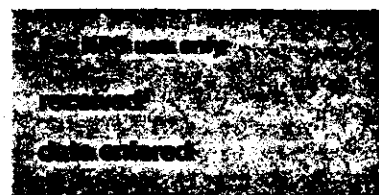


**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



1. Name

historic Boylan Heights

and/or common

2. Location

street & number See continuation sheet not for publication

city, town Raleigh vicinity of Fourth

state North Carolina 037 county Wake code 183

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<u>N/A</u>	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name See continuation sheet

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Wake County Register of Deeds

street & number Fayetteville Street

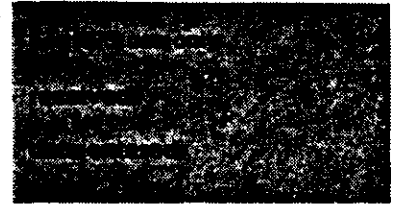
city, town Raleigh state N. C.

6. Representation in Existing Surveys

title William B. Bushong, Historical Re-
search/Dr. Charlotte V. Brown, has this property been determined eligible? ___ yes ___ no
Architectural Historian
date July 8, 1982 ___ federal ___ state ___ county ___ local

depository for survey records

city, town Raleigh state N. C.

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BOUNDARY DESCRIPTION

The proposed Boylan Heights district has boundaries which are essentially contiguous with the original plats. It is bounded as follows: On the north by the intersection of south Boylan and Morgan streets, on the northwest by the west lot lines of 108 and 110, 118, 120 south Boylan Avenue and 716 West Hargett Street; continuing southward along the boundary of the N & S railroad, to its intersection with Dorothea Drive, then southwest along the back lines of those lots fronting on Dorothea Drive to the cul-de-sac at the end of that drive, east along Florence Street, then north along the back lines of the lots fronting Florence Street, and including numbers 634, 643, and 630 on West Lenoir Street at the intersection with Florence Street, then continuing north along the back lines of those lots fronting on Florence Street to the intersection with West Cabarrus Street; turning east to number 618 West Cabarrus, then turning northwest along that back lot line and running north along the back lines of those lots fronting Kinsey Street; at the junction of Kinsey Street with Dupont Drive turning northwest along the back lot lines of the lots between Dupont Drive and the Martin Street viaduct, which intersects with South Boylan Avenue below the Norfolk and Southern Railway vehicular bridge and continuing north along the east lot lines of 131, 121 and 117 South Boylan Avenue to its intersection with Morgan Street.

BOUNDARY JUSTIFICATION: BOYLAN HEIGHTS

The boundaries of the proposed Boylan Heights district are justified primarily by their congruence with the original plats and natural boundaries on the northeast, northwest, west and southwest sides. The south and southeast portions of the boundaries were largely determined by the close proximity of dwellings and other buildings which were associated with the prime period of the neighborhood's growth and development. The far northern boundary between Morgan Street and the Boylan Avenue bridge includes substantial houses built at the time the neighborhood was developed and represent a transition between the grand houses that once lined nearby Hillsborough Street and those more modest ones in Boylan Heights.

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The property which is now Boylan Heights was a large wooded site. From its apex at Montfort Hall, it slopes steadily downward to the south and the east. The basic design of Boylan Heights is a curvilinear grid which takes into account this slope with its east/west curvature and its drop in elevation from north to south. The primary north/south street is the 60' wide Boylan Avenue which begins at the railroad bridge and runs in an "S" curve for six blocks where it feeds into the major east/west street on the south side, Dorothea Drive (originally named Boylan Drive on the plat maps of 1907). Kinsey and Cutler streets are other major streets curving parallel to Boylan Avenue. The other north/south streets in the suburb are Florence, which runs between Dorothea Drive and West Cabarrus, Dupont Drive, which runs southeast from Kinsey Street to West Cabarrus and Stokes streets which bisects two long blocks between Dorothea Drive and West Lenoir Street.

The major east/west streets are Montford, McCullough, West Cabarrus, West Lenoir, West South, and Dorothea Drive. The extent to which streets were influenced by the curving site is shown in West Lenoir and West South streets which are continuations from Raleigh's original grid. They began as direct east/west connectors but curve sharply north around the base of the hill and terminate at the ravine. West Cabarrus is a through street which is connected with Western Boulevard beyond the Norfolk and Southern's Railroad bridge.

In the middle of the southeast quadrant of the property is the Boylan Springs Park which became the school site. Designed as an essential feature of the suburb, its cool, spacious shadiness gives some suggestion of the overall nature of the Boylan land prior to its development by the Greater Raleigh Land Company (see 1872 Bird's Eye Map of Raleigh). It also provides a welcome contrast to the density of the street facades in the neighborhood.

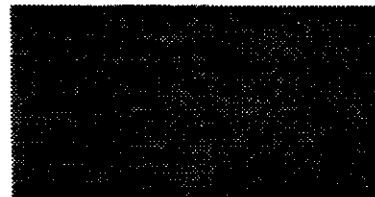
Because of the curvilinear plan, Boylan Heights has many irregularly shaped lots. The typical frontage was 30 to 50 feet with an average depth of 80 to 100 feet with a 20 to 30 foot setback. Like the blocks in Glenwood and Cameron Park, these are bisected by service alleys. Between West Lenoir Street and Dorothea Drive, the alleys run parallel to the east/west streets; they run parallel to the north/south streets between Kinsey and Cutler Streets above West Lenoir.

The curving streets create a psychologically slowed pace and, therefore, a pedestrian predominance which is enhanced by the density of scale and changes in elevation and appearance. The service alleys encourage a sense of community by making back door contact possible while, at the same time, maintaining individual privacy.

Large, old deciduous and evergreen trees fill many lots and the verges have been planted with dogwoods or crepe myrtles, devices which provide further screening from the streets. Into this graceful setting was fitted an architectural fabric that was conservative, subdued and generally harmonious. It remains substantially intact. Restrictive covenants in the deed attempted to fix locations of the most expensive houses on the major streets but the appearance of the neighborhood does not suggest that it was obsessively observed for reasons which will be described below.

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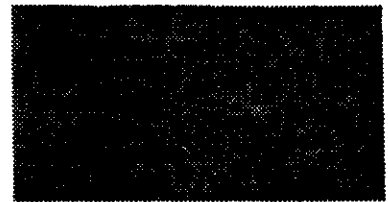
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Every house type included in the thematic description is represented throughout the neighborhood. The large Queen Anne/Colonial Hybrid and the Colonial Box, in both its forms, tend to be located along Boylan, Butler, McCullough and at Dupont Drive near Montfort Hall. 102 and 106 Dupont Drive (#89 and #91) are rather standard examples of the Queen Anne/Colonial Hybrid as is 420 Cutler Street (#25), 408 South Boylan (#62), 308 South Boylan (#69) and 510 South Boylan (#140). More variety and complexity of Queen Anne, Colonial and Victorian motifs are represented by 709/711 McCullough (#49), 402 South Boylan (#63), and 425 South Boylan (#79).

The Colonial Box, in its three-bay, two story variety, is represented by 311 and 510 Cutler Street (#43 and #159) and by 316 South Boylan (#67). More predominant is the two-bay, two-story Colonial Box. Most have the hip roof like 322, 315, 407 Cutler (#'s 32, 44, 50). 412, 414, 416, 418 South Boylan (#'s 60, 59, 58, 57) are essentially the same house with differing porch treatment. This popular model is also present in a bungalowized form of which 418 Cutler (#26), 104 Dupont (#90) and 913 West South Street (#213) are good examples. 415 South Boylan (#77) with its jerkin head roof affords a look at the Dutch Colonializing influence.

As the examples demonstrate, there are sufficient tall, substantial, but architecturally conservative, large wood framed dwellings in Boylan Heights. Boylan Avenue, in particular, has an air of dominance in the neighborhood which is a result of these tall houses on narrow lots. Nevertheless, it might be said that Boylan Heights is the suburb of the bungalow. The generous numbers of this type in an amazing variety of scale and realization demonstrate its importance as a staple form for house the rising middle class.

The popular one-story, wood frame, shingled house with its gable end to the street, with an attached porch nestling under a second gable, off center, is represented by 1002 West Cabarrus (#9), 906 and 1002 West South Street (#'s 180, 186) and 1110 West Lenoir (#18) in a smaller, less expensive version. The design constant appears as the facade porch combination under deep overhanging eaves on brackets. Related to this type is the single gable, end to street, with an attached porch whose shed roof is full facade, creating an additional shadow line that is comparable to a second gable. 315 Kinsey (#97), 622 West Cabarrus (#105) and 1012 W. Cabarrus (#6) are good examples of this basic type. An important common feature is the use of continuous piers or posts with faint

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Colonial revival recollections rather than the stumpy bases and tapered box posts more frequently associated with the bungalow. This treatment gives a cottage-like, late 19th century vernacular flavor to this type which probably has some origins in the one-story Triple-A (307 Cutler, #41) occasionally found in Boylan Heights and Glenwood which is a predominant house type from the agrarian society of the late 19th century.

In this same category are the houses whose porch is engaged, or cut back under the single gable, to form a deep, shadowed relief from the mass of the rectangular box of house. Like the other single gable form, the tendency is to use plain posts or box piers connected by balustrades to articulate the porch. Two other important features are the usually clearly articulated entablature above the posts and the deep eaves resting on brackets. But what is perhaps most significant about this type is that it is a three-bay house with a center entry. The other two types described above are side entry plans. In this and the subsequent houses described, there is this regularization of the facade which usually does not affect the plan, producing an interior arrangement that recalls the traditional vernacular hall and parlor plan of the 18th and 19th centuries. This bungalow/cottage marriage is also explained by the two other variants.

The first is represented by 421 Cutler (#54) which is a quintessential horizontal, low, heavy bungalow form. The gable end perpendicular to the street shows the great spread of roof under which the deep porch is placed. Great brick piers with stubby, tapered box piers support the overhanging roof. A bracketed, pedimented dormer peers out from the center of the long sweep of roof. As a basic type it ranges from #54 to 401 Kinsey (#98), to 403 Kinsey (#99), to 908 West South Street (#181) a duplex set on a high basement; to 809 West South Street (#219) to the plain, modest cottage which is 1102½ West Cabarrus (#2), also a duplex. In this form again is represented the sympathetic reception of a popular type. The sweep of the roof was also characteristic of the familiar rural, vernacular coastal cottage.

Similarly, the hip roof bungalow with a central, gabled or pedimented dormer, is derived from the bungalow, the coastal cottage and the Colonial Box. It may be a two, three or four bay house. It can be imposing when set on a high basement with plain posts supporting the entablature of the engaged porch like 904 West South Street (#179), 1006 West South Street, (#188); 1030 West South Street, (#195) or 518 South Boylan (#138). It may also appear plainer (414 Cutler, #27, 411 Kinsey), #103 or 1003 West Cabarrus, #8), but no less interesting, by virtue of the height of the roof, dormer and porch treatment. And it may be reduced to a small cottage, like 1100 West Cabarrus (#3) where its thin members and exposed beam ends emphasize the this member frame construction which had made all these possible.

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1112 (#17) and 114 (#18) West Lenoir Street are essentially the same house, on the periphery of the neighborhood. They represent the simplest variants on the bungalow. From here to the shotgun cottage is but one room removed, for these are still hall and parlor plans. There are a few true shotguns that can be clearly identified in Boylan Heights. Some duplexes exist which in plan are shotgun side by side but the duplex creates a very different appearance and atmosphere.

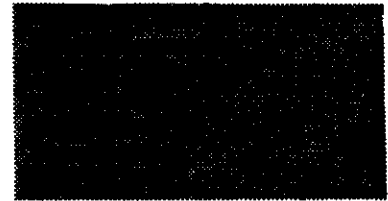
The bungalow cottage forms are the matrix of Boylan Heights. There are large gambrelled Dutch Colonialized dwellings (502 South Boylan, #14, 912 South West Street, #209, 435 Cutler, #55 and 401 South Boylan, #74) and a few other striking houses with stucco, shingles and brick that have a slightly different flavor. But the wood frame, occasionally shingled, stuccoed story or story and half bungalow is the chief ingredient in this suburb's flavor. The presence of the other house types provide punctuation and contrast which serves to enhance the variety of the bungalow/cottage forms. The red brick school, built in 1926, and somewhat Jacobethan in flavor, provides further contrast in materials and scale. (#108).

As described in the statement of historic significance, Boylan Heights has derived significant protection from its relatively isolated location. A small grocery store on Cutler Street (#177) and a few shops at the top of Boylan Avenue, were early and important additions to the neighborhood. The few businesses along Montford and West Lenoir streets do not significantly detract from the residential ambience, being themselves residential in scale and materials. The most unfortunate events have been those occasions when in the late 1940s and '50s, tract house types have been built as infill. 310 Cutler (#37) and 320 South Boylan (#66) are representative of the scale and materials of that type of dwelling which, although determinedly domestic, intrude on the consistency of the neighborhood. There have been other alterations: aluminum siding and wrought iron have replaced weatherboarding, shingles and boxed or turned posts in a few places but there has been no relentless destruction of the domestic fabric by institutional or commercial intrusions. Today an energetic neighborhood association encourages gentrification and resident ownership.

The essentially pedestrian scale of Boylan Heights, originally established by the sidewalks, streets, trees and service alleys, is still maintained and the wide, curving sweep of Boylan Avenue from Montford Hall presents an avenue of trees and receding house facades. This sort of grand entry focuses the neighborhood in a way that occurs neither in Glenwood or Cameron Park. Its maturity and simplicity, and its housing stock reflect the original owners and their ambitions--to have a place of quiet and security in the city.

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FOOTNOTES

1. The allusion to the hall and parlor plan as represented in a bungalow type in North Carolina is not something that occurred to the author of the description (CVB) alone. Dr. Margaret S. Smith, an architectural historian at Wake Forest University and a specialist in American popular architecture, and I had the same idea, of this allusion, which we have discussed at length and hope to pursue further someday.

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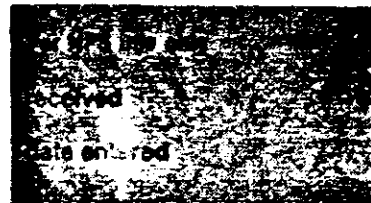
Item number

7 Page 5

- | | | | |
|-----|-------------------------------|---|---|
| 1 | 1106 W. Cabarrus St.
1939 | Two Bldgs. juxtaposed. One-story. Brick. Note: corbelling at top. | |
| 2 | 1102½ W. Cabarrus St.
1938 | One-story Bungalow; gable is perpendicular to the street; low-sloping roof over attached one-story porch. | C |
| 3 | 1100 W. Cabarrus St.
1928 | One-story Bungalow; hip roof with gable dormer; engaged porch, one-story, full facade. | C |
| 4 | 1016 W. Cabarrus St.
1923 | One-story Bungalow; gable is perpendicular to the street; attached one-story porch, full facade, screened in. Gable dormer centered above. | C |
| 5 | 1014 W. Cabarrus St.
1921 | One-story Bungalow; hip roof (false pediment) with intersecting gable, center front. Engaged porch, one-story, full facade screened in. | C |
| 6 | 1012 W. Cabarrus St.
1921 | One-story Bungalow; gable faces street; attached one-story porch, full facade. | C |
| 7 | 1010 W. Cabarrus St.
1917 | One-story Bungalow; hip roof with intersecting gable - left side of front; attached one-story porch, full facade. | C |
| 8 | 1004 W. Cabarrus St.
1923 | One-story Bungalow; hip roof with hip roofed dormer, engaged one-story porch. | C |
| 9 | 1002 W. Cabarrus St.
1923 | One-story Bungalow - gable faces street - deep eaves rest on brackets. Attached one-story porch, off center; gable faces street - deep eaves rest on brackets. | C |
| 10 | 1000 W. Cabarrus St.
1922 | One-story Bungalow; gable is perpendicular to the street; large dormer centered. Attached porch, full facade; Gable faces street - deep eaves rest on brackets. | C |
| 10A | Next to 1105 W. Lenoir St | Empty Lot | |
| 11 | 1105 W. Lenoir St.
1923 | One-story Bungalow; hip roof; engaged porch, one and one half facade, screened in. | C |

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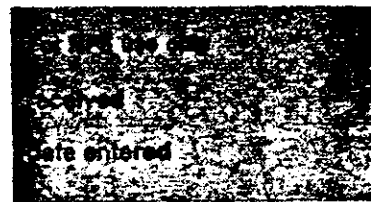
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- | Continuation sheet | Boylan Heights | Item number | Page |
|--------------------|---|---|------|
| 12 | 1115 W. Lenoir St.
1923 | Commercial Brick Box; lean-to roof shed. | N-C |
| 12A | W. Lenoir St. | Empty lot. | |
| 13 | 1201 W. Lenoir St.
1924 | Wall-Auto Parts. Commercial Brick Box. | C |
| 13A | W. Lenoir St. | Empty lot. | |
| 14 | 806 McCullough St.
mid-20th century | Raleigh Saw Co., Inc. Contemporary Commercial Brick Box. Outbuilding. | C |
| 15 | 803/805/807
McCullough St.
1922, 1927 | One-story Bungalow; gable is perpendicular to the street; attached one-story porch, full facade. Dormer centered above. Projecting bay, left side - addition. | C |
| 16 | 1114 W. Lenoir St.
1923 | One-story Bungalow; gable is perpendicular to the street - deep eaves rest on brackets. Attached one-story porch with brick pillars - gable faces street (also with deep eaves on brackets) and breaks roof line centered on front. | C |
| 17 | 1112 W. Lenoir St.
1923 | One-story Bungalow; gable roof is perpendicular to the street; attached one-story porch, centered on front, with low sloping roof. | C |
| 18 | 1110 W. Lenoir St.
1924 | One-story Bungalow; gable with deep eaves removed, faces street. Attached one-story porch (gable with deep eaves faces street), off-center, aluminum siding added. | C |
| 19 | 1108 W. Lenoir St.
1924 | One-story Bungalow; hip roof with engaged porch on corner of house. Porch was probably full facade originally, but a room has been added. Outbuilding. | C |
| 20 | 1104 W. Lenoir St.
1963-64 | Contemporary Colonial two-story Box; apartments. | N/C |
| 21 | 916 W. Cabarrus St.
1921 | One-story Bungalow; gable is perpendicular to the street; attached one-story porch. Full facade. Dormer centered above. | C |

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22	914 W. Cabarrus St. 1922	One-story Bungalow; gable is perpendicular to the street; attached one-story porch, full facade. Dormer centered above.			C
23	912 W. Cabarrus St. 1924	One-story Bungalow; gable is perpendicular to the street; attached porch, full facade. Dormer centered above.			C
24	422 Cutler St. 1917	Queen Anne Colonial; hip roof with intersecting gables. Attached one-story porch. Note: projecting bay first floor and stained glass - semi-circular window.			C
25	420 Cutler St. 1913	Queen Anne Colonial; hip roof with intersecting gables. Attached one-story porch. Note: projecting bay first floor and semi-circular window.			C
26	418 Cutler St. 1913	Colonial two-story Box - Bungalized; hip roof with intersecting gables; attached one-story porch, full facade. Outbuilding.			C
27	414 Cutler St. 1921	One-story Bungalow; hip roof with hip dormer; engaged one-story porch, full facade.			C
28	410 Cutler St. 1913	Queen Anne Colonial; hip roof with intersecting gables. Projecting bay, front, second story perhaps a later addition. Attached one-story porch, full facade and wraps around corner.			C
29	404 Cutler St. 1917	Queen Anne Colonial; hip roof with intersecting gables. Attached one-story porch, full facade, wraps around corner. Plain. Outbuilding.			C
30	402 Cutler St. 1913	Queen Anne Colonial; hip roof with intersecting gables. Front gable/bay projects and has chamfered corners. Attached one-story porch, full facade and wraps around corner. Above between the 2 projecting bays is a small second story porch perhaps a later addition.			C

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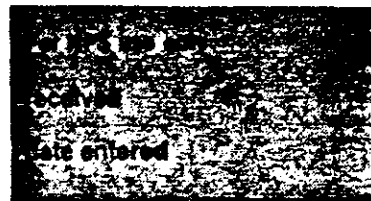
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- | Item number | Address | Description | Category |
|-------------|---|---|----------|
| 31 | 324 Cutler St.
1913 | Queen Anne Colonial; two intersecting gables; attached one-story porch, full facade. Door contains elliptical glass window. | C |
| 32 | 322 Cutler St.
1917 | Colonial two-story Box; hip roof with gable dormer centered on front; attached one-story porch, full facade. | C |
| 33 | 320 Cutler St.
1923 | Colonial two-story Box Bungalized; two intersecting gables with deep eaves resting on brackets. Attached one-story porch, full facade, gable faces street. | C |
| 34 | 318 Cutler St.
1922 | One-story Bungalow; gable end faces street with deep overhanging eaves resting on brackets. Attached one-story porch, full facade. | C |
| 35 | 316 Cutler St.
1917 | Colonial two-story Box; hip roof; attached one-story porch, full facade (and beyond right side). Outbuilding. | C |
| 36 | 312 Cutler St.
1917 | One-story Bungalow; hip roof dormer (vent). Engaged one-story porch, full facade. | C |
| 37 | 310 Cutler St.
1947 | Contemporary. Colonial one-story Box. | N-C |
| 38 | 715 Mountford Ave.
1925 | Colonial two-story Box; hip roof with hip roof dormer; attached two-story porch, full facade. | C |
| 39 | 717 Mountford/303
Cutler St.
1925 | One-story Bungalow; gable faces street; attached one-story porch, gable faces street, centered on front. | C |
| 40 | 305 Cutler St.
1921 | Colonial two-story Box; gable is perpendicular to the street; attached one-story porch, full facade. | C |
| 41 | 307 Cutler St.
1917 | One-story Bungalow, gable is perpendicular to the street; with intersecting gable, centered, facing street (false pediment). Attached one-story porch supported by turned posts with large brackets. Full facade. | C |

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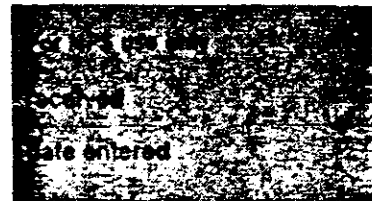
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42	309 Cutler St. 1917	One-story Bungalow, gable faces street; attached one-story porch in front of entry.			C
43	311 Cutler St. 1924	Colonial two-story Box; hip roof with hip roofed dormer centered on front. Attached one-story porch, full facade and wraps around corner; Pediment marks entry. Bay window on left side of house, first story.			C
44	315/315½ Cutler St. 1917	Colonial two-story Box; hip roof; attached one-story porch, full facade.			C
45	317 Cutler St. 1917	Colonial two-story Box; gable faces street; attached one-story porch, full facade.			C
46	321 Cutler St. 1954	Colonial two-story Box, converted garage.			Nc
47	710 McCullough St. 1917	Colonial two-story Box; hip roof; attached one-story porch, almost full facade and wraps around corner.			C
48	708 McCullough St. 1917	Two-story Bungalow; gambrel roof with intersecting cross gambrel. Attached one-story porch, full facade and wraps around corner. Second story porch, right side.			C
49	709/711 McCullough St. 1917	Colonial two-story Box, Queen Anne elements: hip roof with hip roofed dormer, attached one-story full facade, corner wrapping porch.			C
50	407 Cutler St. 1913	Colonial two-story Box; hip roof with gabled dormer; attached one-story porch, full facade.			C
51	411 Cutler St. 1917	Queen Anne Colonial; hip roof with intersecting gables. Attached one-story porch, full facade.			C
52	415 Cutler St. 1917	Colonial two-story Box, Queen elements: hip roof, hip roofed dormer, projecting bay, attached one-story porch, full facade, corner wrapping porch.			C
53	417 Cutler St. 1923	One-story Bungalow; hip roof; engaged porch, full facade; dormer centered above.			C

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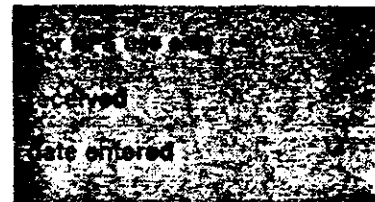
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|----|--------------------------------|--|-----|
| 54 | 421 Cutler St.
1923 | One-story Bungalow; gable is perpendicular to the street; shallow slope and deep eaves. Gable roof dormer with deep eaves resting on brackets. Engaged one-story porch, full facade. | C |
| 55 | 435 Cutler St.
1913 | Two-story Bungalow; 2 intersecting gambrel roofs. Attached one-story porch, full facade and wraps around corner. Note: lights around entry. | C |
| 56 | 802 W. Cabarrus St.
1951 | Two-story Cinder Block Box. | N/C |
| 57 | 418 S. Boylan Ave.
1913 | Colonial two-story Box; hip roof with hip-roofed dormer. Projecting bay, left side first story and enclosed porch above. Attached one-story porch, full facade. | C |
| 58 | 416 S. Boylan Ave.
ca. 1920 | Colonial two-story Box; hip roof; attached one-story porch, full facade. | C |
| 59 | 414 S. Boylan Ave.
ca. 1920 | Colonial two-story Box; hip roof with hip-roofed dormer; attached one-story porch, full facade. | C |
| 60 | 412 S. Boylan Ave.
ca. 1920 | Colonial two-story Box; hip roof with hip-roofed dormer; attached one-story porch, full facade, wraps around corner. | C |
| 61 | 410 S. Boylan Ave.
ca. 1920 | Colonial two-story Box, hip roof with hip-roofed dormer on side; attached one-story porch that wraps around corner. | C |
| 62 | 408 S. Boylan Ave.
1913 | Queen Anne Colonial; hip roof with projecting bay, gable faces street. Attached one-story porch, full facade with second story porch above, to left of projecting bay. | C |
| 63 | 402 S. Boylan Ave.
1913 | Queen Anne Colonial Hybrid, one-story. Hip roof with intersecting hip gables. Attached one-story porch full-facade, pedimented entry. | C |
| 64 | 704/705 McCullough St.
1964 | Contemporary. Colonial two-story Box. | N/C |

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Continuation sheet Boylan Heights Item number 7⁺ Page 11

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|----|----------------------------|--|-----|
| 65 | 324 S. Boylan Ave.
1913 | Colonial two-story Box, classical detail; hip roof; two-story portico with gable pediment and semi-circular window. Attached one-story porch, full facade. Projecting bay, one-story, left side. Note iron casings in windows. | C |
| 66 | 320 S. Boylan Ave.
1951 | Contemporary. One-story brick Box with projecting bay, right side. | N-C |
| 67 | 316 S. Boylan Ave.
1913 | Colonial two-story Box; hip roof with gable-roofed dormer; note palladian window. Attached one-story porch, full facade and wraps around corner. | C |
| 68 | 308 S. Boylan Ave. | Montfort Hall. Neoclassical; Italinete. (N.R.) | P |
| 69 | 309 S. Boylan Ave.
1913 | Queen Anne Colonial; hip roof with projecting bays. Attached one-story porch, full facade, with pediment marking entry. | C |
| 70 | 315 S. Boylan Ave.
1921 | Colonial two-story Box; gable with two dormers; portico in front of entry; side porch. | C |
| 71 | 317 S. Boylan Ave.
1913 | Colonial two-story Box; hip roof; attached one-story porch, full facade and two sideporched. | C |
| 72 | 319 S. Boylan Ave.
1921 | One-story Bungalow; gable faces street; projecting bay with gable facing street, right side of front. Attached one-story porch with hip roof and one-story roof over drive (porte que chere) left side. | C |
| 73 | 323 S. Boylan Ave.
1954 | Contemporary Brick Box with hip roof. | N C |
| 74 | 401 S. Boylan Ave.
1913 | Two-story Bungalow; two intersecting gambrel roofs; attached one-story porch, full facade and wraps around corner. | C |
| 75 | 405 S. Boylan Ave.
1913 | Colonial two-story Box, gable faces street; intersecting cross-gable towards rear. Attached one-story porch, full facade. Bay window, left side. | C |

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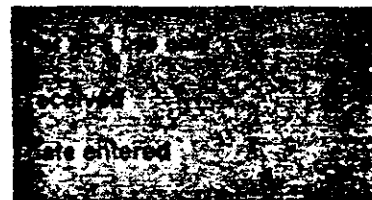


Continuation sheet Boylan Ave. Item number 7 Page 12

76	407 S. Boylan Ave. 1921	One and one half-story Bungalow; gable is perpendicular to the street; attached one-story porch, gable faces street; large dormer centered above.	C
77	415 S. Boylan Ave. 1917	Two-story Bungalow; jerkin-head roof; attached one-story porch, full facade.	C
78	417 S. Boylan Ave. 1917	Colonial two-story Box; gable end faces street; attached one-story porch, full facade.	C
79	425 S. Boylan Ave. Ca. 1920	Colonial two-story Box with classical detail. Hip roof with gable pediment centered on front. Bay window (2) second story. Attached one-story porch, full facade, pediment marks entry.	C
80	429 S. Boylan Ave. ca. 1920	Colonial two-story Box, Bungalow elements: full facade porch.	C
81	728 Cabarrus St. 1922	Colonial two-story Box; hip roof with hip dormer (vent). Engaged two-story porch, full facade.	C
82	412 Kinsey St. 1923	One or two-story Bungalow; gabled dormered roof with extension, right side. Engaged one-story porch, full facade.	C
410	Kinsey St. 1917	Colonial two-story Box, Queen Anne elements: hip roof, one-story full facade, corner wrapping porch. Note elliptical window on first floor.	C
408	Kinsey St. 1924	Colonial two-story Box; hip roof; attached one-story porch, full facade.	C
406	Kinsey St. 1917	One-story Bungalow; gable is perpendicular to the street; attached one-story porch, full facade, gable faces street.	C
404	Kinsey St. 1927	Colonial two-story Box; hip roof; attached one-story porch, full facade.	C
402	Kinsey St. 1925	One-story Bungalow; gable is perpendicular to the the street; intersecting gable pediment or dormer, centered. Engaged one-story porch, full facade.	C

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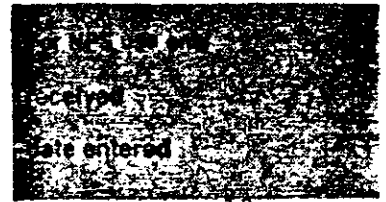
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Continuation sheet	Boylan Heights	Item number	7	Page 12
88	400 Kinsey St. 1924	One-story Bungalow; gable with hip roofed dormer; attached one-story porch, full facade; one-story roof extended over drive.		C
89	106 Dupont Drive ca. 1910	Queen Anne Colonial; hip roof with intersecting gables/projecting bays. Front bay has corners "sliced off" (2 stories). Attached one-story porch, not full facade but wraps around corner. Pediment marks entry.		C
90	104 Dupont Drive ca. 1920	Colonial two-story Box; gable faces street; attached one-story porch with low-sloping roof, full facade.		C
91	102 Dupont Drive ca. 1915	Queen Anne Colonial; hip roof with intersecting gables over projecting bays. Note: Square tower with pyramidal roof over second-story porch (tiny) which is marked by a pediment and arched moulding. Also, an attached one-story porch, full facade, pediment marks entry and conical roof over corner of porch.		C
92	633 Martin St. ca. 1930s	1930s Commercial Brick Box.		C
93	303 Kinsey St. ca. 1950s	Brick Box 2/gable shed in front.		N-C
94	307 Kinsey St. 1922	One-story Bungalow; hip roof with hip roofed dormer; engaged one-story porch, full facade.		C
95	307 Kinsey St. 1922	One-story Bungalow; gable faces street, deep eaves rest on brackets. Note: windows on pediment face street. Engaged one-story porch, full facade.		C
96	311 Kinsey St. 1922	Colonial two-story Box; attached one-story porch, full facade and wraps around corner. Note: bay windows first-story, front, and the projecting bay second story, front. These bays really disguise the house type.		

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|-----|-----------------------------|--|-----|
| 97 | 315 Kinsey St.
1919 | One-story Bungalow; gable faces street, attached one-story porch, full facade. | C |
| 98 | 401 Kinsey St.
1924 | One-story Bungalow; gable is perpendicular to the street; engaged one-story porch, full facade; bracketed gabled dormer centered above. | |
| 99 | 403 Kinsey St.
1917 | One-story Bungalow; gable is perpendicular to the street; engaged one-story porch, full facade; shed roofed dormer centered above. | C |
| 100 | 405 Kinsey St.
1924 | Contemporary Brick Box with projecting bay, center front-gable faces street; side porch. | N-C |
| 101 | 407 Kinsey St.
1922 | One-story Bungalow; or, pyramidal hip roof with hip-roofed dormer; engaged one-story porch, full facade; Note: rounded brackets. | C |
| 102 | 409 Kinsey St.
1917 | One-story Bungalow; hip roof; projecting bay with gable roof, left side; attached one-story porch, gable faces street. | C |
| 103 | Kinsey St.
1923 | One-story Bungalow; hip roof; with dormer centered on front; engaged one-story porch, full facade. | C |
| 104 | 413 Kinsey St.
1922 | One-story Bungalow; hip roof; attached one-story porch (gable faces the street) right half to front. | C |
| 105 | 622 W. Cabarrus St.
1924 | One-story Bungalow; gable faces street, deep eaves rest on brackets; attached one-story porch, full facade. | C |
| 106 | 620 W. Cabarrus St.
1917 | One-story Bungalow; gable perpendicular to the street with intersecting gable (facing street); attached one-story porch, full facade. | C |
| 107 | 618 W. Cabarrus St.
1924 | Two-story Bungalow; steeply pitched gable with dormer and low-sloping roof over attached one-story porch, full facade. Projecting bay, one-story, left side, for side entry. | C |

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Continuation sheet

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Item number

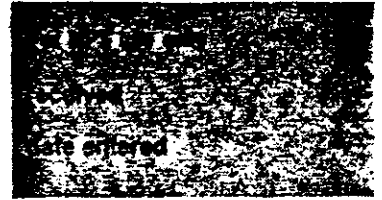
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|------|--|--|-----|
| 108 | 501 S. Boylan Ave.
1928 | Colonial two-story Box Complex with classical detail. Raleigh Public Schools. | C |
| 108A | | Playground for public school. | |
| 109 | 603 S. Boylan Ave.
ca. 1910 | Colonial two-story Box, Queen Anne elements: hip roof with gable dormer, attached one-story porch, full facade. | C |
| 110 | 609 S. Boylan Ave.
ca. 1910 | Colonial two-story Box; gable end faces street; projecting bay, left side; attached one-story porch, full facade. | C |
| 111 | 611 S. Boylan Ave.
ca. 1910 | Colonial two-story Box; hip roof with hip dormer centered on front; attached one-story porch, full facade. | C |
| 112 | 615 S. Boylan Ave.
ca. 1910 | Colonial two-story Box; hip roof with gable dormer centered on front. Attached one-story porch, full facade. Note: windows, second story are recessed. | C |
| 113 | 617 S. Boylan Ave.
ca. 1925 | One-story Bungalow; gable is perpendicular to the street with hip roof dormer centered on front. Attached/engaged one-story porch (part strikes out, part is recessed), centered, not full facade. | C |
| 114 | 705 th W. South St.
703/707 W. South St.
ca. 1920 | Colonial two-story Box; hip roof; attached two-story porch. | C |
| 115 | 702 Florence St.
ca. 1925 | One-story Contemporary Box; gable is perpendicular to the street. | N-C |
| 116 | 704 Florence St.
ca. 1925 | One-story Bungalow; gable is perpendicular to the street; dormer attached porch. | C |
| 117 | 708 Florence St.
ca. 1925 | One-story Bungalow; gable is perpendicular to the street; gable dormer attached porch. | C |
| 118 | 702 Dorothea Dr.
ca. 1925 | One-story Bungalow; gable faces street; attached porch gable faces street, wood shingle and siding. Eaves brackets. | C |

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|-----|--------------------------------|--|---|
| 119 | 704 Dorothea Drive
Ca. 1925 | One and one half-story Bungalow; jerkin-head roof with hip dormer. Attached one-story porch. | C |
| 120 | 706 Dorothea Dr.
ca. 1925 | One-story Bungalow; hip roof; attached porch; gable dormer above. | C |
| 121 | 708 Dorothea Dr.
ca. 1925 | One-story Bungalow; gable faces street, attached porch - enclosed. | C |
| 122 | 710 Dorothea Drive
ca. 1925 | One-story Bungalow; gable faces street, attached porch. | C |
| 123 | 712 Dorothea Dr.
ca. 1925 | One-story Bungalow; gable is perpendicular to the street; attached porch; aluminum siding. | C |
| 124 | 723 Dorothea Dr.
ca. 1920 | Two-story Bungalow; gable roof (faces street) with large dormers left and right sides. One-story engaged porch, full facade. | C |
| 125 | 719 S. Boylan Ave.
ca. 1925 | One-story Bungalow; gable faces street; engaged one-story porch, full facade. | C |
| 126 | 717 S. Boylan Ave.
ca. 1920 | One-story Bungalow; gable faces street deep eaves rest on brackets. Projecting bay, right side - gable faces street. Attached one-story porch, 2/3 facade. | C |
| 127 | 715 S. Boylan Ave.
Ca. 1920 | Colonial two-story Box, projecting bay, one-story on north side, attached one-story full facade porch. | C |
| 128 | 711 S. Boylan Ave.
ca. 1925 | One-story Bungalow; gable is perpendicular to the street with intersecting gable/dormer centered over entry. | C |
| 129 | 709 S. Boylan Ave.
ca. 1920 | Colonial two-story Box, Bungalow elements: gable end faces street, attached one-story porch. | C |
| 130 | 701 S. Boylan Ave.
ca. 1925 | One-story Bungalow; gable faces street; attached one-story porch, off-center. | C |
| 131 | 610 S. Boylan Ave.
1931 | Colonial two-story Box; hip roof attached one-story porch, full facade. | C |

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|-----|---------------------------------|--|---|
| 132 | 608 S. Boylan Ave.
ca. 1910 | Colonial two-story Box, Bungalow elements: gable end faces street, attached one-story porch. | C |
| 133 | 606 S. Boylan Ave.
1924 | One-story Bungalow; gable is perpendicular to the street with gable dormer; low-sloping roof over attached one-story porch, full facade. | C |
| 134 | 604 S. Boylan Ave.
1923 | Colonial two-story Box hip roof with hip roofed dormer centered on front. Attached one-story porch, full facade. | C |
| 135 | 602 S. Boylan Ave.
ca. 1910 | Queen Anne Colonial, plain hip roof with intersecting gable. Attached one-story porch, full facade and wraps around corner. | C |
| 136 | 805 W. Lenoir St.
1913 | Contemporary Brick Colonial; gable is perpendicular to the street with "X" gable/entry. One and one half-stories. | C |
| 137 | 524 S. Boylan Ave.
1923 | One-story Bungalow; classicizing details under eaves and pediment. Projecting bay, left side, attached one-story full facade porch. | C |
| 138 | 518 S. Boylan Ave.
ca. 1910 | One-story Bungalow, hip roof with dormer; engaged one-story porch, full facade. | C |
| 139 | 512 S. Boylan Ave.
1913 | Colonial two-story Box; dormered gambrel roof with gable dormer above center; attached one-story porch, full facade. | C |
| 140 | 510 S. Boylan Ave.
1913 | Queen Anne Colonial; hip roof with intersecting gable (faces street) projecting bay. Attached one-story full facade. | C |
| 141 | 502 S. Boylan Ave.
1913 | Colonial two-story Box; dormered gambrel roof (Note: center set of windows bay). Attached one-story porch, full facade. | C |
| 142 | 805 W. Cabarrus St.
ca. 1920 | One-story Bungalow; gambrel is perpendicular to the street; attached porch. | C |

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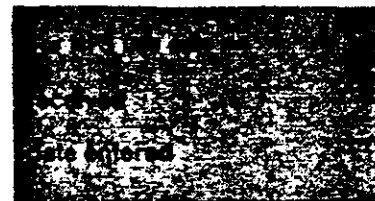


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| 143 | 501 Cutler St.
1917 | Queen Anne Colonial; projecting bays with intersecting hip roofs. Attached porch, not full facade but wraps around corner (perhaps originally it was off). | C |
| 143A | Empty lot | | |
| 144 | 507 Cutler St.
1917 | One-story Bungalow. Gable is perpendicular to the street; attached one-story porch with gable dormer centered above. | C |
| 145 | 509 Cutler St.
1921 | One-story Bungalow; hip roof; attached one-story porch, off-center - gable faces street. | C |
| 146 | 511 Cutler St.
1923 | Two-story Colonial Box; hip roof with dormer on front; attached one-story porch, full facade and extends over drive. | C |
| 147 | 513 Cutler Sr.
1924 | One-story Bungalow; gable faces street; low-sloping roof over attached one-story porch. | C |
| 148 | 515 Cutler St.
1924 | One-story Bungalow; hip roof; attached one-story porch, gable end to street, off-center. | C |
| 149 | 601 Cutler St.
1922 | Two-story Bungalow; gable is perpendicular to the street; attached one-story porch, full facade, gable faces street, dormer above. | C |
| 150 | 603 Cutler St.
1923 | Colonial two-story Box, hip roof with hip dormer; two-story engaged porch, full facade. | C |
| 151 | 605 Cutler St.
1924 | One-story Bungalow; jerkin-head roof; attached one-story porch with jerkin-head (clip face street), off-center. | C |
| 152 | 808 W. South St.
ca. 1925 | One-story Bungalow; gable faces street; attached one-story porch, full facade, gable faces street; deep eaves rest on brackets. | C |
| 153 | 806 W. South St.
1925 | Colonial two-story Box; hip roof with hip roofed dormer. Attached one-story porch, full facade. | C |

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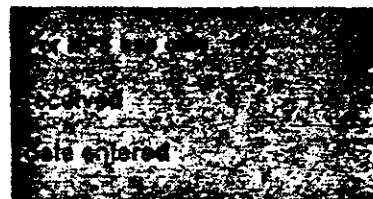


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|------|---------------------------------|--|---|
| 154 | 804 W. South St.
1922 | One-story Bungalow; gable perpendicular to the street, low-sloping roof over attached one-story porch, full facade. Gable roofed dormer centered above; eaves on brackets. | C |
| 155 | 802 W. South St.
1925 | Colonial two-story Box; portico marks entry; enclosed side porch. | C |
| 156 | 502 Cutler St.
ca. 1910 | One-story Bungalow; gable roof is perpendicular to the street; engaged one-story porch, full facade; dormer centered above. | C |
| 156A | | Empty lot | |
| 157 | 506 Cutler St.
1923 | Colonial two-story Box, Bungalow elements: deep eaves rest on brackets, attached full facade one-story porch. | C |
| 158 | 508 Cutler St.
1922 | Colonial two-story Box; hip roof, attached one-story porch (roof extends over drive). Perhaps originally full facade but not now. | C |
| 159 | 510 Cutler St.
1924 | Colonial two-story Box; gable roof with two dormers; portico marks entry; attached side porches - 1 is enclosed. | C |
| 160 | 906 W. Lenoir St.
1925 | One-story Bungalow; gable faces street; pedimented one-story porch gable faces street. | C |
| 161 | 920 W. Lenoir St.
ca. 1910 | One-story Bungalow; gable roof with sides extended at a different pitch; engaged porch; wood shingle. | C |
| 162 | 922 W. Lenoir St.
ca. 1910 | Colonial two-story Box; gable faces street; attached one-story porch that also serves second story. | C |
| 163 | 1004 W. Lenoir St.
ca. 1915 | Colonial two-story Box; hip roof with dormer; attached one-story porch; wraps around left corner. | C |
| 164 | 1010 W. Lenoir St.
ca. 1928 | Queen Anne Colonial; hip roof; wrap around porch; two-story portico; brick. | C |
| 165 | 903 W. Cabarrus St.
ca. 1930 | Colonial two-story Box; garage converted to apartment; 2 door. | C |

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166	1003 W. Cabarrus St. 1928	One-story Bungalow; gable with "X" gable and jerkin-head portico.			C
167	1009 W. Lenoir St. 1913	One and one half-story Bungalow; gable perpendicular to the street; dormer; engaged porch.			C
168	1007 W. Lenoir St. 1913	Colonial two-story Box; hip roof with dormer - note Palladian window; attached one-story porch screened in.			C
169	1005 W. Lenoir St. 1913	Queen Anne Colonial; hip roof with "X" gable; attached one-story porch.			C
170	1003 W. Lenoir St. 1917	One-story Bungalow; dormer; engaged porch; gable is perpendicular to the street; two-story addition.			C
171	1001 W. Lenoir St. 1913	One-story Bungalow; hip roof with "X" gable (rear); dormer; attached one-story porch.			C
172	919 W. Lenoir St. 1913	One and one half-story Bungalow; gable is perpendicular to the street; dormer; side extended, engaged porch.			C
173	909 W. Lenoir St. 1922	One-story Bungalow; gable is perpendicular to the street; dormer, attached one-story porch.			C
174	907 W. Lenoir St. 1922	One-story Bungalow; gable is perpendicular to the street; dormer; attached porch, full facade.			C
175	905 W. Lenoir St. 1923	One-story Bungalow; gable is perpendicular to the street; dormer; attached porch, full facade.			C
176	903 W. Lenoir St. 1913	Colonial two-story Box, hip roof with dormer; attached one-story porch, full facade.			C
177	620 Cutler St. 1921	Cutler St. Grocery Store. Recent. Box with recessed entry. False facade.			C
178	902 W. South St. 1923	Two-story Bungalow; gable faces street dormer on each side; deep eaves rest on brackets. Attached one-story porch, full facade gable pediment marks entry.			C

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179	904 W. South St. 1917	One-story Bungalow; hip roof with hip-roofed dormer. Engaged one-story porch, full facade.		C
180	906 W. South St. 1922	One-story Bungalow. Gable faces street; deep eaves rest on brackets. Attached one-story porch (gable faces street; deep eaves rest on brackets), off-center.		C
181	908 W. South St. 1917	One-story Bungalow; gable is perpendicular to the street; low-sloping roof over attached one-story porch, full facade. Dormer centered above; duplex.		C
182	910 W. South St. 1923	One-story Bungalow; hip roof; attached one-story porch, off-center, with gable facing street and deep eaves resting on brackets.		C
183	912 W. South St. 1917	One-story Bungalow; gable is perpendicular to the street; attached one-story porch, full facade. Dormer centered above.		C
184	914 W. South St. 1922	One-story Bungalow; gable faces street deep eaves rest on brackets. Engaged one-story porch, full facade.		C
185	916 W. South St. 1923	One-story Bungalow. Gable faces street, deep eaves rest on brackets. A one-story porch, full facade is engaged but in front of that is an attached porch with hip roof, 1/2 facade.		C
186	1002 W. South St. 1923	One-story Bungalow. Gable faces street deep eaves rest on rounded brackets. Attached one-story porch, almost full facade/gable faces street deep eaves on brackets. Note: lattice work.		C
187	1004 W. South St. 1913	One-story Bungalow; gable is perpendicular to the street; attached one-story porch, full facade. Dormer centered above. Note: hint of Palladio.		C
188	1006 W. South St. 1922	One-story Bungalow; hip roof with hip dormer. Engaged one-story porch, full facade.		C

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189	1008 W. South St. 1922	Two-story Bungalow; gable roof. Attached one-story porch, full facade. Projecting bay, first story, left side of house.			C
190	1020 W. South St. 1921	Colonial two-story Box, Bungalow elements: deep eaves rest on brackets, attached full facade one-story porch.			C
191	1022 W. South St. 1919	One-story Bungalow; hip or pyramid roof with dormer; engaged porch, full facade. Projecting bay, right side.			C
192	1024 W. South St. 1921	One-story Bungalow; gable is perpendicular to the street; attached one-story porch, full facade. Shed dormer above.			C
193	1026 W. South St. 1023	One-story Bungalow; gable is perpendicular to the street; attached one-story porch, dormer above.			C
194	1030 W. South St. 1923	One-story Bungalow; gable faces street, deep eaves rest on brackets; attached one-story porch, off-center, gable faces street, deep eaves on brackets. Side porch screened in.			C
195	1028 W. South St. 1923	One-story Bungalow. Hip roof with gable dormer; engaged one-story porch, full facade.			C
196	1105 W. Cabarrus St. 1026	One-story Bungalow; gable is perpendicular to the street; attached one-story porch; dormer centered above.			C
197	1103 W. Cabarrus St. 1925	One-story Bungalow; jerkin-head roof; attached one-story porch or portico in front of entry, clipped gable pediment.			C
198	1033 W. South St. 1923	One-story Bungalow; clipped gable; attached one-story porch, almost full facade.			C
199	1031 W. South St. 1923	Colonial two-story Box; hip roof; attached one-story porch, full facade.			C
200	1029 W. South St. 1922	Colonial two-story Box, Bungalow elements: attached one-story full facade porch, gable end to street.			C

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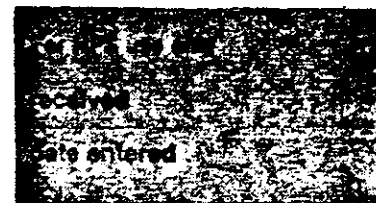
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201	1027 W. South St. 1923	One-story Bungalow; pyramid or hip roof with gable dormer; engaged one-story porch, full facade.			C
202	1025/1025½ W. South St. 1921	Colonial two-story Box, Bungalow elements: gable end to street, deep eaves on brackets, one-story porch, attached.			C
203	1023 W. South St. 1921	Colonial two-story Box; hip roof with intersecting gable center front - which faces street has eaves resting on brackets. Attached one-story porch, full facade.			C
204	1021 W. South St. 1911	One-story Bungalow; gable is perpendicular to the street; most of roof extends to cover engaged one-story porch; dormer above.			C
205	1007 W. South St. 1922	One-story Bungalow; gable is perpendicular to the street; projecting bay, right side of front - gable faces street - deep eaves on brackets. Small gable on brackets breaks roof line and overhangs entry. No porch.			C
206	1005 W. South St. 1923	One-story Bungalow; gable faces street - deep eaves rest on brackets - note small window under peak of gable. Projecting bay right side of front, gable faces street - deep eaves on brackets. Attached one-story porch that wraps around corner.			C
207	1003 W. South St. 1922	One-story Bungalow; gable faces street deep eaves rest on brackets; attached one-story porch, off-center; gable faces street - deep eaves rest on brackets.			C
208	1001 W. South St. 1917	One or two-story Bungalow; gable is perpendicular to the street; attached one-story porch, almost full facade; large dormer above. Projecting bay left side.			C
209	921 W. South St. 1924	Colonial two-story Box; gambrel dormered roof; portico in front of entry pediment breaks roof line. Side porch - enclosed.			C

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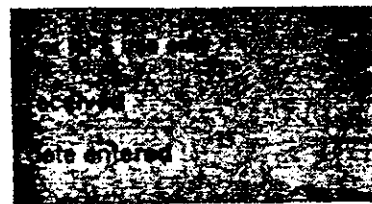
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Continuation sheet	Boylan Heights	Item number	7	Page 23
210	919 W. South St. 1922	One-story Bungalow; gable is perpendicular to the street; engaged one-story porch, full facade. Gable dormered centered above.		C
211	917 W. South St. 1922	One-story Bungalow; clipped gable; attached one-story porch, full facade.		C
212	915 W. South St. 1922	One-story Bungalow; gable; attached one-story porch, full facade.		C
213	913 W. South St. 1922	Colonial two-story Box, Bungalow elements: gable faces street, attached, one-story porch, almost full facade.		C
214	911 W. South St. ca. 1910	One-story, Queen Anne cottage elements: hip roof with intersecting gables, attached full facade porch wrapping corner.		C
215	907/907½ W. South St. 1911	One-story Bungalow; hip roof with intersecting gable; attached one-story porch, full facade.		C
216	903 W. South St. 1918	One and one half-story Bungalow; gable is perpendicular to the street; engaged porch, full facade; dormer with porch centered above.		C
217	901 W. South St. 1917	Colonial two-story Box; gable faces street; hip roofed dormer on left side; attached one-story porch, full facade.		C
218	811 W. South St. 1923	One-story Bungalow; gable roof extends over engaged porch, full facade. Dormer centered above.		C
219	908 W. South St. 1923	One-story Bungalow; gable is perpendicular to the street; attached one-story porch, full facade; dormer centered above.		C
220	807 W. South St. 1922	One-story Bungalow; gable is perpendicular to the street; full facade. Gabled dormer centered above.		C

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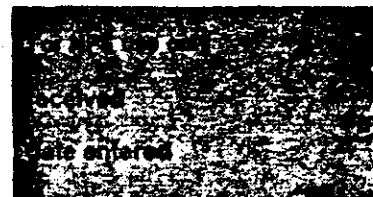
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Continuation sheet	Boylan Heights	Item number	7	Page 24
221	803/805 W. South St. 1917	Colonial two-story Box; gable is perpendicular to the street; projecting bay with gable pediment, centered (first and second stories). Attached one-story porch, full facade. Pediment marks entry.		C
221A		Empty lot.		
222	726 S. Boylan Ave. 1924	Colonial two-story Box; attached one-story porch, full facade.		C
223	728 S. Boylan Ave. 1924	Two-story Bungalow; dormered jerkin-head roof; attached one-story porch, not full facade.		C
224	730 S. Boylan Ave. 1924	Colonial two-story Box; gable perpendicular to the street; projecting bay, right side, second story. Attached one-story porch - probably was once full facade, but now mainly an entry-marker. Pediment marks entry too.		C
225	904 Dorothea Drive 1922	Colonial two-story Box; hip roof; engaged two-story porch. Closed in; aluminum siding.		C
226	906 Dorothea Dr. 1921	One-story Bungalow; hip roof; attached porch; dormer.		C
227	908 Dorothea Dr. 1924	One-story Bungalow; pedimented gable with attached porch - extended to left. (Room added?)		C
228	910 Dorothea Dr. 1921	One-story Bungalow; gable faces street, attached porch - pediment on roof marks entry. Wood siding and shingle (restored).		C
229	912 Dorothea Dr. 1921	One-story Bungalow; gable faces street; engaged porch; wood shingle and siding.		C
230	914 Dorothea Dr. 1922	One-story Bungalow; gable is perpendicular to the street - dormer. Attached porch.		C
231	916 Dorothea Dr. 1921	One-story Bungalow; hip roof with dormer; attached porch that wraps around.		C
232	1000 Dorothea Dr. 1924	One-story Bungalow; gable faces street, dormer on side; engaged porch.		C

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Continuation sheet Roylan Heights Item number 7 Page 25

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|-----|-------------------------------|--|---|
| 233 | 1002 Dorothea Dr.
1924 | One-story Bungalow; gable faces street -
dormer on side; engaged porch. Brackets
on eaves. | C |
| 234 | 1004 Dorothea Dr.
1924 | One-story Bungalow; gable faces street,
attached porch. | C |
| 235 | 1006 Dorothea Dr.
1922 | One-story Bungalow; hip roof with
dormer; porch has been enclosed and
left a recessed entry. | C |
| 236 | 1008 Dorothea Dr.
1922 | One-story Bungalow - raised up one
level. Pedimented hip; attached porch,
full facade. | C |
| 237 | 1010 Dorothea Dr.
1921 | Contemporary wood two-story Box; gable
is perpendicular to the street; entry
on side porch above. | C |
| 238 | 1012 Dorothea Dr.
1924 | One-story Bungalow; gable faces street;
attached porch, full facade. | C |
| 239 | 1014 Dorothea Dr.
1024 | One-story Bungalow; gable faces street;
engaged porch. | C |
| 240 | 1016 Dorothea Dr.
1024 | One-story Bungalow; pedimented hip roof;
attached one-story porch, full facade. | C |
| 241 | 1018 Dorothea Dr.
1921 | One-story Bungalow; gable faces street;
porch - enclosed, partially screened in. | C |
| 242 | 1020 Dorothea Dr.
1921 | One-story Bungalow, gable faces street;
engaged porch, full facade. | C |
| 243 | 1022 Dorothea Dr.
1924 | One-story Bungalow; jerkin-head roof;
attached porch - flat roof. | C |
| 244 | 1024 Dorothea Dr.
1921 | One-story Bungalow; jerkin-head roof;
attached porch - flat roof. | C |
| 245 | 1026 Dorothea Dr.
1024 | One-story Bungalow; gable faces street;
attached porch - gable faces street -
off-center. | C |
| 246 | 1028 Dorothea Dr.
1924 | One-story Bungalow; gable is perpendi-
cular to the street; side gable over
entry; attached porch - screened in. | C |
| 247 | 1013 Dorothea Dr.
ca. 1924 | One-story Bungalow; pedimented gable;
side extended; engaged corner porch/
entry. | C |

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Continuation sheet Boylan Heights Item number 7 Page 26

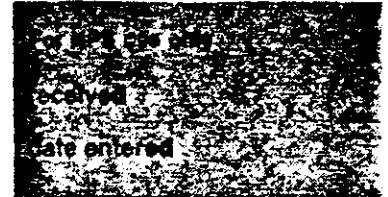
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|------|-------------------------------|---|----|
| 248 | 1011 Dorothea Dr.
ca. 1925 | One-story Bungalow; pedimented gable; side extended; engaged corner porch/entry. | C |
| 249 | 1009 Dorothea Dr.
ca. 1925 | One-story Bungalow; gable is perpendicular to the street; dormer; attached porch. | C |
| 250 | 1007 Dorothea Dr.
ca. 1925 | One-story Bungalow; gable is perpendicular to the street; dormer; attached porch. | C |
| 251 | 1005 Dorothea Dr.
ca. 1925 | One-story Bungalow; gable is perpendicular to the street; dormer; attached porch. | C |
| 252 | 1001 Dorothea Dr.
ca. 1925 | One-story Bungalow; gable is perpendicular to the street; dormer; attached porch. | C |
| 252A | | Empty lot. | |
| 253 | 721 Dorothea Dr.
ca. 1940 | Wood Box; flat roof. | NC |
| 254 | 717 Dorothea Dr.
ca. 1960 | Contemporary. Wood Box with gable is horizontal to the street. Vertical siding. | NC |
| 255 | 715 Dorothea Dr.
ca. 1925 | One-story bungalow; main roof is gable end facing street - in front is a gable perpendicular to the street. Gables intersect on both roofs. | C |
| 256 | 713 Dorothea Dr.
Ca. 1925 | One-story Bungalow; gable is perpendicular to the street with pediment and dormer; engaged porch. | C |
| 257 | 711 Dorothea Dr.
ca. 1925 | One-story Bungalow; hip roof with dormer - note arched window; attached porch. | C |
| 258 | 709 Dorothea Dr.
ca. 1925 | One-story Bungalow; jerkin-head roof; attached one-story porch, brick. | C |
| 258A | | Empty lot. | |
| 259 | 703 Dorothea Dr.
ca. 1925 | One-story Bungalow; gable faces street; attached porch gable faces street - off-center; wood shingles and siding. | C |

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Continuation sheet	Boylan Heights	Item number	7	Page 2
260	701 Dorothea Dr. ca. 1925	One-story Bungalow; gable faces street, attached porch gable faces street - off-center; wood shingles and siding.		C
261	639 Dorothea Dr. ca. 1950	Contemporary Wood Box; gable is perpendicular to the street.		Nc
262	635 Dorothea Dr. ca. 1950	Brick and Wood Box; hip roof; corners removed for entries.		N-C
263	717 Florence St. ca. 1925	One-story Bungalow; hip roof; no porch.		C
264	715 Florence St. ca. 1925	One-story Bungalow; hip roof; attached porch.		C
265	713 Florence St. ca. 1925	One-story Bungalow; hip roof; engaged porch.		C
266	711 Florence St. ca. 1925	One-story Bungalow; hip roof; engaged porch; rear shed.		C
267	709 Florence St. ca. 1925	One-story Bungalow style shotgun.		C
268	707 Florence St. ca. 1925	One-story Bungalow; hip roof; engaged porch.		C
268 A		Empty lot.		
269	705 Florence St. Ca. 1925	One-story Bungalow; hip roof; engaged porch.		C
269A		Empty lot		
269A				
270	632 W. South St.	One-story bungalow, high hip roof, Queen Anne and Colonial Revival trim with intersecting wrap porch.		C
271	611 W. South St.	Small building on Florence.		
271A		Empty lot.		
272	630 W. Lenoir St. Ca. 1925	One-story Bungalow; gable faces street; attached porch.		C
273	632 W. Lenoir St. Ca. 1925	One-story Bungalow; gable faces street; portico.		C
274	634 W. Lenoir St. ca. 1925	One-story Bungalow; gable faces street; attached porch.		C
275	517 Florence St. Ca. 1925	One-story Bungalow; hip roof; 2 porticos.		C

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276	515 Florence St. ca. 1920	Colonial two-story Box; jerkin-head; attached one-story porch.	C
277	513 Florence St. ca. 1925	One-story Bungalow, gable is perpendicular to the street with "X" gable - attached porch.	C
278	511 Florence St. ca. 1915	Colonial two-story Box; gable faces street; attached one-story porch; side wing (two-story).	C
279	509 Florence St. ca. 1915	Colonial two-story Box; gable faces street; attached one-story porch; side wing (two-story).	C
280	505 Florence St. ca. 1915	Colonial two-story Box; hip roof with dormer; 2 attached two-story porches and each 1 bay wide - not full facade.	C
280A		Empty lot.	

8. Significance

Period	Area of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates See individual entries Builder/Architect See individual entries

Statement of Significance (In one paragraph)

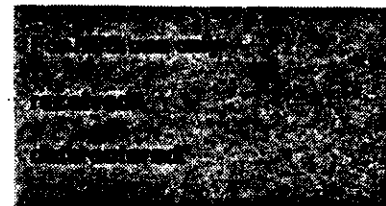
Purchased in 1907 by the Greater Raleigh Land Company and platted by the firm of Kelsey and Guild of Boston, Boylan Heights represents the second major documented attempt by the city's controlling interests to accommodate the rapidly growing white middle class of early 20th century Raleigh. Located on a beautiful, forested hillside site and provided with the amenities of water, sewer, sidewalks and a park, Boylan Heights attracted a variety of inhabitants. This is reflected in the architectural fabric which is predominantly large colonial, classical revival and picturesque bungalows with smaller bungalows and cottages on its periphery. With Glenwood and Cameron Park, Boylan Heights offers a great source of information and insight into this historically significant period of urbanization in Raleigh and the state.

Criteria Assessment

Boylan Heights is significant in American history, architecture and culture because the neighborhood possesses integrity of location, setting, representative architectural design and feeling and:

- A. As one of Raleigh's first 20th century suburban neighborhoods, is associated with the growth of industrialization and urbanization in Raleigh and in North Carolina, events that have made a significant contribution to broad patterns of our history;
- B. The neighborhood's developers, F. K. Ellington and J. Stanhope Wynne, are persons significant in Raleigh and North Carolina's past, being representative of the leaders of the New South;
- C. The neighborhood embodies the distinctive characteristics of a type--suburban popular architecture--and a period--the first decades of the 20th century--that represents a significant and distinguishable entity within the development of the landscape of the City.

ae/b6

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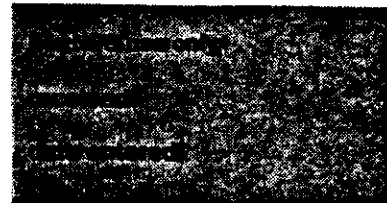
In 1907, the heirs of William Montfort Boylan sold his mansion and its surrounding one hundred and eighty acres on the western outskirts of Raleigh to a land syndicate known as the Greater Raleigh Land Company for \$48,000. The boundaries in the conveyance were the lines of the North Carolina Railroad on the north; the state prison lands on the west; the state asylum grounds on the south; and the city boundary on the east.¹ The syndicate developed one hundred acres for homes and sold the remaining eighty acres adjoining the state penitentiary to the State School for the Blind for \$30,000.² The hilly landscape that the land company intended to plat into the Boylan Heights subdivision had a rich history.

Boylan Heights had been part of a plantation originally owned by Joel Lane, a local planter, who sold a tract of this land to the State of North Carolina in 1792 for the establishment of a permanent state capital. William Boylan, a successful publisher, planter and entrepreneur, purchased Lane's homeplace and land and resided in the original house until his death in 1861. His fortune enabled the Boylan family to live on the property in style which placed them among Raleigh's social elite throughout the nineteenth century. In 1858, Boylan's oldest son, William Montfort Boylan, built an impressive Italianate villa (N.R., Raleigh Historic property) designed by the English architect, William Percival, on a hundred acre tract of property given to him by his father in 1855. The younger Boylan maintained his home and its lands until his death in 1899, but after his widow's death in 1902, the heirs could not come to terms over the division of the estate, so the Boylan villa and land were sold to settle the dispute.³

The Greater Raleigh Land Company was representative of the companies of North Carolina realtors organized in the early 20th century to finance the purchase and the division of large tracts of suburban land. Frank K. Ellington (1870-1925) was president of the company and masterminded the acquisition and the division of several large family estates in Raleigh during his career. In fact, by 1910, Ellington was recognized as one of the state's leading authorities in the real estate business; he was a director of the Greater Raleigh Land Company, the Raleigh Real Estate and Trust Company, and the Suburban Auction Company.⁴ Under his vigorous leadership, the Greater Raleigh Land Company quickly developed Boylan Heights, so that by 1915, Ellington's company had sold all of the lots and dissolved the syndicate. The Raleigh Real Estate and Trust Company had served as the parent corporation for the Boylan Heights venture, and it also created other major neighborhoods including Roanoke Park and acreage along Garner Road.⁵

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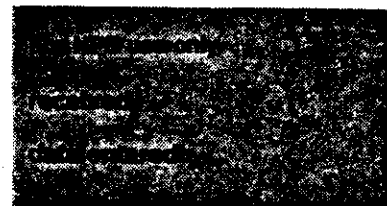
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Ellington's chief business associate in 1910 was J. Stanhope Wynne. He had met Wynne in Raleigh while working as a shoe clerk and subsequently joined him in the insurance business. Eventually, the two gentlemen became partners and, in 1899, established the Raleigh Real Estate and Trust Company. J. Stanhope Wynne (1849-1934) came from a large Raleigh family with influential connections, and as a patrician of the city, he devoted his life to its economic and physical expansion. In addition to his insurance and real estate concerns, he organized the first savings bank and built the first cotton mill. Wynne also involved himself in city politics and served as alderman for many years before he won the mayoral election in 1908 on the Reform ticket. He swept to victory upon a tide of public indignation evoked by a police scandal during the previous administration. After his election, Wynne immediately purged the city government and then began a crackdown on vice in the city, focusing on the operators of a notorious red light district in East Raleigh, who, through bribery, had gained virtual official authorization to run their brothels. Ellington and Wynne were active and influential members of their community, and through business and social organizations such as the Chamber of Commerce, the Capital Club, the Kiwanis Club, and the Carolina Country Club, the men joined with other civic leaders to form a powerful social and economic elite who helped mold the residential and commercial fabric of the city.

An example of their power was manifested in their carefully planned spatial and social composition of Boylan Heights. To create the ideal middle class suburb of 1907, the realtors incorporated restrictive covenants in the deeds of sale that assured the implementation of a plan for both the arrangement of homes and the social make-up of the neighborhood. First, building zones were created in the suburb by clauses in the deeds that placed a minimum value on construction costs, which was determined by the intended location of the house within the subdivision. The most expensive homes, at a value of at least \$2,500, were built near the Boylan mansion on Boylan Drive, the main thoroughfare of the neighborhood. Dwellings built on the secondary streets, such as Kinsey and Cutler were to cost at least \$2,000, and the least expensive homes were built on the streets which made up the outer fringes of the subdivision like Lenoir and South streets. Secondly, the deeds stipulated that Negroes were forbidden to own property or to live in the neighborhood unless employed as domestic help--thus assuring an all-white suburban development.

The realtors' plans established a residential pattern which had a major effect upon the subdivision's early social development. White collar businessmen purchased lots along Boylan Avenue with the wealthier families clustering around the Boylan mansion. During the early years of the neighborhood's existence, Dr. Zebulon M. Caviness lived at Montfort Hall; Frank M. Jolly, a jeweler,

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lived across the street from the mansion; Abraham I. Kaplan, a dairy operator, lived next door to the Caviness family; and down the block were the Guirkin, Mills, Woolcott, Lancaster and York families who were also prosperous, white collar, and self-employed. In contrast, the early inhabitants of Cutler Street were a mixture of modest income white collar and blue collar families represented by occupations such as painters, barbers, clerks, plumbers, and bookkeepers. The outer streets such as Boylan Drive and South Street continued this trend of a diverse mixture of occupational titles among the inhabitants with salesmen, accountants, cashiers, carpenters, grocers, and tanners living on the outer fringe of the neighborhood.¹¹

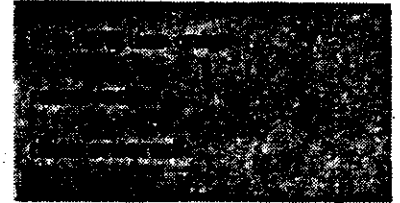
The planned pattern of growth established for Boylan Heights proved to be successful through the first decades of the subdivision's existence. In fact, enough young families lived in the neighborhood by 1926 to warrant the construction of a public elementary school. The Boylan Heights Improvement Association, comprised all the residents of the neighborhood, about two hundred families, sold Boylan Springs Park to the City for the purpose of establishing a school for their children.¹² The presence of so many young families pointed to a rosy future for the subdivision as long as conditions remained stable.

Several events shattered the plan Ellington and Wynne had successfully implemented for the neighborhood. The Great Depression caused many aspiring blue collar families to lose their homes and many of the white collar families had to sell out or divide their homes into apartments in order to hold onto their property.¹³ As the economy began to recover in 1935, many of the white collar families moved to newer, more fashionable neighborhoods like Hayes Barton. An indication of the competitive pressure of Hayes Barton can be found in the City's decision to leave Boylan Heights out of a new school district created in 1929 when Needham Broughton High School was completed. The new high school added impetus to the exodus of white collar families because the high school was convenient to the new neighborhoods and many parents felt the new school would provide their children with better preparation for college work than the Hugh Morson High School in the inner city, to which the Boylan Heights children were assigned.¹⁴

Absentee landlords became prevalent during the 1940s, and, by 1948, the social composition of the community had become almost entirely blue collar. Even Boylan Avenue, which had been home for many of Raleigh's young businessmen, became a working class street. Montfort Hall, the grandest dwelling in the neighborhood, became an apartment soon after Rufus Coburn's death in 1948.¹⁵ During the 1950s, Boylan Heights stabilized as an entirely working class neighborhood with many of the larger homes serving as apartments. By the end of the decade, the neighborhood once again began a decline because many of the surviving homeowners were widows or elderly couples and, as they died, the property stood vacant or was bought by rental agents. Vacant, ramshackled homes grown over with weeds dotted the subdivision and became a common sight in the neighborhood.¹⁶

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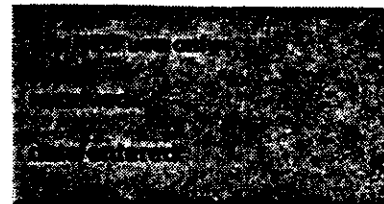
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Today, Boylan Heights has begun to experience an influx of young urban homesteaders who hope to revitalize the neighborhood. However, one nagging problem has yet to be resolved. The neighborhood has not fit into the spatial layout of the city since its inception and remains a residential pocket in the western district of the city. In part, this problem can be traced to William Montfort Boylan's refusal to allow any encroachment upon his part of his father's plantation, forcing the City Council to build its western streetcar lines around the property. In addition, the penitentiary and state asylum grounds on the west and south of the subdivision have formed constrictive boundaries which helped retard the integration of the neighborhood into the city's transportation system. The advent of motorized travel only increased the need for better communicative roads, and access to Boylan Heights has continued to be inadequate.¹⁷ However, once the problem is solved, a varied collection of bungalows and colonial revival dwellings, which dominate the landscape of Boylan Heights, might be adaptively restored to produce a vibrant urban housing development.

The historical significance of Boylan Heights can be summarized by three statements. First, the neighborhood is a fine example of an early 20th century suburb that remains essentially intact. Secondly, the architectural fabric of Boylan Heights reflects the tastes and values of the expanding middle class in th capital and as such is an important cultural artifact. Finally, as a case study of the larger phenomenon of the city's suburban development, it manifests both the business methods and the plans devised by civic and business leaders to influence the direction of the state's urban development.

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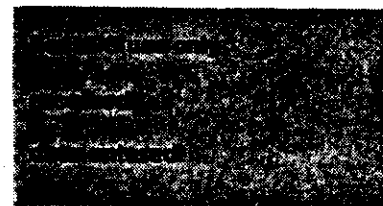
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FOOTNOTES

1. Deed between William Boylan, et al and the Greater Raleigh Land Company, June 17, 1907, Book 219, P. 546. Wake County Courthouse, Raleigh, North Carolina.
2. Deed between the Greater Raleigh Land Company and the State School for the Blind and Deaf, April 18, 1913, Book 276, p. 146, Wake County Courthouse, Raleigh, North Carolina.
3. William B. Bushong, "Montfort Hall and its Architect, William Percival" (Appalachian State University, Boone, North Carolina, 1979), 1-16. Hereinafter cited as Bushong, "Montfort Hall and its Architect". For a further discussion of the architectural importance of Montfort Hall and the career of its architect, see William B. Bushong, "William Percival, an English Architect in the Old North State, 1857-1860," North Carolina Historical Review, LVII (Summer, 1980), 310-399.
4. Raleigh Times 30 November, 1925, News and Observer (Raleigh) 25 April, 1925, see also Raleigh Illustrated, 1910, Raleigh: Chamber of Commerce and Industry, 1910, p. 21.
5. Raleigh Times 30 November, 1925.
6. News and Observer (Raleigh) April 25, 1925.
7. Josephus Daniels, Editor in Politics, Chapel Hill: University of North Carolina Press, 1941, p. 340 and p. 580.
8. Raleigh Times 30 November, 1925, News and Observer (Raleigh) 25 April, 1925, News and Observer (Raleigh) 16 January, 1934.
9. Each land conveyance of the Greater Raleigh Land Company was abstracted and the information plotted onto a copy of the original plat map provided by the landscape architects, Kelsey and Build of Boston, to the land company. See Book of Maps, 1885, Vol. 11, pp. 1-4, Register of Deeds, Wake County, North Carolina. The map and abstracts are on file with the Survey and Planning Branch, Division of Archives and History, Department of Cultural Resources, State of North Carolina, Raleigh, North Carolina. Hereinafter cited as Deed Abstracts, North Carolina Division of Archives and History.
10. Ibid. See also Charlotte V. Brown "Thematic Nomination: Raleigh's Early 20th Century Suburban Neighborhoods," for a further discussion of segregationist policies of Raleigh realtors.
11. Raleigh City Directory, 1915-1916. Richmond, Virginia: Directory Company, 1916.

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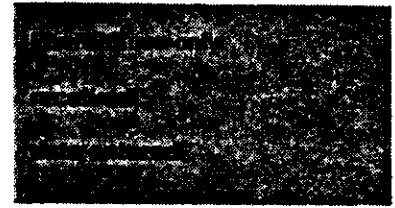
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12. Deed between the Boylan Heights Improvement Association and the School Committee of Raleigh Township, May 25, 1926, Deed Book 498, pp. 562-569, Wake County Courthouse, Raleigh, North Carolina.
13. Interview with Ernestine High, August 8, 1980, Raleigh, North Carolina.
14. Interview with Gerie Coburn Cox, August 11, 1980, Raleigh, North Carolina.
15. Bushong, "Montfort Hall and its Architect" p. 16. See also Raleigh City Directory, 1948. Richmond, Virginia: Hill Directory Company, 1948.
16. Boylan Heights Garden and Improvement Club Minutes, March 10, 1958. In the possession of Martha Maynard, 804 South Street, Raleigh, North Carolina.
17. For a discussion of the transportation problems of the neighborhood at its inception, see Charles M. Robinson, A City Plan for Raleigh, Raleigh: Raleigh Women's Club. 1913, p. 88.

United States Department of the Interior
National Park Service

National Register of Historic Places
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