

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

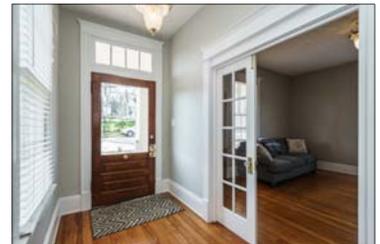


504 Cleveland St
Duncan L. Johnson House
 ca. 1917 *

3 bedrooms.
2 baths.
2,049 sqft fin.
Basement unfin.
0.14 acre lot.
\$525,000.
 TMLS # 2111901.



Features

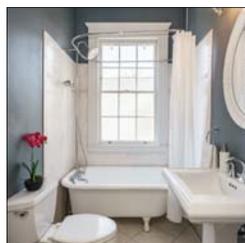


*City skyline view.
 Quiet, dead-end street.*

Beginning in 1905, the Glenwood-Brooklyn “suburban development” launched the north & west expansion of Raleigh. Today it is a urban bullseye surrounded by Fletcher Park, Cameron Village, Five Points & Glenwood South, all a short walk away.

Almost one of a kind, the restored Craftsman house with 6/6 windows has an engaged one-story front porch with tapered brick pillars, weatherboard siding below, wood shingle above. Inside, refinished floors & fresh paint sparkle. A wall of windows in the bright, open kitchen/breakfast/sunroom area overlooks a level, fenced, back yard. Landscaping is low maintenance. Extensively renovated in 2003, the house includes bookshelves, French doors, decorative fireplaces, dual zone gas HVAC, unfinished daylight basement, office/pantry.

* The updated property Inventory of the recently created Streetside Historic Overlay District (described on the reverse) shows 1917 as the year built while current tax records show 1920. Duncan Johnson, for whom the house was named, was a railroad yard master.



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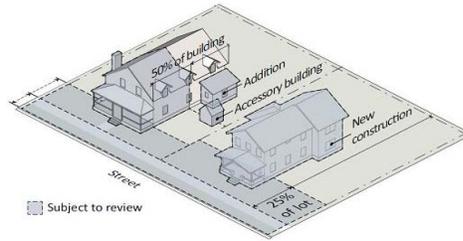
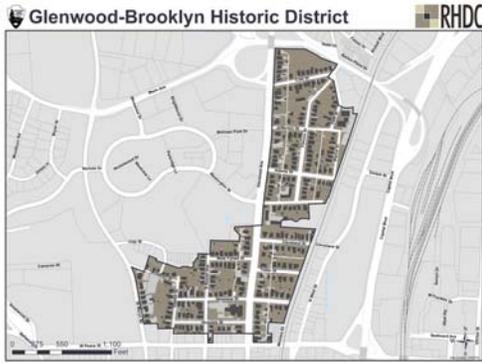


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Peter lives in Historic Oakwood where he moved endangered historic homes to sites near the Governors Mansion. He works with buyers and sellers throughout the Triangle area.



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Map, schematic and history copied from RHDC.org.

HISTORIC GLENWOOD-BROOKLYN NEIGHBORHOOD ASSOCIATION

504 Cleveland St
Duncan L. Johnson House
 ca. 1917
3 bedrooms. 2 baths.
2,049 sqft finished.
0.14 acre lot.



Glenwood-Brooklyn Streetside Historic District (HOD-S)

The Streetside Historic Overlay District, approved in April 2016, requires design review of changes and additions to existing structures in those areas visible from the street as defined in city code (see schematic above). Review is provided by the Raleigh Historic Development Commission (RHDC) which issues a Certificate of Appropriateness (COA) for approved changes. A COA is not needed to change paint colors. (It is required in the Oakwood, Boylan Heights and other *local* historic districts). The G-B HOD-S area has the same boundaries as the Glenwood-Brooklyn National Register Historic District that was nominated in 2001. A Q&A about the HOD-S and an updated 2001 neighborhood history & property inventory are available at RHDC.org.

Glenwood-Brooklyn Historic District

An early twentieth-century streetcar suburb... . Developed 1907-1951

Glenwood-Brooklyn occupies the blocks along both sides of the segment of Glenwood Avenue between Peace Street and Wade Avenue. The neighborhood marked the beginning of the suburbanization of land north of Raleigh's city limits, which ended at Johnson Street from 1857 to 1907. Cameron Park and Boylan Heights developed around the same time as Glenwood-Brooklyn, each aimed at a different set of customers. The dominant architectural styles in the neighborhood include Queen Anne, Colonial Revival, Craftsman, and transitional styles that incorporated elements of Colonial Revival with Queen Anne or Craftsman.

History

The Glenwood Land Company incorporated in 1905 and began offering parcels in the area for residential development. Around the same time, the local streetcar system built a new line north from downtown along Glenwood Avenue, bisecting the company's land. This was hardly a coincidence: one of the three local men behind the development company was a prominent trial lawyer connected with the Raleigh Electric Company and the Carolina Power & Light Company, owners of the streetcar system.

When the first houses went up in Glenwood and Brooklyn, the Victorian-era Queen Anne style remained the most popular for residential architecture. The Queen Anne style merged with the Colonial Revival, producing houses that were more symmetrical with classical detailing like fluted columns rather than turned porch posts. Around 1910, the nationally popular Craftsman style brought a proliferation of bungalows, a house type typically dressed in the Craftsman style in middle-class developments. Not all Craftsman houses in the neighborhood are bungalows.

Historic Glenwood-Brooklyn Neighborhood Association (HGBNA)



The HGBNA is an organization dedicated to the preservation, promotion and vibrancy of Raleigh's first planned neighborhood. The group represents the neighborhood in working with the City of Raleigh on issues of public safety, development and quality of life.

More info at glenwoodbrooklyn.org/hgbna/.

Approximate Dimensions

