodeled gabled dormer. The front porch has turned posts with sawn brackets. Other features include a brick foundation and interior chimneys, an entry flanked by windows and surmounted by a transom, and 2/2 windows. Davis was a bookbinder.

C. 503 Devereux Street. Edward L. Fesperman House. ca. 1911; 2000.

Story-and-a-half frame Victorian house with weatherboard siding and an asphalt-shingled hip roof with modern gabled dormers. The front porch has tapered wood posts on brick pedestals and fish scale shingles in its gabled ends. Other features include a brick foundation and interior chimneys with rebuilt tops, an entry with transom and sidelights, and 2/2 windows. Fesperman was a linotype operator.

C. 504 Devereux Street. Russell P. Snell House. ca. 1921.

One-story frame Craftsman house with weatherboard siding and a standing seam metal gable roof with a shed dormer. The front porch has thick paired square-section wood supports on brick pedestals. Other features include a brick foundation and exterior gable-end chimney, gable brackets and exposed rafter ends, and 6/1 windows. The house is very similar in form and detail to 506 Devereux. In 1922, the first year he appears as an occupant of this house, Snell was a bookkeeper with Darnell & Thomas Co., dealers in pianos, victrolas, and sheet music. In later years Snell worked as an insurance agent.

C. 505 Devereux Street. Ralph C. Hood House. ca. 1921.

Story-and-a-half frame Craftsman bungalow with vinyl siding and an asphalt-shingled gable roof with a gabled dormer on the facade. The engaged one-story front porch has tapered wood posts on brick pedestals. Other features include a brick foundation and interior flues, gable brackets, and 1/1 windows. Hood was a carpenter Carl Ashworth, a Norfolk Southern flagman, lived here in the 1930s.

C. 506 Devereux Street. Edward A. King House. ca. 1921.

One-story frame Craftsman house with vinyl siding and an asphalt-shingled gable roof with a shed dormer. The front porch has thick paired square-section wood supports on brick pedestals. Other features include a brick foundation and exterior gable-end chimney, and 1/1 windows. The house is very similar in form and detail to 504 Devereux. King was a railroad freight agent.

C. 507 Devereux Street. William A. Johnson House. ca. 1911.

Two-story frame Victorian house with vinyl siding and an asphalt-shingled gable roof with a decorative front gable. The one-story front porch has tapered wood posts. Other features include interior brick chimneys on the back wall of the house, a one-story hip-roofed ell with an exterior end brick chimney, an entry with Craftsman sidelights and transom, reworked peaked vents in the gables, and 2/2 windows. Johnson, a carpenter, lived here through 1940.

C. 510 Devereux Street. DeWitt L. DeLamater House. ca. 1922.

Two-story frame Craftsman house with weatherboard siding and an asphalt-shingled hip roof with a hipped dormer. A two-tier porch with clustered wood posts is recessed into the front west corner. Other features include a brick foundation (mostly parged) and exterior side chimney, two-story side wings, and 6/1 windows, some in groups of two. DeLamater was a traveling salesman. In the 1930s the house was occupied by Robert L. Bridger.

N. 511 Devereux Street. House. 2015

This is a two-story, frame Neo-Craftsman house under construction in summer 2015. The primary mass is side gabled with a pedimented cross gabled front wing to the west that projects lightly on the second floor and to a full bay on the first providing the terminus to an inset porch. The porch has a shed roof with a cross gable aligning with the principal entrance. The porch has tapered columns on brick piers. East of the core of the building is a one-story side gabled garage wing with a shingled cross gable on the facade and vehicular doors on the alley. 6/6 windows appear not to be true divided lights.

N. 513 Devereux Street. House. 2015

This is a two-story, frame Neo-Victorian house under construction in summer 2015. The complex roof has a projecting two-story gabled wing at the west. The upper floor on the wing is shingles and is slightly cantilevered with brackets below. The wing is the terminus for a wrap porch with classical columns and a matchstick railing. The opposite end of the porch wraps to the west elevation and dies into a second projecting hipped roof mass. The house has 2/2 windows.

N. 601 Devereux Street. Richard Lewis School. 1914; 1917; 1940; 1950s.

Two-story brick Classical Revival school with 1950s International Style addition to front (east) elevation. The original section features decorative brickwork in the cornice and forming panels on blank end walls, with engaged two-tier corner circulation porches, mid-20th-c. sash in historic window openings, a flat roof, and a basement level. The 1950s front addition has a stretcher bond brick veneer, rows of aluminum-framed windows, concrete bands at the first- and second story ceiling levels, and a one-story glass-ended hyphen that connects to the original building. On the rear (west) elevation of the original section is a utilitarian one-story brick auditorium

added in 1940. A parking lot and playground extend behind the school to N. Boylan Ave. A library was created in the school in 1928.

C. 602 Devereux Street. Paul D. Allen House. ca. 1909.

One-story frame Victorian house with weatherboard siding and an asphalt-shingled triple-A roof with diamond-shaped louvered wood vents in the gables. The front porch has wood posts with molded caps. Other features include a brick foundation and interior chimneys, cornice returns, and 2/2 windows. Allen, a machinist lived here through 1939.

N. 610 Devereux Street. House. ca. 1953.

One-story stretcher-bond brick-veneer Ranch house with an asphalt-shingled front/side gable roof with weatherboard siding in the gables. Other features include a brick foundation and interior flue, a front patio under a pergola, and 6/1 windows.

C. 620 Devereux Street. Chester A. Sallinger House. ca. 1915.

Two-story frame Victorian house with weatherboard siding and a slate-shingled triple-A roof with kite-shaped louvered wood vents in the gables. The one-story front porch has turned posts and slate roofing. Other exterior features include a brick foundation and interior rear chimneys, cornice returns, a one-story ell, and an entry with transom and door with glass panel. 620 Devereux is similar in form to 622 and 624 Devereux. Sallinger was a railroad conductor. Salesman Robert S. King occupied the house in the late 1930s.

C. 622 Devereux Street. James S. Fulghum House (first). ca. 1915.

Two-story frame Victorian house with weatherboard siding and a slate-shingled triple-A roof with kite-shaped louvered wood vents in the gables. The one-story front porch has turned posts, spindle brackets, and slate roofing. Other exterior features include a brick foundation (mostly parged), cornice returns, an entry with sidelights and transom, and modern 1/1 windows. 622 Devereux is similar in form to 620 and 624 Devereux. Fulghum was a bookkeeper with T. B. Crowder & Son, wholesale/retail grocers. He later lived at 615 Wills Forest. Emmett V. Hunnicutt, a roundhouse foreman with the Seaboard Air Line, occupied the house in the late 1930s.

C. 624 Devereux Street Frank D. Castlebury House. ca. 1911.

Two-story frame Victorian house with weatherboard siding and a slate-shingled triple-A roof with diamond-shaped louvered wood vents in the gables. The one-story front porch has turned posts, sawn brackets and slate roofing. Other exterior features include a cornice returns, a one-story rear wing and ell, and an entry with a transom. 624 Devereux is similar in form to 620 and 622 Devereux. Castlebury was a dentist. An occupant of the house in the 1920s was Charles E. Meeler, a special agent with Norfolk Southern.

C. 700 Devereux Street. Charles F. Vaden House. ca. 1909; ca. 1980.

Two-story frame house with weatherboard and fiber cement siding and an asphalt -shingled hip roof with a hipped dormer. A stair-hall side window with a stained-glass border suggests the house was originally Queen Anne in style, but most original stylistic features, including the front porch, were erased during a ca. 1980 Colonial Revival remodeling. The house has a two-story cross gabled rear addition and a one-story hipped rear ell. Other features include a brick

foundation (mostly parged) and exterior side flue, and an entry with a transom and blocked sidelights. A modern plank fence with Colonial Revival finials surrounds the yard. Vaden was an engineer. The occupant during the 1930s was Maggie Powell.

N. 708 Devereux Street. Walter N. Richards House. ca. 1911.

Story-and-a-half frame Craftsman bungalow with weatherboard siding on the first story and wood shingle siding on the second story, and an asphalt-shingled gable roof with three gabled dormers on the facade. The engaged front porch has been enclosed with framing and aluminum siding for living space and an entry recess with arched span created. Other features include a brick exterior gable-end chimney and exterior side stairs. Richards, an engineer, occupied the house through 1926. James G. Upchurch, county Superintendent of Building and Grounds, lived there in the 1930s.

C. 709 Devereux Street. Leonard A. Aycock House. ca. 1913

One-story frame Victorian house with weatherboard siding and an asphalt-shingled triple-A roof with diamond-shaped louvered wood vents in the gables. The front porch has modern turned posts. Other features include a foundation of brick piers with cinder block infill, cornice returns, a rear addition and 2/2 windows. Aycock, the occupant through 1939, was a railroad inspector early in his residency. In later years he was employed as the night superintendent at the Odd Fellow Building.

C. 710 Devereux Street. Richard F. Taylor House. ca. 1911.

One-story frame Victorian house with vinyl siding and an asphalt-shingled front/side gable roof with octagonal vents in the gables. The front porch has square posts. Other features include a brick foundation and interior chimneys (parged), cornice returns, and 4/4 windows. Taylor was the pastor of Jenkins Memorial United Methodist Church in 1911. John W. Potter succeeded Taylor as the home's occupant and as pastor. Presumably the house served the church as a parsonage.

C. 713 Devereux Street. William Brunner House. ca. 1911.

One-story frame Victorian house with vinyl siding and an asphalt-shingled triple-A roof with diamond-shaped louvered wood vents in the gables. The front porch has modern turned posts. Other features include a foundation of brick piers with brick infill, a brick interior chimney, a long ell addition, and 2/2 windows. Brunner was a blacksmith. N. H. Hodges, a railroad car inspector, lived here in the 1920s and 1930s.

C. 715 Devereux Street. Walter D. Butts House. ca. 1911.

One-story frame Victorian house with an asphalt-shingled triple-A roof with diamond-shaped louvered wood vents in the gables. The front porch has turned posts with spindle brackets. A rear addition has a pent roof side entrance. Other features include a foundation of brick piers with brick infill, a parged interior flue, and 2/2 windows. Butts was an agent with Durham Life. He is listed as the occupant until 1932, after which his widow lived in the house.

C. 716 Devereux Street. Daniel S. Grady House. ca. 1911.

Story-and-a-half frame Craftsman bungalow with weatherboard siding and a standing seam metal gable roof with a shed dormer with three 4 light windows. The engaged front porch has

tapered wood posts on brick pedestals. Other features include a brick foundation and interior flue, exposed rafter ends, and 4/4 windows. Grady was a carpenter. Policeman T. Gordon Taylor lived here in the 1930s. The Craftsman characteristics may indicate an early remodeling.

N. 719 Devereux Street. Glenwood Grocery. ca. 1915; 2000.

Two-story frame store with concrete/wood-fiber siding and a metal-sheathed front gable roof. A cut-away corner entry was recreated in a 2000 rehabilitation. Other features include a cinder block foundation, modern gable brackets, and modern 4/4 windows with transoms over those on the first story. J. F. Peatross was the proprietor of the store in 1918. In the mid-20th century the store belonged to Alexander Nordan. According to his daughter, Linda Champion, Nordan used the front of the first floor as his store and the space above for storage. The back (south end) of the first and second floors were used as a dwelling. The store featured a meat section, well-stocked penny candy counter, and bicycle-riding delivery boys. The upper floor once contained the Glenwood Council Jr..

C. 1100 Filmore Street. Joel C. Thompson House. ca. 1923.

One-story frame Craftsman bungalow with weatherboard siding and an asphalt -shingled front gable roof. The front porch has clustered wood posts on brick pedestals and is sheltered under a side roof with gable brackets and a small rectangular louvered vent as in the main house roof. Other features include a brick foundation and exterior side chimney, a gabled side bay with triple window, a gabled side bay with double window, and mostly 8/1 windows. Thompson was a postal clerk.

N. 1103-1113 Filmore Street. Apartments. ca. 1970.

Two-story townhouses with L-shaped form, an asphalt-shingled gable roof, and sliding aluminum windows. The front first stories, and gable-end walls have stretcher-bond brick veneers; the front second stories have plywood siding. There is a stepped parapet wall in the midsection of the Filmore facing units. One wing of townhouses face Washington Street.

C. 1104 Filmore Street. William J. Hudson House. ca. 1923.

One-story frame Craftsman bungalow with weatherboard siding and an asphalt -shingled front gable roof. The partly engaged porch has short tapered and paneled wood posts on brick pedestals. The weatherboards have narrow reveals. Other features include a brick foundation and exterior side chimney, gable brackets, rectangular louvered vents in the house and porch gables, exposed rafter ends, small gabled wings and a shed addition to the rear, a concrete front walk, and 8/1 windows in groups of twos and threes. Hudson was a clerk. This house has been identified by the Raleigh Historic Development Commission as a kit home.

C. 1106 Filmore Street. Gaither B. Garner House. ca. 1922.

Story-and-a-half frame Craftsman bungalow with weatherboard siding and an asphalt-shingled hip roof with multiple hipped dormers. The engaged front porch has short tapered and paneled wood posts on brick pedestals. Other features include a brick foundation and central interior chimney with a corbelled cap, exposed rafter ends, gabled bays on both sides, and 1/1 double hung windows singly and in groups of twos and threes. Garner was an electrician with the Raleigh Electric Service Co.

N. 1112 Filmore Street. House. ca. 1950.

Story-and-a-half frame Colonial Revival house with an apparently original stretcher-bond brick veneer and an asphalt-shingled gable roof with a gabled dormer. The engaged front porch has metal balustrade and square posts. Other features include a brick foundation and exterior gable-end chimney, front picture window, 4/4 windows (6/6 in the dormer), and a rear wing.

C. 1117 Filmore Street. Allen T. Fishel House. ca. 1922.

One-story frame Craftsman bungalow with weatherboard siding and an asphalt-shingled front-gable roof. The front porch has tapered wood posts on brick pedestals. Other features include a brick foundation and exterior side chimney, gable brackets, exposed rafter ends, a side bay window, casement windows in the front gable, 6/1 windows, and a stone retaining wall along the sidewalk. Fishel was a salesman with the Jesse French Piano Co. In the late 1920s and early 1930s the house was occupied by Fannie Poole, a widow, and W. Loomis Poole, a draftsman with the state Highway Commission.

C. 1120 Filmore Street. Louise E. Gerow House. ca. 1922.

Two-story frame Craftsman duplex with weatherboard siding on the first story, wood-shingle sheathing on the second, and an asphalt-shingled gable roof. The one-story wraparound porch has clustered slender wood posts linked by tie members on brick pedestals. Other features include a brick foundation and interior chimney, a secondary porch detailed like the other that shelters an entry at 515 Adams Street, and double-hung windows with Chinese-inspired decorative upper sash.

C. 1201 Filmore Street. Julius H. Kenyon House. ca. 1922.

Story-and-a-half frame Craftsman house cross-shaped in plan. It has novelty weatherboard siding and an asphalt-shingled gable roof with shed dormers on all sides. The engaged wraparound porch has brick pillars. Other features include a front entry with sidelights and transom, 6/1 windows, and a brick and cinder block retaining wall along the sidewalk. Kenyon, a contractor, lived here through 1935.

C. 1202 Filmore Street. Nichols-Vaughan House. ca. 1924.

Story-and-a-half frame house with Craftsman and Dutch Colonial Revival attributes, weatherboard siding, and an asphalt-shingled gambrel roof with large shed dormers. The one-story front porch, which wraps partly around the Adams Street elevation, has brick pillars. Other features include wood-shingle sheathing and brackets in the gambrel ends, exposed rafter ends, an entry with sidelights, and 6/1 windows. Nichols was a railroad flagman in 1924. Vaughan was a grader.

C. 1203 Filmore Street. Ira S. Nichols House. ca. 1917.

One-story frame Victorian house with aluminum siding and an asphalt-shingled hip-and-gable roof. The wraparound porch has turned posts and a dentil cornice. Other features include a brick foundation and interior chimneys, cornice returns, diamond-shaped louvered vents in the gables, and 2/2 windows. Nichols was a barber in 1917. He later lived across the street at 1202 Filmore.

C. 1204 Filmore Street. Clarence V. Holland House. ca. 1923.

One-story frame Craftsman bungalow with novelty vinyl siding and an asphalt-shingled gable roof. The front porch has tapered paneled wood posts on brick pedestals with rock-faced stone caps. Other features include a brick foundation and exterior side chimney, a gable-end bay window, gable brackets, 9/1 windows, and a stone retaining wall along the sidewalk and driveway. Holland was a salesman at the Bragg Hardware Co. The occupant in the early 1930s was J. Ralph Knight, superintendent of the steel shop at William T. Harding Industries.

C. 1205 Filmore Street. Sedberry-Knight House. ca. 1927

Two-story frame Foursquare-form house has an asphalt-shingled pyramidal roof with exposed rafter tails. The one-story wraparound porch has tapered wood posts on brick pedestals with rock-faced stone caps. Other features include a brick foundation and exterior side chimney and rear flue, 3/1 windows. Sedberry, who lived in the house through 1940, was a machinist. Knight, who later lived across the street at 1204 Filmore, was a foreman with the Raleigh Iron Works in 1927.

C. 1206 Filmore Street. David G. Allen House. ca. 1923.

One-story frame Craftsman bungalow with weatherboard siding and an asphalt-shingled front gable roof. The front porch has paneled wood posts on brick pedestals with rock-faced stone caps. Other features include a brick foundation and exterior side chimney, gable brackets, exposed rafter ends, louvered rectangular brackets in the gables of the house and porch, 4/1 windows, and a stone retaining wall along the sidewalk. Allen, a bricklayer, lived here through 1940.

N. 1207 Filmore Street. Apartments. ca. 1980.

Two-story frame Colonial Revival apartment house (four apartments) with an asphalt-shingled gable roof. The front first story has brick veneer; the rest has t-111 siding. Other features include a jettied second-story and 6/6 windows.

C. 1208 Filmore Street. Samuel Bell House. ca. 1923.

One-story frame Craftsman bungalow with novelty weatherboard siding and an asphalt-shingled front jerkinhead roof. The front porch has tapered wood posts on brick pedestals. Other features include a brick foundation and exterior side chimney, wood-shingle sheathing and brackets in the gables, exposed rafter ends, a four-light transom over the front entry, and 6/1 windows. Bell was a salesman with Armour & Co.

N. 1209 Filmore Street. Apartments. ca. 1990.

Two-story frame apartment building with brick veneer and an asphalt-shingled gable roof, beaded composition siding on front and rear additions, and treated lumber decks and stairs.

C. 1210 Filmore Street. Julius H. Kenyon House. ca. 1911.

One-story frame Craftsman bungalow with weatherboard siding and an asphalt-shingled gable roof. The front porch has tapered wood posts on brick pedestals and a peaked louvered vent in the gable. Other features include a brick foundation and interior chimneys, gable brackets, exposed rafter ends, and 2/2 windows. Kenyon was a carpenter in 1911; he later lived at 1201 Filmore. Jewell R. Burch lived here in the late 1930s.

C. 1212 Filmore Street. John V. Dickens House. ca. 1923.

Story-and-a-half frame Craftsman bungalow with weatherboard siding and an asphalt-shingled gable roof with a large gabled dormer. The front porch has brick pillars. Other features include an interior brick chimney, gable brackets, a triple dining room window, and 6/1 windows. Dickens, an engineer, lived here through 1940.

C. 1213 Filmore Street. Walter L. Horton House (third). ca. 1937.

Story-and-a-half frame Period Cottage with weatherboard siding and an asphalt-shingled gable roof with a gabled front wing. The front porch has wood posts (some clustered) and arched spans. Other features include a brick foundation and exterior gable-end chimney, cornice returns and a round-arched window in the front gable, 6/6 windows, and stone and concrete-block retaining walls along the sidewalk and driveway. Horton was the director of the state Department of Revenue Addressograph Division in 1937. In the 1920s Horton lived at 501 Jefferson and 1408 Glenwood.

C. 1218 Filmore Street. Paul J. Taylor House. ca. 1922.

Story-and-a-half frame Craftsman bungalow with weatherboard siding and an asphalt-shingled gable roof with a shed dormer. The engaged front porch has brick pavers and tapered wood posts on brick pedestals. Other features include a brick foundation and interior chimney, gable brackets, an entry with sidelights, and 2/2 windows. Taylor, a boilermaker, lived here through 1940.

C. 1220 Filmore Street. James T. Wiggins House. ca. 1917.

Story-and-a-half frame Craftsman bungalow with weatherboard siding and an asphalt-shingled gable roof with a shed dormer with wood-shingled walls. The engaged front porch has tapered paneled wood posts on stone pedestals. Other features include a stone foundation, an interior parged chimney, and decorative windows. Wiggins was a pipefitter. Edwin J. Kuettner, a machinist, lived here in the 1930s.

N. 1222 Filmore Street. House. ca. 2010.

Conceivably the foundation of the one-story frame house (ca. 1960) with stretcher-bond brick veneer, an asphalt-shingled front-gable roof, a screened front porch under a gable roof, a gabled stoop with metal supports, an interior brick chimney, and jalousie windows noted in 2001 could be used in the current house but that is likely the limit. This modernist house/rehab constructed between 2001 and 2015 has a front gabled brick veneered section with a triangular extension of the gable forming an entry porch with a single metal pole sheltering a single leaf glass door at the south side. The rear of the house is two stories with an irregular shed roof. The lower level is clad largely in brick and the upper level with metal panels and horizontal single light windows. A rear addition is clad in stained wood sheathing and provides access to a second story deck.

C. 1300 Filmore Street. W. Rufus Blackley House. ca. 1922.

One-story frame Victorian house with weatherboard siding and an asphalt-shingled pyramidal roof with a shed dormer. The wraparound porch has turned posts. Other features include an interior brick chimney and 2/2 windows. Blackley, who was roundhouse foreman for the Seaboard Air Line, earlier lived at 1302 Filmore. Machinist Arno B. Goetze lived here in the 1930s.

C. 1301 Filmore Street. L. Preston Brooks House. ca. 1915.

One-story frame Victorian house with novelty weatherboard siding and a gable roof with modern metal roofing. The front porch has turned posts with sawn/spindle brackets. Other features include a foundation of brick piers with cinder block infill, an interior brick chimney with a corbelled cap, dual original gabled rear wings, cornice returns and diamond-shaped louvered vents in all gables, a rear deck, and 3/1 windows. Brooks, a carpenter, lived here through 1940.

C. 1302 Filmore Street. W. Rufus Blackley House. ca. 1918.

One-story frame Craftsman bungalow with novelty weatherboard siding and an asphalt-shingled front-gable roof. The gable roofed front porch has tapered wood posts on brick pedestals. Other features include a brick foundation and exterior side chimney, gable brackets, exposed rafter ends, and 1/1 windows with a 6/1 snap in muntin pattern. Blackley was roundhouse foreman for the Seaboard Air Line. He later lived at 1300 Filmore.

C. 1303 Filmore Street. Lemuel P. Brooks House. ca. 1918; 1990s.

Story-and-a-half frame Craftsman bungalow with novelty weatherboard siding and an asphalt shingled front-gable roof. The front porch has tapered wood posts. Other features include a brick foundation and interior flue, a two-story rear addition made in the 1990s, gable brackets, and 3/1 windows. Brooks was a carpenter. The occupant in the late 1930s was Roy B. Smith, a store manager with the J. M. Darden Co.

C. 1305 Filmore Street. Andrew J. Etheridge House. ca. 1921.

One-story frame house with weatherboard siding and an asphalt-shingled pyramidal roof with a hipped ventilation dormer, a front porch with wood posts, and a brick foundation. Etheridge worked in "car repair" (possibly railroad cars). In 1918 Etheridge lived next door at 1307 Filmore.

C. 1306 Filmore Street. Rodger H. Gupton House. ca. 1922.

One-story frame Craftsman bungalow with weatherboard siding and an asphalt-shingled front gable roof. The front porch has tapered wood posts on brick pedestals. Other features include a brick foundation and exterior side chimney, wood shingle siding and brackets in the gables, a 6-light hinged sash window in the front gable, and 6/1 windows. Gupton, an engineer, lived here through 1940.

C. 1307 Filmore Street. Etheridge-Faucette House. ca. 1918.

One-story frame house with novelty weatherboard siding, an asphalt-shingled gable roof, a front porch with wood posts, a brick foundation and interior flue, an exterior side brick chimney on a rear wing, a basement apartment, and 6/6 windows. Etheridge, a carpenter, lived here in 1918; by 1921 he had moved next door to 1305 Filmore. Another carpenter, Cornelius D. Faucette, lived here in the 1930s.

N. 1308 Filmore Street. Herbert D. Waldrup House. ca. 1918, ca 2010

In 2001 this was a one-story frame Victorian house with weatherboard siding and an asphalt-shingled triple-A roof described as having a front porch with turned posts; other features included a brick foundation and exterior side flue on the ell, cornice returns and octagonal louvered vents in the gables, a modern side porch, and 2/2 windows. Waldrup was a clerk. In

1930 postal clerk Harvey D. Waldrup lived here. Currently it is a full two-story I house with central cross gable. The porch posts have been replaced with squared posts. 2/2 windows have been replaced with 1/1s. It no longer contributes to the district

C. 1310 Filmore Street. Joseph E. Hess House. ca. 1928.

One-story frame Craftsman bungalow with vinyl siding and an asphalt-shingled front-gable roof. The front porch has classical wood columns. Other features include a brick foundation and exterior side chimney, gable brackets, and 6/1 windows, some in pairs. Hess was Secretary Treasurer of the Consolidated Plumbing & Heating Co. In the late 1930s the house was occupied by George B. Harper, a boilermaker with Norfolk Southern.

C. 1312 Filmore Street. Joseph M. Jenrette House. ca. 1923.

One-story frame Craftsman bungalow with novelty weatherboard siding and an asphalt-shingled front-gable roof. The front porch has tapered wood posts on brick pedestals. Other features include a brick foundation and exterior side chimney, gable brackets, wood shingles in the facade gable, exposed rafter ends, and 1/1 windows singly and in pairs. Jenrette was district manager for the Pacific Mutual Life Insurance Co.

N. 1315 Filmore Street. Hayes Barton Apartments. 1968.

Two-story brick veneer apartment building of approximately ten units with an asphalt-shingled gable roof, a two-tier metal porch along the south elevation, paired 8/8 windows, and a parking area along the street. The siting of the building is sympathetic to the volumetric rhythm of the street and provides an attractive yard area for the renters.

C. 1328 Filmore Street. House. ca. 1935.

One-story stretcher-bond brick Colonial Revival house with an asphalt-shingled gable roof with eyebrow dormers. Other features include a front stoop with barrel-vaulted ceiling on brick pillars, an exterior gable-end brick chimney, and paired front windows. In summer 2015 a side addition or porch was under construction.

C. 709 Gaston Street. William Fain House. ca. 1909.

Story-and-a-half frame house with vinyl siding and an asphalt-shingled clipped gable roof. The front porch has modern wood posts and Colonial Revival railing. Other features include a brick foundation and interior flue and modern 1/1 windows. Fain, listed as an African American with the occupation of laborer, lived here through 1925. The house has characteristics of a house type known as the shotgun such as its linear form and one-room width.

C. 711 Gaston Street. John F. Swisher House. ca. 1924.

One-story frame Craftsman bungalow with weatherboard siding and a metal-sheathed front-gable roof. The front porch has tapered wood posts on brick pedestals. Other features include a brick foundation and interior flue, gable brackets, and 4/1 windows. Swisher was a fireman. Later occupants included Adolphus H. Williams, proprietor of the capital Shoe Store, and Edgar G. Upchurch, a meat cutter.

C. 713 Gaston Street. Nathan I. Perry House. ca. 1926.

Story-and-a-half frame Craftsman bungalow with asbestos-shingle siding and an asphalt-shingled gable roof with a gabled dormer. The engaged front porch has tapered wood posts on

brick pedestals. Other features include a foundation of brick piers with cinder block infill, brick interior flues, gable brackets, and 1/1 windows.. Perry was a mechanic with Staudt's Bakery. From 1935 to 1950 the house was occupied by mail carrier James D. Balance.

C. 715 Gaston Street. Iredell M. Willetts House. ca. 1923.

Story-and-a-half frame Craftsman bungalow with weatherboard siding and an asphalt-shingled gable roof with a gabled dormer. The engaged front porch has decorative wood posts linked by lattice panels on brick pedestals. Other features include a brick foundation and exterior gable-end chimney, gable brackets, and double-hung windows with decorative upper sash. Willetts, a boilermaker and later a fireman, lived here through 1930, after which his widow occupied the house through 1940. From 1945 to 1950 the house was lived in by policeman Nathan E. Canady.

N. 717 Gaston Street. House. ca. 1955.

One-story frame Minimal Traditional house with aluminum siding and an asphalt-shingled gable roof. The porch has metal supports that may be original. Other features include a brick foundation and interior flue, board-and-batten-pattern metal sheathing in the front gable, and 6/6 windows.

C. 719 Gaston Street. William S. Ford House. ca. 1909.

One-story frame Victorian house with an asphalt-shingled triple-A roof with quatrefoil louvered wood vents in the gables. The front porch has Craftsman wood posts on brick pedestals. Other features include a foundation of brick piers with brick infill, cornice returns, an entry with a four-panel door and two-light transom, and 6/6 windows. Ford was a carpenter. Later occupants included J. W. and John D. Collier, both city employees, and John D.'s widow Florrie.

C. 720-22 Gaston Street. Building. ca. 1936.

Two-story store of six-course American-bond brick construction on the first story and asbestos sided frame construction on the second story. The flat roof is reached by a third-story bulkhead. Other features include a cut-away corner entry, large first-story display windows, and 6/6 second-story windows. The Byrd Roofing Co. occupied the building in 1942.

C. 721 Gaston Street. Beddingfield House. ca. 1909.

One-story frame Victorian house with asbestos-shingle siding and an asphalt-shingled gable roof with a shed dormer. The porch has tapered posts on brick pedestals. Other features include a brick foundation and exterior gable-end chimney, and 6/6 windows. Walter and William Beddingfield, both boilermakers, lived here through 1928. The occupant during the 1930s was Carpenter S. Lester Atkinson.

C. 723 Gaston Street. William A. Straughan House. ca. 1909.

One-story frame Victorian house with weatherboard siding and a slate-shingled hip-and-gable roof with metal crestings and a quatrefoil louvered wood vent in the front gable. The porch has turned posts and balusters and a paneled ceiling. Other features include a foundation of brick piers with brick infill, two interior brick chimneys with corbelled and hound's-tooth caps, an entry with transom, 1/1 windows and a stone wall. Straughan, a candymaker, lived here through 1928, followed by boilermaker W. Alex Straughan in the 1930s.

C. 724 Gaston Street. House.

One-story frame Victorian duplex with vinyl siding and an asphalt -shingled hip-and-gable roof with a diamond-shaped louvered wood vent in the front gable. The dual front porches have turned posts. Other features include a brick foundation and interior flues, 6/6 windows, and a stone wall along the street. In summer 2015 this house was in the process of being rehabilitated.

C. 726 Gaston Street. W. H. Renn House. ca. 1913.

One-story frame Victorian house with vinyl siding and an asphalt-shingled hip-and-gable roof with wood-shingle sheathing and a diamond-shaped louvered wood vent in the front gable. The front porch has turned posts with spindle brackets. Other features include a brick foundation and exterior side flue, a parged interior chimney, and 2/2 windows. Renn was a machinist.

N. 727 Gaston Street. Apartments. ca. 1980.

Two-story building of stretcher-bond brick veneer with an asphalt-shingled gable roof and treated lumber exterior stairs and decks. Similar to 1209 Filmore Street

C. 728 Gaston Street William E. Johnson House. ca. 1909.

One-story frame Victorian house with vinyl siding and an asphalt-shingled gable roof with two decorative front gables with diamond-shaped louvered wood vents. The front porch has turned posts and balusters (both modern?). Other features include a parged foundation, an interior brick chimney, a screened back porch, and modern 1/1 windows. According to city directories and research conducted by Andrea P. Kinney, a grocer named William E. Johnson was the first owner and occupant of this house. He first appears at the address in 1909. The house was used as a nondenominational Gospel Hall in the late 1920s. From 1943 until 1964 the house was owned by the Peele family.

C. 730 Gaston Street. Cecil S. Massey House. ca. 1913.

One-story frame Victorian house with aluminum siding and an asphalt-shingled triple-A roof with a diamond-shaped louvered wood vent. The front porch has wood posts. Other features include a brick foundation and interior chimney and 4/4 windows. Massey is listed as a "helper" in the 1913 city directory. From 1915 through 1940 boilermaker James S. Williamson occupied the house.

0 Gaston Street–Vacant Lot

C. 700 Glenwood Avenue. Glenwood Pharmacy. ca. 1913.

One-story brick store with a parapet shed roof, a signage panel in the parapet, and aluminum framed display windows under an awning. There is purple cellar skylight-type glass block in the front pavement. Oral G. King, who lived next door at 702 Glenwood, was proprietor of the pharmacy in 1913. The building later contained Senter's Drug Store and Jordan's Drug Store. The building housed the capital Paint & Wallpaper Co. in 1980.

C. 702 Glenwood Avenue. Oral G. King House. ca. 1913.

Two-story frame Queen Anne house with vinyl siding and an asphalt-shingled hip-and-gable roof with a hipped side dormer. The one-story wraparound porch stands on scamozzi wood columns and has a decorative gable aligned with the entry. Other features include a brick

foundation and interior chimney, a two-story side bay window, and 1/1 windows, those on the second story with decorative upper sash. King, a city commissioner, operated the Glenwood Pharmacy from the building next door at 700 Glenwood. His widow lived here from about 1920 to 1930. Henry W. Jenkins was the occupant in the 1930s.

C. 704 Glenwood Avenue. Joseph T. Kirkpatrick House. ca. 1911.

Two-story frame Victorian house with vinyl siding and an asphalt-shingled hip roof with a cross gabled rear wing and a decorative front cross gable. The one-story wraparound porch stands on classical wood columns. Other features include a brick foundation and interior chimney, an entry with sidelights and transom, 2/2 windows. Kirkpatrick was a railroad conductor.

C. 705-07 Glenwood Avenue. Hinsdale House. 1921.

Two-story frame duplex with weatherboard siding and an asphalt-shingled hip roof with a shed dormer. Other features include an engaged two-tier front corner porch with stout wood posts, a parged brick foundation, and 6/1 windows. The house was built in 1921 for John H. Sr. and Ellen D. Hinsdale and used as a rental property. Early occupants included traveling salesman Emmett P. Stone (in 705) and a bookbinder, a traveling salesman, and a ticket taker (in 707, formerly known as 705-1/2). Harry E. Jones, general manager of the Jones Bottling Co., lived in the house in 1923.

C. 706 Glenwood Avenue. Addison M. Thompson House. ca. 1921.

One-story frame Craftsman bungalow with weatherboard siding and an asphalt-shingled gable roof with a gabled dormer with decorative windows and weatherboard and wood-shingle sheathing. The engaged front porch has tapered and paneled wood posts on brick pedestals and has an enclosed end. It shelters two single leaf entrances. Other features include a brick foundation and interior flues, brick lattice foundation vents, a diamond-shaped louvered wood vent and wood-shingle sheathing in the gables, an entry with two-light transom, and 2/2 and 12/1 windows. Thompson was a building contractor and the manager of Barbee & Co. His widow lived here from about 1925 through 1940.

C. 708 Glenwood Avenue. Alf Dorsett House. ca. 1927.

Two-story stretcher-bond brick Foursquare-form house with an asphalt-shingled hip roof with a hipped ventilation dormer. The one-story front porch has modern round columns on old brick pedestals and is partly enclosed as a sun room. Other features include a brick foundation and interior chimney, a one-story side porch, and 1/1 windows. Grocer Alf Dorsett lived here in 1930, at which time the house was classified as a duplex.

C. 710 Glenwood Avenue. Ellis D. King House. ca. 1928.

Two-story stretcher-bond brick Craftsman house with an asphalt-shingled hip roof. The one-story front porch has square posts. Other features include a brick foundation and exterior side chimney, a one-story rear addition, and 6/1 windows. King, who occupied the house through 1940, was a lieutenant in the city fire department and later its chief.

N. 712 Glenwood Avenue. Raymond D. Bynum House. ca. 1923.

Story-and-a-half frame Craftsman bungalow with aluminum siding and an asphalt-shingled gable roof with a shed dormer. Other features include a shed roofed side porch on the south elevation,

brick foundation and exterior side chimney, and a modern gabled entry porch with wood posts. Bynum, the president of Bynum Printing Co., lived here through 1940. Alterations to the facade have changed the character defining elements of the appearance so as to make it non-contributing to the district.

C. 800 Glenwood Avenue. John W. Keyes House. ca. 1911.

Two-story frame Queen Anne house with weatherboard siding and an asphalt-shingled hip roof with hipped dormers with decorative windows. A prominent feature is a corner turret with a slate-shingled pyramidal roof. The one-story wraparound porch has classical wood columns. Other features include a brick foundation an interior parged chimney, a two-story side bay window, a two-tier screened back porch, an entry with sidelights and transom, and 1/1 windows. Keyes, a railroad conductor, lived here through 1940.

C. 801 Glenwood Avenue. James B. Green House. ca. 1913.

Two-story frame Craftsman house with weatherboard siding and an asphalt-shingled front-gable roof. The one-story front corner porch has short clustered tapered wood posts on tall brick pedestals. The porch and the house have peaked frieze boards and wood-shingle sheathing in their gables. Other features include a brick foundation and exterior side chimney with a narrow arched niche set into its stack, a balcony on the south elevation, a one-story back porch, an entry with transom, and multi-pane casement windows with transoms. Green was a bookkeeper with the W. H. King Dmg Co.

N. 802 Glenwood Avenue. House. 2000.

Two-story frame Neo-Victorian house with wood shingle siding and an asphalt-shingled hip roof with a pedimented front gable wing. The one-story front porch has tapered wood posts on brick pedestals. Other features include a brick-veneered foundation, a balcony on the back roof, an entry with transom, and 6/1 and 9/1 windows.

C. 803 Glenwood Avenue. P. Edgar Furr House. ca. 1913.

One-story frame Queen Anne house with weatherboard siding (and aluminum?) and a slate shingled hip roof with metal crestings. The wraparound porch has classical wood columns (old and modern) and a decorative gable with fan light aligned with the front entry. Other features include a brick foundation and interior chimney, an entry with sidelights with decorative muntins and an arched transom, and 1/1 windows. Furr was a railroad conductor. During the 1930s the house was occupied by Archie H. Geiger, a foreman with Norfolk Southern.

N. 804 Glenwood Avenue. House. 2000.

Two-story frame Neo-Victorian house with horizontal fiber cement siding and an asphalt-shingled front-gable roof with a gabled projection. The one-story front porch has Doric wood columns. Other features include a brick foundation, an entry with sidelights and transom, and 6/6 windows.

N. 805 Glenwood Avenue, House 2015

This two-and-a-half-story, side-gabled frame house has a projecting front gabled wing. The wing is the terminus for a shed-roofed porch with square posts sheltering a single leaf door with side lights. The house has a shed dormer on the facade and an exterior end flue.

N. 807 Glenwood Avenue, House 2015

This two-story frame house is clad in horizontal fiber cement siding and has a side gabled roof. The facade has a projecting gabled wing at the south side. A two bay, shed-roofed porch engages the wing and shelters a single leaf door with sidelights and transoms roughly centered on the facade. The porch has clustered square posts on brick piers. Above the entrance is a pent roof extension of the principal gable supported by brackets. Windows appear to be 1/1 sash with the upper sash having an applied 4 light pattern.

C. 808 Glenwood Avenue. Zeno Payne Metcalf House. ca. 1911.

Two-story frame Queen Anne house with novelty weatherboard siding and an asphalt-shingled front/side gable roof with wood-shingle sheathing and a decorative window in the gable. The one-story front porch has wood posts with turned and octagonal sections, lancet-arched brackets, and a pedimented gable aligned with the entry. Other features include 2/2 windows, a brick foundation and interior chimneys, cornice returns, and a one-story rear wing. Metcalf was a professor at the A&M College (NCSU). In 1935 the house was used for the Junior League Baby Clinic.

N. 809 Glenwood Avenue. House. 2015

This frame, side-gabled house has a projecting front gabled wing. The lower level is clad in horizontal fiber cement siding and the upper level and gables in board and batten siding. The cross-gabled wing on the facade has a sick style vergeboard. Balancing the wing on the face is a shed-roofed wall dormer. A three bay hipped roof porch spans the projecting wing. It has square posts and shelters a single leaf door. Windows appear to be 1/1 with applied muntins. Centered in the front cross gable is a rectangular louvered vent.

C. 810 Glenwood Avenue. Roy T. Parker House. ca. 1927.

Story-and-a-half stretcher-bond brick Colonial Revival house with an asphalt-shingled gable roof with weatherboard-sided gabled dormers. Other features include a gabled entry stoop with square-section wood columns, a brick foundation and exterior gable-end chimney, a north gable end porch with wood posts, a latticed back porch, and 8/8 windows. Parker was a plumber.

C. 811 Glenwood Avenue. J. P. Mulliken House. ca. 1915.

Two-story frame Foursquare-form house with weatherboard siding and an asphalt-shingled hip roof. The one-story front porch has classical wood columns and a metal roof balustrade. Other features include a brick foundation and interior chimney, a one-story bay window on the south elevation, an entry with a single sidelight and a transom with decorative muntins, and 1/1 windows. Mulliken was an assistant cashier and notary with the Merchants National Bank.

N. 813 Glenwood Avenue. House. 2015

This two-story frame house has a cross-gabled roof and a projecting gabled wing on the facade. The house is clad in horizontal fiber cement siding with shingles on the facade gables. A two bay shed roofed porch engages the projecting wing and the house's northern bay on the facade. The single leaf entrance door is in the wing and has a three light transom. The porch has tapered posts on brick piers. South of the porch is projecting bay window within the front cross gabled wing. Windows are 1/1 with applied muntins and the facade gables have brackets.

C. 900 Glenwood Avenue. J. Wilford Kellogg House. ca. 1914; 1940s.

Two-story stretcher-bond brick Foursquare-form house with an asphalt-shingled hip roof with a gabled dormer with a Palladian window. The one-story front porch has square-section brick pillars and is partly enclosed. A second-story section of the porch has metal supports and serves a single leaf exterior door. Other features include a brick foundation and exterior side chimney, a 1940s brick and glass-block entry vestibule, metal casement windows in the porch enclosure, and 1/1 windows elsewhere. Kellogg was a bacteriologist with the state Laboratory of Hygiene.

C. 901 Glenwood Avenue. John A. Park House. ca. 1911.

Two-story frame Queen Anne house with weatherboard siding on the first story, flared wood shingle siding on the second story, an asphalt-shingled hip-and-gable roof with a pedimented gables containing a lunette window and round-arched louvered wood vent. The one-story wraparound porch has square-section wood columns and a decorative gable aligned with the entry. Other features include a brick foundation and interior chimneys, a one-story back porch, an exterior back stair (reflecting a conversion into multifamily housing), and 6/6 windows. Park was President of The Times Publishing Co.

902 Glenwood Avenue–Vacant Lot

C. 903 Glenwood Avenue. W. Frank Utley House. ca. 1923.

Story-and-a-half stretcher-bond brick Craftsman bungalow with an asphalt-shingled gable roof with a shed dormer. The porch has square-section brick pillars and exposed rafter ends. Other features include a brick foundation and exterior gable-end chimneys, a rear wing, an entry with sidelights, and 6/6 windows.

C. 904 Glenwood Avenue. Claude E. Matthews House. ca. 1913.

Two-story frame Victorian house with novelty vinyl siding and an asphalt-shingled hip roof. A complex front elevation with bay windows and projections and a seam in the brick foundation on the side elevation indicate alteration during the historic period. The one-story front porch has chamfered posts with molded caps. Other features include an exterior side brick chimney, a lunette window in the front gable, decorative second-story front windows, an entry with transom, and modern 1/1 windows. Matthews was a railroad conductor. From 1915 to 1926 the house was occupied by Perry D. Snipes, general manager with the J. M. Darden & Co.

C. 905 Glenwood Avenue. Straughan-Holloway House. ca. 1938.

Story-and-a-half stretcher-bond brick Craftsman bungalow with an asphalt-shingled gable roof. The engaged front porch has square-section brick pillars, arched spans, and a catslide gable roof. Other features include a brick foundation, gable brackets and exterior gable-end chimney and 6/1 windows. The occupants of this house in 1938 were Bettie Straughan, an employee of the Taylor Furnishing Co., and Frank L. Holloway, an assistant highway engineer with the U.S. Bureau of Public Roads.

C. 906 Glenwood Avenue. Alan G. Rogers House. 1910.

Two-story frame Foursquare-form house of eclectic design with weatherboard siding and an asphalt-shingled hip roof with gabled wall dormers. The one-story wraparound Craftsman porch has clustered paneled wood posts on brick pedestals, a Colonial Revival railing, and a gable with

false half-timbering in the pediment aligned with the entry. Other exterior features include brick foundation and exterior and interior side and back chimneys, a two-story bay window on the south elevation, a back deck, an entry with sidelights and transom, tall 1/1 windows (mostly in pairs), and projecting box-like second-story window surrounds and decorative upper sash in the second-story windows. Built by Naval officer Alan Gray Rogers in 1910, the house was later owned by the Roysters. The owners of the house in the 1920s had 513 Cleveland built behind it as a rental property.

C. 907 Glenwood Avenue. Dennis E. Myers House. ca. 1919.

Two-story frame Queen Anne/Classical Revival house (built as a duplex?) with weatherboard siding (broader profile below and narrower above) and an asphalt-shingled hip roof. One-story front and side porches with square-section brick pillars. A two-story front bay window translates into an octagonal turret with rectangular louvered wood vents. Other features include front and side entries with decorative sidelights and transoms, modillion eaves, a projecting bay on the north elevation and 4/1 and 1/1 windows. Myers was district manager for Southern Bell. From 1930 to 1935 the house was occupied by Dr. Robert Herman Freeman.

C. 909 Glenwood Avenue. Alfred J. Fletcher House. ca. 1925.

Two-story stretcher-brick Colonial Revival house with asphalt-shingled gable roof faces north across a creek to Fletcher Park. The entry stoop has Doric wood columns and a dentil cornice. A one-story glassed-in gable-end porch facing Glenwood Avenue has a metal roof balustrade. Other features include a one-story rear wing, a Palladian window in the east gable, interior brick chimneys, louvered wood shutters with decorative piercings in upper panels, and 6/1 and 6/6 windows. Fletcher, an attorney with the firm of Ruark & Fletcher, lived here through 1940.

C. 1000 Glenwood Avenue. Askew-Daugherty House. ca. 1917.

Story-and-a-half frame Craftsman bungalow with wood shingle siding and an asphalt-shingled gable roof with two gabled dormers on the front and one on the rear. The front porch has tapered square-section stone columns. Other features include a stone and concrete foundation, an interior stone chimney, an entry with decorative sidelights and transom, a back porch, exposed rafter ends, side bay windows, and 6/1 windows with unusual Japonesque surrounds. The occupants of the house in 1917 were painters John Askew and C. Thomas Daugherty. From 1926 to 1932 the house was occupied by Charles H. Rogers, a claim engineer with the state Highway Commission.

C. 1020 Glenwood Avenue. Pure Food Grocery. ca. 1939; 1980s.

One-story stretcher-bond brick store of rectangular form with an angled corner entry, a gable roof added in the 1980s to replace (or cover) the original flat roof which was removed ca. 2014. It has large front display windows, a single leaf side entrance on the north elevation and a two-story rear elevation with double leaf doors at basement level. The grocery was later known as Greene's Grocery; in 2001 it was a beauty parlor. It was rehabilitated in 2014.

C. 1102 Glenwood Avenue. Oscar L. Davis House. ca. 1920.

One-story frame Craftsman bungalow with weatherboard and shingled siding and an asphalt-shingled front gable roof. The front porch has two-stage square-section wood supports with

asbestos-shingled panels. Other features include a concrete foundation, a parged interior flue, false half-timbering in the front gable, gable brackets, rake boards with decorative ends, exposed rafter ends, and 1/1 and 4/1 windows. Davis was an engineer. From 1935 to 1940 the house was occupied by Leon E. Lewis, a machinist with Yates Auto Service. This house has been identified by the Raleigh Historic Development Commission as a kit home.

C. 1104 Glenwood Avenue. J. LeRoy Allen House. ca. 1921.

Two-story frame Colonial Revival Foursquare-form house with vinyl siding and an asphalt shingled hip roof with a hipped ventilation dormer. The one-story front porch has classical wood columns. Other features include a brick foundation and exterior side chimney, a one-story enclosed back porch, and 1/1 windows. A masonry retaining wall extends along the sidewalk. Allen was the proprietor of Allen's Cut Rate Market and Allen's Economy Market. From 1930 to 1935 the house was occupied by Leon W. Newton, a salesman for the Fruit Shop.

C. 1106 Glenwood Avenue. Preston B. Rodgers House. ca. 1921.

One-story frame Craftsman bungalow with weatherboard siding and slate-shingled clipped gable roofs on the house and front porch. The porch has tapered square-section stone pillars and wood shingle siding in the gable. Other features include a brick foundation, a jerkinhead gabled projecting north wing, an exterior gable-end stone chimney, gable brackets, exposed rafter ends, and 91/1 windows. A stone retaining wall extends along the sidewalk. Rodgers, a postal money order cashier, lived here through 1940.

C. 1108 Glenwood Avenue. John P. Swain House. ca. 1923.

One-and-a-half-story frame Craftsman bungalow with weatherboard and wood shingle siding and an asphalt-shingled clipped gable roof with a gabled dormer. The engaged front porch has square-section brick pillars on the ends, chamfered posts on brick pedestals in the middle, and an arched span. Other features include a brick foundation and exterior gable-end chimney with paved shoulders, gable brackets, a back deck, and 8/1 windows. A stone retaining wall extends along the sidewalk. Swain was a salesman for the wholesale grocery firm George Marsh co., Inc.

C. 1110 Glenwood Avenue. Wallin-Trull House. ca. 1922.

Two-story frame Craftsman/Colonial Revival house with weatherboard siding and an asphalt shingled gable roof with a central cross gable. The one-story, two bay hipped roof front porch has square section wood posts. Other features include a brick foundation and interior chimney, a one-story side porch, and 6/1 windows. The house has been made into apartments. It is listed as a three family unit in City records. Charles A. Wallin and William R. Trull were partners in the plumbing firm of Wallin & Trull.

C. 1114 Glenwood Avenue. Ollie C. Blackwood House. ca. 1922.

One-story frame Craftsman bungalow with aluminum siding and an asphalt-shingled gable roof with a shed dormer with an 8/8 windows flanked by 4/4s. The front porch has paired replacement wood posts on stone pedestals. Other features include a stone foundation and exterior gable-end chimney, an entry flanked by 8 light sidelights, and 6/1 windows. Blackwood, proprietor of the Keystone Tire Sales Co., lived here through 1935.

C. 1200 Glenwood Avenue. House. ca. 1923.

Story-and-a-half brick Craftsman/Colonial Revival house with an asphalt-shingled gable roof with shed dormers on the front and back. The wraparound porch has square-section brick pillars with stone caps. Other features include wood shingle siding in the gables and dormers, gable brackets, two brick flues, a center entry with sidelights and transom, a one-story rear addition, and double-hung windows with decorative upper sash.

C. 1210 Glenwood Avenue. Alice R. Allen House. ca. 1917.

Two-story frame house with vinyl siding and an asphalt-shingled gable roof. The one-story front porch has wood posts on brick pedestals with stone. Other features include a brick foundation and exterior gable-end chimney, an arched window over the center second-story windows, two rear additions, and 4/1 windows. Allen lived here through 1940.

C. 1212 Glenwood Avenue. Rufus E. Straughan House. ca. 1928.

One-story stretcher-bond brick Craftsman bungalow with an asphalt-shingled clipped gable roof with a gabled dormer. The front entry porch has paired square-section posts on shingled bases. Other features include a brick gable-end chimney, soldier courses at the floor levels, and 3/1 windows. Straughan, a railroad conductor, lived here through 1940.

C. 1214 Glenwood Avenue. Harris A. Fetner House. ca. 1915.

One-story frame Queen Anne house with weatherboard siding and an asphalt-shingled hip-and-gable roof with pedimented gables with lunette windows. The wraparound porch has classical wood columns. Other features include a brick foundation and interior chimney, two back wings, an entry with sidelights and transom, and 1/1 windows. Fetner was an engineer. From 1935 to 1940 the house was occupied by Julian A. Stephenson, an agent with the Life & casualty Insurance Co.

C. 1218 Glenwood Avenue. J. Martin Fleming House. ca. 1915.

Two-story frame Queen Anne house with weatherboard siding and a sweeping slate-shingled front gable roof with a gabled side wing. The one-story wraparound porch has classical wood columns. Other features include a brick foundation and interior chimney, two entries with transoms, narrow round-arched louvered wood vents in the gables, a second-story front bay window flanked by oval windows, and 1/1 windows. Fleming, a dentist, lived here through 1940.

C. 1220 Glenwood Avenue. Allen J. Barwick House. ca. 1915.

Two-story frame Queen Anne house with weatherboard siding and an asphalt-shingled hip-and-gable roof with pedimented gable with lunette windows and a gabled dormer with decorative window. The one-story wraparound porch has classical wood columns and a decorative gable aligned with the front entry. Other features include a brick foundation and interior chimneys with corbelled caps, an entry with transom, and 1/1 windows. Barwick was an attorney and notary with the firm Little & Barwick. During the 1930s the house was used as the residence of the Presiding Elder of the Raleigh District of the Methodist Episcopal Church South.

C. 1300 Glenwood Avenue. Albert G. Spingler House. ca. 1917.

One-story frame Craftsman bungalow with vinyl siding and an asphalt-shingled hip roof with a hipped dormer. The wraparound porch has tapered square-section brick pillars. Other features

include a brick foundation and exterior side chimney and interior flue, exposed rafter ends, a basement level back porch, and 2/2 windows. Spingler, an optometrist, lived here through 1930.

N. 1304 Glenwood Avenue. House. 2015

This two-story frame transitional style house has a primary hipped mass and projecting gabled wing. The eaves are wide and project considerably beyond the wall plane. The two-story gabled wing has a two-story projecting rectangular bay housing triple windows on the first and second floors that terminates just above the second-story windows. One entrance porch is inset in the gabled wing and houses a single leaf door with transom; it has a matchstick rail. The second entrance porch to the north of the gabled wing has a shed roof and square posts on both brick piers and a brick wall. Above the porch is a triple window on the second floor and directly above that a gabled dormer housing paired four light windows.

N. 1306 Glenwood Avenue. House. 2015

This two-story frame transitional style house has a primary hipped mass and projecting gabled wing. The eaves are wide and project considerably beyond the wall plane. The two-story gabled wing has a two-story projecting rectangular bay housing a triple windows on the first and second floors that terminates just above the second-story windows. One entrance porch is inset in the gabled wing and houses a single leaf door with transom; it has a matchstick rail. The second entrance porch to the south of the gabled wing has a shed roof and square posts on both brick piers and a brick wall. Above the porch is a triple window on the second floor and directly above that a gabled dormer housing paired four light windows.

C. 1308 Glenwood Avenue. Harry Tucker House. ca. 1922.

Story-and-a-half frame Craftsman bungalow with wood shingle siding on the first story, weatherboard siding on the upper story, and a slate-shingled gable roof with a shed dormer that appears to be a glassed-in porch. The engaged front porch has tapered wood posts on brick pedestals. Other features include a brick foundation and exterior gable-end chimney, gable brackets, exposed rafter tails and 9/1 windows. Tucker was a teacher. Physician Dr. Claude O. Abernethy lived here in the 1930s.

C. 1310 Glenwood Avenue. John E. Schuyler House. ca. 1917.

One-story frame Craftsman bungalow with aluminum siding and a slate-shingled hip roof. The wraparound porch has square-section wood columns. Other features include a brick foundation and interior flues, an entry with sidelights, a glassed-in back porch, and 12/1 windows. Schuyler was a foreman.

C. 1312 Glenwood Avenue. James L. Woodward House. ca. 1921.

One-story frame Craftsman bungalow with aluminum siding and an asphalt-shingled front-gable roof. The partly engaged front porch has brick and stucco pillars with an arched span. Other features include a brick foundation and interior chimney, a screened back porch, and 6/1 windows. Woodward, an employee of the Ideal Clothing Co., lived here through 1940.

C. 1314 Glenwood Avenue. David F. Fort Jr. House. ca. 1921.

One-story frame Craftsman bungalow with vinyl siding and an asphalt-shingled hip roof with a hipped dormer. The engaged front porch has square-section brick pillars and canvas awnings.

Other features include a brick interior chimney and a gabled side wing with brackets. Fort was a real estate agent. In 1924 he moved to 1412 Glenwood.

N. 1316 Glenwood Avenue. Ellis B. Waddell House. ca. 1949.

One-story frame house with aluminum siding, an asphalt-shingled gable roof, a hip wing with a basement garage, and a cinder block exterior chimney. The house now functions as a nursery, and it has a double curve brick retaining wall along the Glenwood sidewalk below a landscaped bank. Waddell was a railroad conductor with the Seaboard Air Line.

N. 1400 Glenwood Avenue. House. 1950s.

One-story frame Ranch house with stretcher-bond brick veneer and an asphalt-shingled gable roof. The front entry porch at the southwest is framed in with a single leaf door and banks of windows. Other features include an exterior gable-end brick chimney with paved shoulders and pierced brickwork at the south west corner. A brick retaining wall extends along the sidewalk.

C. 1408 Glenwood Avenue. Walter L. Horton House (second). ca. 1925.

Story-and-a-half frame Craftsman/Colonial Revival house with aluminum siding and an asphalt shingled gable roof with a shed dormer and a shed-roofed recess for a roof balcony. The front entry has a stoop with sine-curve roof. There is also a front sitting porch with tapered wood posts. Other features include a brick foundation and exterior gable-end chimney, and 6/6 windows. In 1925 Horton was a clerk with the state Auto License Department. He lived at 501 Jefferson in 1922, and he later lived at 1213 Filmore.

C. 1410 Glenwood Avenue. J. Carl McCarthy House. ca. 1921.

One-story frame Craftsman bungalow with wood shingle siding and an asphalt-shingled front-gable roof. The front porch, despite being enclosed, shows evidence of square-section wood-shingle supports on stone pedestals. Other features include a brick foundation, an exterior stone side chimney, gabled side wings, gable brackets, and 1/1 and 6/6 windows. McCarthy was Secretary-Treasurer of the Farm Equipment Co. From 1930 to 1935 the house was occupied by J. LeRoy Wheatley, President of the Carolina Beauty Supply Co. and Wheatley & Reade Inc.

C. 1412 Glenwood Avenue. David F. Fort Jr. House. ca. 1924.

Two-story stretcher-bond brick Colonial Revival house with an asphalt-shingled hip roof with a hipped ventilation dormer. There are enclosed sun porches on both levels on the south elevation. The front entry porch has a sine-curve roof with a vaulted ceiling and wood posts with molded caps. Other features include an entry with a half-round fanlight, a soldier course at the watertable and 12/1 windows with soldier course lintels and rowlock sills. The house has been made into four apartments. Fort was Vice-President of Allen Bros. Inc., a real estate, subdivision, and auction firm. Earlier in the 1920s he lived at 1314 Glenwood.

C. 1414 Glenwood Avenue. House. ca. 1925.

Two-story stuccoed Arts and Crafts house with an asphalt-shingled front-gable roof with a side shed dormer. The partly engaged one-story front corner porch has a semi-hemispherical cavity set into its front gable, and wood posts with molded caps. Other features include an exterior stuccoed side chimney, a gabled side wing with a round-arched window, and a modern side trellis. A stone retaining wall extends along the north side of the lot.

C. 1416 Glenwood Avenue. Thomas E. Dowdy House. ca. 1924.

Two-story stretcher-bond brick Craftsman/Colonial Revival house with an asphalt-shingled hip roof. The one-story front porch has classical wood columns. Other features include an exterior brick side chimney, glass bricks on the second story of the north elevation and 4/1 windows. Dowdy, a traveling salesman, lived here through 1930. From 1935 to 1940 the house was occupied by Graham K. Hobbs, who was Commissioner of the state World War Veterans Loan Fund.

C. 1418 Glenwood Avenue. Ellis Waddell House. ca. 1926.

Two-story stretcher-bond brick Colonial Revival house with an asphalt-shingled hip roof. The front entry porch has a gabled roof with a vaulted ceiling and classical wood columns. Other features include an exterior side brick chimney, an entry with sidelights and an elliptical fanlight, and 6/6 windows. Waddell, a railroad flagman, lived here through 1930. From 1935 to 1940 the house was occupied by Clyde Eby, President of Clyde Eby & Sons.

C. 601 Hinsdale Street. Hinsdale Apartments. 1936-37.

Two-story stretcher-bond brick Colonial Revival apartment house (four apartments) with a metal sheathed hip roof. A small one-story brick entry porch on the Hinsdale elevation has a segmental-arched opening and a flight of steps with a modern Chinese Chippendale railing. Other features include engaged two-tier porches with wood posts on the east and west ends of the building, an interior brick flue, and 6/1 windows. Built for owner Elizabeth Hinsdale Winfree as the Hinsdale Apartments. Tenants in 1938 were Bruce Holloway, William I. Garriss, Joseph G. Berwanger, and Samuel A. Griffin.

C. 609-11 Hinsdale Street. House. ca. 1936; ca. 1980.

Two-story frame duplex remodeled in the Colonial Revival style about 1980, with aluminum siding and an asphalt-shingled hip roof. Other features include a brick foundation with an arched opening on the front, double stoops with Chinese Chippendale railings, small four-light windows next to the two front entries, and modern 6/6 and 9/9 windows.

C. 613-15 Hinsdale Street. House. ca. 1937; ca. 1980.

One-story frame duplex remodeled in the Colonial Revival style about 1980, with weatherboard siding and an asphalt-shingled hip roof. Other features include a brick foundation and interior flue and 6/6 windows.

C. 617-19 Hinsdale Street. House. ca. 1937; ca. 1980.

One-story frame duplex remodeled in the Colonial Revival style about 1980, with vinyl siding and an asphalt-shingled with a hip dormer. Other features include a brick foundation and interior flues and 6/6 windows.

C. 701 Hinsdale Street. Edward Gillis House. ca. 1923.

One-story frame Craftsman bungalow with vinyl siding and an asphalt-shingled front-gable roof. The porch has tapered wood posts on brick pedestals. Other features include a brick foundation and interior chimneys, a back porch, and 9/1 windows. Gillis was a machinist.

N. 703 Hinsdale Street. Donald L. Roberts House. 1949; ca. 1970.

Two-story frame house of modernist character as the result of a thorough remodeling, with vinyl siding, asphalt-shingled shed roofs, and a one-story entry porch. Roberts was a student in 1949.

C. 705 Hinsdale Street. Sion C. Rogers House. ca. 1911.

One-story frame house with vinyl siding and an asphalt-shingled front-gable roof. The front porch has tapered posts on brick pedestals. Other features include a foundation of brick piers with brick infill (all now parged), and 2/2 windows. Rogers was a clerk with the Southern Railway.

C. 706 Hinsdale Street. Archie J. Wood House. ca. 1911.

One-story frame Victorian house with weatherboard siding and an asphalt-shingled front/side gable roof with pedimented gables with decorative louvered wood vents. The porch has wood posts and a Chinese Chippendale railing. Other features include a foundation of brick piers with brick infill (all now parged), an interior brick chimney, an entry with transom, and 2/2 windows. Since 2001 a two-story gable fronted addition has been added in the rear. The addition is set back behind the front gable ridge and is of a size and massing so as not to dominate the original building thus it still contributes to the district. Wood was Deputy Register of Deeds for Wake Co.

C. 707 Hinsdale Street. Edward J. Littleton House. ca. 1911.

One-story frame Victorian house with aluminum siding and an asphalt-shingled triple-A roof. The front porch has classical wood columns. Other features include a parged brick foundation, an interior brick chimney in the ell, and modern 6/6 windows. Littleton was a salesman with the Weathers Furniture Co.

C. 708 Hinsdale Street. Spencer W. Wheeler House. ca. 1913.

One-story frame Victorian house with weatherboard siding and an asphalt-shingled triple-A roof with diamond-shaped louvered wood vents in the gables. The front porch has turned posts and pilasters. Other features include a brick foundation and 4/4 windows. Since 2001 a large two-story hipped roof with a front gable has been added. The addition is set back behind the front gable ridge of the original building thus still contributes to the district. Wheeler was a railroad flagman.

C. 709 Hinsdale Street. Alex D. Bradley House. ca. 1928.

One-story frame Craftsman bungalow with vinyl siding and an asphalt-shingled front-gable roof. The porch has tapered wood posts on brick pedestals. Other features include a brick foundation and exterior side chimney, a parged interior flue, and 3/1 windows. Bradley was a sheet metal worker.

C. 710 Hinsdale Street. John W. Potter House. ca. 1930.

One-story frame Craftsman bungalow with weatherboard siding and an asphalt-shingled clipped gable roof. The porch has classical wood columns. Other features include a brick foundation and interior flue and 1/1 windows. Potter, the pastor at Jenkins Memorial United Methodist Church, lived here through 1940. Earlier he lived at 710 Devereux.

N. 711 Hinsdale Street. House. ca. 1920.

One-story frame Craftsman bungalow with vinyl siding, asphalt-shingled clipped gable roof, and a two-story camelback. Original porch supports have been replaced with prairie style wood supports on brick pedestals.

C. 712 Hinsdale Street. Charles T. Wester House. 1926.

One-story frame Craftsman bungalow with novelty weatherboard siding and an asphalt-shingled clipped gable roof with gable brackets. The porch has tapered paneled wood posts on brick pedestals. Other features include a brick foundation and exterior side chimney, 3/1 windows, and a stone retaining wall along the street. Wester was the proprietor of Daily Lunch. From 1935 to 1940 the house was occupied by carpenter John C. Horton, and the Jones family is also associated with it.

C. 713 Hinsdale Street. Neal H. Johnson House. ca. 1923.

One-story frame house with vinyl siding and an asphalt-shingled gable roof. The porch has tapered wood posts. Other features include a foundation of brick piers with brick infill, a rear wing, modern 1/1 windows. Johnson was a carpenter.

C. 302 Jefferson Street. Pasteur Institute. ca. 1917; ca. 1980.

One-story brick building built in several phases with a raised basement and asphalt-shingled hip and gable roofs. The south and middle sections are constructed in five-course American bond; the remodeled north section is six-course American bond. The south section has a modern shed roofed monitor window, an entry porch on the south elevation with a multi-pane transom over a single door, an entry on the west end with a similar transom over a double door, 12/12 windows with segmental heads, and deep overhanging eaves on outriggers. The middle section has parapeted gables, 6/6 windows, and a corbelled belt course at the base of the windows. The north section has barred windows, an anodized aluminum sunroom-type entry on the north side, and a reworked stretcher-bond brick gable on the west end with a large circular vent. Built about 1917 as the state Laboratory of Hygiene, also known as the Pasteur Institute.

N. 501 Jefferson Street. Walter L. Horton House (first). ca. 1922; 2000-01.

Two-story frame Craftsman house (the second story was under construction in late 2000 after survey) with wood shingle siding and an asphalt-shingled front-gable roof. The partly engaged wraparound porch has tapered and paneled wood posts on brick pedestals. Other features include a brick foundation and exterior side chimney and interior flue, gabled side bay windows, gable brackets, exposed rafter ends, and 8/1 windows. A stone retaining wall extends along Jefferson and Filmore streets and the front walk has cellar skylight-type purple glass block in its pavement. Horton, an auto inspector in 1922, later lived at 1408 Glenwood and 1213 Filmore. W. Earl Cooper of W. E. Cooper Furniture Co. lived here from 1935 to 1940.

C. 503 Jefferson Street. Chester D. Hill House. ca. 1922.

One-story frame Craftsman bungalow with weatherboard siding and an asphalt-shingled hip roof with a hipped dormer and side cross gable. The engaged front porch has tapered wood posts on brick pedestals. Other features include a brick foundation and interior chimney, gable brackets, exposed rafter ends, an entry with sidelights, and 8/1 windows. A stone retaining wall extends along the sidewalk. Hill, a railroad conductor, lived here through 1940.

C. 505 Jefferson Street. Fire Station No. 4. 1926.

One-story textured stretcher-bond brick fire house of domestic scale to harmonize in residential area. The asphalt-shingled hip roof has a gabled side wing and metal ventilators. The front entry porch has square brick pillars with decorative tops. The original bifold wood doors for the single truck bay have paneling and windows. Bollard-like cast-iron corner guards flank the doors. Other features include three exterior brick chimneys on the sides, 4/4 windows (those on the west elevation with louvered wood shutters), a round-arched opening in the west gable, and matchboard soffits in the eaves.. This is a Raleigh Historic Landmark.

N. 508 Jefferson Street. House. 2015

This two-story frame transitional style house has a central projecting gabled wing flanked by side gabled wings. The eaves are wide and project considerably beyond the wall plane. The two-story gabled wing has a two-story projecting rectangular bay housing a triple windows on the first and second floors that terminates just above the second-story windows. One entrance porch is inset in the east side of the front gabled wing and houses a single leaf door with transom; it has a matchstick rail. The side gabled wings have shed roofs and square posts with a matchstick rails. Above the western porch is a gabled dormer housing paired four light windows.

C. 510 Jefferson Street. Percy D. McLean House. ca. 1922.

Story-and-a-half frame Craftsman bungalow with wood shingle siding and an asphalt-shingled front-gable roof. The gabled front porch has wood posts on brick pedestals and exposed rafters. Other features include a brick foundation and exterior side chimney, brackets in the main and porch gables, and 6/1 windows. McLean was a printer with The Raleigh Times and later a building contractor. During the 1930s the house was occupied by Olen J. Underwood, manager of the Sanitary Laundry Co.

C. 516 W. Peace Street. House. ca. 1910.

One-story frame Victorian house with weatherboard siding and an asphalt-shingled hip-and-gable roof with staggered plain wood shingles and a diamond-shaped louvered wood vent in the front gable. The porch has turned posts with spindle brackets and a three-sided projection. Other features include a brick foundation and interior chimney, 2/2 windows, and a stepped stone retaining wall along the sidewalk.

C. 614 W. Peace Street. House. ca. 1920.

Two-story frame Foursquare-form house with aluminum siding and an asphalt-shingled hip roof with a hipped dormer. The one-story wraparound porch stands on modern classical wood columns. Other features include a brick foundation and exterior side chimney, a one-story rear wing, a reworked front entry, and 1/1 windows, a modern replacement arched five part window on the rear elevation/second floor and a rear parking lot.

C. 1207 Pierce Street. J. Scott Thompson House. ca. 1924.

Story-and-a-half frame Craftsman bungalow with novelty weatherboard siding and an asphalt shingled front-gable roof with modern gable and shed dormers. The front porch has square section wood columns. Other features include a parged brick foundation, wood shingle siding in the gables, gable brackets, exposed rafter ends, and 4/1 windows. Thompson lived here through 1940.

C. 1213 Pierce Street. Samuel B. Miller House. ca. 1922.

Story-and-a-half frame Craftsman bungalow with novelty weatherboard siding and an asphalt shingled gable roof. The front porch has tapered wood posts on brick pedestals. Other features include exposed rafter ends, and 8/1 windows. Miller, who lived here until 1937, was a railroad baggage master.

C. 1215 Pierce Street. Joseph H. Baker House. ca. 1921.

One-story frame house with weatherboard siding and an asphalt-shingled front/side gable roof. The front porch has tapered wood posts on brick pedestals with concrete caps. Other features include a parged brick foundation, a front gable window, and 1/1 windows. Since 2001 a cross-gabled camel back addition has been added. The cross-gabled addition is set back from the original core of the building and does not dominate the original portion of the house thus still contributes to the district. Baker was an engineer. From 1928 to or through 1940 the house was occupied by Bertha Allen and her son Mark C. Allen, a laboratory technician.

C. 1217 Pierce Street. Thomas T. Peatross House. ca. 1921.

Story-and-a-half frame Craftsman bungalow with novelty weatherboard siding and an asphalt shingled gable roof. The front porch has square-section wood-shingled columns on brick pedestals with concrete caps. Other features include a brick foundation and interior chimney, a tripartite louvered wood vent in the porch gable, decorative exposed rafter ends, and 8/1 windows. A shed-roofed side addition noted in 2001 was not visible due to foliage. Peatross was a clerk with the Seaboard Air Line.

1220 Pierce Street–Vacant Lot

C. 1221 Pierce Street. William H. Singleton House. ca. 1921.

Story-and-a-half frame house with asbestos-shingle siding and an asphalt-shingled hip roof with a shed dormer added to the front. The front porch is mostly enclosed with large 4/1 windows. Other features include a parged foundation and 1/1 windows. Singleton was a railroad yard master.

N. 1223 Pierce Street. House. ca. 2005

Two-story frame hipped roof house with a hipped dormer. The dormer and primary roofs have brackets. A hipped roof porch spans the facade with tapered paneled posts on brick piers. The front door with side lights and transom is flanked by paired 6/6 windows; a single central 6/6 on the second floor facade is also flanked by paired similar windows. This replaced a ca. 1924 bungalow which was surveyed in 2001.

N. 1225 Pierce Street. House. ca. 2010.

Two-story gable fronted house with shed roofed porches spanning the east and west elevations. The facade (east) porch has square posts on wooden bases and a matchstick rail. It shelters a single leaf door with a three light transom. It replaces a ca. 1925 one-story frame house surveyed in 2001.

C. 708 St. Mary's Street. House. ca. 1925.

Story-and-a-half frame Craftsman bungalow with asbestos-shingle siding and an asphalt-shingled gable roof with a gabled dormer on the front. The engaged front porch has a modern enclosure with beaded weatherboard siding. Other features include a brick foundation and exterior end chimney with paved shoulder, rear corner projecting gabled addition, gable brackets, a modern front stoop, original 6/1 windows and modern 1/1 windows.

C. 710 St. Mary's Street. House. ca. 1925.

One-story frame Craftsman bungalow with asbestos-shingle siding and an asphalt-shingled front gable roof. The front porch has replacement wood posts on brick pedestals. Other features include a brick foundation, exposed rafter tails and interior flues, gable brackets, and 3/1 windows.

N. 714 St. Mary's Street. Building. ca. 1960.

Two-story Modernist building with stretcher-bond brick veneer, a flat roof, a basement level, and ribbon windows above metal spandrel panels. Presently Wade Edwards Learning Lab.

C. 716 St. Mary's Street. House. ca. 1925.

One-story frame Craftsman bungalow with weatherboard siding and an asphalt-shingled front gable roof with a side-gabled bay. The front porch has modern aluminum columns. Other features include a brick foundation and interior and exterior side chimneys, gable brackets, and 6/1 windows.

C. 718 St. Mary's Street. House. ca. 1925.

One-story frame Craftsman bungalow with vinyl siding and an asphalt-shingled gable roof with a shed dormer on the front. The front porch has modern square-section wood pillars. Other features include a brick foundation and exterior end chimney and modern 6/6 windows.

C. 720 St. Mary's Street. House. ca. 1925.

One-story Craftsman bungalow of sandstone construction or facing. The asphalt-shingled gable roof has a shed dormer on the front with weatherboard siding. Other features include a front porch with tapered wood posts on stone pedestals, an exterior end stone chimney, and 4/1 windows.

N. 722-724 St. Mary's Street. House. ca. 1955.

One-story Ranch duplex of stretcher-bond brick veneer construction with an asphalt-shingled gable on hip roof, an interior brick flue, two engaged hipped-roof front corner porches with metal supports, and 6/6 and 8/8 windows.

C. 501 Tilden Street. Harold C. Evans House. ca. 1911.

One-story frame Victorian house with asbestos-shingle siding and an asphalt-shingled hip roof with shed dormer. The front porch has replacement wood posts with decorative caps and modern turned balusters. Other features include a brick foundation and interior chimneys, a blocked transom over the entry. Gabled side wings, one with a bay window were obscured by foliage during the 2015 resurvey. Evans was a clerk with the NC. Homes Inc. Co.

C. 502 Tilden Street. William H. H. Jones House. ca. 1913.

Two-story frame Foursquare-form house with Victorian and Colonial Revival attributes, vinyl siding, and a slate-shingled hip roof with a decorative conical hipped dormer. The one-story front porch has turned columns on brick pedestals and a metal balcony rail on the roof. Other features include an exterior side brick chimney, an entry with transom, two second-story doors that open onto the porch roof, 1/1 windows, and a modern one-story side wing with deck. Jones, a cotton seed buyer, lived here to or through 1940.

C. 503 Tilden Street. Wiley B. Stevenson House. ca. 1911.

One-story frame Victorian house with aluminum siding and an asphalt-shingled hip roof with a decorative gable containing a louvered vent. The front porch has metal supports. Other features include a parged foundation and interior chimneys and 9/1 windows. Stevenson was an engineer. Oscar Barnes, a salesman with the Raleigh Furniture Co., lived here from 1930 to 1935.

C. 504 Tilden Street. Carroll N. Freeman House. ca. 1915.

One-story frame Craftsman bungalow with weatherboard siding and a slate-shingled hip roof with a hipped dormer. The engaged front porch has tapered wood posts on brick pedestals and an access ramp off the side of the porch. Other features include a brick foundation, a screened back porch, exposed rafter ends, a four-light transom over the entry, and 4/1 windows. Freeman was a clerk. From 1935 to or through 1940 the house was occupied by J. Marion White, a salesman for White Dairy Products.

C. 505 Tilden Street. Mary C. Stephenson House. ca. 1911.

Two-story frame Foursquare-form house with Victorian and Craftsman attributes, weatherboard and aluminum siding, and an asphalt-shingled hip roof with gabled extensions. The one-story wraparound porch has classical columns. Other features include a parged foundation and interior brick chimneys, an entry with sidelights and transom, an elliptical stained glass window on the west side, 1/1 windows, and decorative first-story front windows. Stephenson was succeeded her by saleswoman Lina P. Stephenson.

C. 506 Tilden Street. Lawrence P. Duncan House. ca. 1915.

One-story frame Victorian house with vinyl siding and an asphalt-shingled hip roof with a hipped ventilation dormer. The front porch has metal supports. Other features include a brick foundation and interior chimneys, an entry with sidelights and a transom with lead comes between panes, and 1/1 windows. The core of this house is similar to its neighbor, 508 Tilden. Duncan was in the lumber business. Sadie D. Wharton lived here in the 1930s.

C. 507 Tilden Street. Euclid H. McWhorter House. ca. 1938.

One-story frame Craftsman bungalow with novelty weatherboard siding and an asphalt-shingled front-gable roof. The front porch is engaged under a gabled extension of the principal roof and has tapered wood posts on brick pedestals. Other features include a brick foundation and exterior side chimney, exposed rafter ends, and 6/6 windows. McWhorter was a minister.

C. 508 Tilden Street. George H. Turner House. ca. 1915.

One-story frame Victorian house with weatherboard siding and an asphalt-shingled hip roof with a hipped ventilation dormer. The front porch has turned posts with sawn brackets and a

decorative balustrade handrail. Other features include a parged brick foundation and interior brick chimneys, a screened back porch, double entries, and 6/6 windows. It is similar in form to its neighbor 506 Tilden. Turner was a traveling salesman for the Wiggs Grocery Co. and Dunn Bros.

C. 510 Tilden Street. Turner-Mcintyre House. ca. 1925.

Two-story frame Victorian house with vinyl siding and an asphalt-shingled hip roof with gabled extensions containing half-round louvered vents. The one-story wraparound porch has metal supports and a decorative gable. Other features include a parged foundation, an interior brick chimney, three entries, a side bay window, one- and two-story rear wings, transoms (one with a honeycomb pattern) and 1/1 windows. Listed as occupants of this house in 1925 were Hubert G. Turner, a salesman with Dunn Bros., and R. E. McIntyre, agency manager for the Safe cabinet Co. Salesman George H. Turner occupied the house in 1930.

501 Wade Avenue–Vacant Lot

505 Wade Avenue–Vacant Lot

509 Wade Avenue–Vacant Lot

502 Washington Street–Vacant Lot

C. 504 Washington Street. Bessie A. Singleton House. ca. 1917.

Story-and-a-half frame Craftsman bungalow with asbestos-shingle siding and an asphalt-shingled gable roof with gable brackets. A gabled roof extension engages the glassed-in front porch with large square-section tapered wood columns. Other features include a brick foundation, an exterior side brick chimney, an interior parged chimney, and 1/1 windows in the gables. Singleton lived here in 1917 with three sons, all of whom were employed by the Seaboard Air Line.

C. 515 Washington Street. Walter W. Flowers House. ca. 1918.

Story-and-a-half frame Craftsman bungalow with weatherboard siding and an asphalt-shingled gable roof with a wood-shingled gabled dormer. The engaged front porch has modern wood posts. Other features include a brick foundation and exterior side chimneys, two entries (one with a one-light transom), gable brackets, exposed rafter ends, a side gabled bay, a side addition and 12/1 windows. Flowers was a pressman for the Edwards & Broughton Printing Co. From 1922 to or through 1940 the occupant was entomologist Clement S. Brimley.

C. 517 Washington Street. Thomas C. Jones House. ca. 1918.

One-story frame Craftsman bungalow with wood shingle siding and an asphalt-shingled gable roof. The front porch is engaged under a gabled extension of the roof and has tapered and paneled wood posts on brick pedestals. Other features include a brick foundation and exterior side chimney, a multi-pane transom over the entry, gable brackets, exposed rafter ends, bay windows on each side elevation, and windows with decorative upper sash. Jones was chief clerk of the Yarborough Hotel.

C. 519 Washington Street. M. Clifton Gill House. ca. 1938.

One-story frame Period Cottage with stretcher-bond brick veneer and an asphalt-shingled gable roof. The aluminum front porch is modern. A distinctive feature is a gabled front wing with an exterior brick chimney with flagstone details and a shaft studded with stone accent blocks. Other features include a one-story back porch and 4/1 windows. Gill was an engineer.

C. 607 Washington Street. William B. Glenn House. ca. 1925.

Story-and-a-half frame Dutch Colonial Revival house with weatherboard siding and an asphalt shingled gambrel roof with a shed dormer. The one-story front porch has tapered wood posts. Other features include a brick foundation and exterior end chimney, a one-story side porch, and 1/1 windows. Glenn was a railroad flagman.

C. 609 Washington Street. Benjamin R. Matthews House. ca. 1927.

One-story frame house with weatherboard siding and an asphalt-shingled clipped gable roof. The front stoop has wood posts. Other features include a brick foundation and interior chimneys, side addition and 1/1 windows with modern paneled shutters. Matthews, a railroad flagman, lived here to or through 1940.

C. 611 Washington Street. T. Sidney Yow House. ca. 1923.

Two-story frame Craftsman/Colonial Revival house with asbestos-shingle siding and a composite shingled gable roof with two gabled dormers. The one-story wraparound porch, which is enclosed on the east side, stands on wood posts with Craftsman caps. Other features include a brick foundation and interior chimneys, a one-story rear wing, double front entries with one-light transoms, exterior metal fire stair, and 1/1 windows. Yow, a railroad conductor, lived here to or through 1940.

C. 615 Washington Street. Benjamin F. McClarnrock House. ca. 1921.

One-story frame Craftsman bungalow with vinyl siding and an asphalt-shingled hip roof with a hipped dormer. The front porch has tapered wood posts on brick pedestals. Other features include a parged foundation and exterior brick chimney, an entry with sidelights and transom, and 1/1 windows. McClarnrock was proprietor of B. F. McClarnrock & Co., tile setters. In the 1930s the house was occupied by W. Bryant Clark, a meat manager for the A&P grocery chain.

N. 621, 625, 629 Washington Street. George's Mews Apartments. 1982

Two-story frame apartment buildings on basement garage level with vinyl siding, and asphalt shingled gable roofs, treated lumber stairs and porches at the ends.

C. 611 Wills Forest Street. James R. Kee House. ca. 1926.

Story-and-a-half frame Dutch Colonial Revival house with sandstone first-story, asbestos-shingle second-story, and an asphalt-shingled gambrel roof with front and back shed dormers. A hipped roof projects to form an entry stoop with metal supports and a metal balustrade above. Other features include east and west end sun rooms with paneled walls, an exterior end chimney with rough parged surface, quarter round attic windows, and 3/1 windows. The house has a retaining wall along the Wills Forest Street and Glenwood Street constructed of the same stone as the house. Kee was the proprietor of the Shu-Fixery. In the late 1930s watchman James R. Fowler lived here.

C. 613 Wills Forest Street. S. Johnson Ferguson House. ca. 1911.

One-story frame Queen Anne house with weatherboard siding and a slate-shingled hipped roof with a front cross gable with a lunette window. The porch has modern classical wood columns. Other exterior features include a foundation of brick piers with cinder block infill, an interior brick chimney, a decorative front window, and 2/2 windows. There appears to be a two-story camelback addition constructed since 2001. From 1923 to 1939 the house was occupied by Alonzo H. Sorrell, a tinner and later a driver, and Miss Norma A. Sorrell, a saleswoman for Boylan-Pearce.

C. 614 Wills Forest Street. Britt-Bledsoe House. ca. 1917; ca. 1980.

Two-story frame house with a ca. 1980 Colonial Revival remodeling, vinyl siding, and an asphalt-shingled gable roof. The original porch was replaced with brick steps to the front entry. Other features include a brick foundation and interior chimney with corbelled cap, a peaked louvered wood vent in one gable, one-story shed roofed side addition and 6/6 windows with paneled shutters. The occupants of this house in 1917 were Hunter P. Britt, a salesman with the C. R. Boone men's clothing store, and Miss A. W. Bledsoe, a teacher at Lewis School.

C. 615 Wills Forest Street. James S. Fulghum House (second). ca. 1923.

Two-story stretcher-bond brick Tudor Revival house with a slate-shingled hip roof with a clipped front gable. The one-story wraparound porch has paired wood posts on a low brick wall (a Craftsman feature) and have arched details between the tops of the posts. Part of the porch is enclosed with weatherboard framing, and part is screened. Other features include false half-timbering and a casement windows in the front gable, an interior brick chimney, an entry with sidelights, and 9/1 windows. The 1923 city directory lists Fulghum as a lawyer, insurance notary, and public administrator. He lived here to or through 1939. Earlier he lived at 622 Devereux.

C. 616 Wills Forest Street. Hunter P. Britt House. ca. 1915.

Two-story frame Victorian house with weatherboard siding and an asphalt-shingled front/side gable roof. The one-story wraparound Craftsman porch has tapered posts and a decorative gable aligned with the entry. Other features include a brick foundation and interior chimney, a cinder block foundation under the porch, raking beaded matchboard sheathing and a peaked and pierced vent in the front gable, cornice returns, an entry with sidelights, and 12/1 windows. Britt, a salesman, lived here briefly before moving next door to 614 Wills Forest. Machinist William S. Yates lived here from 1917 to 1928.

C. 617 Wills Forest Street. Cora Coley House. ca. 1913.

One-story frame Victorian house with asbestos-shingle siding and an asphalt-shingled hip roof with hipped front dormer. The front porch has chamfered posts. Other features include a foundation of brick piers with brick infill, a brick interior chimney, and 4/4 windows. Coley was a widow. In the 1930s fireman Joseph H. Allen lived here.

C. 618 Wills Forest Street. George M. Jones House. ca. 1909.

Two-story frame Victorian house with weatherboard siding and a standing seam metal gable roof with two gabled dormers. The front porch has modern wood posts on the first tier. The upper tier is an open deck with rail accessed by a central second-story door. Other features include a foundation of brick piers with cinder block infill, a cutaway southeast corner, a pedimented gable

end with a lunette window, an entry with sidelights and transom, and 2/2 windows. Jones was an engineer. From 1920 to or through 1939 the house was occupied by William S. Lloyd, a railroad car repairer with the Seaboard Air Line.

C. 619 Wills Forest Street. Faucette-Jennette House. ca. 1913.

One-story frame Victorian house with German siding and a composite-shingled hip roof with a hipped ventilation dormer. The front porch has chamfered posts with sawn brackets and vasiform balusters, the latter salvaged from a Victorian house located near the capitol that was demolished in the 1960s. Other features include a brick foundation and interior chimney, a decorative front window, and 6/6 windows. 619 Wills Forest was originally virtually identical in form and detail to 621 and 623 Wills Forest. Faucette was a carpenter. The Jennette family lived here from 1928 into the 1990s. Hubert B. Jennette was a clerk with the Seaboard Air Line.

C. 620 Wills Forest Street. Jones-Andrews House. ca. 1923.

Two-story frame Foursquare-form house with weatherboard siding and an asphalt-shingled hip roof with a hipped dormer. The one-story front porch has tapered wood posts and extends to form a porte cochere. Other features include a brick foundation and exterior side flue, an interior parged chimney, and 8/1 windows. Pharmacist Otis V. Jones and carpenter Albert G. Andrews lived here in 1924. Iona B. Andrews, a clerk with Western Union Telegraph Co., also lived in the house in 1924. From World War II to the 1980s the house was occupied by the Woodell family.

C. 621 Wills Forest Street. Laster-Upchurch House. ca. 1913

One-story frame Victorian house with novelty weatherboard siding and a slate-shingled hip roof with a hipped ventilation dormer. The front porch has metal supports. Other features include a brick foundation and interior chimney, a decorative front window, and 6/6 windows. 621 Wills Forest was originally virtually identical in form and detail to 619 and 623 Wills Forest. Malcolm M. Laster was a bookkeeper with the Ferrall Co. dry goods store. From 1926 until the 1990s this was the home of printer and collector Herman E. Upchurch.

C. 622 Wills Forest Street. Balus J. Holleman House. ca. 1924.

One-story frame Craftsman bungalow with weatherboard siding and an asphalt-shingled gable roof. The gable front porch, which is screened and has a paneled frieze, has been altered one or more times in the past decades. Other features include a cinder block foundation, an interior brick chimney, brackets and wood shingle siding in the gables, a window in the porch gable, rectangular louvered wood vents in the house gables, and 6/6 windows. Holleman was a shop foreman with the Rawl Motor Co.

C. 623 Wills Forest Street. Walter T. Ford House. ca. 1913; ca. 1980.

One-story frame Victorian house with novelty weatherboard siding and a composite-shingled hip roof with a hipped ventilation dormer. The house underwent a Colonial Revival remodeling about 1980. Other features include a brick foundation and interior chimney, an entry with step railing, hipped roof rear addition with side entry and 6/6 windows. 623 Wills Forest was originally virtually identical in form and detail to 619 and 621 Wills Forest. Ford, a telegraph operator, lived here in the 1930s.

C. 630 Wills Forest Street. Lyndon-Crabtree House. ca. 1909.

One-story frame Victorian house with asbestos-shingle siding and an asphalt-shingled triple-A roof with diamond-shaped louvered wood vents. The front porch has tapered wood posts on brick pedestals. Other features include a brick foundation (parged) and 4/4 windows. Lyndon was a carpenter. William P. Jones, a car inspector with the Seaboard Air Line, lived here during the 1920s and 1930s. From 1939 to the 1990s this was the home of John H. Crabtree.

BOUNDARY JUSTIFICATION

The boundaries of the Glenwood-Brooklyn Historic Overlay District encompass those areas of the historic Glenwood and Brooklyn neighborhoods that retain sufficient integrity for designation. The district includes entirety of the area in the Glenwood-Brooklyn National Register Historic District.

Since the National Register designation in 2001 there have been some changes through demolition, remodeling to the point of loss of integrity, and new construction.

Buildings demolished:

- 607 Adams
- 1313 Dale
- 714 Glenwood
- 805 Glenwood
- 807 Glenwood
- 1306 Glenwood

Buildings highly altered:

- 604 Adams
- 804 N Boylan
- 505 Cole
- 508 Cole
- 1301 Dale St
- 708 Hinsdale
- 711 Hinsdale

Buildings that have either been demolished or are drastically altered:

- 518 N Cleveland
- 1222 Filmore (originally non-contributing)
- 1308 Filmore
- 1223 Pierce
- 1225 Pierce

New Construction:

- 1311 Dale
- 1313 Dale
- 511 Devereaux
- 513 Devereux
- 805 Glenwood
- 807 Glenwood
- 809 Glenwood
- 813 Glenwood
- 1304 Glenwood
- 1306 Glenwood

- 508 Jefferson

There is insufficient concentration of change at the boundaries to prompt modifying the boundaries. The demolition and new construction along Dale and Pierce could presumably be excluded as they are at the boundaries but given the existing and intuitive boundaries of the road and railroad, exclusion could be problematic especially in administration.

Demolition and new construction along the Glenwood corridor is sympathetic to the existing district in terms of scale and to some extent style. While an argument could be made to extract some parcels east of Glenwood north of Fred Fletcher Park, again exclusion could be problematic especially in administration. Additionally, the new construction is somewhat scattered along the corridor which diminishes its negative impacts on integrity.

Otherwise, conditions are as they were in 2001 and the boundary justifications for the National Register district apply to the proposed local district.



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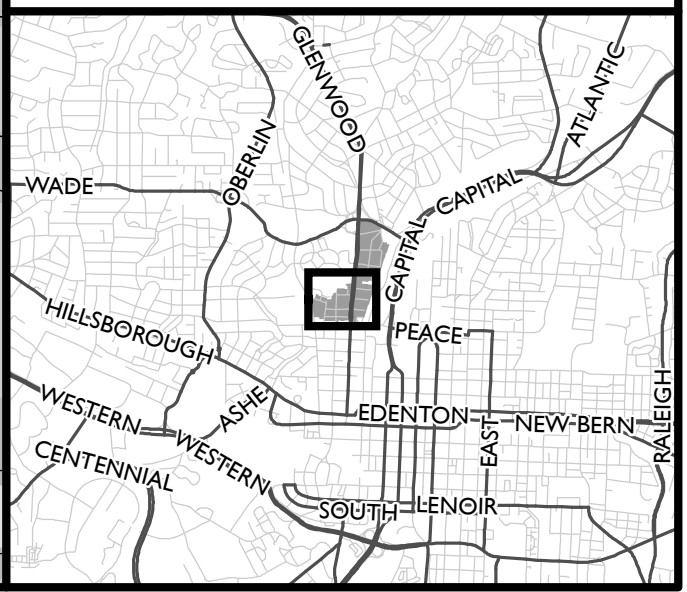
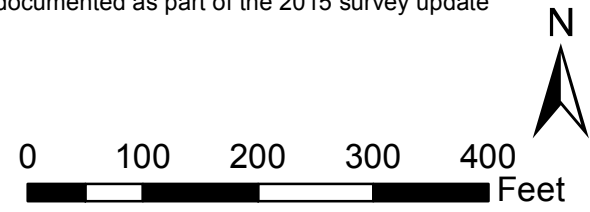


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Proposed Streetside Historic Overlay District Glenwood-Brooklyn Southern Section

- Proposed District Boundary
- Contributing Resource
- Non-Contributing Resource
- Vacant Lot

*accessory buildings noted on the map were not documented as part of the 2015 survey update



City of Raleigh

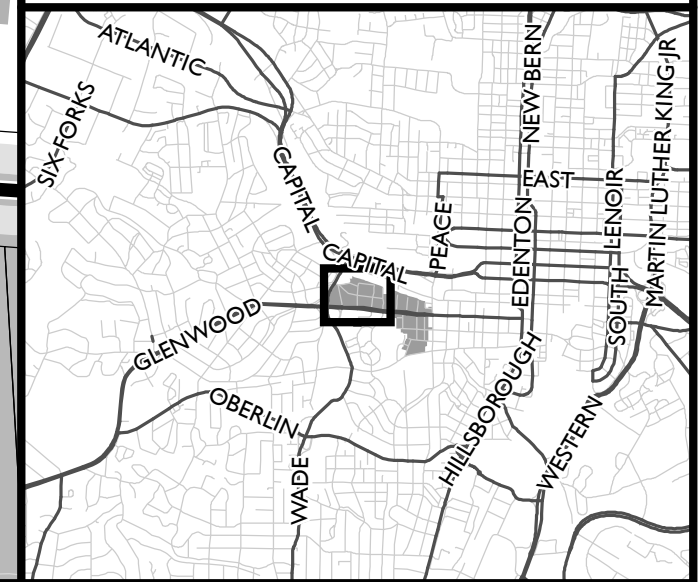
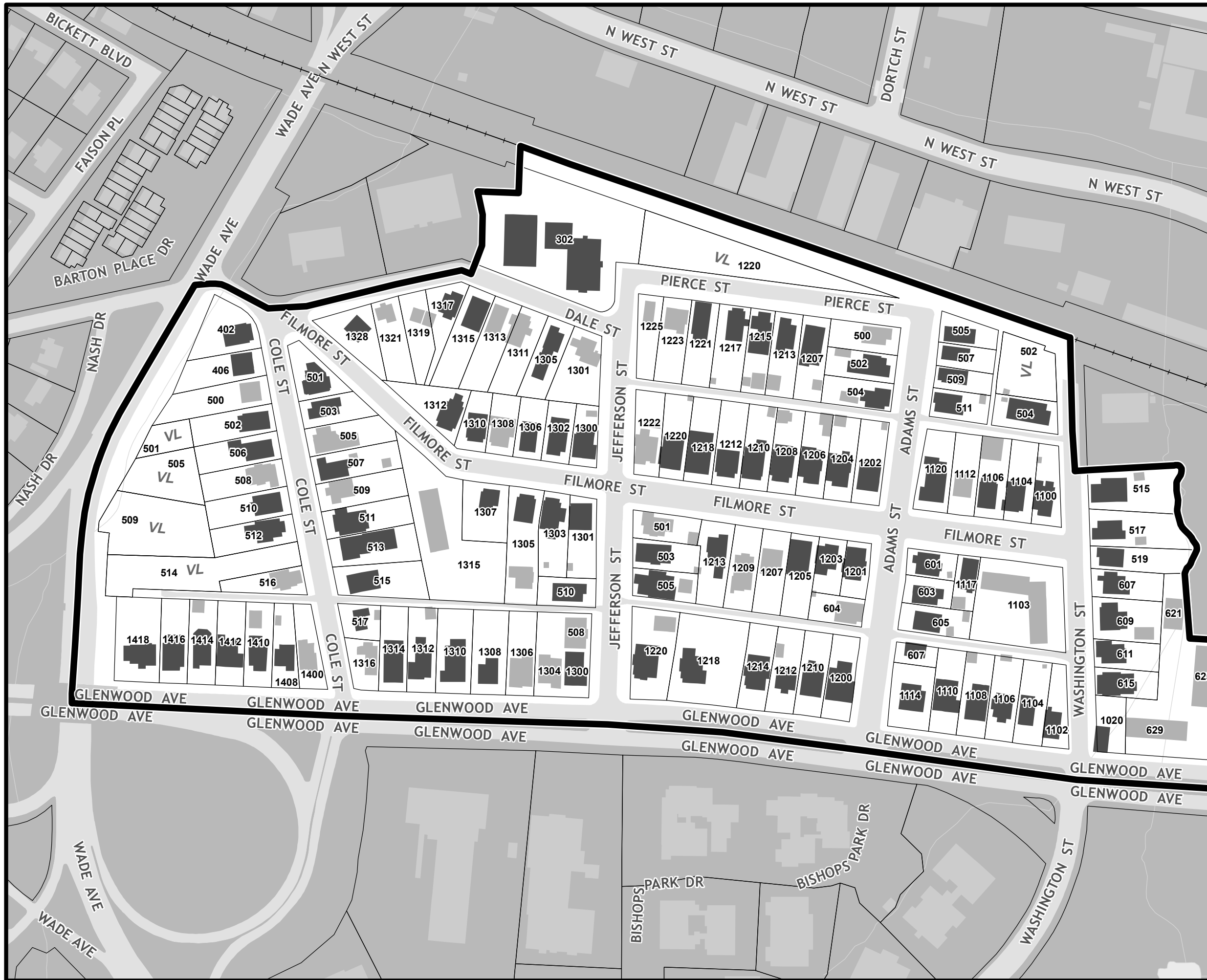
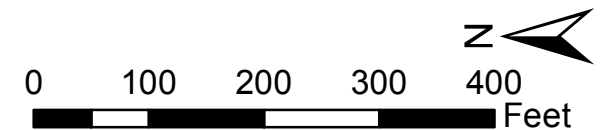


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Proposed Streetside Historic Overlay District Glenwood-Brooklyn Northern Section

- Proposed District Boundary
- Contributing Resource
- Non-Contributing Resource
- Vacant Lot

*accessory buildings noted on the map were not
documented as part of the 2015 survey update



SPECIAL CHARACTER ESSAY (for inclusion in Design Guidelines)

Glenwood-Brooklyn was developed by the Glenwood Land Company in the early twentieth century as street car suburbs of Raleigh. The district is architecturally significant for the range of early-twentieth-century house types, methods of construction, and styles. The Glenwood-Brooklyn neighborhood in its present form was conceived in 1905-07 and no resources are known to survive from before 1907. The period of significance runs from 1907 to 1940

The area was built out largely by the middle of the twentieth century despite lulls during World War I and the depression. By the 1940s there were few available infill lots. Suburban development reduced pressure on the neighborhoods but also created in its wake disinvestment and conversions of single family owner occupied residences to multiple rental units. National Register listing also provided incentives for the conversion of properties to income producing uses. By the 1980s, new residential developments in the area and an increased desire to live closer to downtown began to reverse the trends of disinvestment. Coupled with periods of economic prosperity, that desire has spurred a number of tear downs to provide land for new construction, and rehabilitations of existing buildings, some of which provide existing square footage at the cost of architectural integrity.

The district's earliest houses, those built from 1907 to the mid-1910s, exhibit vernacular and Victorian influences; those with simple symmetrical massing with rear kitchen and dining room ells, and one-room-deep center-passage and two-room plans appear to predominate. These houses can be one- and two-stories and include I houses and triple A houses representing a continuation of nineteenth century regional vernacular tradition where weather boarded frame construction was typical. Victorian influences include decorative (nonfunctional) gables, turned and sawn millwork ornament in porches and gables, and (less frequently) decorative sheathings such as novelty or German siding and shaped wood shingles. Common milled ornament in the district includes turned porch posts, sawn and spindlework porch post brackets, and louvered gable vents, the latter typically diamond-shaped in form but occasionally also quatrefoil (four lobed) and triangular.

Most of the district's Victorian houses are fairly reserved in character, not as flamboyant as some found in Raleigh's Oakwood neighborhood. Exceptions are largely found along Glenwood Avenue, the main boulevard of the neighborhoods. Several of the houses along Glenwood are a subset of Victorian architecture known as the Queen Anne style. Primary elements of the style found in the district include irregular massing and roof lines, turrets, and wraparound verandas. Secondary details include decorative window sash and classical allusions.

Victorian influence appears in a few houses built as late as the early 1920s, but generally speaking the style was eclipsed by the Craftsman style beginning in the mid-1910s. The characteristic Craftsman house type, nationwide as well as in the district, was the bungalow, a snugly proportioned house of one or one and a half stories. Almost all Craftsman bungalows have front porches, and most of these are engaged (incorporated) under the house roof. Other common Craftsman bungalow features include large dormers that expanded upstairs living space, porch supports with wood posts (usually tapered and sometimes clustered) on brick pedestals, wood-shingle sheathing in gables and on dormers, gable brackets (usually triangular in form,

sometimes appearing like purlin ends), and double-hung windows with upper sash composed of three or more vertical panes. Unlike earlier houses in the district, Craftsman bungalows usually dispensed with rear wings by incorporating the kitchen and dining room into the house envelope.

Roughly one hundred Craftsman bungalows stand in the district, most clustered along the back streets of the Glenwood area. Two basic gable roof forms are represented: side-gable and front-gable. Side-gable roofs are typical of the earlier and more finely appointed bungalows whereas front-gable roofs appear on later and more modest examples. Although they were relatively modest in scale and proportion, several bungalows exhibit a high level of quality in their construction.

Unlike the vernacular Victorian houses that preceded them, the district's Craftsman bungalows were not strongly influenced by regional architectural traditions. Because the type was disseminated nationwide through plan books, magazine articles, and even as kits distributed by Sears Roebuck, Aladdin Homes and other mail-order firms, the same bungalow could appear anywhere. Glenwood Brooklyn has two documented kit houses. Not all Craftsman houses were bungalows; a few two-story Craftsman houses were constructed.

Next to the Craftsman style the Colonial Revival was the most popular idiom during the period between the world wars. In the district this style is usually expressed by brick construction with contrasting white trim, symmetrical compositions, and classically-derived detail. A few of the Colonial Revival houses in the district have gambrel roofs which evoke, directly or indirectly, the Dutch architecture of the Mid Atlantic region.

The district also contains a fair number of stylistic hybrids—buildings that incorporate features from more than one style and mixing elements of the Colonial Revival, Craftsman and/or Victorian styles.

Other period styles make cameo appearances in the district including the Tudor Revival style. Period cottages in the district range from Tudor Revival to the Arts and Crafts movement. While outside the period of significance, the district does contain a handful of Ranch style houses. The most recent infill construction generally respects the architectural traditions of the district. Much of the new construction has sympathetic setbacks and some are in a Neo-Victorian or Neo-Craftsman style.

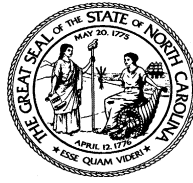
With the exception of a few stores, a church, a lab, a school and a firehouse, the district is largely residential in character. Though there are some apartments, both purpose built and conversions, the majority of the residences are single family and are one or two stories high. Most are frame but there are a significant number of masonry or masonry veneered buildings.

As a rule, houses in the Brooklyn section, west of Glenwood Avenue, tend to be smaller and more modest with simpler stylistic expressions and a greater number of vernacular forms. The area east of Glenwood Avenue contains more of the larger houses (excluding modern additions which are found in both areas). Glenwood Avenue itself has the largest concentration of large and high style homes.

Most streets have near uniform setbacks. New construction (postdating the period of significance) accounts for the most obvious exceptions including several multi-unit apartments which are sited in larger lots and more oriented to their place on the lot not in relationship to the street or the surrounding buildings.

Front porches are common, creating a transition zone from public to private space. Lots that contain parking and/or a garage generally have a drive perpendicular to the street with a garage in the rear of the lot. Some houses in the eastern portion of the district continue to be served by rear alleys. Surface parking lots and front yard parking are rare.

The neighborhood enjoys mature tree cover. Most street are laid in an orthogonal grid with a few curvilinear roads. Glenwood Avenue is the only street with a median and there are no public parks or green space within the district.



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

Ramona M. Bartos, Administrator

Pat McCrory, Governor
Susan Kluttz, Secretary
Kevin Cherry, Deputy Secretary

Office of Archives and History
Division of Historical Resources

January 4, 2016

Tania Georgiou Tully
Preservation Planner, Raleigh Historic Development Commission
PO Box 829 Century Station
Raleigh NC 27602

RE: Historic District Designation Report for the Glenwood-Brooklyn Local Historic District, Raleigh, Wake County

Dear Ms. Tully:

Thank you for the report for the above-cited area which is being proposed for historic district designation. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160A-400.4.

Raleigh's Glenwood-Brooklyn Historic District possesses local historic and architectural significance as a largely intact early twentieth-century streetcar suburb. It exemplifies an important trend of neighborhood development during the period, when Raleigh's population experienced rapid growth, and it is characterized by the architectural modes of the day, particularly the Craftsman and period revival styles. In our review of the designation report, we identified a substantive issue about the district's period of significance as well as numerous items that require editing. Once these matters are addressed, we believe the Raleigh City Council will have sufficient information to make a decision regarding local designation of the district.

Historic district designation means the community recognizes an area as an important historic resource worthy of preservation. Any substantial exterior design changes to a property within the designated historic district are subject to the design review procedures of the Raleigh Historic Development Commission.

If the local governing board wishes to extend the Commission's design review authority to significant interior features, the owner must give written consent. The designation ordinance must specify the features and describe the nature of the Commission's design review authority over them.

Thank you for giving us the opportunity to comment on the report. Our comments are advisory only and are not binding. Once the governing board has received a recommendation from the Raleigh Historic Development Commission and has proceeded in the same manner as would otherwise be required for an amendment to the zoning ordinance, the governing board may proceed with the designation decision. Once the designation decision has been made, please return the completed designation confirmation form, enclosed.

January 4, 2016

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This letter serves as our comments on the proposed historic district designation of the Glenwood-Brooklyn Local Historic District. Please contact me at 919-807-6575 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Laurie Mitchell". The signature is fluid and cursive, with a prominent "L" and "M".

Laurie Mitchell
Local Preservation Commissions / CLG Coordinator

CC: Commission Chair

Enclosure