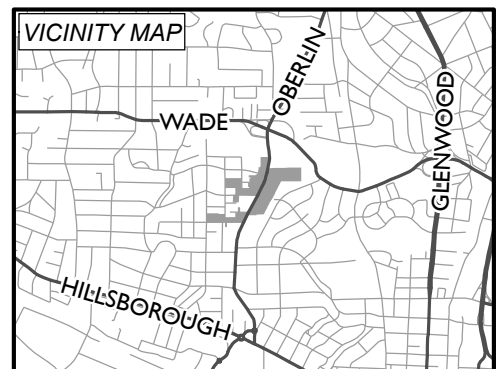


Submittal Date

10/31/2017

Request:

**28 acres from
Various Base Districts
to HOD-G
w/ part NCOD & SRPOD**



Map Date: 10/31/2017



To: Planning Commission

From: Matthew Klem, Planner II

Date: December 6, 2017

Re: Z-30-17 Oberlin Village HOD-G – Boundary Justification

On November 28, Planning Commission held Z-30-17 with a request for more information on the justification for the proposed district boundary.

The basis for the proposed district boundary began with a larger study area known as the 1989 Oberlin Historic District which was placed on the North Carolina National Register Study List by the State Historic Preservation Office. A map of the district has been included.

The 1989 Oberlin Historic District was analyzed to create the Historic Research Report and determine whether or not the identified properties contained contributing resources to the period of significance of 1873-1970. This analysis resulted in the proposed Oberlin Village HOD-G district boundary which includes the highest concentration of contributing resources. Fifteen properties that do not contain contributing resources were included to achieve a contiguous district boundary.

An alternative district boundary map has been included and does not include the following properties:

- 0 Oberlin Road
- 720 Oberlin Road
- 818 Oberlin Road
- 910 Oberlin Road
- 1018 Oberlin road






The omission of the above referenced properties creates three non-contiguous district boundaries.

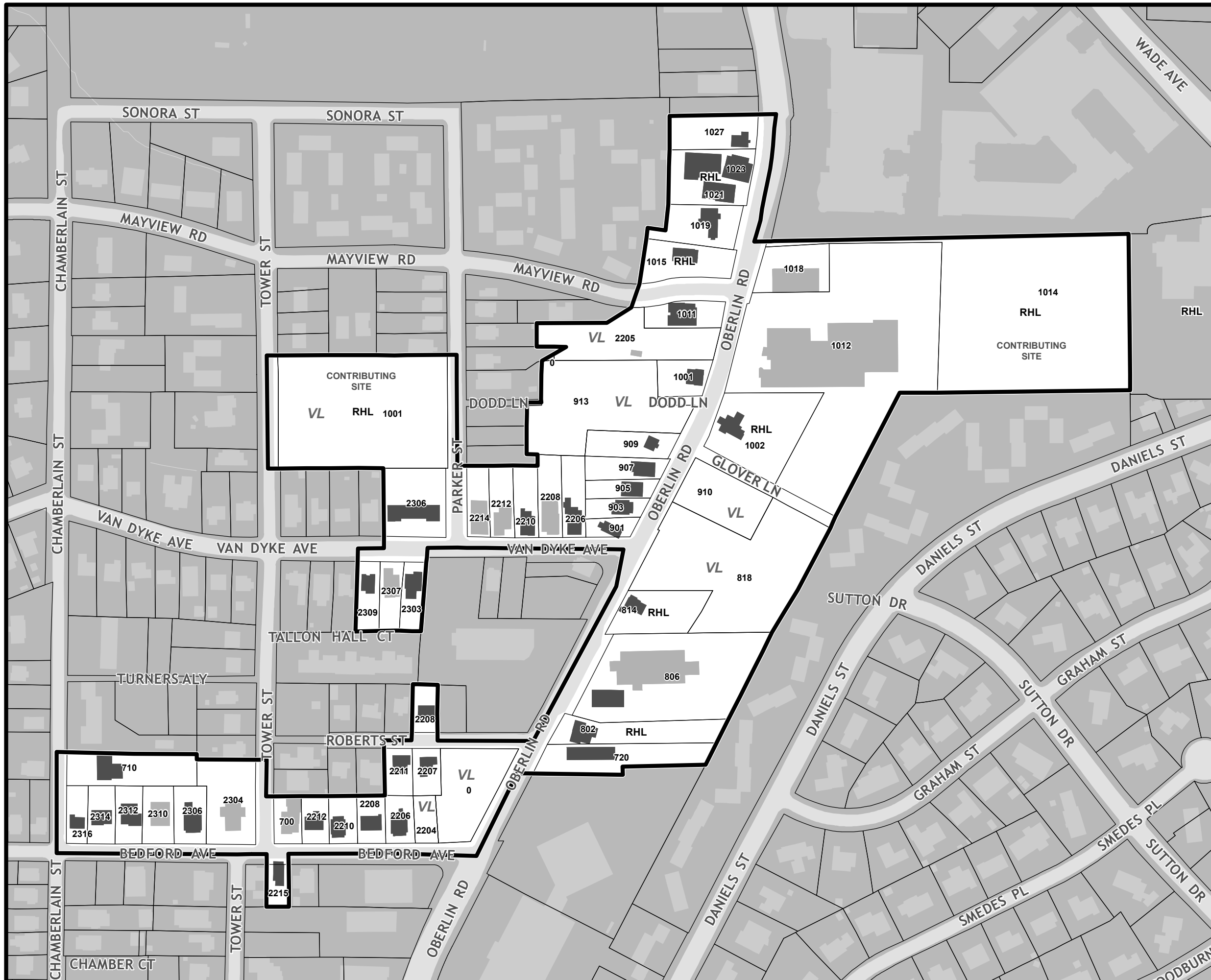
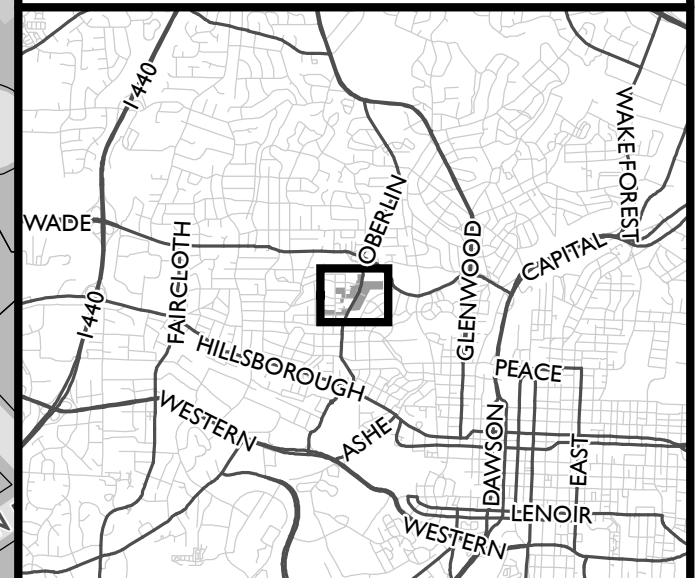
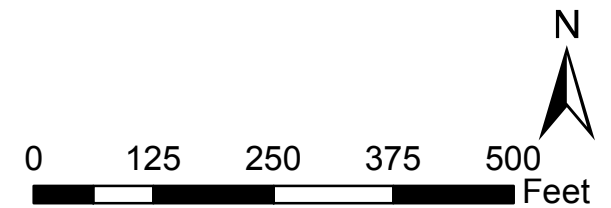
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Proposed General Historic Overlay District Oberlin Village

-  Proposed District Boundary
-  Contributing Resource
-  Non-Contributing Resource
-  Vacant Lot
-  Raleigh Historic Landmark








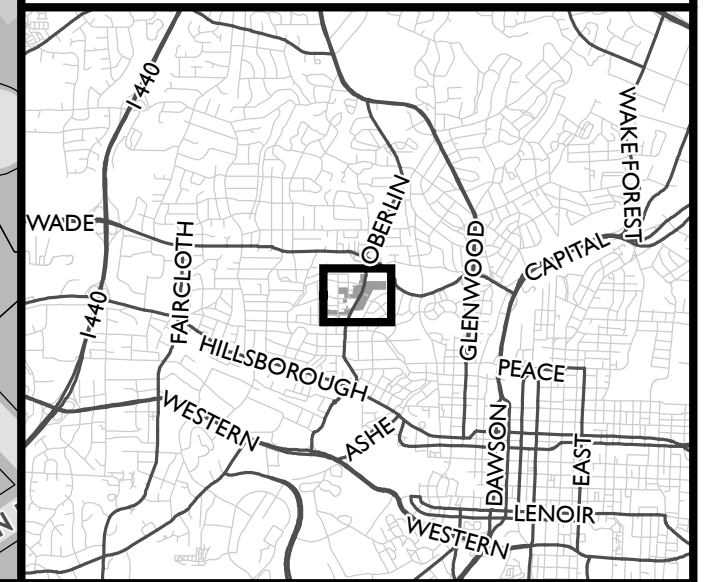
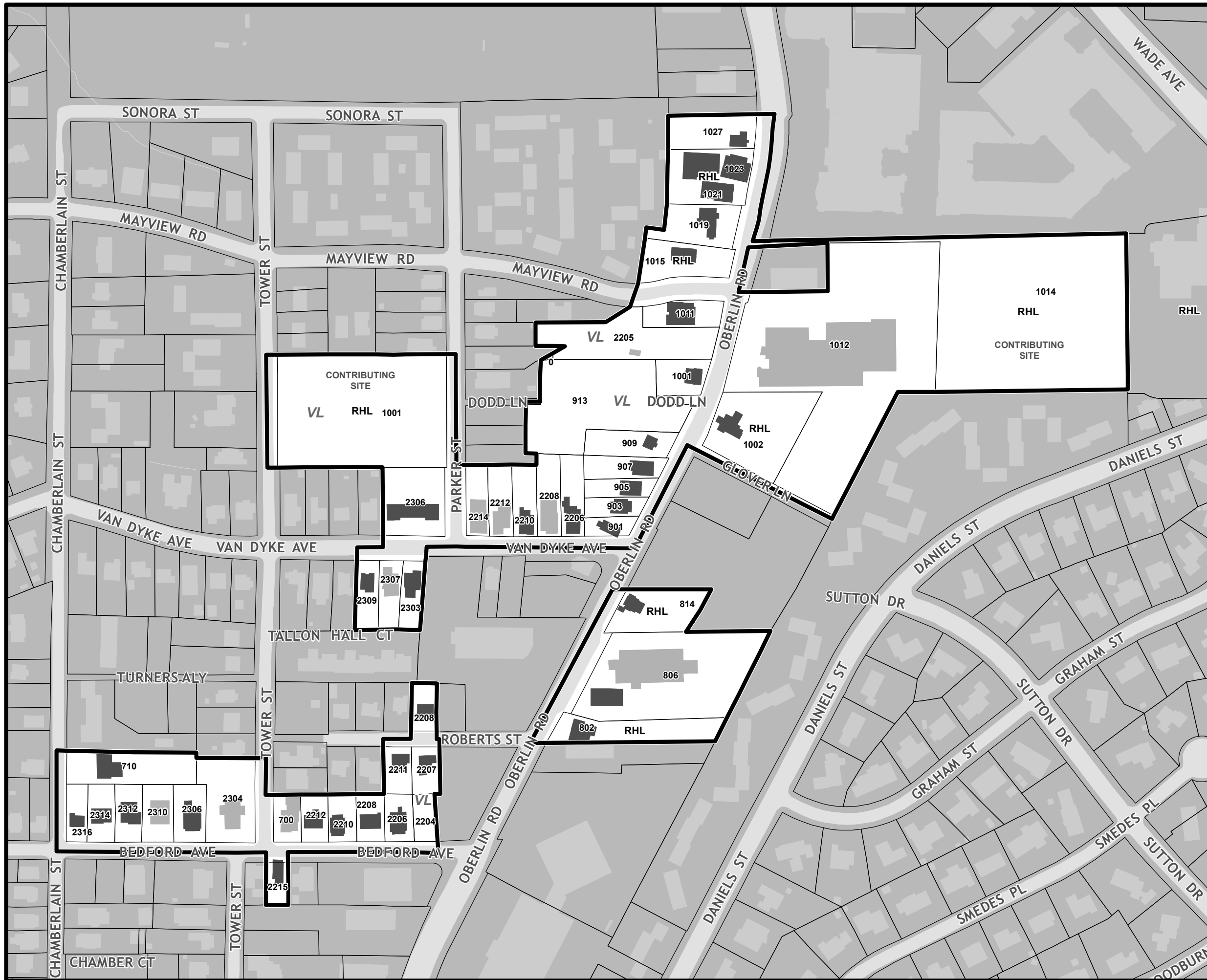
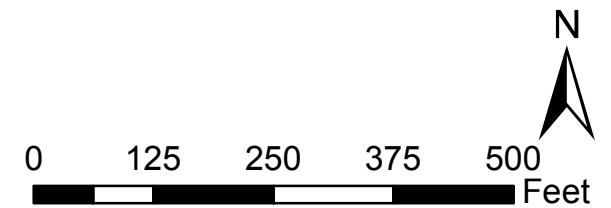
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Proposed General Historic Overlay District Oberlin Village *Alternative*

-  Proposed District Boundary
-  Contributing Resource
-  Non-Contributing Resource
-  Vacant Lot
-  Raleigh Historic Landmark



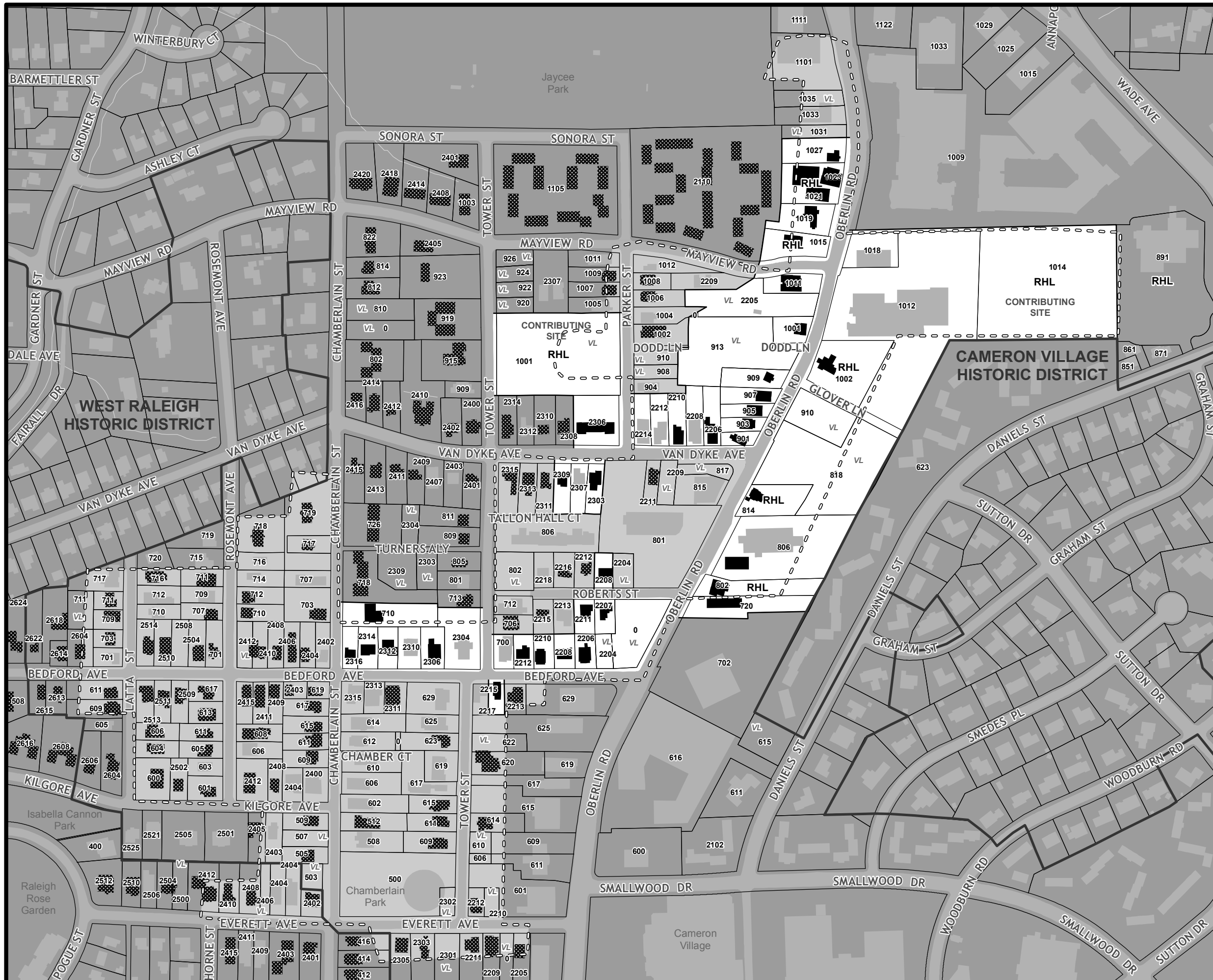
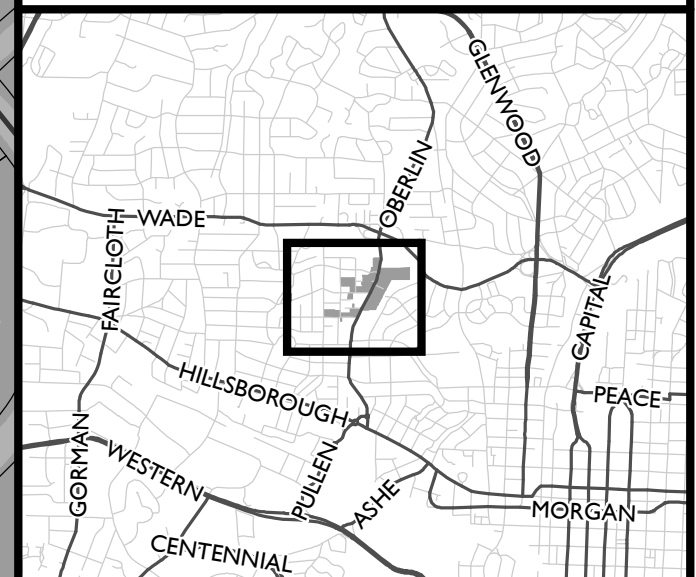
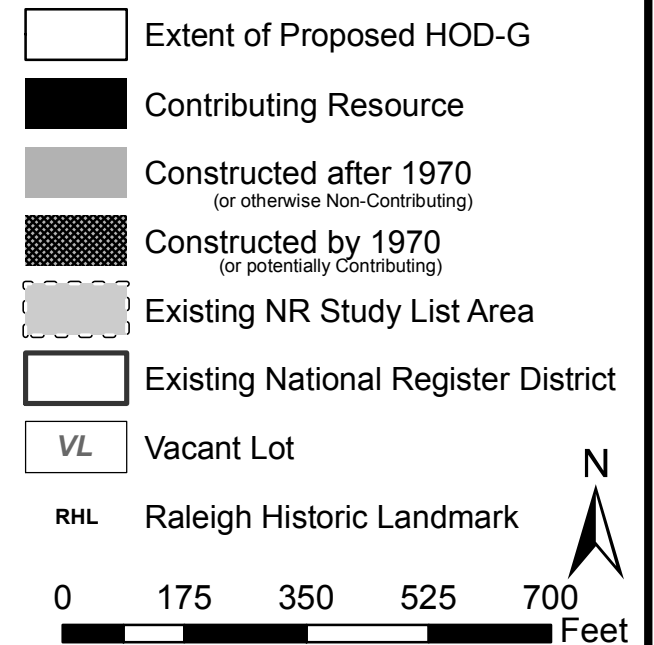
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Proposed General Historic Overlay District Oberlin Village

National Register Study List Area





CERTIFIED RECOMMENDATION

Raleigh Planning Commission

CR#

CASE INFORMATION Z-30-17 OBERLIN VILLAGE HOD-G

Location	Along Oberlin Road from Wade Avenue to Bedford Avenue. Address: Oberlin Road, Mayview Road, Van Dyke Avenue, Roberts Street, Bedford Avenue, and Glover lane PIN: see zoning petition
Request	Rezone property from: R-10, R-6, R-6-CU, RX-3-CU, OX-3, OX-3-PL, OX-3-PL-CU & OX-3-UL with partial NCOD and SRPOD to R-10, R-6, R-6-CU, RX-3-CU, OX-3, OX-3-PL, OX-3-PL-CU & OX-3-UL with HOD-G and partial NCOD and SRPOD
Area of Request	23.59 acres
Corporate Limits	The proposed district boundary is within City's corporate limits and is surrounded on all sides by the City's corporate limits.
Property Owner	Multiple. See rezoning petition.
Applicant	Jim Greene, Assistant City Manager, City of Raleigh
Citizens Advisory Council (CAC)	Hillsborough CAC Bob Geary rjgeary@mac.com Wade CAC Donna Bailey donna.bailey.nc@gmail.com
PC Recommendation Deadline	February 26, 2018

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>	Office and Residential Mixed Use, Moderate Density Residential, Public Parks and Open Space, and Private Open Space
<i>URBAN FORM</i>	Mixed Use Center and Transit Emphasis Corridor

<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 ED 6.4 - Cultural Resource Promotion 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 1.3 - Economic Value of 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 4.1 - Preservation Awareness Policy HP 4.2 - Preservation and Other Goals Policy HP 4.5 - Support for Neighborhoods
<i>INCONSISTENT Policies</i>	None identified

SUMMARY OF PROPOSED CONDITIONS

1. None proposed.

PUBLIC MEETINGS

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
7/20/2017	Hillsborough 10/19/2017 (Y-6, N-4)	11/28/2017	

PLANNING COMMISSION RECOMMENDATION

[The motion should select one of the following and include details specific to the case.]

- ☐ The rezoning case is **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the rezoning request is reasonable and in the public interest.
- ☐ The rezoning case is **Consistent** with the relevant policies in the comprehensive Plan, but **Denial** of the rezoning request is reasonable and in the public interest.
- ☐ The rezoning is **Inconsistent** with the relevant policies in the Comprehensive Plan, and **Denial** of the rezoning request is reasonable and in the public interest.
- ☐ The rezoning case is **Inconsistent** with the relevant policies in the Comprehensive Plan, but **Approval** of the rezoning request is reasonable and in the public interest due to changed circumstances as explained below. Approval of the rezoning request constitutes an amendment to the Comprehensive Plan to the extent described below.

Reasonableness and Public Interest	
Change(s) in Circumstances [if applicable]	
Amendments to the Comprehensive Plan [if applicable]	
<i>Recommendation</i>	
<i>Motion and Vote</i>	

ATTACHMENTS

1. Staff report

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 and Comprehensive Plan Amendment Analysis.

Planning Director

Date

Planning Commission Chairperson

Date

Staff Coordinator:

Matthew Klem: (919) 996-4637; Matthew.Klem@raleighnc.gov



ZONING STAFF REPORT – Z-30-17

GENERAL USE DISTRICT

OVERVIEW

The proposal seeks to rezone 47 properties - approximately 24 acres – in Oberlin Village to apply a Historic Overlay District (HOD-G). The boundary of the proposed HOD-G runs along Oberlin Road from Bedford Avenue at the southern end to approximately 500 feet south of Wade Avenue at its northern end.

According to the Historic Research Report prepared for the potential HOD-G, Oberlin Village is a historic African-American village center with a period of significance from 1873 to 1970. The report classifies 37 of the 52 properties as containing a contributing building or site.

The predominant land use in the proposed HOD-G is single family residential with some multifamily, institutional, and commercial uses. The area west of the proposed district can be considered moderate density residential with a mix of single and multifamily dwellings. North of the proposed district is a low rise mixed-use development with ground level retail and three stories of apartment units. East and southeast of the proposed district are the Cameron Village condominiums, neighborhood, and shopping center.

Within the boundaries of the proposed HOD-G are a number of different zoning districts. These districts include:

- Residential-6 (R-6)
- Residential-10 (R-10)
- Residential Mixed Use-3 stories-Conditional Use (RX-3-CU)
- Office Mixed Use-3 stories (OX-3)
- Office Mixed Use-3 stories-Parking Limited (OX-3-PL)
- Office Mixed Use-3 stories-Urban Limited (OX-3-UL)

Some of the above listed districts also occur as conditional use districts. The proposed district boundary also contains properties with Neighborhood Conservation Overlay District (NCOD) and Special Residential Parking Overlay (SRPOD).

The potential HOD-G would not regulate the land uses permitted by the various base zoning districts in the area. If approved, the request would require that any new development including demolition, construction, additions, and exterior modifications go through the process of receiving a Certificate of Appropriateness (COA). The review of the COA would include the analysis of proposed changes against the recommendations of the Historic Research Report in terms of external appearance. The review considers changes in design, materials, and general appearance of the structures and grounds in question to ensure changes are not incongruous with Historic Design Guidelines.

OUTSTANDING ISSUES

Outstanding Issues	1. None	Suggested Mitigation	1. None
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Comprehensive Plan

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

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

The proposal can be considered consistent with the vision, themes and policies in the Comprehensive Plan.

The vision theme **Growing Successful Neighborhoods and Communities** supports growth and new development while conserving unique neighborhoods. The proposed HOD-G will conserve the character of the Oberlin Village neighborhood while allowing for new growth and development because the approval of the request will not change the land use entitlements throughout the district.

The request is also consistent with a number of policies in the Comprehensive Plan. The policies identified in the consistency analysis include considerations of land use, environmental protection, economic development, housing, urban design, and historic preservation.

- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?

The request is consistent with the Future Land Use Map because it does not affect allowed uses and would not allow height greater than what is specified by the underlying zoning.

- C. 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?

The proposed HOD-G can be established without altering the recommended land use of the area because the request does not impact land use. The HOD-G can also be established without adversely altering the character of the area as it is a tool used to preserve and enhance the character of the area.

- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

The proposed HOD-G does not increase development intensity in the area and will therefore not necessitate additional community facilities and streets by its approval alone.

Future Land Use

Future Land Use designation: Multiple

The rezoning request is:

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

☐ **Inconsistent**

The request is consistent with the Future Land Use Map because it does not affect allowed uses and would not enable height greater than what is allowed by the underlying zoning.

Urban Form

Urban Form designation: Portions of the area are adjacent to a Transit Emphasis Corridor and/or within a Mixed-Use Center

The rezoning request is:

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

☐ **Inconsistent**

The request is consistent with the guidance of the Urban Form Map because the potential HOD-G does not change the existing or potential frontage designations. The proposed district includes areas that are located within a Mixed-Use Center and on a Transit Emphasis Corridor. These designations recommend various frontage types that would be considered in the COA review.

Compatibility

The proposed rezoning is:

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

☐ **Incompatible.**

The request is compatible with the property and surrounding area. The HOD-G aims to ensure that new development and redevelopment blend with the existing character of the Oberlin Village neighborhood. Development intensities are not increased by the approval of this district.

Public Benefits of the Proposed Rezoning

The public benefit of the proposed rezoning is preserving the character of a culturally significant historic area.

Detriments of the Proposed Rezoning

The proposed HOD-G does not increase the development entitlements within the proposed district therefore public detriments are limited.

Policy Guidance

The rezoning request is **consistent** with the following 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.

- New uses within commercial districts would be developed at a height, mass, scale, and design that is appropriate and compatible with the surrounding area due to the COA process.

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.

- The HOD-G will provide added means for protecting the neighborhood character without reducing land use entitlements.

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.

- The application of the HOD-G is consistent with the intent of this policy. Vacant land will be developed in keeping with the character and neighborhood scale of the area. The application of the HOD-G does not alter the base zoning and therefore will not impact density.

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.

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.

- Demolitions in the HOD-G may require a 365-day delay period to allow time to find alternatives to removal of historic resources.

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.

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.

- All new construction and renovations of existing structures will be subject to design review based on the guidance of the context based Historic Research Report. This review will account for height, scale, massing, and other architectural considerations.

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.

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.

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 COA process includes considerations for preserving historic landscape elements within the right-of-way and adjacent front yard areas. The replacement of trees lost to damage or disease would also be required.

Policy ED 6.4 - Cultural Resource Promotion

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

- The Historic Research Report catalogues the historic and cultural significance of Oberlin Village and provides the basis for informing the Certificate of

Appropriateness process. The application of the HOD-G will help to preserve the cultural resources of Oberlin Village. Local historic districts are also marked by street signs with a special color denoting a historic area. These signs will promote the district.

Policy H 1.6 - Housing Preservation

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

- The potential HOD-G will contribute to the preservation of structures of historic and architectural significance by requiring Certificates of Appropriateness for redevelopment in the area.

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 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.

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.

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.

Policy HP 1.1 - Stewardship of Place

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

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 3.4 - Context Sensitive Design

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

- The proposal is consistent with the above policies; the application of the HOD-G will set in place the Certificate of Appropriateness process which considers neighborhood context based on the Historic Research Report. The guidance for

redevelopment and new development will be based on the established historic character and will consider standards for setbacks and building height.

Policy HP 1.3 - Economic Value of Preservation

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

Policy HP 3.1 - Adaptive Use

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

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 HOD-G designation encourages viable use of historic properties through allowing demolition to be delayed and providing staff assistance for preservation.

Policy HP 2.3 - Raleigh Historic Designation

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

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.

- The potential HOD-G 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.

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.

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.

Policy HP 4.1 - Preservation Awareness

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

Policy HP 4.2 - Preservation and Other Goals

Encourage the use of preservation tools to advance housing diversity and market affordability, economic development, environmental sustainability, parks and recreation, and urban design.

- The Certificate of Appropriateness process required by the application of the HOD-G district is a tool for protecting and preserving historic neighborhoods.

Area Plan Policy Guidance

The rezoning request is **consistent** with the following policies in the **Wade/Oberlin** area plan:

Policy AP-WO 3 – Protecting Wade-Oberlin’s Neighborhood Character

The strengths of the Wade-Oberlin area (viable commercial uses in close proximity to various housing densities within a pedestrian-friendly street grid) should be enhanced by careful design of new structures and open spaces, with an emphasis on scale, pedestrian activity, and streetscapes that will harmoniously connect non-residential to residential areas.

- The potential HOD-G will help to preserve the character of the Wade-Oberlin area by requiring a context based design review of development and redevelopment in the Oberlin Village neighborhood. The required Certificate of Appropriateness process will help to ensure the preservation of neighborhood character.

Policy AP-WO 11 – Oberlin Village Land Uses

The Oberlin Village neighborhood should be preserved with its current residential uses: single-family houses and apartment units.

- The application of the HOD-G will help to preserve the Oberlin Village neighborhood by requiring context sensitive design. The potential HOD-G also does not change the allowed land uses in the area.

The Cameron village and Hillsborough Street Small Area Plans include objectives calling for the recognition of local historic resources. Oberlin Village and Oberlin Cemetery are specifically named in the plans as local historic resources. The Cameron Village and Hillsborough Street small Area Plans have not been adopted by the City Council.

Impact Analysis

Transportation

HOD regulations impact the planning, design, and construction of virtually any transportation infrastructure located within a district. It appears that all changes within public right-of-way within a district must receive a COA from the RHDC. In this case of this specific HOD proposed for Oberlin Village, there are a number of potential elements to consider:

- The City Council has requested that roundabouts be included in the pending Cameron Village Small Area Plan at the intersections of Van Dyke Avenue and Mayview Road. Despite the fact that these roundabouts would be included in a Council-adopted area plan, the RHDC is under no obligation to approve their installation. The RHDC could view these roundabouts as a change in character when compared against historic conditions and refuse to issue a COA.

- Part of the rationale for adding these two roundabouts is to allow the street to function without the future construction of a center turn lane, thereby maintaining a narrower street cross-section and reducing impacts to the adjacent historic homes. While this strategy helps preserve historic property, our understanding is that potential benefit would not be a factor for granting a COA when compared to the current RDHC guidelines.
- This HOD could create conflicts for the proposed street and sidewalk widening of Oberlin Road between Bedford Avenue and Van Dyke Avenue. The existing width of Oberlin Road is approximately 32 feet from back-to-back of the curbs. The Comprehensive Plan standard for this section of street would require a 48-foot back-to-back curb & gutter section to provide for a center turn lane and bike lanes. This construction would require moving the curb out 8' on each side.
- This section of Oberlin Road also has concrete sidewalks that vary between 4 and 5 feet in width with a narrow grass verge. The City's UDO standards require the construction of a 6-foot sidewalk with a 6-foot planted verge. While this standard provides an improvement over narrower sidewalks located closer to vehicular traffic, the RDHC is not required to grant a COA for this alteration.

Impact Identified: RHDC Control of Infrastructure

Transit

Impact Identified: None.

Hydrology

<i>Floodplain</i>	None.
<i>Drainage Basin</i>	Beaver Dam, SW and Pigeon House
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9
<i>Overlay District</i>	None.

Impact Identified: None.

Public Utilities

1. With the proposed rezoning there would be no change to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area

2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

Impact Identified: None.

Parks and Recreation

1. This area is generally considered to have above-average Park Access Level of Service
2. This area is not considered a high priority area of need for new park land acquisition.
3. Nearest existing park access is provided by Jaycee Park and the Latta Property, both within 0.25 miles of the proposed district boundary.
4. Nearest existing greenway trail access is provided by the Gardner Street Trail, within 0.5 miles of the proposed district boundary.

Impact Identified: None.

Urban Forestry

There are no impacts identified to lots 2 acres and larger that would be required to provide tree conservation areas per UDO Article 9.1 and with the proposed HOD-G area.

Impact Identified: None.

Designated Historic Resources

Preservation staff finds that the proposed zoning overlay is consistent with Comprehensive Plan policy guidance. Please see the Historic Research Report at: <http://www.raleighnc.gov/content/PlanDev/Documents/Zoning/Rezoning/HOD/OberlinVillage/OberlinVillageHistoricResearchReport.pdf>.

Impact Identified: Supports Comprehensive Plan policies regarding historic resources.

Impacts Summary

The impacts of the potential rezoning are minimal because the adoption of the HOD-G will not impact the development intensities of the base zoning districts.

Mitigation of Impacts

None.

Conclusion

The request to rezone the approximately 24-acre area to include the HOD-G designation is consistent with the vision, themes and policies of the Comprehensive Plan. The vision theme Growing Successful Neighborhoods and Communities is realized by supporting growth and new development while preserving unique neighborhoods. Policies of land use, economic development, and preservation are also supported with the adoption of the HOD-G by encouraging preservation over demolition and preserving a historically significant neighborhood.

Other than with respect to preservation, the potential impacts of the HOD-G are minimal because the application of the overlay does not increase land use and development entitlements in the area.

Case Timeline

<i>Date</i>	<i>Revision [change to requested district, revised conditions, etc.]</i>	<i>Notes</i>
10/31/2017	Application complete	

Appendix

Surrounding Area Land Use/ Zoning Summary

	<i>SUBJECT PROPERTY</i>	<i>NORTH</i>	<i>SOUTH</i>	<i>EAST</i>	<i>WEST</i>
Existing Zoning	R-6, R-6-CU, R-10, RX-3-CU, OX-3, OX-3-PL, OX-3-PL-CU, & OX-3-UL	PD & R-10	R-10, OX-3-UL, OX-4-UL, & RX-3-CU	PD & RX-3-CU	R-6, R-10, OX-3-UL
Additional Overlay	NCOD & SRPOD	NCOD & SRPOD	NCOD & SRPOD	-	-
Future Land Use	ORMU, MDR, PPOS, & POS	HDR, NMU, & MDR	ORMU & LDR	MDR & ORMU	MDR & LDR
Current Land Use	Residential, Commercial, Institutional, & Recreational	Residential & Commercial	Residential & Commercial	Office & Residential	Residential
Urban Form (if applicable)	Mixed-Use Center & Transit Emphasis Corridor	Mixed-Use Center & Transit Emphasis Corridor	Transit Emphasis Corridor	Mixed-Use Center	-

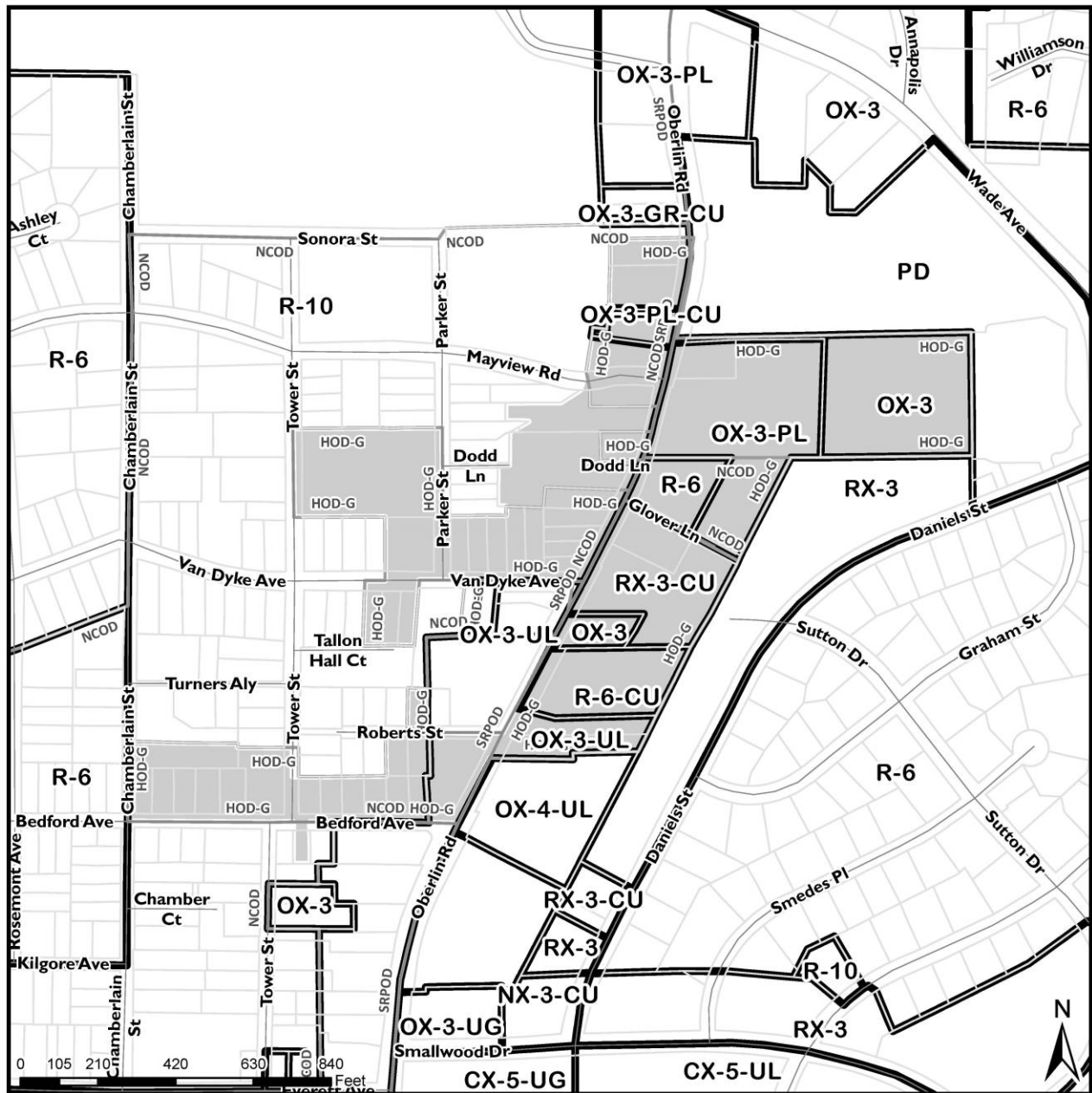
*The proposed HOD-G boundary has existing NCOD and SRPOD on various properties that will not be removed.

Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
Zoning	R-6, R-6-CU, R-10, RX-3-CU, OX-3, OX-3-PL, OX-3-PL-CU, & OX-3-UL	The same categories, each with HOD-G
Total Acreage	23.59	23.59
Setbacks: Front: Side: Rear:	Dependent on base zoning.	Setbacks should be compatible with surrounding buildings that contribute to the overall character of the district.

Existing Zoning

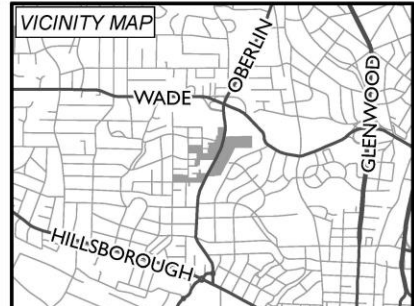
Z-30-2017



**Submittal
Date**

10/31/2017

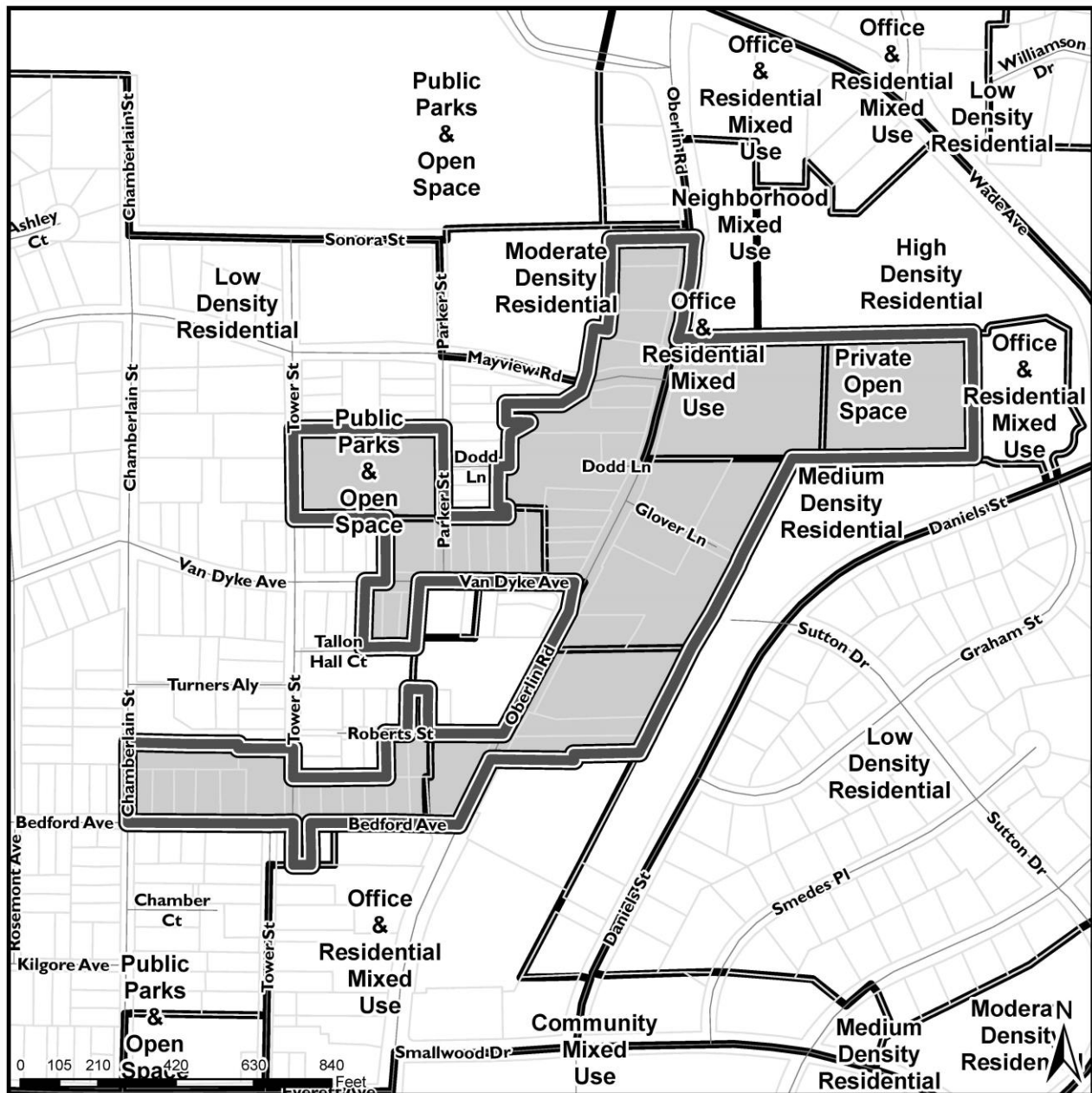
Request: 28 acres from
Various Base Districts
w/ part NCOD & SRPOD
to
Various Base Districts
w/HOD-G and part NCOD
& SRPOD



Map Date: 10/31/2017

Future Land Use

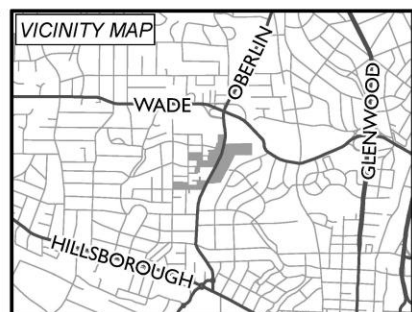
Z-30-2017



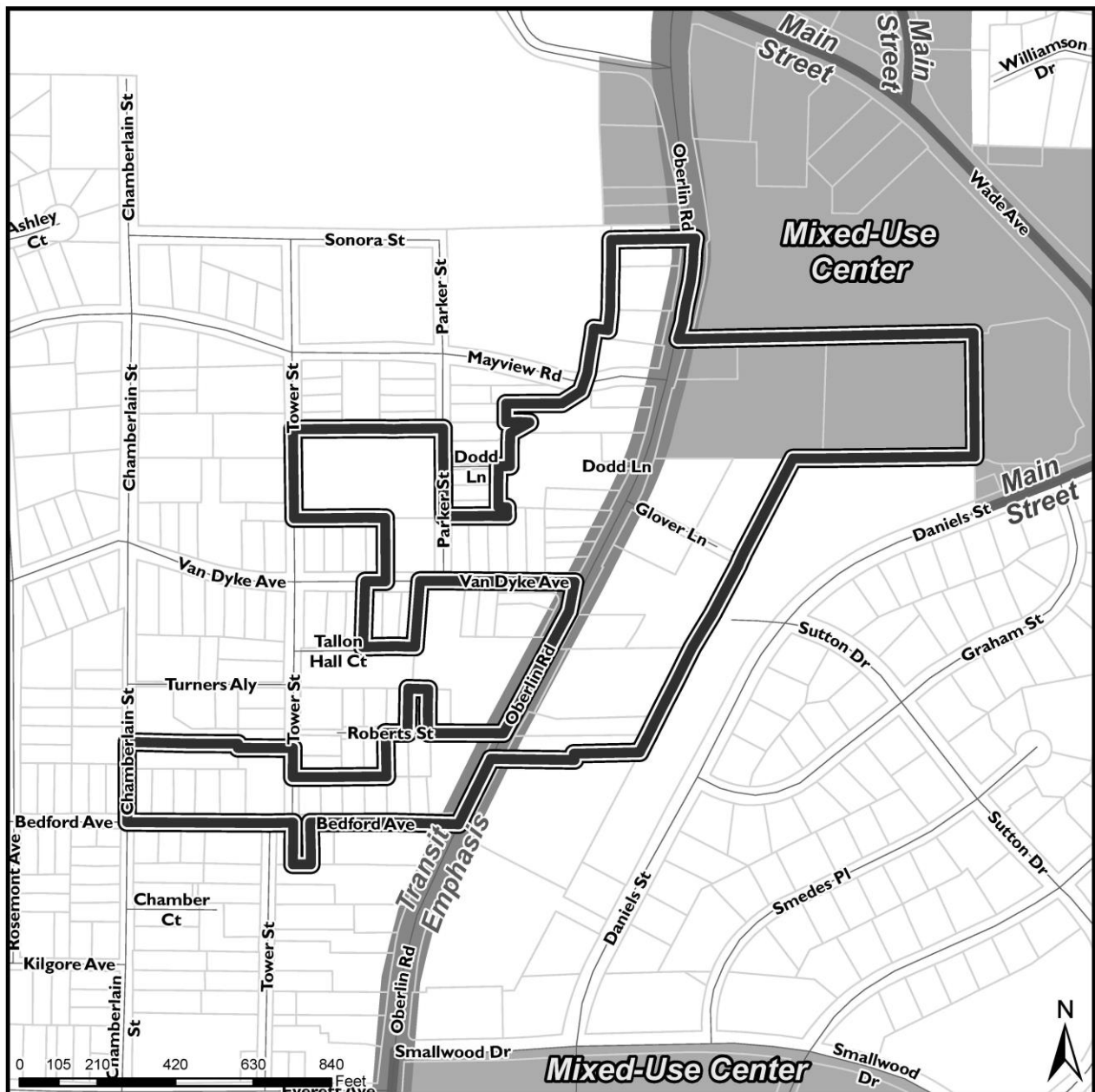
**Submittal
Date**

10/31/2017

Request: 28 acres from
Various Base Districts
w/ part NCOD & SRPOD
to
Various Base Districts
w/HOD-G and part NCOD
& SRPOD



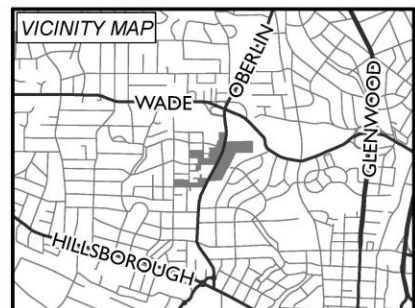
Map Date: 10/31/2017



**Submittal
Date**

10/31/2017

Request: 28 acres from
Various Base Districts
w/ part NCOD & SRPOD
to
Various Base Districts
w/HOD-G and part NCOD
& SRPOD



Map Date: 10/31/2017



City of Raleigh *North Carolina*

November 20, 2017

MEMORANDUM

TO: Ken Bowers, AICP
Planning Director

FROM: Eric J. Lamb, PE
Transportation Planning Manager

SUBJECT: Oberlin Village Historic Overlay District Review

Our staff has reviewed the proposed historic overlay district (HOD) for the Oberlin Village area. Our review is based on our recent interactions with the Raleigh Historic Development Commission (RHDC) and various applications staff has made for Certificates of Appropriateness (COA) for various infrastructure improvements.

HOD regulations impact the planning, design, and construction of virtually any transportation infrastructure located within a district. It is our understanding that all changes within public right-of-way within a district must receive a COA from the RHDC. This is true for street and sidewalk improvements required by the City's Unified Development Ordinance (UDO) for site plans and subdivisions, as well as for improvements made by the City via any Capital Improvement Project. The Planning Commission and the City Council should be made aware that HOD requirements can lead to additional difficulties and expenses for both the City and for the private sector in making transportation infrastructure improvements.

Moving the curbline and changing the streetscape character within other HOD's have not been favorably reviewed by the RHDC. This regulatory framework can be problematic when the City is enforcing exactions on private developers per adopted City standards or area plans, or when the City is attempting to install safety-related countermeasures (e.g., curb extensions for pedestrian crossings, improved street lighting for visibility).

In this case of this specific HOD proposed for Oberlin Village, there are a number of potential elements to consider:

- The City Council has requested that roundabouts be included in the pending Cameron Village Small Area Plan at the intersections of Van Dyke Avenue and Mayview Road. Despite the fact that these roundabouts would be included in a Council-adopted area plan, the RHDC is under no obligation to approve their installation. The RHDC could view these roundabouts as a change in character when compared against historic conditions and refuse to issue a COA.

Part of the rationale for adding these two roundabouts is to allow the street to function without the future construction of a center turn lane, thereby maintaining a narrower street cross-section and reducing impacts to the adjacent historic homes. While this strategy helps preserve historic property, our understanding is that potential benefit would not be a factor for granting a COA when compared to the current RDHC guidelines.

- Assuming the roundabout is approved, this HOD could still create conflicts for the proposed street and sidewalk widening of Oberlin Road between Bedford Avenue and Van Dyke Avenue. The existing width of Oberlin Road is approximately 32 feet from back-to-back of the curbs. The Comprehensive Plan standard for this section of street would require a 48-foot back-to-back curb & gutter section to provide for a center turn lane and bike lanes. This construction would require moving the curb out 8' on each side.

This section of Oberlin Road also has concrete sidewalks that vary between 4 and 5 feet in width with a narrow grass verge. The City's UDO standards require the construction of a 6-foot sidewalk with a 6-foot planted verge. While this standard provides an improvement over narrower sidewalks located closer to vehicular traffic, the RDHC is not required to grant a COA for this alteration.

If you have additional questions about these comments, please advise.

Cc: Travis Crane, AICP
Jason Myers, AICP

Exhibit A

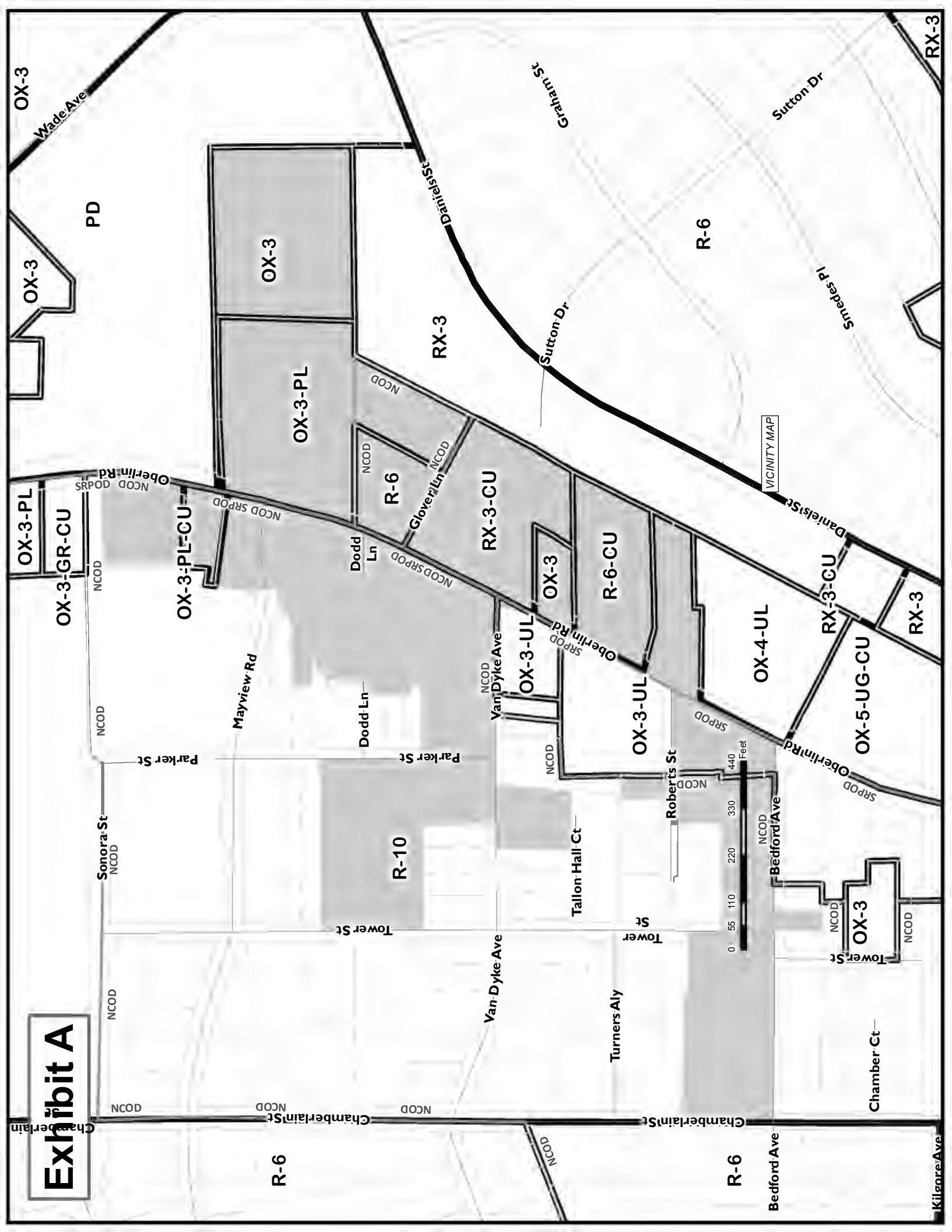


Exhibit B

PIN	Owner	Site Address
1704056360	1019 OBERLIN LLC	1019 OBERLIN RD
1704044293	616 PARTNERS, LLC	802 OBERLIN RD
1704046793	904 THE OBERLIN LLC	910 OBERLIN RD
1704047529	904 THE OBERLIN LLC	818 OBERLIN RD
1704042772	BARRS, APRIL LYNNE BARRS, JOHN TAYLOR	2210 VAN DYKE AVE
1704041772	BROSE, ROBERT J TAYLOR, KRISTIE B	2214 VAN DYKE AVE
1704040065	BURTON, JEFFREY R SCHWETZ, ROSELLE W	2204 BEDFORD AVE
1704054097	CLAY, ADRYON	2205 MAYVIEW RD
1704044958	CLAY, ADRYON HAMILTON	913 OBERLIN RD
1704046907	CROOMS, GERALDINE T HEIRS	1001 OBERLIN RD
1704047888	CROOMS, GERALDINE T HEIRS	1002 OBERLIN RD
1704044771	EDWARDS, KELLY G	903 OBERLIN RD
1704059053	FAMILY VIOLENCE PREVENTION CENTER INC THE	1012 OBERLIN RD
1704056102	FOUR LEASING ASSOC	1011 OBERLIN RD
0794945066	GASTON AND AGNES PERRY TRUST /BY TRS	2306 BEDFORD AVE
1704058241	GREENLEE PROPERTIES LLC	1018 OBERLIN RD
0794937941	GUPTA, BHOLA N GUPTA, RADHA L	2215 BEDFORD AVE
0794943025	GUTIERREZ, CATHERINE R	2316 BEDFORD AVE
0794944145	HALL, MARIE E	710 CHAMBERLAIN ST
1704056571	HAYWOOD, GLORIA L HAYWOOD, LEONIDAS D	1027 OBERLIN RD
0794949054	HINTON, JOHN L HINTON, CATHERINE L	2208 BEDFORD AVE
1704045825	HSIEH, CHI-CHUNG	909 OBERLIN RD
1704044157	JONES, F MICHAEL JR JONES, GAYE G	720 OBERLIN RD
0794948034	JONES, MARY A HEIRS	2212 BEDFORD AVE
1704043744	KIRCHNER, DREW C KIRCHNER, ANDREA S	2208 VAN DYKE AVE
1704040543	LANIER, OPHELIA E WILLI HEIRS	2303 VAN DYKE AVE
1704040753	LATTA PARK LLC	2306 VAN DYKE AVE
0794944034	LITTLE, MARGARET RUTH	2312 BEDFORD AVE
0794947073	MAECK, PETER MAECK, JESSIE S	700 TOWER ST
0794944095	MASTRANGELO, JEFFREY A MASTRANGELO, CHRISTINE M	2310 BEDFORD AVE
0794949542	MCKEEL, ROBERT WARD	2309 VAN DYKE AVE
1704053033	MINTER, NAOMI	0 PARKER ST
0794949582	MORGAN, CARLENE JULIETTE	2307 VAN DYKE AVE
1704040026	MORGAN, JOYCE CELESTINE	2206 BEDFORD AVE
0794948094	NUNES, BRYAN K.	2210 BEDFORD AVE
1704040175	OAK CITY PROPERTIES LLC	2207 ROBERTS ST
1704045385	OBERLIN BAPTIST CHURCH	806 OBERLIN RD
1704153164	OBERLIN CEMETARY	1014 OBERLIN RD
1704041151	OBERLIN INVESTORS LLC	0 OBERLIN RD
1704044795	PATTERSON, MABLE S PATTERSON, RINNE S	905 OBERLIN RD
0794948980	RALEIGH CITY OF	1001 PARKER ST
1704045469	RALEIGH CITY OF	814 OBERLIN RD
1704044799	SCHWETZ, ROSE W BURTON, JEFFREY R	907 OBERLIN RD
0794946140	SINK, SUSAN B	2304 BEDFORD AVE
0794943075	SMITH, AGNES BANKS	2314 BEDFORD AVE
1704040115	SMITH, LOUIS M	2211 ROBERTS ST

1704056214	THOMAS, PAMELA WILSON	1015 OBERLIN RD
1704044667	TROXLER, ROBERT E	901 OBERLIN RD
1704040268	TURNER, WILLIAM M SR	2208 ROBERTS ST
1704043773	VANDERBILT VENTURES LLC	2206 VAN DYKE AVE
1704042722	WILLIAMS, DANIEL T WILLIAMS, ABIGAIL S	2212 VAN DYKE AVE
1704056462	WILSON CHAPEL METHODIST CHURCH	1021 OBERLIN RD

Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST				
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan				OFFICE USE ONLY Transaction # 517299 Rezoning Case #
Existing Zoning Base District	Height	Frontage	Overlay(s) <u>See Exhibit A</u>	
Proposed Zoning Base District	Height	Frontage	Overlay(s) <u>Exhibit A w/ HOD-G</u>	
Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:				
<div>517299</div>				

GENERAL INFORMATION			
Date <u>10/26/17</u>	Date Amended (1)	Date Amended (2)	
Property Address <u>See Exhibit B</u>			
Property PIN <u>See Exhibit B</u>		Deed Reference (book/page)	
Nearest Intersection <u>Oberlin Road and Van Dyke Avenue</u>			
Property Size (acres) <u>23.59</u>	(For PD Applications Only) Total Units		Total Square Feet
Property Owner/Address <u>See Exhibit A</u>		Phone	Fax
		Email	
Project Contact Person/Address John Anagnost #2410 City Planning PO Box 590 Raleigh, NC 27602		Phone <u>919-996-2638</u>	Fax
		Email <u>John.Anagnost@raleighnc.gov</u>	
Owner/Agent Signature <u>Jim Anagnost</u>		Email	

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

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted		
Existing Zoning	Proposed Zoning	
Narrative Of Zoning Conditions Offered		
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature _____ Print Name _____

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis 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.	OFFICE USE ONLY Transaction # Rezoning Case #
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.	
1.	
2.	
3.	
4.	
PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1.	
2.	
3.	
4.	

Exhibit C

The rezoning request is consistent with the following aspects of the Comprehensive Plan:

Vision Theme: 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 rezoning proposal is consistent with the Growing Successful Neighborhoods and Communities Vision Theme by seeking to conserve a unique neighborhood through the COA review process and demolition delay.

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 alterations in the HOD-G 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 maintaining 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-G 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-G is consistent with the purpose and intent of this policy. Demolitions in the HOD-G may require a 365-day demolition delay period aimed at finding alternatives to removal of historic resources.

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-G is consistent with the purpose and intent of this policy. All new construction in the HOD-G 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-G is consistent with the purpose and intent of this policy. All new construction in the HOD-G 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-G 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-G 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-G 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-G 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-G 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-G 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-G is consistent with the purpose and intent of this policy. 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-G 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-G 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-G 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-G 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-G 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-G 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 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-G 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 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-G 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 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-G 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-G 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.

Policy HP 4.2 - Preservation and Other Goals

Encourage the use of preservation tools to advance housing diversity and market affordability, economic development, environmental sustainability, parks and recreation, and urban design.

The purpose of the overlay zoning is to preserve the character of neighborhood built form. Such preservation measures have demonstrably stabilized property values, and helped conserve neighborhood environmental assets.

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.

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.

REZONING APPLICATION ADDENDUM #2	
Impact on Historic Resources	OFFICE USE ONLY Transaction # Rezoning Case #
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
INVENTORY OF HISTORIC RESOURCES	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

URBAN DESIGN GUIDELINES

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
 - b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"
- as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation:

Click [here](#) to view the Urban Form Map.

- | | |
|----|---|
| 1. | <p><i>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.</i></p> <p>Response:</p> |
| 2. | <p><i>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.</i></p> <p>Response:</p> |
| 3. | <p><i>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.</i></p> <p>Response:</p> |
| 4. | <p><i>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.</i></p> <p>Response:</p> |
| 5. | <p><i>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.</i></p> <p>Response:</p> |

6.	<p><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></p> <p>Response:</p>
7.	<p><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></p> <p>Response:</p>
8.	<p><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></p> <p>Response:</p>
9.	<p><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></p> <p>Response:</p>
10.	<p><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></p> <p>Response:</p>
11.	<p><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></p> <p>Response:</p>
12.	<p><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></p> <p>Response:</p>

13.	<i>New public spaces should provide seating opportunities.</i> Response:
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> Response:
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> Response:
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> Response:
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> Response:
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> Response:
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> Response:

20.	<p><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></p> <p>Response:</p>
21.	<p><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></p> <p>Response:</p>
22.	<p><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></p> <p>Response:</p>
23.	<p><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></p> <p>Response:</p>
24.	<p><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></p> <p>Response:</p>
25.	<p><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></p> <p>Response:</p>
26.	<p><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></p> <p>Response:</p>

Owner	Mail Address 1	Mail Address 2
1019 OBERLIN LLC	PO BOX 6356	RALEIGH NC 27628-6356
616 PARTNERS, LLC	702 OBERLIN RD STE 400	RALEIGH NC 27605-1357
801 ASSOCIATES	PO BOX 10007	RALEIGH NC 27605-0007
904 THE OBERLIN LLC	7100 SIX FORKS RD STE 100	RALEIGH NC 27615-6260
ALPHIN, WILLIAM J JR JORDAN, KAY	915 TOWER ST	RALEIGH NC 27607-6951
ALYSEAN PROPERTIES LLC	3609 KNOLLCREEK DR	APEX NC 27539-5726
ANDERSON, JONATHAN W ANDERSON, JENNIFER W	PO BOX 6356	RALEIGH NC 27628-6356
ANSLEY, STEVEN DAVID	829 DANIELS ST APT C	RALEIGH NC 27605-3106
ATTRIDE, THOMAS J	2400 VAN DYKE AVE	RALEIGH NC 27607-6936
AYCOCK, EDMUND D AYCOCK, CORINNE D	1596 RIVER BLUFF RD	MOREHEAD CITY NC 28557-9403
BABCOCK, WADE GARFIELD	PSC 81 BOX 90	APO AE 09724-0001
BANDINI, JEFFREY A BANDINI, JEANINE S	2315 BEDFORD AVE	RALEIGH NC 27607-7303
BARRS, APRIL LYNNE BARRS, JOHN TAYLOR	2210 VAN DYKE AVE	RALEIGH NC 27607-6932
BAUMER, PAULO	835 DANIELS ST APT D	RALEIGH NC 27605-3109
BAUMER, PAULO RICARDO	52 RED PINE RD	CHAPEL HILL NC 27516-9447
BEAMAN, LLEWELLYN W	2975 US HIGHWAY 70 E	CLAYTON NC 27520-7303
BEEBE, JAMES R BEEBE, MELISA J	2313 VAN DYKE AVE	RALEIGH NC 27607-6933
BLOCK, KYLA K	2312 VAN DYKE AVE	RALEIGH NC 27607-6934
BOWMAN, JERRY B JR BOWMAN, SUZANNE G	1208 BRIAR PATCH LN	RALEIGH NC 27615-6901
BRIDGERS, JAMES A III HEIRS	2100 SUTTON DR	RALEIGH NC 27605-1919
BROOKS, JASON T	629 DANIELS ST # 13	RALEIGH NC 27605-1572
BROOKSHIRE, PHYLLIS YORK	1007 NICHOLS DR	RALEIGH NC 27605-1107
BROSE, ROBERT J TAYLOR, KRISTIE B	2214 VAN DYKE AVE	RALEIGH NC 27607-6932
BRUNGER, JUDITH B TRUSTEE JUDITH B BRUNGER LIVING TRUST	2201 TALLON HALL CT APT 102	RALEIGH NC 27607-7405
BUMGARDNER, REBECCA C	829 DANIELS ST APT A	RALEIGH NC 27605-3106
BUNCH, KAREN ELAINE	805 DANIELS ST APT B	RALEIGH NC 27605-1191
BURTON, JEFFREY R SCHWETZ, ROSELLE W	523 E EDENTON ST	RALEIGH NC 27601-1127
BYZEK, JEFFREY D BYZEK, YEVA F	2404 BEDFORD AVE	RALEIGH NC 27607-7306
CAMERON PROPERTIES OF RALEIGH LLC	3953 STAGS LEAP CIR	RALEIGH NC 27612-2308
CAMERON VILLAGE CONDOMINIUMS II	PO BOX 10007	RALEIGH NC 27605-0007
CARTER PROPERTIES LLC	PO BOX 6011	RALEIGH NC 27628-6011
CATO, ROBERT T TRUSTEE F/B/O RICHARD J CATO	3040 GRANVILLE DR	RALEIGH NC 27609-6918
CHEEK, DELORES HAYWOOD	2314 VAN DYKE AVE	RALEIGH NC 27607-6934
CLADKINS, LLC	1033 OBERLIN RD STE 210	RALEIGH NC 27605-1199
CLADKINS, LLC	1033 OBERLIN RD STE 210	RALEIGH NC 27605-1199
CLAY, ADRYON HAMILTON	418 S BOYLAN AVE	RALEIGH NC 27603-1910
COCHRAN, CARRIE M COCHRAN, PAUL DOUGLAS	827 DANIELS ST APT D	RALEIGH NC 27605-3105
COOP, DANIEL	2216 ROBERTS ST	RALEIGH NC 27607-7359
CORBETT, JAMES E JR	833 DANIELS ST APT D	RALEIGH NC 27605-3108
COSTIN, AVERY LEE	6928 CHAMONIX PL	RALEIGH NC 27613-2007
CREECH HOLDINGS LLC	1514 SAINT MARYS ST	RALEIGH NC 27608-2217
CROOMS, GERALDINE T HEIRS	605 WINDBLUFF CT	GARNER NC 27529-4843
CROUCH, CURTIS LEE CROUCH, MERCEDES G	712 TOWER ST	RALEIGH NC 27607-7363
CRUMP, IDA J YVONNE MARIE BENNETT CRUMP, IDA J YVONNE MARIE BENNETT	155 CHICKAMAUGA PIKE	HAMPTON VA 23669-2012
DANIEL, ANN S	6404 LAKEREST CT	RALEIGH NC 27612-6525
DANIELS INMAN LLC	216 WOODS REAM DR	RALEIGH NC 27615-7228

DAVIS, MICHAEL L DAVIS, SUSAN NAVEY	700 MACON PL	RALEIGH NC 27609-5651
DAVIS, MILES C JR	823 DANIELS ST APT A	RALEIGH NC 27605-3103
DEAN, PERRY E DEAN, SUSAN TART	1033 BELLEWOOD FARMS RD	RALEIGH NC 27603-7957
DECAMILLIS, CLAYTON R DECAMILLIS, DEBRA T	2201 TALLON HALL CT APT 103	RALEIGH NC 27607-7405
DENNING, LARRY E DENNING, MARION G	1101 CLIFTON RD	JACKSONVILLE NC 28540-6812
DICK, NANCY J	4010 CHERRY BLOSSOM CIR	DURHAM NC 27713-6595
DICKENS, WILLA M DICKENS, WILLIAM F JR	129 N CHURCH ST	ENFIELD NC 27823-1305
DIXON, WILLIAM N SR DIXON, ELIZABETH PATTERSON	4020 BARRETT DR STE 105	RALEIGH NC 27609-6624
DOLBY, EDWARD C	6921 OUT OF BOUNDS DR	CHARLOTTE NC 28210-7319
EDWARDS, KELLY G	903 OBERLIN RD	RALEIGH NC 27605-1132
ELLINGTON, JAN S	301 COLONY DR	NORTH MYRTLE BEACH SC 29582-2521
ELLIS, RONALD G JR ELLIS, EARL LYNN	PO BOX 252	CONETOE NC 27819-0252
ELTING, J MATHEW ELTING, MARY WILLIARD	614 CHAMBERLAIN ST	RALEIGH NC 27607-7318
EMANUELE GROUP LLC	2704 SAINT MARYS ST	RALEIGH NC 27609-7641
EVANS, WARREN F	5408 WATKINS RD	WENDELL NC 27591-8247
FAMILY VIOLENCE PREVENTION CENTER INC THE	1012 OBERLIN RD	RALEIGH NC 27605-1242
FIELDS, JAMES MICHAEL FIELDS, MARIA JOY	2819 KITTRELL DR	RALEIGH NC 27608-1521
FLEMING, PATTIE STEEN	4912 HERMITAGE DR	RALEIGH NC 27612-2712
FLEMING, ROBERT HOWARD FLEMING, DOLLY HOUSE	7517 WINGFOOT DR	RALEIGH NC 27615-5477
FLICK, PAUL T	819 DANIELS ST APT C	RALEIGH NC 27605-3101
FOUR LEASING ASSOC	PO BOX 19147	CHARLOTTE NC 28219-9147
FRANCIS, FLORENCE I	1515 BATTERY DR	RALEIGH NC 27610-2625
FRANCIS, ROBERT ANDREW	2201 TALLON HALL CT APT 106	RALEIGH NC 27607-7405
GASTON AND AGNES PERRY TRUST /BY TRS	820 IVANHOE DR	RALEIGH NC 27615-2216
GATES, ROSALIE PRINCE	230 CRESTWOOD DR	ROXBORO NC 27573-4919
GEYELIN, CLAIRE MEYERHOFF	1017 WINONA RD	RALEIGH NC 27609-6762
GLASGOW, THOMAS BAKER GLASGOW, MOLLY HELING	2402 BEDFORD AVE	RALEIGH NC 27607-7306
GORYN, JOY J	801 ROSEMONT AVE	RALEIGH NC 27607-6923
GOURLEY, JOYCE P	1644 BASS RD APT 712	MACON GA 31210-6514
GREENLEE PROPERTIES LLC	1018 OBERLIN RD	RALEIGH NC 27605-1135
GRIFFITH, CHAD GRIFFITH, CAROLINE	706 TOWER ST	RALEIGH NC 27607-7363
GUPTA, BHOLA N GUPTA, RADHA L	3316 BOULDER CT	RALEIGH NC 27607-3111
GUTIERREZ, CATHERINE R	304 N MASSEY ST	SELMA NC 27576-2517
HALL, MARIE E	710 CHAMBERLAIN ST	RALEIGH NC 27607-7320
HARDIN, JEFFREY GLENN	633 DANIELS ST APT D	RALEIGH NC 27605-3301
HAYWOOD, GLORIA L HAYWOOD, LEONIDAS D	1027 OBERLIN RD	RALEIGH NC 27605-1198
HAYWOOD, RICHARD B JR HAYWOOD, DIANE	2311 VAN DYKE AVE	RALEIGH NC 27607-6933
HESS, TIMOTHY S HESS, LYNN M	703 DANIELS ST APT C	RALEIGH NC 27605-1184
HIGH, PAUL MILTON	805 TOWER ST	RALEIGH NC 27607-7364
HINTON, JOHN L HINTON, CATHERINE L	5414 EUCLID ST	PHILADELPHIA PA 19131-3104
HOBGOOD, JAMES THOMAS WILLARD, LINDSEY	711 DANIELS ST APT A	RALEIGH NC 27605-1188
HOBGOOD, PATRICK THOMAS HOBGOOD, EVE KAKASSY	2217 BEDFORD AVE	RALEIGH NC 27607-7301
HOLLAR, JENNIFER	2311 BEDFORD AVE	RALEIGH NC 27607-7303
HOLLAR, SETH E HOLLAR, ELIZABETH A	2311 BEDFORD AVE	RALEIGH NC 27607-7303
HOUSING AUTH CITY OF RALEIGH	900 HAYNES ST	RALEIGH NC 27604-1462
HOWSAM, MELISSA A	805 DANIELS ST APT C	RALEIGH NC 27605-1191
HSIEH, CHI-CHUNG	909 OBERLIN RD	RALEIGH NC 27605-1132

HUFFMAN, NICOLAS DANIEL	631 DANIELS ST APT B	RALEIGH NC 27605-1181
HUNTER, BANKS A HUNTER, ROBERT VERNON	4516 TOUCHSTONE FOREST RD	RALEIGH NC 27612-4133
ISA, JALIL NALLIP	8101 CALIBER WOODS DR	RALEIGH NC 27616-8665
JOHNSON, FRED L CUMMINS, RENE E	PO BOX 10083	RALEIGH NC 27605-0083
JOHNSON, WES R	801 DANIELS ST APT C	RALEIGH NC 27605-1189
JONES, CLARK A JONES, GALEN M	5004 REMBERT DR	RALEIGH NC 27612-6240
JONES, F MICHAEL JR JONES, GAYE G	1619 CANTERBURY RD	RALEIGH NC 27608-1107
JONES, MARY A HEIRS	1016 SAGE GREEN CT	RALEIGH NC 27610-6310
JONES, NANCY K	PO BOX 12391	RALEIGH NC 27605-2391
KAPIL TRUST THE KAPIL, IRIS TRUSTEE	8616 BROOKDALE DR	RALEIGH NC 27613-1316
KICKLIGHTER, STEPHEN D MADISON, WILLIAM A	2611 CHURCHILL RD	RALEIGH NC 27608-1905
KILGORE, JON WILLIAM	819 DANIELS ST APT A	RALEIGH NC 27605-3101
KIMBROUGH, LINDA E	707 DANIELS ST APT C	RALEIGH NC 27605-1186
KING, JOY BATCHELOR	801 DANIELS ST APT D	RALEIGH NC 27605-1189
KING, JOY BATCHELOR KING, JAMES A II	3408 HUCKABAY CIR	RALEIGH NC 27612-5046
KIRCHNER, DREW C KIRCHNER, ANDREA S	2208 VAN DYKE AVE	RALEIGH NC 27607-6932
KNIGHT, DENISE ANN	631 DANIELS ST APT D	RALEIGH NC 27605-1181
KRUK, ALBERT C	705 DANIELS ST APT D	RALEIGH NC 27605-1185
KRUK, ALBERT C	711 DANIELS ST APT D	RALEIGH NC 27605-1188
LANEY, FRANK CALDWELL	409 ACCOLADE DR	CARY NC 27513-1618
LANIER, OPHELIA E WILLI HEIRS	1204 BLARNEY CT	RALEIGH NC 27610-4212
LATTA PARK LLC	PO BOX 90174	RALEIGH NC 27675-0174
LAWLESS, GREGORY J LAWLESS, LEAH PERRY	411 CALVIN RD	RALEIGH NC 27605-1709
LEE, SUE LEE, TART	102 ARROWHEAD DR	CLINTON NC 28328
LEIPPE, CHARLES W JR	401 FOXHALL ST	RALEIGH NC 27609-5605
LEONARD, DAWN CONSTANCE	909 TOWER ST	RALEIGH NC 27607-6951
LEWIS, WILBURN L LEWIS, PATRICIA P	1405 QUAIL DR	GREENSBORO NC 27408-5326
LINDSLEY, BRADLEY CHARLES	3908 CONVERSE DR	RALEIGH NC 27609-5930
LITTLE, CATHERINE SYLVETTE LITTLE, CATHERINE R	6267 DREW DR	VIRGINIA BEACH VA 23464-4636
LITTLE, MARGARET RUTH	2312 BEDFORD AVE	RALEIGH NC 27607-7304
LYLES, BETTY J	707 BEAVER DAM RD	RALEIGH NC 27607-4005
MADRY, RANDALL JR	1024 BRIGHTHURST DR	RALEIGH NC 27605-3242
MAECK, PETER MAECK, JESSIE S	700 TOWER ST	RALEIGH NC 27607-7363
MANIGAULT, DELORES SNELLINGS	2 WINDSOR TER APT 3A	WHITE PLAINS NY 10601-3737
MAO, KHI H MAO, QUYEN H	707 CHAMBERLAIN ST	RALEIGH NC 27607-7319
MARJ PROPERTIES LLC	3342 LAKE BOONE TRL	RALEIGH NC 27607-6748
MARLOWE & MOYE LLC	PO BOX 20667	RALEIGH NC 27619-0667
MARTIN, ANDREW S TRUSTEE FBO GABRIEL ECONOMIDIS	1026 WASHINGTON ST	RALEIGH NC 27605-1258
MASTRANGELO, JEFFREY A MASTRANGELO, CHRISTINE M	2310 BEDFORD AVE	RALEIGH NC 27607-7304
MAXWELL, CATHERINE J FEWEL, RICHARD B	2218 ROBERTS ST	RALEIGH NC 27607-7359
MAXWELL, KYLE S MAXWELL, KATHRYN H	801 TOWER ST	RALEIGH NC 27607-7364
MCKEEL, ROBERT WARD	829 GRAHAM ST	RALEIGH NC 27605-1124
MEEKS, HAL MCKEEL, ROBERT WARD	815 DANIELS ST APT B	RALEIGH NC 27605-1196
MEEKS, HAROLD GENE JR	829 GRAHAM ST	RALEIGH NC 27605-1124
MERRITT, FELICIA H	1209 ESSEX DR	WILMINGTON NC 28403-2522
MIDDLETON, GORDON K JR TRUSTEE MIDDLETON, MARY B TRUSTEE	2213 POOLE CT	WINSTON SALEM NC 27106-3337
MINTER, NAOMI SHEPHERD MINTER, FRANK JR	120 LAKE RIDGE DR	MONCURE NC 27559-9055

MITCHELL, BRENDA G TRUST	829 SLOOP POINTE LN	KURE BEACH NC 28449-4911
MOODY, JODI ELAINE	1005 PARKER ST	RALEIGH NC 27607-6920
MOORE, TROY J	811 DANIELS ST APT D	RALEIGH NC 27605-1194
MORELOCK, FRED MICHAEL MORELOCK, JEANNIE S	1532 BROOKS AVE	RALEIGH NC 27607-6614
MORGAN, CARLENE JULIETTE	2307 VAN DYKE AVE	RALEIGH NC 27607-6933
MORGAN, JOYCE CELESTINE	2206 BEDFORD AVE	RALEIGH NC 27607-7302
MORGAN, LEONA ET	619 CHAMBERLAIN ST	RALEIGH NC 27607-7317
MUNFORD, R DONAVON JR TRUSTEE MUNFORD FAMILY TRUST DD 2/28/91	PO BOX 2611	RALEIGH NC 27602-2611
MURRAY, V G JR	PO BOX 1487	RALEIGH NC 27602-1487
NINEONENINE LLC	PO BOX 10330	RALEIGH NC 27605-0330
NOWASKI, PRESTON S	862 AUTUMN RAIN LN	CHARLOTTE NC 28209-4794
NUNES, BRYAN K.	2210 BEDFORD AVE	RALEIGH NC 27607-7302
OAK CITY PROPERTIES LLC	100 NORTHBROOK DR APT 203	RALEIGH NC 27609-7075
OBERLIN BAPTIST CHURCH	806 OBERLIN RD	RALEIGH NC 27605-1131
OBERLIN CAPITAL ACQUISITION LLC	221 GLENWOOD AVE	RALEIGH NC 27603-1404
OBERLIN CEMETARY	1014 OBERLIN RD	RALEIGH NC 27605-1135
OBERLIN INVESTORS LLC	PO BOX 10810	RALEIGH NC 27605-0810
OBERLIN VENTURES LLC	4020 YANCEY RD	CHARLOTTE NC 28217-1736
PATTERSON, MABLE S PATTERSON, RINNE S	905 OBERLIN RD	RALEIGH NC 27605-1132
PDS PROPERTIES LLC	2305 WHEELER RD	RALEIGH NC 27612-5041
PR OBERLIN COURT LLC	PO BOX 450233	ATLANTA GA 31145-0233
PULLIAM, CHARLES C PULLIAM, LINDA D	9329 HOLLY SPRINGS RD	APEX NC 27539-7613
RALEIGH CITY OF	222 W HARGETT ST	RALEIGH NC 27601-1316
RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590
RALEIGH MONTHLY MEETING OF FRIENDS	625 TOWER ST	RALEIGH NC 27607-7360
RARE OBERLIN INVESTMENTS LLC	306 MINTON VALLEY LN	CARY NC 27519-9105
REID, MARK ALLEN BAXTER, FIONA M	833 DANIELS ST APT C	RALEIGH NC 27605-3108
RICHARDSON, GARY DOUGLAS RICHARDSON, PATRICIA F	3935 ORANGE LAKE DR	ORLANDO FL 32817-1637
RILEY, PAULA ANNE	815 DANIELS ST APT C	RALEIGH NC 27605-1196
RIPPERTON, DANA G	821 DANIELS ST APT B	RALEIGH NC 27605-3102
ROBBIN'S NESTS, LLC	1500 RIVER MILL DR APT 402	WAKE FOREST NC 27587-6276
ROBERTS, BENNETT W C ROBERTS, SNOW L	3015 HARRIMAN RD	DURHAM NC 27705-5425
ROSE, PATRICK ROSE, LISA	2538 CORLEY WOOD DR	RALEIGH NC 27606-4266
ROSIER, JANICE C	707 DANIELS ST APT B	RALEIGH NC 27605-1186
ROUSSEAU, REBECCA A	629 DANIELS ST APT C	RALEIGH NC 27605-1180
RUFFNER, ROBERT F JR RUFFNER, DORIS H	PO BOX 4189	WILMINGTON NC 28406-1189
RYDEN, GERON JAMES RYDEN, KAREN	2201 TALLON HALL CT APT 105	RALEIGH NC 27607-7405
SANDY BEACH REALTY LLC	807 DANIELS ST APT B	RALEIGH NC 27605-1192
SCHWETZ, ROSE W BURTON, JEFFREY R	523 E EDENTON ST	RALEIGH NC 27601-1127
SEYMOUR, GLENN DOUGLAS	801 DANIELS ST APT A	RALEIGH NC 27605-1189
SHADE, HILL INC	PO BOX 12545	RALEIGH NC 27605-2545
SHELLEY, GLEN S	807 DANIELS ST APT C	RALEIGH NC 27605-1192
SIDES, ANN B SIDES, RANDOLPH C	PO BOX 10501	RALEIGH NC 27605-0501
SINK, SUSAN B	3305 GLADE SPRING CT	RALEIGH NC 27612-4157
SLADE, IRVIN ALLISON LORE, PENNY S	1316 MAPLEWOOD CIR	WASHINGTON PA 15301-2135
SLATER, JOHN N SLATER, ROBERT	1008 PARKER ST	RALEIGH NC 27607-6921
SMART, PAUL E SMART, LINDA L	476 SHOTWELL RD STE 102-114	CLAYTON NC 27520-3505

SMITH, AGNES BANKS	2314 BEDFORD AVE	RALEIGH NC 27607-7304
SMITH, LOUIS M	1500 E MARTIN ST	RALEIGH NC 27610-2614
SOUTH CROSSING LLC	653 OWENS CT	WILMINGTON NC 28412-0953
SOUTH CROSSING LLC	4221 CROCKETTE RD	WILMINGTON NC 28409-3114
SPATHIS, ARISTOTELIS D SPATHIS, DOROTHY C	2117 BANKS SCHOOL RD	KINSTON NC 28504-9177
STONE, LARRY R STONE, BETTY L	2206 PINEY PLAINS RD	CARY NC 27518-6864
STRICKLAND, BRUCE BRANDON	3719 OLYMPIA DR	RALEIGH NC 27603-3460
STRICKLAND, MICHAEL PITTOCK, KENDALL	904 PARKER ST	RALEIGH NC 27607-6919
STYONS, TOMMIE A	285 107TH AVE APT 307	TREASURE ISLAND FL 33706-4743
STYONS, WILLIAM RAY	827 MERRIE RD	RALEIGH NC 27606-2703
SUGGS, ALLEN W	4512 TOUCHSTONE FOREST RD	RALEIGH NC 27612-4133
SUTTON, MEREDITH ANNE	627 DANIELS ST APT D	RALEIGH NC 27605-1179
TALLON HALL CONDOMINIUM	PO BOX 20969	RALEIGH NC 27619-0969
TART, SUSAN RUTH TART, ROY STEPHENS	1804 SUTTON DR	RALEIGH NC 27605-1147
THOMAS, PAMELA WILSON	12501 TAPPERSFIELD CT	RALEIGH NC 27613-5718
TIERNEY, OWEN C TIERNEY, LORETTA W	3413 LASSITER FALLS CIR	RALEIGH NC 27609-6973
TROXLER, ROBERT E	1609 CANTERBURY RD	RALEIGH NC 27608-1107
TRUSTEE OF THE IRWIN STERN LIVING TRUST	813 DANIELS ST APT D	RALEIGH NC 27605-1195
TULSKY, STEVEN H TRUSTEE TULSKY, JACQUELINE P TRUSTEE	14 MLISS LN	SAN RAFAEL CA 94901-5255
TURNER, WILLIAM M SR	2005 FIELDCREST RD E	WILSON NC 27893-5605
VANDERBILT VENTURES LLC	1609 CANTERBURY RD	RALEIGH NC 27608-1107
VEORSE, JUDITH M VEORSE, JAMES W III	PO BOX 2594	BLOWING ROCK NC 28605-2594
VINCENT, AUDRA	701 DANIELS ST APT A	RALEIGH NC 27605-1183
WARGIN, RICHARD KURT WARGIN, LINDA C	5716 CALTON DR	RALEIGH NC 27612-2702
WARLICK, RYANN FINLEY	819 DANIELS ST APT D	RALEIGH NC 27605-3101
WDF-3 WOOD OBERLIN OWNER LLC	521 E MOREHEAD ST STE 350	CHARLOTTE NC 28202-2641
WELCH, JOSEPH P	2201 TALLON HALL CT APT 104	RALEIGH NC 27607-7405
WHITEHEAD, ELIZABETH H	000 HIGHWAY 125	SCOTLAND NECK NC 27874
WHITEWATER ADVENTURES, LLC	3221 BLUE RIDGE RD	RALEIGH NC 27612-8063
WILLIAMS, DANIEL T WILLIAMS, ABIGAIL S	2212 VAN DYKE AVE	RALEIGH NC 27607-6932
WILLIAMS, EULA M ROBERSON, DOROTHY MAE	3824 JOHNSON POND RD	APEX NC 27539-8669
WILLOUGHBY, SWYZANNE	2211 VAN DYKE AVE	RALEIGH NC 27607-6931
WILSON CHAPEL METHODIST CHURCH	1023 OBERLIN RD	RALEIGH NC 27605-1198
WILSON TEMPLE UNITED METHODIST CHCH	1023 OBERLIN RD	RALEIGH NC 27605-1198
WILSON, KERRICK R	5624 PICNIC ROCK LN	RALEIGH NC 27613-2063
WOODLIEF, MEREDITH D WOODLIEF, JOHN W	5733 ROCK SERVICE STATION RD	RALEIGH NC 27603-9387
YARBOROUGH, ELIZABETH F /TR	137 N LARCHMONT BLVD # 267	LOS ANGELES CA 90004-3704
YORK, PHILIP S	3219 SUSSEX RD	RALEIGH NC 27607-6638
YOUNG, GRAHAM S	1538 DELLWOOD DR	RALEIGH NC 27607-6719



September 15, 2017

Dear Oberlin Village Neighbor,

You are invited to a meeting on Monday, October 2 from 7:00 to 8:00 p.m. at the Jaycee Park Community Center, 2405 Wade Avenue. The purpose of the meeting will be to discuss a proposed **Historic Overlay District - General** (HOD-G) designation in the Oberlin Village neighborhood. You may have received notification of the previous neighborhood meeting on July 20. A new meeting is required because the boundaries of the potential HOD-G have been revised.

The HOD-G preserves the character-defining features of historic properties and insures that modification, additions, and new construction are compatible with the historic character of the neighborhood. Details of the overlay can be found in Section 5.4.1. 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 properties within it.

The rezoning process was initiated on April 4, 2017 by the Raleigh City Council, which directed Friends of Oberlin Village to provide a report on possible district designation. On May 16, the draft report was presented to the Raleigh Historic Development Commission, which unanimously voted to accept and forward it to City Council. City Council received and accepted the draft report on June 6. The report was referred by City Council to the State Historic Preservation Office (SHPO). Revisions to the report were made in response to the comments from SHPO, and the boundaries of the potential HOD-G were modified in September. A map showing the potential HOD-G is enclosed.

More information is available online about the HOD-G. You can access it from the City's web site: www.raleighnc.gov. Type "Oberlin Village HOD-G" in the search box, and click on the link: "Oberlin Village Potential HOD-G."

If you have any questions prior to the meeting, please contact:

Zoning Process:

John Anagnost, Planner II

919-996-2638

John.Anagnost@raleighnc.gov

Historic Overlay Districts:

Tania Georgiou Tully, Planner II

919-996-2674

Tania.Tully@raleighnc.gov

We look forward to meeting with you on October 2.

Sincerely,

Ken A. Bowers, AICP

Planning Director

Meeting 2: 10/2/17

[illegible]

SUMMARY OF ISSUES

A neighborhood meeting was held on October 2, 2017 (date) to discuss a potential rezoning located at Oberlin Village (property address).

The neighborhood meeting was held at Jaycee Park (location).

There were approximately 8 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

the district isn't very contiguous

why are nonhistoric/vacant parcels included?

can you have an NOD with commercial buildings?

what does noncontributing mean?

what kind of new buildings can be built?

does the demolition delay affect resale value?

how can I ask to be removed from the district?

Pre-Application Conference

(this form must be provided at the time of formal submittal)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

PROCESS TYPE

- ☐ Board of Adjustment
- ☐ Comprehensive Plan Amendment
- ☒ Rezoning
- ☐ Site Review*
- ☐ Subdivision
- ☐ Subdivision (Exempt)
- ☐ Text Change

* Optional conference

GENERAL INFORMATION

Date Submitted 6/8/17

Applicant(s) Name City of Raleigh

Applicant's Mailing Address

Phone 919-996-2652

Email Sophie.Huemer@raleighnc.gov

Property PIN # See attached

Site Address / Location See attached

Current Zoning Various

Additional Information (if needed) :

Rezoning for application of an HOD-G Character Overlay District

OFFICE USE ONLY

Transaction # : 517299

Date of Pre-Application Conference :

Staff Signature

**HISTORIC RESEARCH REPORT
FOR THE
DESIGNATION OF OBERLIN VILLAGE DISTRICT
AS A
HISTORIC OVERLAY DISTRICT**

**prepared for the
City of Raleigh**

By

**M. Ruth Little
Longleaf Historic Resources
Raleigh**

**December 13, 2016
revised April 19, 2017
revised August 14, 2017
finalized September 13, 2017**

NARRATIVE DESCRIPTION

Summary

The Oberlin Village Historic Overlay District includes approximately seventeen and one-half acres in West Raleigh, North Carolina. The boundary encompasses the African American village center along both sides of the 800-1000 blocks of Oberlin Road, the spine of the district. It also includes a portion of three side streets on the west side of the road: two blocks of Bedford Avenue, a portion of one block of Roberts Street, and a portion of two blocks of Van Dyke Avenue. One lot with a Tower Street address and one lot with a Chamberlain Street address are included. Two sites, Oberlin Cemetery, 1014 Oberlin Road and the Latta House and Latta University Site, 1001 Parker Street, are also included. The boundary omits one modern office building at 801 Oberlin Road because it does not contribute to the district's historic significance. The period of historic significance begins in 1873 with the establishment of Oberlin Cemetery and ends in 1970 when Oberlin Graded School, 1012 Oberlin Road, was demolished and the village began to lose its identity.

Of the 47 resources (buildings and sites) in the Oberlin Village Historic District (excluding secondary structures and vacant lots), 37 are contributing resources (that is they were built during the period of significance 1873-1970 and retain architectural integrity). One secondary building is also a contributing resource. Ten buildings and nine secondary buildings do not contribute to the district, either because they were built after 1970 or have lost integrity through alteration. The six vacant lots are 0, 818, 910, and 913 Oberlin Road, 2204 Bedford Avenue, and 2205 Mayview Road. The majority of contributing resources are single-family residential. Other resource types consist of two churches, one store, a cemetery, and the site of a late 1800s college.

Contributing dwellings are one story, one story-and-a-half, or two stories in height. They are of frame or brick construction with side-gable, front-gable, or hip roofs. Brick is the most common material for foundations, chimneys, and flues. Pre-

World War II houses were built with porches, which generally survive, although often modified. Porch posts and columns are usually of wood or a combination of brick and wood (as with most Craftsman bungalows). After World War II, deteriorated porch posts and columns were sometimes replaced with decorative metal supports. Windows come in a variety of double-hung sash arrangements, metal casements, or sliding glass windows. Doors sometimes have sidelights and/or transoms.

The district preserves numerous landscape features of a typical rural, African American village— narrow streets with no sidewalks and a variety of lot sizes and shapes due to the piecemeal subdivision of the original sizeable one to two-acre homestead lots of the late 1800s. Small shotguns, tri-gable houses, and bungalows with small front yards are set close to the street. The final phase of historic dwellings was constructed in the two decades after World War II. Young black professional couples built these Tudor Revival, Minimal Traditional, Ranch and Split Level style houses, primarily of brick, set close to the street. The district is heavily wooded with mature hardwood shade trees, pecan trees, shrubbery, flower beds, and yard areas that perpetuate the historic landscape. Two short unpaved lanes— Glover Lane (originally named Turner Lane) and Dodd Lane still exist in the district. Cemetery Road, the access from Oberlin Road to Oberlin Cemetery, still exists on the tax map but has been obstructed by uneven terrain, electricity poles and mechanical equipment, the result of encroachments by neighboring property owners since ca. 2000.

Boundary Justification

All buildings along Oberlin Road included in the district boundary were built for African Americans during the district's 1873 to 1970 period of significance, with the exception of 720 Oberlin Road and two modern buildings at 1012 and 1018 Oberlin Road. 720 Oberlin Road, built during the period of significance as an office building, is a small scale commercial building that retains its mid-twentieth-century

architectural integrity and maintains streetscape harmony along Oberlin Road. 1012 and 1018 Oberlin Road are non-contributing due to age and large scale. They are included because they link the district to Oberlin Cemetery, one of the district's landmark properties. In addition, 1018 Oberlin Road sits adjacent to Cemetery Road, the cemetery's access road. In order to connect contributing buildings into a contiguous district, three vacant tracts on Oberlin Road are included: 701, 901, and 913 Oberlin Road. Two other vacant lots, 2204 Bedford Avenue and 2205 Mayview Road (which has an access on Oberlin Road), are also included in the boundaries. The north district boundaries on Oberlin Road are 1017 Oberlin Road and Cemetery Road, the last African American historic resources. To the north are post-1970 buildings with no association to Oberlin Village. The southern district boundaries on Oberlin Road are 0 Oberlin Road, a vacant lot that links the district to Bedford Avenue, and 720 Oberlin Road, a historic office building mentioned above. South of these properties are post-1970 buildings with no association with Oberlin Village.

Along the side streets of Bedford, Roberts, and Van Dyke, all dwellings in the boundaries were built for African Americans during the period of significance with the exception of infill residential construction at 700 Tower Street, 2304 and 2310 Bedford Avenue, and 2208, 2212, and 2214 Van Dyke Avenue. Buildings west of these side streets are generally of recent construction and have no association with Oberlin Village. A few scattered houses west of the boundaries are associated with Oberlin Village but separated from the district by multiple noncontributing properties.

Integrity Statement

The Oberlin Village Historic District retains a remarkable level of integrity in spite of the fact that its built environment created from the 1870s through the 1960s has been engulfed by the city of Raleigh since 1970. The district's historic street layout is intact and its pattern of development during the period of significance remains essentially intact. The boundary encompasses most of the 700

to 1000 Oberlin Road blocks that preserve the heart of Oberlin Village. Five Raleigh Historic Landmarks, one church and four dwellings, anchor this streetscape. In addition, two Raleigh Historic Landmarks are situated just off Oberlin Road: Oberlin Cemetery and the Latta House and Latta University Site. Although annexed to Raleigh in 1920, Oberlin remained a distinct segregated district until after World War II, when construction of Cameron Village, a commercial, office, apartment, and single family development east of the village, did not physically encroach but altered its quiet atmosphere. The demolition of Oberlin Graded School about 1970 led to the construction of the YWCA on its site about 1974. This large modern concrete building with a swimming pool annex and large paved parking lot is the most intrusive change to Oberlin Village. Although not within the boundary, the second most intrusive property is the York Properties office building, a three-story brick structure of late twentieth-century modern style built about 1984 at 801 Oberlin Road.

The district boundaries abut some unrelated historic fabric and some post-1970 commercial development. The boundaries were drawn to include the core of the African American development of Oberlin Village. It is bordered on the west by the ca. 1953 Mayview Public Housing complex as well as by altered and newer; on the north by modern commercial development and the Wade Avenue expressway; on the east by the Occidental Life Insurance Company Building (National Register, 2003) and apartment complexes on Daniels Street; and on the south by modern commercial development.

INVENTORY LIST

Arrangement: The list is arranged alphabetically by street name, north side and east side first. **Source of construction date:** Dates were determined by the following Raleigh City Directories: 1930 (the first full listing of Oberlin Village); 1935, 1940, 1945-6; 1949, 1955, 1959, 1961, and 1965. **Historic house names** are derived from the original occupant, as determined by city directories. When a hyphenated name is assigned, it represents an original occupant and a long-term later occupant. All resources that date from 1873-1970 are historic resources that contribute to the district's character unless they have undergone character-altering changes or additions that affect their physical integrity. The contributing or noncontributing status of a historic resource was assessed according to several guidelines. One set of filters is the integrity of roofline, trim, windows, exterior wall cladding, and porches. These criteria were developed for an analysis of the district potential of Raleigh's College Park-Idlewild neighborhood. Resources that possess integrity for at least three of the five criteria are classified as contributing to a district. (See M. Ruth Little, "College Park/Idlewild," 2-3). Integrity cannot be quantified, however, and the feeling and association of a resource are equally as important as the physical fabric. An additional criterion is used by the State Historic Preservation Office (SHPO) to assess the contributing status of historic resources that have been moved into an area from elsewhere. Whether the resources were threatened in the original location and whether they are compatible with their new context are considerations (See Ann V. Swallow email to Dan Pezzoni, February 17, 2010.).

Status: C= contributing resource built between 1873 and 1970 and retains its architectural or landscape character.

NC-age = noncontributing resource because it was built after 1970.

NC-alt. = built between 1873 and 1970 but has significant alterations and/or additions.

Status ---Street Address---Name---Date

Bedford Avenue, north side

VL 2204 Bedford Ave. Vacant Lot.

C 2206 Bedford Ave. Claude and Carrie Morgan House. Early 1900s.

One-story frame tri-gable house with some original 6/6 wood sash windows, a three-quarter porch with replacement wood columns and a tile porch floor, and aluminum siding over the original wood siding. The original decorative Victorian wood door has flanking paneled pilasters. Claudius (Claude) W. Morgan, a grandson of Wilson Morgan, and his wife Carrie bought the house about 1940 and made their home here throughout the rest of their lives. The earlier residents are not known. Claude was a bricklayer employed in construction of Cameron Village in the late 1940s and early 1950s. Their daughter Joyce Morgan, who grew up here, returned home in the early 1980s and has lived here since then. (Joyce Morgan interview, Nov. 6, 2016; Mabel Patterson interview, Nov. 18, 2016; 1940s Raleigh City Directories.)

C 2208 Bedford Ave. John H. Banks House. Ca. 1960.

The small intact side-gabled brick Ranch has a central recessed entrance, a mid-century modern picture window with three fixed panes with lower awning windows to the right, and, at left, two awning windows with two large upper panes. Under each of these windows is a paneled wood apron. At the right side is an exterior brick chimney; at the left side a half-height brick wall extends a few feet beyond the corner. John H. Banks owned and resided here in 1965. It is currently owned by Catherine Lundy. (Raleigh City Directory, 1965).

C 2210 Bedford Ave. Arthur and Lina Dunston House. Ca. 1925.

The small one-story front-gabled frame bungalow has a central entrance and flanking replacement vinyl sash windows. The original hipped porch has brick piers

and battered wood posts, with a replacement concrete floor. Although a recent rehabilitation replaced the siding and added a one-bay side addition, the house retains sufficient feeling and association to be a contributing structure. Arthur Dunston, a janitor, and his wife Lina were in residence in 1930. During the 1940s Lina, a widow, owned and resided here and worked as a maid. (Raleigh City Directory 1940, 1945-6, 1949)

C 2212 Bedford Ave. Mrs. Mary A. Jones House. Ca. 1960.

The small side-gabled brick Ranch has a recessed entrance, a sliding wood picture window to the right, and two wood awning windows set into a frame wall above a wood shake wainscot to the left. The first awning window has four large panes; the other has two panes. There is an interior brick chimney. Mrs. Mary A. Jones lost her home when Wade Avenue was constructed through Oberlin Village in the late 1950s. She had this house built and resided here until her death. Her heirs now own the property. (1961 Raleigh City Directory; Joe Holt interview, Nov. 13, 2016)

NC-age 2304 A, B, C, D Bedford Ave. Four-plex. 1970s.

This four-unit apartment building, a two-story side-gabled frame structure, has small entrance porches at the north end of the east façade and the north end of the west façade. Walls have artificial weatherboard; windows are the large metal sliding glass type. The building occupies the site of the Grandison Turner House (1949 plat map, Wake County Book Of Maps 47, 588).

C 2306 Bedford Ave. Peter Thornton House. Ca. 1910s.

The one-story tri-gable frame house appears on a 1949 plat map (Wake County Book of Maps 47, 588) as the property of the Thornton heirs. The intact house has plain siding, boxed eaves with wide eave returns, original 2/2 vertical wood sashes, and a front decorative cross-gable. Diamond wood louvered vents are centered in the side and front gables. The hipped porch has replacement posts and a concrete floor. To the rear is a one-story frame addition with rear screen porch and deck. Peter Thornton, a clerk at Samuel Gill, owned the house and resided here in the

1940s, but by 1949 William E. Manley, a driver with Deluxe Taxi, and his wife Martha lived here. This is one of four surviving early twentieth-century tri-gable houses in the district. (1940s Raleigh City Directories).

NC-age 2310 Bedford Ave. Jeff and Christy Mastrangelo House.

The two-story hipped-roof frame house with an inset two-story porch was constructed for the Mastrangelos in 2014 on the footprint of an early 20th century house. Windows have 6/6 vinyl sashes.

NC-Shed ca. 1990. Shed-roof side-gable shed with concrete siding on walls.

C 2312 Bedford Ave. John V. and Roberta Parham House. 1966.

Cauthen Realty and Construction Company built this mid-century modern Split-Level house for John V. and Roberta Parham, apparently from a mail order plan. This is the most stylish mid-century modern-style house in Oberlin Village. Unlike most Split-Levels, the asymmetrical front-gable two-bay-wide brick house is placed at a right angle to the street, with the lower entrance level on a concrete slab, the middle level to the left, and the upper bedroom level above the entrance level. The recessed original double-door entrance has a large frosted glass sidelight and a concrete-floored porch. All windows are original wood windows. The left façade bay has a large four-pane picture window. The left side elevation has a large two-pane picture window with lower awning windows. Remaining windows are 2/2 horizontal wood sashes. The upper façade and upper right elevations have original board-and-batten siding. To the right is an attached side-gabled carport with an outer brick wall with original wood posts. In front of the façade picture window is a brick planter, and a curved brick wall encloses a planting area beside the front sidewalk. John Parham was the business manager of Shaw University; his wife Roberta was a schoolteacher. They owned the house until the late 1990s. (Raleigh City Directories: 1966-1997; Marie Hall interview, Nov. 18, 2016.)

NC-Shed 2007. Shed-roofed plywood shed with double door and two windows.

C 2314 Bedford Ave. Lucas House. ca. 1964.

The small intact side-gabled brick and frame Raised Ranch with wide boxed overhanging eaves has a full basement entered from the rear. Original 2/2 horizontal wood sash windows flank the central entrance. The house was listed as “vacant” in the 1965 Raleigh City Directory. Lonzino Lucas, a black man from Chicago who had served in the military, and his wife Olivia had the house built. Since 1971 Agnes B. Smith has been the owner-occupant. (Wake County Real Estate website, 11-17-16; Agnes Smith interview, Nov. 6, 2016).

C 2316 Bedford Ave. Durell and Hester Rusher House. 1950.

The small hip-roofed one-story frame house has a central entrance with a bracketed shed canopy, original German siding, an interior brick chimney, and 1/1 replacement vinyl sash windows. Durell Rusher Sr. and wife Hester bought the new house in 1950 from builder Charles Brown. Durell lived here until his death about 2010. It does not appear on the 1950 Sanborn Map. (Catherine Rusher Gutierrez telephone interview, April 21, 2017).

NC-Shed ca. 1990. Prefab plywood “Leonard” shed.

NC-Shed ca. 1990. Prefab metal carport.

Bedford Avenue, south side

C 2215 Bedford Ave. Luther and Lettie Chavis House. 1920s.

The narrow, two-bay-wide front gable frame house of shotgun form has a hipped front porch with replacement wood posts. It features boxed eaves, asbestos wall shakes, and replacement 2/2 horizontal wood sash windows. It sits close to the street on a brick pier foundation with concrete block infill. The porch was likely rebuilt when the street was paved. Luther Chavis, a laborer, and his wife Lettie resided here in 1930. (1930 Raleigh City Directory).

Chamberlain Street, east side

C 710 Chamberlain Street. Delma and Marie Hall. 1962.

A contractor named Cox who worked for E. N. Richardson, developer of North Hills Shopping Center, built this house for Delma and Marie Hall. They chose the plan from among the houses built in the North Hills subdivision. Delma was the son of Frank and Susie Hall and grandson of Plummer T. Hall. Delma worked as a medical technician at the Durham VA Hospital; Marie worked as a research technician in the Duke University biochemistry department. The one-story brick Ranch, four bays wide, is side-gabled, with a central recessed entrance and all original wood windows. To the right of the entrance is a multi-pane wood picture window with 4/4 flanking wood sashes. Other windows are 6/6 wood sashes. A double set of wood sash windows left of the entrance have paneled wood aprons. The rear wing with screen porch was added about 1990. Marie Hall is the current resident. (Marie Hall interview, Nov. 16, 2016).

Mayview Road, south side

VL 2205 Mayview Road. Vacant Lot

The lot contains driveway access to Mayview Road and to Oberlin Road.

NC-Shed. ca. 1990s. Small gabled shed of plywood construction.

Oberlin Road: west side

VL 0 Oberlin Road. Located between Bedford Avenue and Roberts Street. The lot is currently a parking lot.

C 901 Oberlin Road. Community Grocery. Pre-1914.

The small one-story frame store, three bays wide and three bays deep, has a gable-on-hip roof in the front and a regular gable in the rear. It is the last surviving historic store in the district. The front corner facing Van Dyke Avenue has an angled corner

with a cut-away roof that contains a sliding window for takeout food. The front metal and glass double door is a recent replacement. All windows are either sliding type or fixed glass. Walls have replacement wood siding. The front gable has a louvered wood vent; the rear has a diamond-shape louvered vent. At the rear is a small gabled wood-sided addition. City directories reveal a succession of proprietors: 1930: Ligon & Grant soft drinks (Harry Ligon and Robert Grant were the African American owners); 1935: store was vacant; 1940: Herman Starling, an African American, ran a confectionary here; 1945 and 1949: James T. Goodson, an African American grocer, owned it. Beginning in the 1950s, A. J. Jeffries, a white man, ran the store for many years. More recently it was the "Community Grocery," but is now the "Community Deli," and owned by Robbie Troxler. (Raleigh City Directories 1930-1949; Joe Holt Jr. typescript, Oct. 25, 1991 (copy in file).

C 903 Oberlin Road. House. Ca. 1923.

This is one of three similar 1-story side-gabled frame bungalows likely built as speculative houses. The 1945-6 and 1949 city directories show the owners as Garfield and Etta Rochelle. The house retains a nearly full façade porch with brick piers supporting battered wood posts, an interior brick chimney, gable end louvered wood vents, and a shed dormer window. Renovations include replacement plywood siding, replacement wood sash windows, and a front picture window.

C 905 Oberlin Road. Hubert and Mildred Scarver House. Ca. 1923

One of three similar bungalows likely built as speculative houses. The intact one-story side-gable bungalow has original wood siding, 4/1 Craftsman-style wood sash windows, a shed porch with tapered boxed wood posts, and a gabled dormer with original fixed Craftsman style windows. Each gable end has a pointed arch louvered wood vent. Seaton Turner bought the house as an investment about 1923. His daughter, Mildred Turner Scarver and her husband Hubert moved in about 1938 and remained during their lives. Hubert worked at College Pharmacy and later at Edwards Grocery on Hillsboro Street. Mildred was a domestic. Their daughter Mabel Patterson, a retired teacher, lives here. (Mabel Patterson interview, Nov. 18, 2016)

C 907 Oberlin Road. James and Essie Phillips House. Ca. 1923.

One of three similar bungalows likely built as speculative housing. The intact one-story side-gable bungalow retains its plain wood siding, 4/1 Craftsman-style wood sash windows, and its gabled dormer with a pair of six-pane casement windows and exposed rafter tails. Each gable end has a pointed arch louvered wood vent. The porch has replacement concrete block piers with rounded corners supporting 6 x 6 wood posts. By 1949 it was owned by James and Essie Phillips. James was employed by well-known Raleigh architect W. H. Deitrick. (1949 Raleigh City Directory)

C 909 Oberlin Rd. Hubert Jeffries House. ca. 1948.

In the 1930s and 1940s Hubert Jeffries owned this house. He was a laborer in 1935, a plasterer in 1940, a gravedigger at Oberlin Cemetery in 1945-6, and a bricklayer in 1949. The small, one-story frame side-gabled dwelling has German siding, 2/2 horizontal wood sash windows, a concrete block foundation, an interior block chimney flue, and a small shed entrance porch with replacement wood posts. The house appears on the 1950 Sanborn Map.

VL 913 Oberlin Rd. Vacant Lot

This grassed lot contains a mature pecan orchard.

C 1001 Oberlin Road. Dolly Nowell House. Pre-1914

The one-story frame house is one of four early twentieth-century tri-gable houses in the district. It has plain siding, boxed eaves with molded eave returns, pointed-arch wood louvered vents in the front and side gable ends, and two brick chimneys set inside the rear wall. The windows are recent vinyl replacements, probably for 4/4 wood sashes. The 1914 Sanborn Map shows a detached kitchen in the rear where an attached wing now stands. Dolly Nowell owned the house from at least 1930 to 1949. In later years John V. Turner owned it as a rental property. (Cheryl Turner Williams interview, Oct. 23, 2016).

C 1011 Oberlin Road. Robert and Gladys Turner House. Ca. 1958.

Robert Turner, who worked for the Employment Security Commission, and his wife Gladys, a schoolteacher, had this house built about 1958. The one-story brick Ranch, five bays wide and five bays deep, has a hipped roof, wide overhanging eaves, a large interior brick chimney, and a variety of metal casement windows. The façade features a polygonal bay window at one corner and a front recess with metal casements and a stone planter below. The house is currently a rental duplex. (1959 Raleigh City Directory; Joe Holt Jr. interview)

C 1015 Oberlin Rd. James S. Morgan House, ca. 1900. Raleigh Historic Landmark, 1995.

The two-story side-gable frame I-House is said to have been built by Wilson Morgan for his son James about 1900. James's wife Rosa operated a grocery store at the corner of the lot; it has been demolished. James deeded it to his granddaughter Claudia Johnson at his death in the 1930s. The house retains original 6-over-6 wood sash windows on the north side. The side gables and decorative center cross-gable have diamond-shape louvered vents. The original full façade porch has a replacement concrete floor and brick piers supporting decorative iron posts. Original porch posts were likely to have been wooden. The remaining windows have replacement 1-over-1 vinyl sash. The two-story rear wing may be original, but the two-story porch along the south side has been enclosed. The rear bay of the wing appears to be an addition. (Joe Holt interview; Raleigh Historic Landmark report, Kitty Houston, 1995, revised by April Montgomery, 2008).

C Shed. 1950s. 1-story concrete block shed with a front door.

C 1019 Oberlin Rd. Arthur and Minnie Williams House. ca. 1948.

Arthur B. Williams, who taught industrial education at Washington School, and his wife Minnie Turner Williams, a first grade teacher at Oberlin School, had this house built about 1948. The one-and-one-half-story brick and stone Tudor Revival-style house has a steep side-gable roof with two large front-gabled dormer windows. The central front-gabled entrance bay, veneered with stone, contains a round-arched

glazed and paneled door with a fanlight. All windows are large metal casements. The north side has an angled bay window. To the south is an attached gabled wing with metal casements, a double glass door in the side elevation, and a large exterior brick chimney at the rear. This may have been an early den addition and is a contributing feature. The rear features a corner window, a large shed dormer, and a small centered porch. The house has a basement, a rarity in Oberlin village. (1955 Raleigh City Directory; Joe Holt Jr. interview.)

C 1021 Oberlin Rd. Wilson Temple Methodist Church Parsonage, ca. 1964.

The one-story side-gable brick parsonage has a full shed porch with a concrete floor and decorative metal posts and railing. The front door and the main block windows are replacements. To the rear is an original one-bay gabled wing that was enlarged a few years later with a three-bay deep brick extension with a large exterior chimney, 2-over-2 horizontal wood sash windows, and a rear door with a gabled entrance porch with decorative metal posts and railing. The parsonage abuts a narrow paved driveway separating it from the church on the north. The original two-room parsonage on this site was enlarged and remodeled in 1914 and again in 1964 to create the present dwelling. The church at 1023 Oberlin Road sits in the same parcel. (1971 Wilson Temple UMC typescript history in Wilson Temple Survey File, SHPO).

C 1023 Oberlin Rd. Wilson Temple Methodist Church. 1910-1911, 1955. Raleigh Historic Landmark, 1993.

In 1869 a Methodist Church congregation organized in Oberlin and erected a frame sanctuary on land donated by local brickmason Wilson Morgan about 1874. Sometime after 1876 the church was renamed Wilson Temple Methodist Church in his honor. By 1899 the congregation contained ninety members. In 1910 -1911 the current brick church replaced the original frame building. The 1910-11 church building consists of a Gothic Revival-style brick building with a cross-gabled sanctuary with two façade entrances. It is set on a raised basement containing a

kitchen and fellowship hall. The façade cross-gable and the north and south cross-gables have identical sets of windows: a tall center double Gothic-arched window with flanking single Gothic-arched windows, each with an arched brick surround. The main entrance in the north bay of the façade is a double paneled wood door with a Gothic-arched tympanum bearing the name “Wilson Temple Methodist Church.” Above this is a crenellated two-story bell tower, a replacement for the original steeple destroyed in 1954 by Hurricane Hazel. A secondary entrance, a single wood paneled door with Gothic-arched tympanum bearing the word “Welcome,” is in the south bay of the façade. The sanctuary is a T-shaped space centered on the choir loft and pulpit, with pews encircling on three sides.

Hurricane Hazel of 1954 caused the loss of the roof, upper gables, steeple, original clear glass and colored glass windows, and much of the interior fabric. During the 1955 rebuilding a two-story crenellated bell tower replaced the steeple, the side entrance was expanded, upper brick gables rebuilt, and stained glass windows, dedicated to Oberlin pioneers by their descendants, replaced the original windows. These are: Powell Peebles Sr. 1888-1942; Seaton and Mildred Turner; George and John Flagg; J. S. and W. W. Morgan family; Adolphus and Bessie Manuel; Thomas and Emeline Higgs; Willis, Allen, Lemetta, Claude, Alonza and Maggie Haywood; Wilson S. Lockhart Sr. 1904-1950; The Triangle Club; Jesse Pettiford and his descendants by Dr. and Mrs. W. B. Pettiford; and Alice Lucas 1859-1916. A façade cornerstone is inscribed “Wilson Temple Methodist Church 1873-1952” The date is confusing, as the church was renovated in 1955.

In 1989 a noncontributing one-story brick educational wing was built at the rear, containing a new kitchen, fellowship hall, and offices that nearly doubled the square footage of the building. The parsonage at 1021 Oberlin Road sits in the same parcel. (Wilson Temple United Methodist Church Raleigh Historic Property Report, 1993; 1971 Wilson Temple UMC typescript history in Wilson Temple Survey File, SHPO)

C 1027 Oberlin Rd. Leonidas and Cornelia Haywood Sr. House. 1952

P. R. White, a white contractor, built this one-story, side-gabled brick Minimal Traditional-style house for Leonidas and Cornelia Haywood in 1952. Leonidas was the principal of Oberlin School. The four-bay by three-bay house sits close to Oberlin Road just north of Wilson Temple United Methodist Church. The intact house features a gabled wood entrance porch, 6/6 wood sash windows, and interior brick chimney. The house has three bedrooms and a den, located in a one-bay wing extending on the north side, which served as Leonidas's office. The Haywood's son, Leonidas Haywood, has resided here for most of his life. (Leonidas "Sonny" Haywood Jr. interview, October 24, 2016.)

Oberlin Road, east side:

C 720 Oberlin Road. Life Insurance Company of Georgia. Ca. 1965.

The one-story flat-roofed brick office building of mid-century modern design features a diagonal façade faced with terrazzo blocks, a plate glass door with flanking plate glass sidelights, and a continuous transom window. The façade is sheltered by a projecting stucco porch with a single corner terrazzo-faced post. The south side has a ribbon of eight small original 1/1 metal sash windows set in a stuccoed band. The north side, set extremely close to the Willis Graves House, has no openings. The lot was sold by M. L. Latta to the Life Insurance Company of Georgia in 1965 and the office constructed soon afterward. Current tenant is Sunbelt Security Systems. (<http://services.wakegov.com/realestate/Deeds>.)

C 802 Oberlin Rd. Willis M. Graves House. Ca. 1890. Raleigh Historic Landmark, 1993; National Register, 2002.

Willis M. Graves, a brick mason, bought the lot in 1884; he and his wife Eleanor built the imposing two-story frame Queen-Anne style house before 1891. The façade of the side-gabled house features a two-story cutaway bay window with large pediment on one side, a square turret on the other, and a one-story wraparound porch. The house retains some original plain siding, some original wood sash

windows with upper stained glass, fish-scale shingles in the gables, and a front door stained-glass transom with painted name of "Oakcrest." The porch retains its original turned posts, curvilinear brackets, and spindle frieze. Graves was highly respected in the community as a brick mason, church leader, and operator of a store and post office in his house. He died in the early 1920s, leaving the house to his children. Railroad fireman John Graham bought the house in 1938. Spurgeon Fields, long-time chauffeur for Josephus Daniels, editor of the *News and Observer*, and his wife owned the house from 1945 to the late 20th century. (Sherry Wyatt, Willis Graves House National Register Nomination, 2002; Raleigh Historic Landmark report, 1993).

C 806 Oberlin Rd. Oberlin Baptist Church, 1955.

The church was founded as Mount Moriah Church in the 400 block of Oberlin Road and became Oberlin Baptist Church on its present site in the 1880s. According to the 2002 National Register nomination for the church, Hall's Chapel merged with the Mt. Moriah Church to create the Oberlin Baptist Church in 1912. However, a cornerstone inscribed "O. B. C. 1886" is mounted in the façade of the 2010 Oberlin Baptist Church sanctuary. The cornerstone is a weathered sandstone block that clearly marked the Oberlin Baptist Church construction in 1886. The early history of the Oberlin Baptist Church needs further research because this cornerstone indicates that Oberlin Baptist Church existed in 1886. The founder and first pastor, Rev. Plummer T. Hall, built a house about this time next door at 814 Oberlin Road. After Rev. Hall's death in 1915, Rev. Fullwilder led the congregation to construct a frame church at 806 Oberlin Road, destroyed by fire in 1955. According to the cornerstone, the church was rebuilt in 1955 under Rev. G. D. Davis. The present one-story front-gabled brick veneer sanctuary is set on a raised basement. The one bay wide, seven bay-deep building has one-to-five Flemish bond variation veneer. The façade features a double front door with plain pilasters and a simple molded pediment, accessed by a brick stoop. There is no steeple. The side elevations have 6/9 colored glass and wood sash windows with round-arch stuccoed tympana. The north side elevation has a double door sheltered by a gabled entrance porch with

metal posts and a metal stair railing. The only obvious alteration to the intact building is the wooden handicap ramp wrapping around the south elevation. (*Centennial Anniversary*, published about 1890 by the Centennial Committee of Oberlin Baptist Church, cited in Sherry Wyatt's Rev. Plummer T. Hall House National Register Nomination, North Carolina Historic Preservation Office, 2002.)

NC-age Oberlin Baptist Church new sanctuary, ca. 2010.

Located on the north side of the 1955 sanctuary, the new sanctuary is a large one-story front-gabled rectangular building, seven bays wide and ten bays deep. Walls have running bond brick veneer except for the rear wall, which is covered with metal siding. The main façade has a central pedimented entrance porch with boxed posts, plate glass doors and windows, flanked by round-arched windows. To the right of the front entrance is the original sandstone cornerstone of the Oberlin Baptist Church with the inscription "O.B.C. Aug. 4, 1886." This was apparently removed from the sanctuary that was demolished for the 1955 sanctuary and stored in the basement of the 1955 church until reused in 2010. A similar entrance porch on the east side and a rear entrance with a tall porte-cochere complete the building. (Lillian Alston interview, Nov. 22, 2016).

C 814 Oberlin Rd. Plummer T. Hall House, 1880-1893 Raleigh Historic Landmark, 1993, National Register, 2002

Plummer T. Hall (1849-1915) was born a slave to the Hester family of Raleigh. He was the first pastor of Hall's Chapel established in the 1200 block of Oberlin Road in 1880. The one-story Queen-Anne style house cannot be dated exactly, but was built between 1880, when Hall resided on Blount Street in Raleigh, and 1901, when the Halls are listed in Oberlin in the *Raleigh City Directory*. The intact house is a single-pile, side-gable Queen Anne-style house with plain siding, a central front cross-gable, 6/6 and 4/4 wood sash windows, and an original paneled front door with upper arched glass panels. The original front porch has turned posts with curvilinear brackets and a corner turreted gazebo. Rev. Hall added a front-gabled pastor's office about 1900 to the front corner, with a door opening to the porch and

a bay window with 4/4 sashes. The front and rear gable ends have a quatrefoil louvered vent. The rear wing replaced deteriorated earlier additions about 1996 during a rehabilitation financed by the city of Raleigh's Historic District Commission. Hall's widow, Della, resided in the house until her death in the 1930s. She operated a grocery at 623 Oberlin Road in the 1920s. Her son Frank and his wife Susie lived there throughout their lives. Frank worked for the Department of Agriculture for forty-five years, and died about 1959. His wife Susie B. Hall lived there until the 1970s. (Rev. Plummer T. Hall House Raleigh Historic Landmark Report, 1993; Sherry Wyatt, Rev. Plummer T. Hall House National Register Nomination, 2002)

VL 818 Oberlin Road

The lot has been cleared of trees.

VL 901 Oberlin Road

The lot has been cleared of trees.

C 1002 Oberlin Rd. John and Mary Turner House. Ca. 1889, ca. 1910.

Raleigh Historic Landmark, 1996; National Register, 2002.

According to family tradition, John T. and his wife Mary Turner built a one-story house on the one-acre lot they purchased here in 1889. It is believed to be the one-story rear section between the front two-story I-House and the rear wing. About 1910 they built the imposing front addition, whose simple transitional Victorian and Classical Revival design survives intact. The front block is three bays wide and one bay deep, with two interior brick chimneys. Original features include plain wood siding, 2/2 wood sash windows, a front double door with arched glass in the upper section, a transom and sidelights, and a paneled and bracketed bay window on the south side. A one-story porch with classical columns extends across the façade and down the north side to a door in the rear wing. Above the entrance bay is a pedimented balcony with the same columns and a turned railing that sits atop a shingled wall. In the pediment is a lunette louvered vent; the gable ends have round wood louvered vents. The interior of the two-story section contains a central stair

hall, flanking parlors on the first floor and two bedrooms on the upper floor. Original finishes include an ornate classical staircase, beadboard wainscots, and two Neoclassical mantels with mirrored overmantels in the north parlor and adjacent dining room and a simpler mantel with mirrored overmantel in the south parlor.

John Turner (ca. 1860-1922) married his wife Mary in Wake County in 1888. Among his myriad entrepreneurial pursuits was operating a grocery store in his side yard and operating a shoe store on Hargett Street from about 1912 to his death. His son John Jerome inherited the house and took over the shoe company until its failure in 1932. John J. later worked as an agent for the N. C. Mutual Life Insurance Company, as a janitor at the State Department of Agriculture, and as an orderly at Rex Hospital. He died in 1971. His wife Tulia remained at the house with her son John V. Turner until her death in 2001. John V., a business professor at N. C. Central University in Durham, lived at the house until his death in 2007. The house is now owned by Turner family heirs. (Raleigh Historic Landmark report, 1993; Wyatt, John and Mary Turner House National Register Nomination, 2002; Cheryl Turner Williams interview, Oct 23, 2016).

NC-age 1012 Oberlin Rd. Interact. Ca. 1974.

The former YWCA building is a large one, two, and three-story modern building that includes a large gymnasium, a swimming pool, and residential quarters on the upper floors. It features walls, large windows, and a rounded tower on the façade. The “Y” closed in the early 2000s and was sold and leased to Interact of Wake County Family Safety and Empowerment Center, which has operated here to the present. Other agencies housed in the building include Easter Seals, Legal Aid of North Carolina, and the Raleigh Police Department. The site contained Oberlin Public School until its demolition about 1970. The only remaining access to Oberlin Cemetery, located behind this building, is through its paved driveway and rear parking lot.

C-site 1014 Oberlin Rd. Oberlin Cemetery. 1873. Raleigh Historic Landmark, 2012.

In 1873 Nicholas Pettiford sold one acre to the trustees of Oberlin Cemetery for use as a cemetery, to be sold in lots for burials. About 1900 John T. Turner donated about a half-acre on the east side as a cemetery annex. Known as Pine View Cemetery, the cemetery annex plat is dated 1924. The additional 1 ½ acres of the current 2.93-acre cemetery were added at an unknown time. Although there are believed to be about 600 individuals buried here, only some 145 scattered monuments of stone and concrete (with a few of other materials) have survived. The relatively flat terrain is shaded by oak, cedar, and magnolia trees. Monuments in the original section have death dates from 1876 to 1971; those in the Pine View annex have death dates from 1911 to 2007. Most of the monuments, whether of marble or concrete, are of professional manufacture by skilled stonecutters and artisans. One undated arched wooden headboard survives; it is likely late 1800s or early 1900s. Monuments for Oberlin's early settlers include Margaret Andrews (died 1889; wife of Andrew Andrews); Rev. Plummer T. Hall (died 1915); Grandison Turner (died 1928); Haynes Clarke (died 1919); Dr. George W. Williams (died 1912); Jessie L. Pettiford (died 1921); and Charles H. Hunter (died 1956). The cemetery was designated a Raleigh Historic Landmark in 2012 (Oberlin Cemetery Raleigh Historic Landmark designation report, M. Ruth Little, Longleaf Historic Resources, 2012).

NC-age 1018 Oberlin Rd. Greenlee Dental Center. ca. 2000

The one-story brick commercial building, three bays wide and eight bays deep, has a flat roof and a façade with a double metal and glass door and flanking fixed pane windows. On the north side is a paved parking lot. The north elevation has an additional entrance in one of the rear bays. Current tenants are Greenlee Dental Center, Village Eyecare, and Barbershop. (Kelly Greenlee interview, November 1, 2016).

Parker Street, west side

C-site 1001 Parker St. Latta House and Latta University Site. Raleigh Historic Landmark, 1993

The 1.97-acre wooded site, bounded by Parker Street on the east and Tower Street on the west, is owned by the City of Raleigh Parks and Recreation Department and operated as a park. The site is a small portion of the farm where Rev. Latta built a “university” that opened ca. 1892 and officially closed ca. 1922, when Latta sold the property to the Parker-Hunter Realty Company. The early 1900s residence of Rev. M. L. Latta (1853-ca. 1940), a two-story frame vernacular Queen Anne-style dwelling with a wraparound porch, was destroyed by fire in 2007. It was deteriorated and unoccupied when it burned. In the late 1800s and early 1900s, Latta built a number of frame buildings for students, who learned farming and skills such as carpentry, bricklaying, and house work. In the mid-1890s there were 92 students. By 1903 Latta owned about 300 acres in this area. Latta owned the house lot until 1931. All structures associated with Latta University have disappeared. An archaeological investigation performed in 2009 by Environmental Services, Inc. determined that this lot held the Manual Training Department. (Scott Seibel and Terri Russ, Latta House and Latta University Site report, Environmental Services Inc., 2009)

Roberts Street, north side

C 2208 Roberts St. Mary Ella Rollins House. Ca. 1957.

The small side-gabled brick Ranch, built about 1957, is basically intact, with original 2/2 horizontal wood sash windows, a central entrance with a gabled two-bay entrance porch with replacement wood posts, and an interior brick chimney. The side gables have asbestos shakes. Mary Ella Rollins had the house constructed when she moved back to her native Raleigh after living in New York. Her heirs, the Turner family descended from Grandison Turner, currently own the house. (Tony Turner interview, Dec. 7, 2016; Wake County Real Estate information, accessed 11-17-16)

Roberts Street, south side

C 2207 Roberts St. Johnny Thomas House. early 1900s.

Mr. and Mrs. Johnny Thomas, an African American couple, owned this house on its original site on nearby St. Mary's Street. Seaton Turner, an Oberlin Village mail carrier, purchased it and moved it here in the mid-1900s for use as a rental. Seaton's son Moses Turner and his wife Mary lived here for some time. Jesse Helms and his wife Dot purchased the house as a rental in 1990 from the Turner family. The somewhat intact one-story frame tri-gable-type house has a front cross-gable with a louvered vent, plain siding with corner boards, boxed, molded eaves with wide eave returns, and original 4/4 wood sash windows in the façade. The nearly full front porch has a hipped roof and replacement wood posts. The rear wing has an enclosed porch. (Wake County Real Estate information, accessed 11-17-16; Mable Patterson interview, Nov. 18, 2016)

C 2211 Roberts St. James Smith Jr. House. Ca. 1925.

The one-story, side-gabled, frame tri-gable-type house has plain siding, 6/6 wood sash windows, a front cross-gable, and a full hipped-porch with replacement posts. To the rear are two gabled wings, one with an interior brick chimney. The 1945-6 Raleigh City Directory shows James L. Smith Jr. and his wife India B. as the owner-occupants of 2213 Roberts, which appears to have been this house. James was an employee at the Royal Theater. In the 1990s James's son Louis A. Smith added a gabled entrance porch in front of the cross-gable, with a cloverleaf louvered wood vent that may have originally been in the cross-gable. He also added a small rear addition. (Ann Sides e-mail correspondence, Nov. 6, 2016).

Tower Street, east side

NC-age 700 Tower Street. House. ca. 2000.

The two-story frame house was built about 2000 on the northwest corner of Bedford and Tower streets. The Craftsman-Revival design features two front-gabled

blocks separated by a recessed entrance, a two-story garage block separated by a breezeway, and Craftsman-style wood eave brackets. Two sets of French doors open to a wraparound Craftsman-style porch.

Van Dyke Ave., north side

C 2206 Van Dyke Ave. Leslie and Addie Wright House. 1920s.

Although the one-story side-gabled bungalow was brick veneered some years ago, it retains its original front-gable dormer window and a full shed porch with brick piers and boxed wood posts. The house has louvered wood vents in the dormer, replacement wood sash windows, and a replacement concrete porch floor. To the rear is a frame rental apartment addition. In 1930 Leslie Wright, an auto mechanic, and his wife Addie resided here. Mrs. Wright remained in the house until well into the mid-twentieth century. (Raleigh City Directories 1930s and 1940s; Joe Holt Jr. interview 11-3-16)

NC-age 2208 Van Dyke Ave. House. Ca. 2011.

A sizeable 2 ½-story frame infill house with a transomed entrance, an entrance porch, and stone veneer accent wall on the lower façade.

C 2210 Van Dyke Ave. Mary Hunter House. 1920s.

Mary Hunter occupied this house in the 1930s. By the 1940s Charles W. Hunter, an employee of Staudt's Bakery, and his wife Gladys were the owner-occupants. The one-story side-gabled frame bungalow retains its original form, its front-gable dormer window, two interior brick chimneys, and four-pane entrance transom. Although the rest of the exterior fabric has been recently replaced with vinyl siding and windows, and the front porch rebuilt with a concrete floor and replacement posts, the house retains sufficient integrity of feeling and association to be a contributing structure.

NC-Shed. c. 2000. Frame shed that cannot be viewed due to a fence.

NC-age 2212 Van Dyke Ave. House. 2016

The two-story frame infill house features a shallow wraparound porch and a pair of front cross-gables.

NC-age 2214 Van Dyke Ave. House. 2016

The frame two-story infill house features an accent wall of stone, a front-cross-gable, a small entrance porch, and a screen porch in a one-story rear wing.

NC-Garage. 1-story front-gable frame garage built in 2016.

C 2300-2306 Van Dyke Ave. Four-Plex. Ca. 1955.

The one-story brick four-plex with hipped roof at the southwest corner of Parker and Van Dyke streets was built for S. R. Collins as rental property. His heirs sold it in 2012 to new owners who did a sensitive rehab that preserved the simple design and finishes. The original entrances have glazed and paneled wood doors. Windows have 6/6 vinyl sash replacements of the original 6/6 wood sashes. Each entrance is accessed by a brick and concrete stoop with an original metal railing. Two apartments have entrances on the front, the other two on the rear. Each has two bedrooms and one bath. (Brad Harvey interview, 2013)

Van Dyke Ave, south side

C 2303 Van Dyke Ave. James V. Morgan House. Ca. 1960.

The small side-gabled Ranch house has a façade with a brick wainscot and upper board-and-batten siding. On one side of the central entrance is a wood picture window with flanking 1/1 wood sash windows, on the other side are two sash windows. A two-bay shed entrance porch has a concrete floor and replacement wood posts. Windows are primarily original 2/2 horizontal wood sash. A low two-story addition to the rear, added in the later 20th century, has vinyl siding and a wood balcony across the upper level. The house was not listed in the 1959 directory; James V. Morgan was the resident in the 1961 Raleigh City Directory. The

current owner is Ophelia Lanier. (Interview with daughter of Ophelia Lanier, Oct. 29, 2016).

NC-Shed. 1970s. Plywood front-gabled shed with attached open carport.

NC-alt. 2307 Van Dyke Ave. Julia L. Brown House. Ca. 1930s

The small front-gabled one-story frame house of shotgun form is not listed in the Raleigh City Directories until the late 1950s, when Mrs. Julia L. Brown was the owner-occupant. The two-bay-wide house has a central stuccoed chimney and a full front shed porch. All windows are 2/2 horizontal wood sash. Alterations include vinyl siding, a porch with a tile floor, decorative metal posts, and a metal awning, a flat-roof addition on the east side, and a lower rear addition.

NC-Shed. Small prefab metal shed.

C 2309 Van Dyke Ave. House. Ca. 1920s.

The intact one-story pyramidal cottage has wood shake walls, 3/1 Craftsman-style wood sash windows, exposed rafter tails, and a shallow recessed porch. The porch has replacement wood posts. There is an interior stuccoed chimney. A hipped dormer window in the façade has exposed rafter tails and a pair of two-pane fixed wood windows. The house could not be located in city directories prior to 1950—it may have been moved to this site.

NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The Oberlin Village Historic Overlay District represents the longest surviving and most intact Reconstruction-Era freedman's colony in Wake County as well as in North Carolina. The three major freedman's colonies in the state: James City, Roanoke Island, and Freedom Hill/Princeville, which formed during and just after the Civil War, have lost their historic physical character. James City and Princeville exist as black communities but neither has a recognizable historic district, while the above-ground remains of the Roanoke Island colony are gone. Of the five that developed in and around Raleigh during Reconstruction: Nazareth, Lincolnville, Brooklyn, Method, and Oberlin, only Oberlin and Method have survived. Oberlin is the most physically intact.¹ Therefore, the Oberlin Village Historic Overlay District possesses strong significance to the city of Raleigh and to the state of North Carolina in the areas of African American history and of nineteenth and twentieth-century architecture.

The district boundaries define the village center remaining from its peak of development in the early 1960s: most of both sides of Oberlin Road from 802 to the 1000 block (approximately four blocks), and a portion of the side streets of Bedford Avenue, Roberts Street, Van Dyke Avenue, and Parker Street. Seven significant designated Raleigh Historic Landmarks anchor the district: Willis Graves House, 802 Oberlin Road (ca. 1890); Wilson Temple United Methodist Church, 1023 Oberlin Road (1910-1911); James S. Morgan House, 1015 Oberlin Road (ca. 1900); Plummer T. Hall House, 1014 Oberlin Road (ca. 1890); John and Mary Turner House, 1002 Oberlin Road (ca. 1910); Oberlin Cemetery, 1014 Oberlin Road (1873-1970); and

¹ Bishir and Southern, *A Guide to the Historic Architecture of Eastern North Carolina*, 319. Princeville has an 1890s Mount Zion Primitive Baptist Church and the late 1930s Princeville School, which became the town hall in later 20th century; Wyatt, "Historic and Architectural Resources of Oberlin, Wake County, North Carolina, 1865-1952," E4; The community of Warnersville outside Greensboro was destroyed by urban renewal, leaving only the cemetery in place. See Brown, *Greensboro An Architectural Record*, 72.

Latta House and University Site, 1001 Parker Street (ca. 1892-ca. 1922). The Turner House, Hall House, and Graves House were listed on the National Register in 2002. Thirty-one other historic buildings, evaluated for the first time in this district report, contribute to the district's significance and are included in the boundary. The district's period of historic significance begins with the oldest property, Oberlin Cemetery, established in 1873, and ends in 1970 with the closure and demolition of Oberlin Graded School and the beginning of the village's loss of identity.

Reconstruction-era Development of Oberlin Village 1866-1880s

Oberlin Village evolved during the Reconstruction era of 1866-1872, one of the most turbulent periods of North Carolina history. Within a few months of the end of the Civil War in 1865, former slaves in the South assembled in conventions to proclaim their rights. Some 120 black delegates to the Freedmen's Convention of North Carolina met in the present St. Paul AME Church in Raleigh in October 1865. In 1866 the federal government abolished Southern state constitutions and governed the states under military force, obliging each state to write a new constitution that gave full citizenship to freed slaves. In 1867, the Military Reconstruction Act, which gave blacks the right to vote, and the Fourteenth Amendment, which guaranteed citizenship for blacks, enabled former slaves to compete for political power with their former masters only two years after the abolition of slavery.²

Republicans swept into power in North Carolina after the constitutional convention in 1868, electing William W. Holden as governor and gaining a majority in the legislature, including twenty black men, among them James H. Harris (1832-1891), a prominent black leader in North Carolina from the end of the war to his death in 1891. Sheriff Timothy Lee, a white Union soldier and a Republican from

²W. Fitzhugh Brundage, "Reconstruction and the Formerly Enslaved." www.nationalhumanitiescenter.org/tserve/freedom/1865-1917/essays/reconstruction.htm, accessed Dec. 1, 2016; "Reconstruction Era," https://en.wikipedia.org/wiki/Reconstruction_Era, accessed April 19, 2017.

Brooklyn who settled in Raleigh after the war, worked closely with Harris. Although Holden was impeached by the Democrats in 1870 and removed from office in 1871, his allies Harris, Lee, and others established the freedmen's village of Oberlin that endured, in spite of Jim Crow segregation from ca. 1900-ca. 1965, as a community of dignity and self-respect for hundreds of African American families.

The immigration of freed slaves to North Carolina's towns after the end of the Civil War in 1865 led to the creation of freedmen's villages, all-black settlements along town outskirts, a phenomenon of the late 1860s and 1870s. Five such villages developed around Raleigh: Nazareth, Lincolnvile, Brooklyn, Method, and Oberlin, but the first three have been obliterated. An alliance of white and black Republicans in Raleigh from the end of the war to the early 1870s succeeded in establishing Oberlin Village, an independent all black community that nurtured African Americans to own land, gain an education, and achieve self-determination and economic success for over a century. Republican power ended when the Democrats regained control of the legislature in 1876.

The village's existence depended upon the willingness of white landowners to subdivide their land along Oberlin Road and sell lots to newly-freed African Americans, and to the availability of loans to them to purchase lots and erect dwellings. The village was not laid out as a planned entity by a single developer but by a number of white entrepreneurs who subdivided their land along Oberlin Road during its first decade, from 1866 to 1876. Developers, including Lewis W. Peck, Timothy F. Lee, and the Raleigh Cooperative Land and Building Company, subdivided at least four separate rural tracts of land: the Peck Farm, William Boylan Farm, a tract at the corner of present-day Hillsborough and Oberlin roads, and the Whitaker Farm (San Domingo). Oberlin's purchasers were aided by several lending corporations, including the National Freedmen's Saving and Trust Company, the

North Carolina Land Company, the Wake County Cooperative Business Company, and the Raleigh Cooperative Land and Building Association.³

White merchant and entrepreneur Lewis W. Peck is the earliest known landowner to sell lots to African Americans. His land consisted of a large tract on each side of Oberlin Road, each labeled “Peck’s Field,” in a “Survey of All the approaches to the City of Raleigh” by H. T. Guinn, Oct. 26, 1863.”⁴ From 1866 to 1883 he sold lots to at least a dozen people along Oberlin Road. Peck’s earliest known sales are to William Armstead, Robert Wyche, and Talitha Norwood in 1866; to Isham Ferrell, Alfred Patterson, Thomas Williams, Seth Nowell, Norfleet Jeffries, Monroe Smith, and Asa Hunt in 1867; and to Henry Jones in 1868. Peck died in 1891.⁵ Four men are known to have been African Americans; the race of the others is unknown.

Sheriff Timothy F. Lee subdivided the next known development, the northwest corner of Hillsborough Street and Oberlin Road. Lee, a Union soldier from Brooklyn who moved to Raleigh after the war and lived on a farm on the south side of Hillsborough Street at the junction of Oberlin Road, served as sheriff of Wake County from 1868 to 1874.⁶ Lee purchased about 34 acres of land at a public sale of the William Boylan land, north of the Peck land along Oberlin Road, for \$1,626 in June 1869 (Wake County DB 30, 597). Sheriff Lee and wife sold a lot to John James in November 1872 for \$50 that adjoined W. H. Morgan’s corner (Wake County DB 34, 786). Five acres of the Boylan land had been bought by W. H. Morgan, who apparently also sold lots to African Americans, since an early name for the community was “Morgantown.”⁷ In July 1869 Lee acquired a seven-acre tract across from his homestead at the northwest corner of Chapel Hill (now Hillsborough) and

³ Murray, *Wake Capital County*, I, 643.

⁴ H. T. Guinn Survey, National Archives, copy in N.C. State Archives.

⁵ Wake County Deeds; Wake County Grantor Index, Lewis W. Peck; Lewis W. Peck Estate File, N.C. State Archives.

⁶ Murray, I, 630, 643, Appendix B.

⁷ Wake County Deed Book 30, 597. Briggs, “Oberlin Village Emerged During Reconstruction.”

Hillsborough (now Oberlin) roads (Wake DB 27, 503). In August 1869 Fendol Bevers surveyed and divided a portion of it into seven numbered lots (Wake County DB 35, 425). On December 12, 1871 James Shepherd purchased lot no. 6 for \$100 (Wake County DB 33, 271). On November 4, 1872 Betsy Hinton paid \$126 for Lot 13 in the survey plat by Bevers dated Aug. 6, 1869 (Wake County DB 34, 746). This may also be another section of the same tract.

The Raleigh Cooperative Land and Building Association (RCLBA), a lending corporation incorporated in 1869 by James H. Harris and J. Brinton Smith in the present St. Paul AME Church in Raleigh, helped to develop Oberlin's house sites. Harris served as its president, Smith as its treasurer. Harris, one of the leading black politicians in Wake County, was born in Granville County as a slave, earned his freedom, and became an upholsterer. He traveled to Ohio where he is said to have studied at Oberlin College, then moved about the U.S. and Canada assisting slaves escaping the South. During the war he commissioned the 28th Regiment of U.S. Colored Troops in Indiana. Upon his return to Raleigh, he was a delegate to the 1865 "Colored Men's Convention," worked for the Freedmen's Bureau as a director of the Freedmen's Savings and Trust Company, and helped organize the Union League, an association of black men allied with the Republican party.⁸ Smith, a white school teacher from the North and an officer of the Freedman's Commission of the Protestant Episcopal Church, served as the first principal of the school that became St. Augustine's College, which opened in 1868 in Raleigh.⁹

Such lending associations existed in other American cities, but the Raleigh Cooperative Land and Building Association is said to have been the first mortgage cooperative in North Carolina. It operated for ten years as both a land developer and

⁸ Crow, Escott, and Hatley, *A History of African Americans in North Carolina*, 85; "James Harris Obituary," *Raleigh Gazette*, June 6, 1891; Logan, *The Negro in North Carolina 1876-1894*, 29, 110. Harris served as a Raleigh alderman, directed the Institution for the Deaf, Dumb and Blind for four years, published the *North Carolina Republican* newspaper in the early 1880s, and the *Raleigh Gazette* in the mid-1890s.

⁹History of St. Augustine's, www.st-aug.edu/history.html accessed Nov. 23, 2016; Willis Briggs, "Oberlin Village Emerged During Reconstruction."

mortgage bank and enabled many Oberlin people to construct homes.¹⁰ The RCLBA purchased some of the William Boylan estate. In June 1869 the association sold lots and houses or provided building loans to at least three African Americans in the Oberlin community. The deeds are for lots adjacent to each other located along the “old road” and the “new road,” whether this is a portion of the Boylan land or some other property is not clear from the deeds. On June 12, 1869 Alfred Williams and his wife Sarah mortgaged their approximately three-acre lot to the RCLBA for \$157, likely to construct a house (DB27, 461). On June 14, 1869 John Dickerson purchased a house on a three-acre lot for \$199 located on the new road adjacent to the property of Wilson Copeland, Simon Barker, and a Mr. Hamilton. In order to make this purchase, he also bought two shares of association stock and contracted to pay 6% interest per year in equal monthly installments on the loan and to retain homeowner’s insurance on the property. The association would foreclose on Dickerson if he failed to pay his interest for six months. President J. H. Harris and treasurer J. Brinton Smith signed the deed, while John Dickerson signed with his mark (Wake County DB 27, 459). Mary, wife of John Dickerson, born in 1826 and died in 1884, is buried beneath a well-finished arched marble headstone in Oberlin Cemetery. On June 14, 1869 the RCLBA sold an approximately three-acre lot to Wilson Copeland for the same price and same terms as Dickerson (DB 27, 462).

About 1870 an unknown developer platted the planned town of “San Domingo,” which was subdivided on 100 acres of land sold by heirs of Wilson Whitaker. The subdivision, a short distance north of “Peck’s Place,” consisted of four new streets: Grant Avenue, presumably named for President Grant; Wade Avenue for Benjamin Wade, an early Ohio abolitionist; Baez Street for the then president of Santo Domingo (now Dominican Republic), the first black republic in the new world; and Butler Street (later Chester Road).¹¹ The names reflect the subdivision’s

¹⁰ Murray, *Wake Capital County*, I, 643; *Daily Standard*, Raleigh, March 8, 1869; “Cooperative Movement,” *The Weekly Standard*, Mar. 24, 1869; “Raleigh Co-operative Land and Building Association,” *The Raleigh News*, Feb. 11, 1873.

¹¹ Murray, *Wake: Capital County of North Carolina*, I, 644. See Deed Book 32, 577 and plat of San Domingo (Deed Book 32, 584) and resurvey by C. L. Mann, 1913 (Wake County Plat Book 1911, 109).

intended African American buyers. San Domingo was a thriving section of Oberlin Village until its redevelopment as a white subdivision in the early to mid-twentieth century. This area, north of Wade Avenue, has lost its historic African American character and is not included in the historic district.

Although many lots were sold in the late 1860s, the village grew slowly in the beginning. The 1870 census for Raleigh Township, which included Oberlin, listed only some twenty black families. Fourteen of these lived close together, including carpenter Thomas Norwood, well digger Charles Hunter; laborers Nicholas Alford, Badger Harrison, Daniel Green, Simon Raynor, and Bryant Perry, and the female households of Nancy Iredell, who did house work, and Carolina Williams, who did washing. These may be Oberlin's earliest residents. Some of the pioneers who bought their lots in the late 1860s, including drayman Seth Nowell, carpenter John Flagg, Norfleet Jeffries, brickmason James Morgan, and minister Wilson Morgan still lived in the traditionally African American area of East Ward in Raleigh in 1870, perhaps saving money for house construction.¹²

By 1872, a sufficient number of residents lived in Oberlin that Raleigh's *Daily News* noted that the new residential area, which the newspaper called "Morganton," constituted "our principal suburban village, distant about two and a half miles from the city." The reporter remarked that its population was "composed almost exclusively of colored families who are represented as very industrious and thriving, and we learn has increased so rapidly within the past few months that it will soon require a municipal corporation of its own."¹³

White newspapers referred to the colony by neutral names such as "Peck's Place," "Morganton," and "Save-Rent," and by derogatory references, leading its citizens to assert their right to name their own community. Raleigh's *Daily News* printed a letter on March 13, 1872 from "Many Citizens:"

¹² 1870 U. S. Census, population schedule, Wake County, Raleigh Township and Raleigh East Ward.

¹³ Murray, *Wake: Capital County*, I, 644.

Dear Sir:

You will please do us the kindness to correct the many errors you have unknowingly made in the name of our flourishing little village. It is neither Morganton, San Domingo, or "Save Rent" but Oberlin. With a due compliance, you will greatly oblige etc.¹⁴

The paper's response, the same day:

At the request of "Many Citizens" we publish the following communication handed us by one of the same yesterday. In answer to which we will say, call it what you please. We are sorry we ever called it anything but should necessity hereafter require it, we shall call it Morgantown, San Domingo-Save Rent-Oberlin.¹⁵

Residents are believed to have chosen the name "Oberlin" for the connections of several Raleigh African Americans, in particular, that of James Harris, to Ohio's Oberlin College, associated with freedom and educational opportunities for Negroes.¹⁶ For several years the white press resisted the new name. For example in August 1872 the *Raleigh News* reported that "About 80 negroes from Oberlin—San Domingo—Save-Rent—Morganton—marched into the city yesterday with banners flying and drums beating" in order to deposit their ballots for U.S. Grant for president.¹⁷ Throughout the 1870s, the fiery Democratic newspaper, *The Raleigh Sentinel*, referred to Oberlin as "a romantic and notorious village of Oberlin," "that classic village," and "an African colony."¹⁸

¹⁴ *Daily News*, Raleigh, March 12, 1872.

¹⁵ Ibid.

¹⁶ *Wake: Capital County of North Carolina*, Vol. 1, 644-645.

¹⁷ "The Oberlin Procession," *The Raleigh News*, Aug. 2, 1872.

¹⁸ "Stolen Goods," *Sentinel*, Raleigh, Dec. 21, 1872; "Fire," *Weekly Sentinel*, Raleigh, Nov. 9, 1875; *Sentinel*, Raleigh, July 21, 1876.

During the 1870s Oberlin's pioneers established essential institutions for an independent community-- two churches, a cemetery, and a school along the 800-1000 blocks of Oberlin Road between present-day Roberts Street and Wade Avenue. They also created new social and fraternal service-oriented organizations, many affiliated with their churches. The actual date when Oberlin residents organized the Methodist Episcopal Church is unknown; they built their first sanctuary about 1873. In 1874, Rev. Wilson W. Morgan, a prominent Republican who had served as a Wake County representative in the General Assembly from 1870 to 1872, donated a parcel to church trustees Mingo G. Croom, N. S. Farrer, L. B. Hinton, S. B. Cravan, and Henry Forter for the use of the church (Wake County DB 37, 227). On July 16, 1876 the Oberlin Methodist Episcopal Sunday School held a celebration at the new fairgrounds at the end of present-day Stafford Street.¹⁹ The church was later renamed Wilson Temple Methodist Church to honor Rev. Morgan.

Oberlin Baptist Church, 814 Oberlin Road, was founded as Mount Moriah Church in the 400 block of Oberlin Road and became Oberlin Baptist Church on its present site in 1880. The founder and first pastor, Rev. Plummer T. Hall, built a house at 814 Oberlin Road around 1890 that served as the parsonage.²⁰

In 1873, Nicholas Pettiford sold a one-acre tract to the people of Oberlin to be used as a cemetery. It was to be sold in lots for burials; failure to use it for such purpose would cause it to revert to the trustees: John Manuel, Coffee Williams, Mingo G. Croom, Seth Nowell, and Nelson Turner. Others mentioned in the deed were Lemuel Hinton, Isham Ferrell, R. L. Pettiford, and James D. Morgan. The cemetery was expanded by about one acre prior to 1900, and expanded along its south border by about a half-acre about 1900 by a donation by John Turner that was named Pine View Cemetery.²¹ Oberlin Cemetery's earliest gravestones are

¹⁹ "Grand Centennial Celebration", *The Raleigh Sentinel*, Aug. 4, 1876.

²⁰ Rev. Plummer T. Hall House, Raleigh Historic Landmark, Raleigh Historic Development Commission website. Rev. Plummer T. Hall House National Register Nomination, 2003.

²¹ Wake County Deed Book 40, 445; Pine View Cemetery Survey Plat, 1924, Larry Tucker, surveyor. Wake County Book of Maps 1924-00081.

uninscribed fieldstones, and one uninscribed wooden headboard has survived. The earliest burial recorded on a monument is that of child Julia Andrews (1874-1876) listed with other infants on the obelisk of her mother Margaret Andrews, who died in 1889. A persistent tradition that the cemetery was used prior to the Civil War as a slave graveyard has never been proven.

Newspapers from the 1860s and 1870s record the prominent community roles played by a number of Oberlin's pioneer residents, including Norfleet Jeffries, Norfleet Dunston, R. L. Pettiford, J. D. Morgan, and John Flagg, both before and after they moved to Oberlin Village. Norfleet Jeffries, a pressman of the *Daily Standard* newspaper, bought a lot on Oberlin Road in 1867 from Lewis Peck. In 1870 he still lived in East Raleigh but had moved to Oberlin Road by 1880. On March 6, 1867, the newly-organized Colored People's Association, meeting at Flagg's Hall, elected him chairman. In 1872 Jeffries served as president of the ninth Emancipation Celebration association, when some 3,000 blacks and whites processed from the A.M.E. Church on West Street to Metropolitan Hall (Raleigh's city hall), to celebrate.²² Norfleet Dunston, an Oberlin man and a justice of the peace, served on the planning committee for the eighth celebration of the Emancipation Proclamation on January 2, 1871.²³ This may be the same Norfleet Dunston, born in 1836, who was a farmer in Oberlin in the 1880 and 1900 censuses. J. D. Morgan and R. L. Pettiford (whose names appear on the 1873 deed creating Oberlin Cemetery) were elected secretary and treasurer of a Grant and Wilson Club organized in Oberlin village in 1872.²⁴ A "Hayes and Settle Club" organized in Oberlin in July 1876 selected John Flagg as its president. Activities at its September meeting included an address by Tim Lee and music by the Raleigh Colored brass band.²⁵

²² *Daily Standard*, Oct. 18, 1870; "Meeting of the Colored People of the City of Raleigh," *The Daily Standard*, Raleigh, Mar. 12, 1867; "Emancipation Celebration," *Tri-Weekly Era*, Raleigh, Jan. 11, 1872.

²³ "Barn Burning," *Weekly Standard*, Raleigh, July 20, 1870; "Anniversary Celebration," *The Daily Standard*, Raleigh, Dec. 19, 1870.

²⁴ "Organizing," *Tri-Weekly Era*, Raleigh, Sept. 28, 1872.

²⁵ *The Raleigh Sentinel*, July 21, 1876; *Raleigh Sentinel*, Sept. 3, 1876.

The growth of Oberlin elicited this favorable mention in a forward section on suburban development in the 1880 *Raleigh City Directory*:

Quite a town, composed almost entirely of colored people, has grown up a mile northwest of the city. The length is more than a mile and it has some 750 inhabitants. It has been given the name Oberlin. The houses...are almost entirely of wood, but little stone or brick being used in the construction of dwellings. An ample space is given each dwelling, and this causes the city to cover much ground...²⁶

The 1880 census lists approximately 161 black households clustered in the village. The occupations of the heads of households reveal that Oberlin was a community of skilled craftsmen, many of whom worked in downtown Raleigh. Tax records indicate that more Oberlin residents owned their land in 1880 than in any other section of Raleigh Township—ninety African American landowners each owned from \$200-\$500 worth of property.²⁷

Oberlin's reputation as an industrious colony derived from its high number of artisans and other tradesmen. While most of the men enumerated in the 1880 census worked as farm laborers, the second largest occupation was brick mason, with house carpenter ranking third and farmer ranking fourth. Brick and stone masons included Willis Graves, James S. Morgan, John Manuel, William Burnett, and James Rex. Carpenters and other building artisans included John Flagg, Spencer Williams, Henry Jasper, Seth Christmas, Oliver Brown, and Isiah Perry; ministers included W. W. Morgan, Plummer T. Hall, and John Jeffries; and farmers included Grandison Turner, Henry Andrews, and Andrew Andrews. Seth Nowell and Bryant Haywood worked as draymen (teamsters), Bob Headen was a miller, Willis Haywood, a blacksmith, R. L. Pettiford, a tinner, John Dunston, a machinist, Charles

²⁶ 1880 *Raleigh City Directory*. Quoted in Mattson, "The Evolution of Raleigh's African-American Neighborhoods," 10.

²⁷ Mattson, "The Evolution of Raleigh's African-American Neighborhoods," 10.

Manly, a shoemaker, and John Person, a butcher. Daniel Green was employed as a cemetery sexton (likely for the Oberlin Cemetery). Most of the women worked as well, primarily as laundresses, although other occupations were seamstresses, cooks, servants, nurses, and farm laborers. Farmer Andrew Andrews was famous for the Confederate pension he drew because he helped build the breastworks around Raleigh in March 1865.²⁸ Some fifteen of the households in the 1880 Raleigh Township census were white, primarily farm families, along with Gaston Stafford, the white state fairgrounds keeper, and the white staff and teachers at St. Mary's School for Girls on Hillsborough Street.²⁹

Residents of Oberlin held education as one of their highest values, and nurtured a village school in the Oberlin Methodist Episcopal Church (now Wilson Temple) beginning about 1873. When the State Colored Education Convention met in Raleigh in 1877, it elected Oberlin promoter James H. Harris as its president.³⁰ By 1882, the village school operated in a separate one-room building.³¹ In 1883, R. L. Pettiford and his wife Sarah sold a one-acre lot on Oberlin Road in front of the cemetery for a school, and the original one-room school was enlarged to three rooms, making it the centerpiece of the community. In 1884, *The News and Observer* of Raleigh noted that "The finest and most imposing building in the place [Oberlin village] is the new graded school. That building is of wood about 100 x 30 ft., attractively painted and well furnished."³²

About 1892, Reverend Morgan L. Latta began to develop a manual training school, which he named Latta University, on his acreage on the western edge of Oberlin Village. He built a number of frame buildings for student housing and instruction. Students learned farming, carpentry and other skills. By the mid-1890s ninety-two students studied and probably lived here. The school closed about 1922

²⁸ Briggs, "Oberlin Village Emerged During Reconstruction."

²⁹ 1880 Census; *Wake: Capital County*, Vol. 2, 38; Vol. 1, 645.

³⁰ Crow et al., 97.

³¹ *Wake Capital County of North Carolina*, Vol. 1, 645; Vol. 2, 39.

³² *The News and Observer*, Raleigh, Dec. 17, 1884; *Wake Capital County of North Carolina*, Vol. 2, 39.

when the property was sold to Parker-Hunter Realty Company and subdivided into house lots for white buyers. Latta retained his house lot, at 1001 Parker Street, until 1931. The two-story frame vernacular Queen-Anne-style house stood until destroyed by fire in 2007.³³

Jim Crow Self-Sufficiency 1890s – 1960s

After Oberlin village's remarkable growth from the late 1860s to the end of the century, the pace of growth slowed in the early 1900s; however the community matured into a stable, prosperous, largely African American suburb of Raleigh during the Jim Crow segregation era that ended in the 1960s. Oberlin first received a post office in 1892, but it was discontinued in 1894.³⁴ The most impressive buildings now standing along Oberlin Road date from ca. 1890 to 1911. Rev. Plummer T. Hall built his parsonage at 814 Oberlin Road and brickmason Willis Graves built his house at 802 Oberlin Road around 1890. About 1900, Wilson Morgan built his son James, a bricklayer, and his wife Rosa, a washerwoman, a substantial two-story house at 1015 Oberlin Road.³⁵ Around 1910 John and Mary Turner enlarged their small 1880s house at 1002 Oberlin Road into the most impressive two-story house in the village core. The early 1900s saw the replacement of the first frame church sanctuaries and frame school by permanent, stylish buildings. In 1896, the Oberlin High School department held its Thanksgiving exercises in First Baptist Church (Oberlin Baptist Church) in the "pleasant little village of Oberlin."³⁶ In 1910-11, the Wilson Temple AME Church congregation built a splendid new brick Gothic Revival-style church 1023 Oberlin Road on the site of their original frame sanctuary.

³³Scott Seibel and Terri Russ, Latta House and Latta University Site Report, Environmental Services Inc., 2009.

³⁴ Murray and Johnson, *Wake Capital County*, II, 689.

³⁵ *Culture Town*, 22.

³⁶ "Oberlin School," *The Gazette*, Raleigh, Dec. 5, 1896)

The earliest image of Oberlin's built environment, the 1914 Sanborn Insurance Map, represents the community's second stage, after the original large rural lots of the pioneers had been subdivided to create a denser streetscape along Oberlin Road. By this time, the village contained side residential streets which had been named with numbers, First through Fifth Streets, extending west for one or two blocks, with the north-south avenues of Second Avenue (now Tower Street) and First Avenue (now Chamberlain Street) connecting these side streets. Houses stood close together with large rear lots with outbuildings, interspersed by a few small stores in front.³⁷ The platting of the side streets must have occurred in a piecemeal fashion as a search of city plats failed to turn up a single plat map for these streets before the 1920s with the exception of First Street. In 1874 the N. C. Agricultural Society platted First Street (present-day Stafford Street) into twelve lots to serve as the road leading from Oberlin Road to the east entrance of the new N. C. State Fairgrounds (Wake County DB47, 588). A second plat of the lots, made in 1904 (Book of Maps 1885, page 54) shows that the street was named Lincoln Street and an alley bisecting the lots named Emancipation Alley. About 1927, Lincoln became Stafford Street in honor of Gaston Stafford, the fair's supervisor.

The still rural village adjoined white housing in the new subdivision of Cameron Park at the south end of Oberlin Road, yet was socially, agriculturally, and economically largely self-sufficient. Most families raised some food with vegetable gardens, chickens and hogs. Residents fondly recall small frame grocery stores in front of dwellings that sold staples as well as candy treats. A. B. Pettiford owned a general store in Oberlin in the 1890s.³⁸ John Turner had a store beside his house in the 1910s.³⁹ Among the stores in the 1930s were Height's Store, 1213 Oberlin Road,

³⁷ Sanborn Insurance Map of Raleigh, 1914, sheets 71 and 72. Accessed on microfilm, N. C. State Archives, Raleigh.

³⁸ *Wake Capital County of North Carolina*, Vol. 2, 39, 690.

³⁹ Wyatt, *Historic and Architectural Resources of Oberlin, Wake County, North Carolina 1865-1952*," E21; Wyatt, "John T. and Mary Turner House National Register Nomination, 8.1.

Rosa Morgan's Store, 1015 Oberlin Road, and Annie Hester's Store, 1212 Oberlin Road.⁴⁰

Although city growth crept closer, Oberlin's black identity remained intact. In 1916, the old frame school was acquired by the Raleigh Township School Committee and replaced by a modern two-story brick segregated public school of eight classrooms, a library and an auditorium.⁴¹ Oberlin's black social organizations continued during the Jim Crow era. Mentor Masonic Lodge No. 55 met in Oberlin by about 1887. By the mid-1900s a number of Oberlin men belonged to the "Widow's Son Masonic Lodge near downtown Raleigh, or to the Odd Fellows fraternal order. Some Oberlin women belonged to the Daughters of Oberlin, whose lodge hall stood on the west side of the 700-block of Oberlin Road until at least 1965.⁴²

Oberlin's most famous native son, Dr. James E. Shepard, was born on Oberlin Road in 1875. He founded several important African American institutions of education and finance in the nearby city of Durham during the Jim Crow era. With John Merrick, Shepard established the N. C. Mutual Insurance Company and the Farmers & Mechanics Bank in Durham in the late 1890s. He became one of the wealthiest and most successful African American businessmen in the United States. In 1909, Shepherd founded and served as first president of the National Religious Training School and Chautauqua, which became the first public liberal arts institution for African Americans in the nation and is now North Carolina Central University. He remained president of NCCU until his death in 1947.⁴³

⁴⁰ Virginia Morgan Blount interview, *Culture Town: Life in Raleigh's African American Communities*, Linda Simmons-Henry and Linda Harris Edmisten, 19-21.

⁴¹ Ernie Wood, "Method, Oberlin Areas Hold to Identities," *News and Observer*, Raleigh, April 23, 1974.

⁴² Crow et al., *A History of African Americans in North Carolina*, 97; Murray and Wake Capital County, II, 688; Joe Holt Jr. interview; 1965 Hill's Raleigh City Directory.

⁴³ www.blackpast.org, accessed Apr. 9, 2012. Dr. James E. Shepard (1875-1947); www.nccu.edu/discover/. Accessed Dec. 6, 2016.

During the 1920s, Oberlin was connected to the city of Raleigh through annexation in 1920 and construction of a white suburb along its west boundary in the late 1920s. The 1922 public works map shows the same street plan as the 1914 Sanborn Map, but includes the area of Oberlin Village to the north called San Domingo (containing the four streets of Grant Avenue, Baez, Butler, and Wade streets.) In 1927, the Parker-Hunter Realty Company, which had developed the Cameron Park subdivision in 1910, platted the Forest Hills subdivision that extended east to Chamberlain Street and connected with First, Second, Third, and Fifth Streets. First Street became Stafford Avenue; Second became Everett Avenue; Third had been named Joint Street and became Bedford Avenue; and Fifth had been named Barker Street and became Van Dyke Avenue, names associated with the State Fair and with N. C. State College.⁴⁴ Fourth Street was named Roberts Lane for Rev. N. F. Roberts, Shaw University professor and member of the county board of education, at an unknown date.⁴⁵ Forest Hills, with restrictive deed covenants prohibiting African American ownership, blocked Oberlin Village's expansion to the west.

Residents of Oberlin, many of whom were second or third generation, lived comfortable lives within the rigid bounds of segregation. Current older citizens recall the community as close-knit and neighborly. Men often practiced the trade of their fathers, particularly brick masonry and carpentry. Many women kept house, worked as domestics and laundresses, and a number taught school. Grandison Turner's daughter Belle was a teacher in 1920; later teachers included Minnie Turner Williams, Roberta Parham, and Gladys Turner.⁴⁶ Mable Patterson, a retired schoolteacher who lives in the same Oberlin Road 1920s bungalow where she grew up, well remembers her grandfather, Seaton Gales Turner, an Oberlin resident and an early African American mail carrier in Raleigh. He worked at the College Station Post Office across from N.C. State University. He owned various parcels of land and rental houses in the village. In spite of their comfortable middle-class status, his wife

⁴⁴ Wake County Deed Book 576, 358 and 363, C. L. Mann Maps, www.wakegov.com; see Forest Hills plat map of 1926, C. L. Mann Maps, Wake County Register of Deeds.

⁴⁵ Murray, *Wake Capital County*, I, 644.

⁴⁶ 1920 U.S. Census, population schedule, Wake County; various interviews with Oberlin residents.

Mildred Lucas Turner was a laundress who specialized in the white shirts worn by attorneys who lived in nearby Hayes Barton.⁴⁷ In 1930, James and Rosa Morgan's son Wilson W. Morgan also practiced the bricklayer trade like his father.⁴⁸

Willis Briggs's history of Oberlin Village printed in *The News and Observer* on August 8, 1948, is a valuable essay on the community's golden age prior to being absorbed into Raleigh. Briggs called Oberlin the premier African American suburb of Raleigh. The village had a population of approximately 1,000, housed in about 100 residences along Oberlin Road and about seventy-five houses along the streets to the west. He reported that its citizens were "esteemed by both races for their industry, frugality and high character. Oberlin has ever been free from disorder: not a single recalled major crime stains its record."⁴⁹ The 1950 Sanborn Map depicts the built environment at the height of its black development, with houses hugging the streets and large open interior blocks. Development along side streets extended two blocks to Chamberlain Street. Bedford Avenue and Roberts streets were unpaved, and Mayview Road did not exist.⁵⁰

Losing Its Identity: 1960s-2016

After the end of World War II, the urbanization of Oberlin Road caused a gradual loss of neighborhood character and community disintegration, including outmigration, conversion of family homes into rental property, and demolition resulting in a number of vacant lots. When parents died, often without wills, their heirs no longer wanted to live in the neighborhood and sold their homeplaces. By the mid-1960s, the Civil Rights movement, the encroachment of Raleigh, and the rezoning of land along Oberlin Road for commercial usage began to erode the village's identity as an independent African American community. The construction

⁴⁷ Mable Patterson interview, Nov. 18, 2016.

⁴⁸ 1930 U. S. Census, population schedule, Wake County; 1920 U. S. Census, population schedule, Wake County.

⁴⁹ Briggs, "Oberlin Village Emerged During Reconstruction."

⁵⁰ 1950 Sanborn Map, Raleigh, sheet 71. <http://sanborn1proquest.com>, accessed Nov. 18, 2016.

of Cameron Village, Raleigh's first mixed-use shopping, office, and residential development (beginning in 1948 on the wooded Smallwood family tract east and south of Oberlin Village) hugely impacted the quality of life there. The 1950 Sanborn Map showed the superblock apartment buildings of Cameron Village just one block east of Oberlin Road. Although it did not encroach upon the village's boundaries, it led to spill-over commercial buildings on Oberlin Road between Hillsborough Street and Everett Avenue. Outside the district boundaries to the north and south, both sides of Oberlin Road from Hillsborough Street on the south and Wade Avenue on the north have been redeveloped with commercial and institutional buildings since 1948.

At the north end of Oberlin Village, construction from about 1960 to 1965 of Wade Avenue, a suburban modern four-lane expressway, resulted in the condemnation of all the houses along a short street east of Oberlin Road called Wade Road. The dislocation forced out a number of families in the name of urban renewal. Mrs. Mary Jones, a Wade Road refugee, had a small new house built at 2212 Bedford Avenue at that time. Other village houses in the 1000-1100 blocks of Oberlin Road south of the Wade Avenue overpass were also demolished at that time, whether through eminent domain or piecemeal acquisition and demolition.

The integration of Raleigh's public schools during the 1960s profoundly altered Oberlin's independence. Joe and Elwyna Holt, who lived at 1018 Oberlin Road in front of Oberlin Cemetery, made the first important step towards school integration from 1956 to 1960 to allow their son Joe Holt Jr. to attend nearby Broughton High School instead of Ligon High School, the African American school across town. The case was held up in court until after Joe graduated.⁵¹ Due to the

⁵¹ "The Joseph Holt Family," <http://ncheritagecalendar.com/honorees/the-joseph-holt-family-2/>, accessed Nov. 24, 2016.

dislocations of integration, attendance plummeted at the Oberlin Graded School: it closed in 1968 and was demolished in 1969.⁵²

Demolition of the Oberlin School led to the first large commercial intrusion in the heart of Oberlin Village. In 1974 the YWCA was built at 1012 Oberlin Road on the school site, in front of the Oberlin Cemetery. The Y closed down in the early 2000s and the building is now the offices of Interact, a social services agency. The remaining village fabric along Oberlin Road stood intact until the York Properties Building went up at 801 Oberlin Road about 1984, replacing several dwellings.

The next destruction of Oberlin Road's streetscape occurred about 2000. A large mixed-use commercial and residential development, Oberlin Court, was built at 1028 Oberlin Road, extending to the rear to Wade Avenue. About the same time the Greenlee Dental Center, 1018 Oberlin Road, a sizeable one-story commercial building, was constructed on the south side of Oberlin Court. In addition to the intrusive visual impact to Oberlin Road, this construction led to the destruction of Cemetery Road, the access lane from Oberlin Road to the Oberlin Cemetery. At some point in the mid-to-late twentieth century, developers had attempted to close the road, but J. W. Willie York sent out men and equipment to rebuild it.⁵³ However, during construction of these two new buildings, developers bulldozed the driveway that ran along their mutual boundary into a hilly shape and erected electrical equipment. Although a thirteen-foot access road between these two properties still appears on the cemetery tax map, it is now impassable. The only access to the cemetery is now the parking lot of the Interact building at 1012 Oberlin Road, but no formal access easement exists.

The most recent blow to Oberlin's architectural character was the loss of the Latta House, 1001 Parker Street, in a 2007 fire. The house was the last structure

⁵² Ernie Wood, "Method, Oberlin Areas Hold to Identities," *News and Observer*, Raleigh, April 23, 1974.

⁵³ Tulia H. Turner interview, *Culture Town*, 32.

associated with Latta University in the 1890s and early 1900s. More new commercial development is now planned along Oberlin Road within the boundary of the proposed Oberlin Village Historic Overlay District. The proposed district is fighting for its existence.

Architectural Analysis

In 1948, Willis Briggs counted 100 African American dwellings standing along Oberlin Road from Hillsborough Street to the north of present day Wade Avenue, and about 75 dwellings occupied by blacks stretched along side streets to the west. This historic district report documents what remains in 2016: thirteen dwellings from 802 to 1027 Oberlin Road and nineteen dwellings in the blocks not yet heavily disrupted by new infill houses on the side streets of Bedford, Roberts, and Van Dyke. In addition, Oberlin Road retains two historic churches, a cemetery, one store, and the Latta House and Latta University Site on Parker Street, a total of thirty-seven historic resources to bear witness to the largest and most intact freedman's colony in North Carolina. Three buildings are listed in the National Register of Historic Places: the Hall House, the Turner House, and the Graves House. These are also designated as Raleigh Historic Landmarks, along with Wilson Temple, the Morgan House, Oberlin Cemetery, and the Latta House and Latta University Site.

Wilson Temple United Methodist Church, 1023 Oberlin Road, built in 1910-1911, stands as the most architecturally significant landmark in Oberlin. Its stylish brick Gothic-Revival sanctuary features two street entrances with stained glass transoms and tall tripartite stained glass windows dedicated to the founders of Oberlin Village on the façade and side elevations. Set on a raised basement that held the original fellowship hall and kitchen, this church edifice represents the spiritual center of the village, where current descendants of village pioneers still worship and serve the community to the present. Across the street stands the 1955 sanctuary of the Oberlin Baptist Church, a replacement of its late nineteenth-century frame sanctuary. Its plainer brick construction also incorporates a basement meeting hall

and kitchen where community gatherings still hold the diaspora of Oberlin descendants together. Behind the Interact building lies the three-acre Oberlin Cemetery, the village's sacred ground where some 600 of its residents lie under monuments dating from 1876 to 2006, and under possible pre-Civil War slave gravestones. The one surviving grocery store, the Community Deli, 903 Oberlin Road, has provided food and social interaction for over a century.

None of the first generation of Oberlin houses, built from the late 1860s to the 1880s, has survived. The Debnam House, 807 Oberlin Road, pictured in Willis Briggs's 1948 *News and Observer* article, was likely typical of the first phase houses but has been demolished. It was a small, plain two-story frame vernacular style house with a front porch. The current architectural landscape represents the flowering of the village from about 1890 to the 1960s.

For a small district, the surviving dwellings represent the full spectrum of house types popular from about 1890 to the 1960s in African American neighborhoods. These types are late 1800s Queen Anne-style houses; early twentieth-century two-story stylish vernacular houses; the shotgun house, the bungalow, and the popular post-World War II Tudor Revival, Ranch, and Split Level houses. The two oldest intact houses in the district, the Willis Graves House, 802 Oberlin Road, and the Plummer T. Hall House, 814 Oberlin Road, probably date from ca. 1890. Both are vernacular versions of the stylish Queen Anne style popular from the 1880s to about 1910. Graves, a brickmason, built a two-story frame house reflecting a vernacular interpretation of the popular Queen Anne style. Its picturesque architectural details, including a wraparound porch with decorative brackets and spindles, stained glass windows, a two-story cutaway bay window, and a roof turret, announced Graves's status as a successful artisan. The cutaway bay window and the roof turret are particularly charming because of their vernacular, ungrammatical form: the bay creates a hipped roof on the north end; the turret projects from the façade separately from the roof gable of the south end. The Hall House, a more mainstream version of the popular Queen Anne style, features turned

and bracketed porch posts, a corner porch gazebo, and a corner office room with bay window added about 1900. The John and Mary Turner House, 1002 Oberlin Road, is the largest, most stately historic dwelling in the district. The original ca. 1889 one-story frame house was overbuilt about 1910 with an imposing two-story frame front addition with a wraparound porch, a central porch balcony, and a late example of the Queen Anne angled bay window on the south end.

Four examples of the important tri-gable house type, a one-story side-gabled frame house, one room deep, with a decorative front gable and a wide front porch, stand at 2206 and 2306 Bedford Avenue, 1001 Oberlin Road, and 2207 Roberts Street, all built in the early 1900s. These folk or vernacular houses, a simplified form of the Picturesque Cottage with a steep center front gable popularized by A. J. Downing in the mid-1800s, were widely popular in North Carolina in the late nineteenth and early twentieth centuries but are increasingly rare today. Carpenters added the raised central gable to give this utilitarian house a picturesque touch.⁵⁴

The shotgun is a late nineteenth-early twentieth-century vernacular house type, one room wide and multiple rooms deep, with a front gable roof and no hallway. The type is characteristic of rental houses in many black and white neighborhoods because the narrow form fits a narrow lot. The two examples in the district, 2215 Bedford Avenue and 2307 Van Dyke Avenue, have a shotgun form--a front-gabled house with a door and one window in the façade--but the original floor plans may have included a side hall, in which case these represent side-hall house types.

The Craftsman bungalow, the most popular house type in North Carolina from the 1910s to the 1940s, is a one-story house, two rooms wide and two to three rooms deep, with a deep hip or gabled roof. The type has a wide front porch and front dormer window. Three of the six examples in Oberlin Village: 903, 905, and

⁵⁴For a two-story version of this house type, see Bishir and Southern, *A Guide to the Historic Architecture of Piedmont North Carolina*, Figure 41, page 44.

907 Oberlin Road, are nearly identical side-gabled bungalows with nearly full porches with brick and wood posts and a prominent front dormer window. Built about 1923, these were likely speculative houses. The bungalows at 2210 Bedford Avenue and 2206 and 2210 Van Dyke Avenue are front-gabled or side-gabled forms with characteristic brick and wood porch posts.

The Tudor Revival and Minimal Traditional styles appear in the district in the late 1940s and early 1950s. The ca. 1948 Williams House, 1019 Oberlin Road, is the only historic example of the Tudor Revival style that attracted those who could afford it from the 1930s to the early 1950s. The substantial brick house features a stone entrance bay and a steep side-gabled roof with robust gabled dormers. Leonidas Haywood, principal of Oberlin School, hired P. R. White, a white builder, to build his small side-gabled brick Minimal Traditional-style house at 1027 Oberlin Road in 1952. This style, less expensive than the Tudor Revival, represents a stripped-down version of earlier Colonial Revival-style houses. The name derived from the minimal house that most people could afford, enriched with a few traditional features, popular until the Ranch house came along in the early 1950s.

The Ranch house, the dominant house type in the district, is a low, wide one-story form, often of brick, with a large picture window in the living room and a small entrance porch or recessed entrance rather than a front porch. The seven Ranches stand at 2208, 2212 and 2214 Bedford, 710 Chamberlain, 1011 Oberlin, 2208 Roberts, and 2303 Van Dyke. Young professional black couples built these in the district in the 1950s-1960s, proof of the continued desirability of the neighborhood after World War II. These modern houses probably replaced older frame houses. At least one of them, the Mary A. Jones House, 2212 Bedford Avenue, was built for an older resident whose home had been condemned for construction of the Wade Avenue expressway about 1960. Delma Hall, a grandson of Plummer T. Hall, hired a white contractor to build a Ranch house at 710 Chamberlain Street like one that he admired in Raleigh's North Hills subdivision. The Robert Turner House at 1011 Oberlin Road is a vernacular Ranch with an unusual corner bay window and

window recesses in the front and rear. The only historic Split-Level in the district was built by a pair of educators—John and Roberta Parham, in 1966 at 2312 Bedford Avenue. Cauthen Realty and Construction Company, who had purchased the lot in 1964, built the mid-century modern house for the Parhams, likely from a mail order plan.

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_____. Willis Graves House National Register Nomination, N. C. Historic Preservation Office, Raleigh, 2002.

Interviews conducted by M. Ruth Little

Alston, Lillian, November 22, 2016.

Greenlee, Kelly, November 1, 2016.

Gutierrez, Catherine Rusher, telephone interview, April 21, 2017.

Hall, Marie. November 18, 2016.

Haywood, Leonidas (Sonny), October 24, 2016.

Holt, Joseph Jr. November 3, 2016.

Morgan, Joyce. November 6, 2016.

Patterson, Mabel. November 18, 2016.

Sides, Ann, email November 6, 2016.

Williams, Cheryl Turner. October 23, 2016.

SPECIAL CHARACTER ESSAY

Oberlin Village Historic Overlay District possesses architectural significance for its unusually wide variety of late nineteenth and early-twentieth-century house types for a small district. The styles and types include Queen Anne, vernacular tri-gable, shotgun, Craftsman bungalow, Tudor Revival, Minimal Traditional, Ranch, and Split-level. Unlike the standard versions of these popular styles and types in white neighborhoods, those in Oberlin tend to be vernacular versions not present in plans distributed in popular publications, whether catalogues, magazines, newspapers, or mail order outlets. African American historic districts in North Carolina often present more vernacular versions of popular house types than are found in white historic districts.

The street design and landscape of Oberlin Village has a special character quite distinct from the surrounding more affluent white neighborhoods of West Raleigh. Because it was planned piecemeal over decades rather than designed as a planned community, its streets evolved over time and have differing characters. The wide main street of Oberlin Road, a long-time country road along the highest ridge in west Raleigh before being developed as an African American rural village, constitutes the district's spine. Its sidewalks serve many pedestrians and bicyclists; its bus stops are heavily used. The narrow side streets include through-streets, cul-de-sacs, and unpaved lanes, none with sidewalks. A canopy of oaks, pecans, magnolias and cedar trees create a lush atmosphere. Lots are quite small, with 50 x 150 foot lots of one-fifth-acre being the norm. Driveways are generally unpaved and often shared between neighbors. Many rear yards have high board fences for privacy.

Oberlin's porches constitute one of its most characteristic and picturesque architectural elements. The wraparound porches of the Willis Graves House and John and Mary Turner House have painted blue ceilings, a folk tradition said to keep away flies. Many of the district's porches contain alterations that are particularly

characteristic of African American neighborhoods, such as replacement concrete floors, often paved with terra cotta tiles, replacement decorative metal porch posts, even for the upper sections of bungalow porch posts, installed in the mid-twentieth century, and vintage metal awnings that add to the shade of the porch roofs.



July 7, 2017

Dear Oberlin Village Neighbor,

You are invited to a meeting on Thursday, July 20, from 7:00 to 8:00 p.m. at the Jaycee Park Community Center, 2405 Wade Avenue. The purpose of the meeting will be to discuss a proposed **Historic Overlay District - General (HOD-G)** designation in the Oberlin Village neighborhood.

The HOD-G preserves the character-defining features of historic properties and insures that modification, additions, and new construction are compatible with the historic character of the neighborhood. Details of the overlay can be found in Section 5.4.1. 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 properties within it.

The rezoning process was initiated on April 4, 2017 by the Raleigh City Council, which directed Friends of Oberlin Village to provide a report on possible district designation. On May 16, the draft report was presented to the Raleigh Historic Development Commission, which unanimously voted to accept and forward it to City Council. City Council received and accepted the draft report on June 6. The report is under review by the State Historic Preservation Office. Their comments are expected July 13. A map showing the proposed HOD-G is enclosed.

More information is available online about the HOD-G. You can access it from the City's web site: www.raleighnc.gov. Type "Oberlin Village HOD-G" in the search box, and click on the link: "Oberlin Village Potential HOD-G."

If you have any questions prior to the meeting, please contact:

Zoning Process:

John Anagnost, Planner II

919-996-2638

John.Anagnost@raleighnc.gov

Historic Overlay Districts:

Tania Georgiou Tully, Planner II

919-996-2674

Tania.Tully@raleighnc.gov

We look forward to meeting with you on July 20.

Sincerely,

Ken A. Bowers, AICP
Planning Director

[illegible][illegible]

[REDACTED]

Name	Address	Email
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100/100

X GUTIERREZ - 2316 BEDFORD Ave, RALEIGH, NC

Name	Address	Email
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[illegible]

Oberlin Village Potential HOD-G

Neighborhood Meeting Notes

July 20, 2017

What if property owners within district do not want to be a part of district? Would they be able to opt out?

Historic district effect on potential redevelopment

How will tax rates change?

Commercial business included in district?

Positive impacts of historic preservation

What were comments from State Historic Preservation Office?

Owner	Mail Address 1	Mail Address 2
1019 OBERLIN LLC	PO BOX 6356	RALEIGH NC 27628-6356
616 PARTNERS, LLC	702 OBERLIN RD STE 400	RALEIGH NC 27605-1357
801 ASSOCIATES	PO BOX 10007	RALEIGH NC 27605-0007
904 THE OBERLIN LLC	7100 SIX FORKS RD STE 100	RALEIGH NC 27615-6260
ALPHIN, WILLIAM J JR	915 TOWER ST	RALEIGH NC 27607-6951
ALPHIN, WILLIAM J JR JORDAN, KAY	915 TOWER ST	RALEIGH NC 27607-6951
ALYSEAN PROPERTIES LLC	3609 KNOLLCREEK DR	APEX NC 27539-5726
ANDERSON, JONATHAN W ANDERSON, JENNIFER W	PO BOX 6356	RALEIGH NC 27628-6356
ANSLEY, STEVEN DAVID	829 DANIELS ST APT C	RALEIGH NC 27605-3106
ATTRIDE, THOMAS J	2400 VAN DYKE AVE	RALEIGH NC 27607-6936
AYCOCK, EDMUND D AYCOCK, CORINNE D	1596 RIVER BLUFF RD	MOREHEAD CITY NC 28557-9403
BABCOCK, WADE GARFIELD	PSC 81 BOX 90	APO AE 09724-0001
BANDINI, JEFFREY A BANDINI, JEANINE S	2315 BEDFORD AVE	RALEIGH NC 27607-7303
BARRS, APRIL LYNNE BARRS, JOHN TAYLOR	2210 VAN DYKE AVE	RALEIGH NC 27607-6932
BAUMER, PAULO	835 DANIELS ST APT D	RALEIGH NC 27605-3109
BAUMER, PAULO R ELLENBURG, GEORGE	821 DANIELS ST APT B	RALEIGH NC 27605-3102
BAUMER, PAULO RICARDO	52 RED PINE RD	CHAPEL HILL NC 27516-9447
BEAMAN, LLEWELLYN W	2975 US HIGHWAY 70 E	CLAYTON NC 27520-7303
BEEBE, JAMES R BEEBE, MELISA J	2313 VAN DYKE AVE	RALEIGH NC 27607-6933
BLOCK, KYLA K	2312 VAN DYKE AVE	RALEIGH NC 27607-6934
BOWMAN, JERRY B JR BOWMAN, SUZANNE G	1208 BRIAR PATCH LN	RALEIGH NC 27615-6901
BRIDGERS, JAMES A III HEIRS	2100 SUTTON DR	RALEIGH NC 27605-1919
BROOKS, JASON T	629 DANIELS ST # 13	RALEIGH NC 27605-1572
BROOKSHIRE, PHYLLIS YORK	1007 NICHOLS DR	RALEIGH NC 27605-1107
BROSE, ROBERT J TAYLOR, KRISTIE B	2214 VAN DYKE AVE	RALEIGH NC 27607-6932
BRUNGER, JUDITH B TRUSTEE JUDITH B BRUNGER LIVING TRUST	2201 TALLON HALL CT APT 102	RALEIGH NC 27607-7405
BUMGARDNER, REBECCA C	829 DANIELS ST APT A	RALEIGH NC 27605-3106
BUNCH, KAREN ELAINE	805 DANIELS ST APT B	RALEIGH NC 27605-1191
BURTON, JEFFREY R SCHWETZ, ROSELLE W	523 E EDENTON ST	RALEIGH NC 27601-1127
BWB OBERLIN LLC	3055 GRANVILLE DR	RALEIGH NC 27609-6917
BYZEK, JEFFREY D BYZEK, YEVA F	2404 BEDFORD AVE	RALEIGH NC 27607-7306
CAMERON PROPERTIES OF RALEIGH LLC	3953 STAGS LEAP CIR	RALEIGH NC 27612-2308
CAMERON VILLAGE CONDOMINIUMS II	PO BOX 10007	RALEIGH NC 27605-0007
CARTER PROPERTIES LLC	PO BOX 6011	RALEIGH NC 27628-6011
CARTER, RUSSELL C CARTER, DREWRY N	1005 PARKER ST	RALEIGH NC 27607-6920
CATO, ROBERT T TRUSTEE F/B/O RICHARD J CATO	3040 GRANVILLE DR	RALEIGH NC 27609-6918
CHEEK, DELORES HAYWOOD	2314 VAN DYKE AVE	RALEIGH NC 27607-6934
CLADKINS, LLC	1033 OBERLIN RD STE 210	RALEIGH NC 27605-1199
CLAY, ADRYON	418 S BOYLAN AVE	RALEIGH NC 27603-1910
CLAY, ADRYON HAMILTON	418 S BOYLAN AVE	RALEIGH NC 27603-1910
COCHRAN, CARRIE M COCHRAN, PAUL DOUGLAS	827 DANIELS ST APT D	RALEIGH NC 27605-3105
COOP, DANIEL	2216 ROBERTS ST	RALEIGH NC 27607-7359
CORBETT, JAMES E JR	833 DANIELS ST APT D	RALEIGH NC 27605-3108
COSTIN, AVERY LEE	6928 CHAMONIX PL	RALEIGH NC 27613-2007
CREECH HOLDINGS LLC	1514 SAINT MARYS ST	RALEIGH NC 27608-2217
CROOMS, GERALDINE T HEIRS	605 WINDBLUFF CT	GARNER NC 27529-4843

CROUCH, CURTIS LEE CROUCH, MERCEDES G	712 TOWER ST	RALEIGH NC 27607-7363
CRUMP, IDA J YVONNE MARIE BENNETT CRUMP, IDA J YVONNE MARIE BENNETT	155 CHICKAMAUGA PIKE	HAMPTON VA 23669-2012
DANIEL, ANN S	6404 LAKEREST CT	RALEIGH NC 27612-6525
DANIELS INMAN LLC	216 WOODS REAM DR	RALEIGH NC 27615-7228
DAVIS, MICHAEL L DAVIS, SUSAN N	700 MACON PL	RALEIGH NC 27609-5651
DAVIS, MILES C JR	823 DANIELS ST APT A	RALEIGH NC 27605-3103
DEAN, PERRY E DEAN, SUSAN T	1033 BELLEWOOD FARMS RD	RALEIGH NC 27603-7957
DECAMILLIS, CLAYTON R DECAMILLIS, DEBRA T	2201 TALLON HALL CT APT 103	RALEIGH NC 27607-7405
DENNING, LARRY E DENNING, MARION G	1101 CLIFTON RD	JACKSONVILLE NC 28540-6812
DICK, NANCY J	4010 CHERRY BLOSSOM CIR	DURHAM NC 27713-6595
DICKENS, WILLA M DICKENS, WILLIAM F JR	129 N CHURCH ST	ENFIELD NC 27823-1305
DIXON, WILLIAM N SR DIXON, ELIZABETH PATTERSON	4020 BARRETT DR STE 105	RALEIGH NC 27609-6624
DOLBY, EDWARD C	6921 OUT OF BOUNDS DR	CHARLOTTE NC 28210-7319
EDWARDS, KELLY G	903 OBERLIN RD	RALEIGH NC 27605-1132
ELLINGTON, JAN S	301 COLONY DR	NORTH MYRTLE BEACH SC 29582-25
ELLIS, RONALD G JR ELLIS, EARL LYNN	PO BOX 252	CONETOE NC 27819-0252
ELTING, J MATHEW ELTING, MARY WILLIARD	614 CHAMBERLAIN ST	RALEIGH NC 27607-7318
EMANUELE GROUP LLC	2704 SAINT MARYS ST	RALEIGH NC 27609-7641
EMPIRE IN THE OCCIDENT, LLC	133 FAYETTEVILLE ST FL 6	RALEIGH NC 27601-1356
EVANS, WARREN F	5408 WATKINS RD	WENDELL NC 27591-8247
FAMILY VIOLENCE PREVENTION CENTER INC THE	1012 OBERLIN RD	RALEIGH NC 27605-1242
FIELDS, JAMES MICHAEL FIELDS, MARIA JOY	2819 KITTRELL DR	RALEIGH NC 27608-1521
FINCHER, RENEE	623 TOWER ST	RALEIGH NC 27607-7360
FLEMING, PATTIE STEEN	4912 HERMITAGE DR	RALEIGH NC 27612-2712
FLEMING, ROBERT HOWARD FLEMING, DOLLY HOUSE	7517 WINGFOOT DR	RALEIGH NC 27615-5477
FLICK, PAUL T	819 DANIELS ST APT C	RALEIGH NC 27605-3101
FOUR LEASING ASSOC	PO BOX 19147	CHARLOTTE NC 28219-9147
FRANCIS, FLORENCE I	1515 BATTERY DR	RALEIGH NC 27610-2625
FRANCIS, ROBERT ANDREW	2201 TALLON HALL CT APT 106	RALEIGH NC 27607-7405
GASTON AND AGNES PERRY TRUST /BY TRS	820 IVANHOE DR	RALEIGH NC 27615-2216
GATES, ROSALIE PRINCE	230 CRESTWOOD DR	ROXBORO NC 27573-4919
GEYELIN, CLAIRE MEYERHOFF	1017 WINONA RD	RALEIGH NC 27609-6762
GLASGOW, THOMAS BAKER GLASGOW, MOLLY HELING	2402 BEDFORD AVE	RALEIGH NC 27607-7306
GORYN, JOY J	801 ROSEMONT AVE	RALEIGH NC 27607-6923
GOURLEY, JOYCE P	1644 BASS RD APT 712	MACON GA 31210-6514
GREENLEE PROPERTIES LLC	1018 OBERLIN RD	RALEIGH NC 27605-1135
GRIFFITH, CHAD GRIFFITH, CAROLINE	706 TOWER ST	RALEIGH NC 27607-7363
GUPTA, BHOLA N GUPTA, RADHA L	3316 BOULDER CT	RALEIGH NC 27607-3111
GUTIERREZ, CATHERINE R	304 N MASSEY ST	SELMA NC 27576-2517
HALL, MARIE E	710 CHAMBERLAIN ST	RALEIGH NC 27607-7320
HARDIN, JEFFREY GLENN	633 DANIELS ST APT D	RALEIGH NC 27605-3301
HAYWOOD, GLORIA L HAYWOOD, LEONIDAS D	1027 OBERLIN RD	RALEIGH NC 27605-1198
HAYWOOD, RICHARD B JR HAYWOOD, DIANE	2311 VAN DYKE AVE	RALEIGH NC 27607-6933
HESS, TIMOTHY S HESS, LYNN M	703 DANIELS ST APT C	RALEIGH NC 27605-1184
HIGH, PAUL MILTON	805 TOWER ST	RALEIGH NC 27607-7364
HINTON, JOHN L HINTON, CATHERINE L	5414 EUCLID ST	PHILADELPHIA PA 19131-3104
HOBGOOD, JAMES THOMAS WILLARD, LINDSEY	711 DANIELS ST APT A	RALEIGH NC 27605-1188

HOBGOOD, PATRICK THOMAS HOBGOOD, EVE KAKASSY	2217 BEDFORD AVE	RALEIGH NC 27607-7301
HOLLAR, JENNIFER	2311 BEDFORD AVE	RALEIGH NC 27607-7303
HOLLAR, SETH E HOLLAR, ELIZABETH A	2311 BEDFORD AVE	RALEIGH NC 27607-7303
HOUSING AUTH CITY OF RALEIGH	900 HAYNES ST	RALEIGH NC 27604-1462
HOWSAM, MELISSA A	805 DANIELS ST APT C	RALEIGH NC 27605-1191
HSIEH, CHI-CHUNG	909 OBERLIN RD	RALEIGH NC 27605-1132
HUFFMAN, NICOLAS DANIEL	631 DANIELS ST APT B	RALEIGH NC 27605-1181
HUNTER, BANKS A HUNTER, JOSEPH M	4516 TOUCHSTONE FOREST RD	RALEIGH NC 27612-4133
ISA, JALIL NALLIP	8101 CALIBER WOODS DR	RALEIGH NC 27616-8665
JOHNSON, FRED L CUMMINS, RENE E	PO BOX 10083	RALEIGH NC 27605-0083
JOHNSON, WES R	801 DANIELS ST APT C	RALEIGH NC 27605-1189
JONES, CLARK A JONES, GALEN M	5004 REMBERT DR	RALEIGH NC 27612-6240
JONES, F MICHAEL JR JONES, GAYE G	1619 CANTERBURY RD	RALEIGH NC 27608-1107
JONES, MARY A HEIRS	1016 SAGE GREEN CT	RALEIGH NC 27610-6310
JONES, NANCY K	PO BOX 12391	RALEIGH NC 27605-2391
KAPIL TRUST THE KAPIL, IRIS TRUSTEE	8616 BROOKDALE DR	RALEIGH NC 27613-1316
KICKLIGHTER, STEPHEN D MADISON, WILLIAM A	2611 CHURCHILL RD	RALEIGH NC 27608-1905
KILGORE, JON WILLIAM	819 DANIELS ST APT A	RALEIGH NC 27605-3101
KIMBROUGH, LINDA E	707 DANIELS ST APT C	RALEIGH NC 27605-1186
KING, JOY BATCHELOR	801 DANIELS ST APT D	RALEIGH NC 27605-1189
KING, JOY BATCHELOR KING, JAMES A II	3408 HUCKABAY CIR	RALEIGH NC 27612-5046
KIRCHNER, DREW C KIRCHNER, ANDREA S	2208 VAN DYKE AVE	RALEIGH NC 27607-6932
KNIGHT, DENISE ANN	631 DANIELS ST APT D	RALEIGH NC 27605-1181
KRUK, ALBERT C	705 DANIELS ST APT D	RALEIGH NC 27605-1185
KRUK, ALBERT C	711 DANIELS ST APT D	RALEIGH NC 27605-1188
LANEY, FRANK CALDWELL	409 ACCOLADE DR	CARY NC 27513-1618
LANIER, OPHELIA E WILLI HEIRS	1204 BLARNEY CT	RALEIGH NC 27610-4212
LATTA PARK LLC	PO BOX 90174	RALEIGH NC 27675-0174
LAWLESS, GREGORY J LAWLESS, LEAH PERRY	411 CALVIN RD	RALEIGH NC 27605-1709
LEE, SUE LEE, TART	102 ARROWHEAD DR	CLINTON NC 28328
LEIPPE, CHARLES W JR	401 FOXHALL ST	RALEIGH NC 27609-5605
LEONARD, DAWN CONSTANCE	909 TOWER ST	RALEIGH NC 27607-6951
LEWIS, PATRICIA P MCCANN, JANE L	1405 QUAIL DR	GREENSBORO NC 27408-5326
LINDSLEY, BRADLEY C	3908 CONVERSE DR	RALEIGH NC 27609-5930
LITTLE, CATHERINE SYLVETTE LITTLE, CATHERINE R	6267 DREW DR	VIRGINIA BEACH VA 23464-4636
LITTLE, MARGARET RUTH	2312 BEDFORD AVE	RALEIGH NC 27607-7304
LYLES, BETTY J	707 BEAVER DAM RD	RALEIGH NC 27607-4005
MADRY, RANDALL JR	1024 BRIGHTHURST DR	RALEIGH NC 27605-3242
MAECK, PETER MAECK, JESSIE S	700 TOWER ST	RALEIGH NC 27607-7363
MANIGAULT, DELORES SNELLINGS	2 WINDSOR TER APT 3A	WHITE PLAINS NY 10601-3737
MAO, KHI H MAO, QUYEN H	707 CHAMBERLAIN ST	RALEIGH NC 27607-7319
MARJ PROPERTIES, LLC	3342 LAKE BOONE TRL	RALEIGH NC 27607-6748
MARLOWE & MOYE LLC	PO BOX 20667	RALEIGH NC 27619-0667
MARTIN, ANDREW S TRUSTEE FBO GABRIEL ECONOMIDIS	1026 WASHINGTON ST	RALEIGH NC 27605-1258
MASTRANGELO, JEFFREY A MASTRANGELO, CHRISTINE M	2310 BEDFORD AVE	RALEIGH NC 27607-7304
MAXWELL, CATHERINE J FEWEL, RICHARD B	2218 ROBERTS ST	RALEIGH NC 27607-7359
MAXWELL, KYLE S MAXWELL, KATHRYN H	801 TOWER ST	RALEIGH NC 27607-7364

MCKEEL, ROBERT WARD	829 GRAHAM ST	RALEIGH NC 27605-1124
MEEKS, HAL MCKEEL, ROBERT WARD	815 DANIELS ST APT B	RALEIGH NC 27605-1196
MEEKS, HAROLD GENE JR	829 GRAHAM ST	RALEIGH NC 27605-1124
MERRITT, FELICIA H	1209 ESSEX DR	WILMINGTON NC 28403-2522
MIDDLETON, GORDON K JR TRUSTEE MIDDLETON, MARY B TRUSTEE	2213 POOLE CT	WINSTON SALEM NC 27106-3337
MINTER, NAOMI	120 LAKE RIDGE DR	MONCURE NC 27559-9055
MINTER, NAOMI SHEPHERD MINTER, FRANK JR	120 LAKE RIDGE DR	MONCURE NC 27559-9055
MITCHELL, BRENDA G TRUST	829 SLOOP POINTE LN	KURE BEACH NC 28449-4911
MOORE, TROY J	811 DANIELS ST APT D	RALEIGH NC 27605-1194
MORELOCK, FRED M MORELOCK, JEANNIE S	1532 BROOKS AVE	RALEIGH NC 27607-6614
MORGAN, CARLENE JULIETTE	2307 VAN DYKE AVE	RALEIGH NC 27607-6933
MORGAN, JOYCE CELESTINE	2206 BEDFORD AVE	RALEIGH NC 27607-7302
MORGAN, LEONA ET	619 CHAMBERLAIN ST	RALEIGH NC 27607-7317
MUNFORD, R DONAVON JR	PO BOX 2611	RALEIGH NC 27602-2611
MUNFORD, R DONAVON JR TRUSTEE MUNFORD FAMILY TRUST DD 2/28/91	PO BOX 2611	RALEIGH NC 27602-2611
MURRAY, V G JR	PO BOX 1487	RALEIGH NC 27602-1487
NGUYEN, THUY TETI, MATTHEW	717 CHAMBERLAIN ST	RALEIGH NC 27607-7319
NINEONENINE LLC	PO BOX 10330	RALEIGH NC 27605-0330
NOWASKI, PRESTON S	862 AUTUMN RAIN LN	CHARLOTTE NC 28209-4794
NUNES, BRYAN K.	2210 BEDFORD AVE	RALEIGH NC 27607-7302
OAK CITY PROPERTIES LLC	100 NORTHBROOK DR APT 203	RALEIGH NC 27609-7075
OBERLIN BAPTIST CHURCH	806 OBERLIN RD	RALEIGH NC 27605-1131
OBERLIN CEMETARY	1014 OBERLIN RD	RALEIGH NC 27605-1135
OBERLIN INVESTORS LLC	PO BOX 10810	RALEIGH NC 27605-0810
OBERLIN VENTURES LLC	4020 YANCEY RD	CHARLOTTE NC 28217-1736
PATTERSON, MABLE S PATTERSON, RINNE S	905 OBERLIN RD	RALEIGH NC 27605-1132
PDS PROPERTIES LLC	2305 WHEELER RD	RALEIGH NC 27612-5041
PR OBERLIN COURT LLC	PO BOX 450233	ATLANTA GA 31145-0233
PULLIAM, CHARLES C PULLIAM, LINDA D	9329 HOLLY SPRINGS RD	APEX NC 27539-7613
RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590
RALEIGH CITY OF	222 W HARGETT ST	RALEIGH NC 27601-1316
RALEIGH MONTHLY MEETING OF FRIENDS	625 TOWER ST	RALEIGH NC 27607-7360
RARE OBERLIN INVESTMENTS LLC	306 MINTON VALLEY LN	CARY NC 27519-9105
REID, MARK ALLEN BAXTER, FIONA M	833 DANIELS ST APT C	RALEIGH NC 27605-3108
RICHARDSON, GARY DOUGLAS RICHARDSON, PATRICIA F	3935 ORANGE LAKE DR	ORLANDO FL 32817-1637
RILEY, PAULA ANNE	815 DANIELS ST APT C	RALEIGH NC 27605-1196
ROBBIN'S NESTS, LLC	1500 RIVER MILL DR APT 402	WAKE FOREST NC 27587-6276
ROBERSON, CARL S ROBERSON, DOROTHY M	615 CHAMBERLAIN ST	RALEIGH NC 27607-7317
ROBERTS, BENNETT W C ROBERTS, SNOW L	3015 HARRIMAN RD	DURHAM NC 27705-5425
ROSE, LISA ROSE, PATRICK	2538 CORLEY WOOD DR	RALEIGH NC 27606-4266
ROSE, PATRICK ROSE, LISA	2538 CORLEY WOOD DR	RALEIGH NC 27606-4266
ROSIER, JANICE C	707 DANIELS ST APT B	RALEIGH NC 27605-1186
RUFFNER, ROBERT F JR RUFFNER, DORIS H	PO BOX 4189	WILMINGTON NC 28406-1189
RYDEN, GERON JAMES RYDEN, KAREN	2201 TALLON HALL CT APT 105	RALEIGH NC 27607-7405
SANDY BEACH REALTY LLC	807 DANIELS ST APT B	RALEIGH NC 27605-1192
SCHWETZ, ROSE W BURTON, JEFFREY R	523 E EDENTON ST	RALEIGH NC 27601-1127
SEYMOUR, GLENN DOUGLAS	801 DANIELS ST APT A	RALEIGH NC 27605-1189

SHADE, HILL INC	PO BOX 12545	RALEIGH NC 27605-2545
SHELLEY, GLEN S	807 DANIELS ST APT C	RALEIGH NC 27605-1192
SIDES, ANN B SIDES, RANDOLPH C	PO BOX 10501	RALEIGH NC 27605-0501
SINK, SUSAN B	3305 GLADE SPRING CT	RALEIGH NC 27612-4157
SLADE, IRVIN ALLISON LORE, PENNY S	1316 MAPLEWOOD CIR	WASHINGTON PA 15301-2135
SLATER, JOHN N SLATER, ROBERT	1008 PARKER ST	RALEIGH NC 27607-6921
SMART, PAUL E SMART, LINDA L	476 SHOTWELL RD STE 102-114	CLAYTON NC 27520-3505
SMITH, AGNES BANKS	2314 BEDFORD AVE	RALEIGH NC 27607-7304
SMITH, LOUIS M	1500 E MARTIN ST	RALEIGH NC 27610-2614
SOUTH CROSSING LLC	653 OWENS CT	WILMINGTON NC 28412-0953
SOUTH CROSSING LLC	4221 CROCKETTE RD	WILMINGTON NC 28409-3114
SPATHIS, ARISTOTELIS D SPATHIS, DOROTHY C	2117 BANKS SCHOOL RD	KINSTON NC 28504-9177
STONE, LARRY R STONE, BETTY L	2206 PINEY PLAINS RD	CARY NC 27518-6864
STRICKLAND, BRUCE BRANDON	3719 OLYMPIA DR	RALEIGH NC 27603-3460
STRICKLAND, MICHAEL PITTOCK, KENDALL	904 PARKER ST	RALEIGH NC 27607-6919
STYONS, TOMMIE A	285 107TH AVE APT 307	TREASURE ISLAND FL 33706-4743
STYONS, WILLIAM RAY	827 MERRIE RD	RALEIGH NC 27606-2703
SUGGS, ALLEN W	4512 TOUCHSTONE FOREST RD	RALEIGH NC 27612-4133
SUTTON, MEREDITH ANNE	627 DANIELS ST APT D	RALEIGH NC 27605-1179
TALLON HALL CONDOMINIUM	PO BOX 20969	RALEIGH NC 27619-0969
TART, SUSAN RUTH TART, ROY STEPHENS	1804 SUTTON DR	RALEIGH NC 27605-1147
THOMAS, PAMELA WILSON	12501 TAPPERSFIELD CT	RALEIGH NC 27613-5718
TIERNEY, OWEN C TIERNEY, LORETTA W	3413 LASSITER FALLS CIR	RALEIGH NC 27609-6973
TROXLER, ROBERT E	1609 CANTERBURY RD	RALEIGH NC 27608-1107
TRUSTEE OF THE IRWIN STERN LIVING TRUST	813 DANIELS ST APT D	RALEIGH NC 27605-1195
TULSKY, STEVEN H TRUSTEE TULSKY, JACQUELINE P TRUSTEE	14 MLISS LN	SAN RAFAEL CA 94901-5255
TURNER, WILLIAM M SR	2005 FIELDCREST RD E	WILSON NC 27893-5605
VANDERBILT VENTURES LLC	1609 CANTERBURY RD	RALEIGH NC 27608-1107
VEORSE, JUDITH M VEORSE, JAMES W III	PO BOX 2594	BLOWING ROCK NC 28605-2594
VINCENT, AUDRA	701 DANIELS ST APT A	RALEIGH NC 27605-1183
WARGIN, RICHARD KURT WARGIN, LINDA C	5716 CALTON DR	RALEIGH NC 27612-2702
WARLICK, RYANN FINLEY	819 DANIELS ST APT D	RALEIGH NC 27605-3101
WDF-3 WOOD OBERLIN OWNER LLC	521 E MOREHEAD ST STE 350	CHARLOTTE NC 28202-2641
WELCH, JOSEPH P	2201 TALLON HALL CT APT 104	RALEIGH NC 27607-7405
WHITEHEAD, ELIZABETH H	000 HIGHWAY 125	SCOTLAND NECK NC 27874
WHITEWATER ADVENTURES, LLC	3221 BLUE RIDGE RD	RALEIGH NC 27612-8063
WILLIAMS, DANIEL T WILLIAMS, ABIGAIL S	2212 VAN DYKE AVE	RALEIGH NC 27607-6932
WILLIAMS, EULA M ROBERSON, DOROTHY MAE	3824 JOHNSON POND RD	APEX NC 27539-8669
WILLOUGHBY, SWYZANNE	2211 VAN DYKE AVE	RALEIGH NC 27607-6931
WILSON CHAPEL METHODIST CHURCH	1023 OBERLIN RD	RALEIGH NC 27605-1198
WILSON PARKER LLC	828 GREENWICH ST	RALEIGH NC 27610-3639
WILSON TEMPLE UNITED METHODIST CHCH	1023 OBERLIN RD	RALEIGH NC 27605-1198
WILSON, KERRICK R	5624 PICNIC ROCK LN	RALEIGH NC 27613-2063
WOODLIEF, MEREDITH D WOODLIEF, JOHN W	5733 ROCK SERVICE STATION RD	RALEIGH NC 27603-9387
YARBOROUGH, ELIZABETH F /TR	137 N LARCHMONT BLVD # 267	LOS ANGELES CA 90004-3704
YORK, PHILIP S	3219 SUSSEX RD	RALEIGH NC 27607-6638
YOUNG, GRAHAM S	1538 DELLWOOD DR	RALEIGH NC 27607-6719



September 15, 2017

Dear Oberlin Village Neighbor,

You are invited to a meeting on Monday, October 2 from 7:00 to 8:00 p.m. at the Jaycee Park Community Center, 2405 Wade Avenue. The purpose of the meeting will be to discuss a proposed **Historic Overlay District - General** (HOD-G) designation in the Oberlin Village neighborhood. You may have received notification of the previous neighborhood meeting on July 20. A new meeting is required because the boundaries of the potential HOD-G have been revised.

The HOD-G preserves the character-defining features of historic properties and insures that modification, additions, and new construction are compatible with the historic character of the neighborhood. Details of the overlay can be found in Section 5.4.1. 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 properties within it.

The rezoning process was initiated on April 4, 2017 by the Raleigh City Council, which directed Friends of Oberlin Village to provide a report on possible district designation. On May 16, the draft report was presented to the Raleigh Historic Development Commission, which unanimously voted to accept and forward it to City Council. City Council received and accepted the draft report on June 6. The report was referred by City Council to the State Historic Preservation Office (SHPO). Revisions to the report were made in response to the comments from SHPO, and the boundaries of the potential HOD-G were modified in September. A map showing the potential HOD-G is enclosed.

More information is available online about the HOD-G. You can access it from the City's web site: www.raleighnc.gov. Type "Oberlin Village HOD-G" in the search box, and click on the link: "Oberlin Village Potential HOD-G."

If you have any questions prior to the meeting, please contact:

Zoning Process:

John Anagnost, Planner II

919-996-2638

John.Anagnost@raleighnc.gov

Historic Overlay Districts:

Tania Georgiou Tully, Planner II

919-996-2674

Tania.Tully@raleighnc.gov

We look forward to meeting with you on October 2.

Sincerely,

Ken A. Bowers, AICP

Planning Director

Meeting 2: 10/2/17

[illegible]

SUMMARY OF ISSUES

A neighborhood meeting was held on October 2, 2017 (date) to discuss a potential rezoning located at Oberlin Village (property address).

The neighborhood meeting was held at Jaycee Park (location).

There were approximately 8 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

the district isn't very contiguous

why are nonhistoric/vacant parcels included?

can you have an NOD with commercial buildings?

what does noncontributing mean?

what kind of new buildings can be built?

does the demolition delay affect resale value?

how can I ask to be removed from the district?

Pre-Application Conference

(this form must be provided at the time of formal submittal)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

PROCESS TYPE

- ☐ Board of Adjustment
- ☐ Comprehensive Plan Amendment
- ☒ Rezoning
- ☐ Site Review*
- ☐ Subdivision
- ☐ Subdivision (Exempt)
- ☐ Text Change

* Optional conference

GENERAL INFORMATION

Date Submitted 6/8/17

Applicant(s) Name City of Raleigh

Applicant's Mailing Address

Phone 919-996-2652

Email Sophie.Huemer@raleighnc.gov

Property PIN # See attached

Site Address / Location See attached

Current Zoning Various

Additional Information (if needed) :

Rezoning for application of an HOD-G Character Overlay District

OFFICE USE ONLY

Transaction # : 517299

Date of Pre-Application Conference :

Staff Signature