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# ZEBULON

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NORTH CAROLINA

**TOWN OF ZEBULON  
JOINT PUBLIC HEARING AGENDA  
BOARD OF COMMISSIONERS, PLANNING BOARD,  
AND WAKE COUNTY HISTORIC PRESERVATION COMMISSION  
January 10, 2022  
6:30 pm  
East Wake Academy 821 Charter School Way**

Comments will be read into the record at the meeting. Please get all comments of 400 words or less to the Deputy Town Clerk – Stacie Paratore (sparatore@townofzebulon.org) by 12:00 PM on the day of the meeting. Those who are unable to attend in person may participate online at <https://publicinput.com/J8613>

**I. CALL TO ORDER**

**II. APPROVAL OF THE AGENDA**


**III. PUBLIC HEARING**

- A. Zebulon National Historic District:** A request from Preservation Zebulon Inc. to the State Historic Preservation Office and the National Park Service to establish a National Register Historic District in Zebulon.
- a. **Background of Process** – Joe Moore, PE, Town Manager
  - b. **History / Development Patterns of Zebulon** – Michael Clark, CZO, AICP Planning Director
  - c. **Presentation of Request** – Preservation Zebulon Inc.
  - d. **Nomination Process / Tax Credits** – State Historic Preservation Office
  - e. **Next Steps** – Eric Vernon – Town Attorney

**IV. ADJOURNMENT**

The Zebulon Planning Board will convene following the Joint Public Hearing for deliberation and possible recommendation.

**Topic: Zebulon National Historic District**

Speaker: Michael J. Clark, AICP, CZO, Planning Director  
From: Michael J. Clark, AICP, CZO, Planning Director  
Prepared by: Michael J. Clark, AICP, CZO, Planning Director  
Approved by:  Joseph M. Moore II, PE, Town Manager

**Executive Summary:**

The Board of Commissioners will review the Zebulon National Historic District application prepared by Preservation Zebulon, Inc. and consider forwarding a comment on the application to the National Register Advisory Committee.

**Background:**

Significant advancement towards preservation of historic buildings was realized with passage of the National Historic Preservation Act of 1966. The Act prevented the use of federal dollars for urban renewal efforts that resulted in negative impacts or demolition of historic buildings and neighborhoods. This Act was the first such regulation and created State Historic Preservation Offices, the National Register of Historic Places, and the Section 106 review process as it pertained to the use of federal funds in historic districts.

In February of 2019, staff from the State Historic Preservation Office presented an outline of activities and processes to the Board of Commissioners at their annual retreat. They explained different types of historic categories and the differences between district designations, such as local districts, county landmarks, national landmarks, and national districts. The presentation also included an outline of how to create a National Historic District and the submittal to the State Historic Preservation Office's National Register Advisory Committee (NRAC). It noted the following:

*Prior to NRAC, the nomination will be sent to (1) the local elected official and (2) Wake County Historic Preservation Commission. These entities have up to 60 days to offer an opinion on whether the district as nominated meets the criteria for listing.*

The Board of Commissioners was also informed Preservation Zebulon, Inc., a 501(c)(3) had independently hired a consultant and was preparing a request to establish a National Register Historic District in Zebulon. The submitted final application is attached.

A nomination was prepared and presented to the State Historic Preservation Office in February 2021 to recommend the creation of a National Register Historic District within the Town of Zebulon. The process, size, and scope of this petition was opposed by the Town of Zebulon and the National Register Advisory Committee voted to table the proposed nomination until their next meeting in June 2021.

In the interim, the Town held a public meeting to seek information from Preservation Zebulon and the State Historic Preservation Office, as well as offer an opportunity for public comment from residents on April 6, 2021. Based on concerns forwarded by the

Zebulon Planning Board, Wake County Historic Preservation, and citizens, the Board of Commissioners passed a resolution opposing the nomination as currently drafted and encouraged the National Register Advisory Committee to request reconsideration of the boundaries and to include the Town of Zebulon and Wake County Historic Preservation Office in the review process.

On June 10, 2021, the National Register Advisory Committee unanimously recommended approval of the proposed nomination. The proposed nomination was forwarded to the Keeper of the National Parks Service for review, on July 7, 2021. The Town submitted a formal appeal letter on August 18, 2021, noting structural and procedural issues associated with the nomination.

On September 17, 2021, the Town was informed by the Keeper of the National Register of Historic Places that the Nomination was rejected and returned to the State Historic Preservation Office. Further inquiry noted the State Historic Preservation Office failed to get formal input from the Certified Local Government, which is the Town of Zebulon.

Staff and Mayor Matheny met with both the State Historic Preservation Office and members of Preservation Zebulon regarding the options moving forward. Despite staff's recommendation to modify the district boundaries, staff at the State Historic Preservation Office indicated that modification was either not an option or would incur delays. Preservation Zebulon has elected to proceed with the current nomination.

**Discussion:**

The Board will consider comments, information, and documentation offered at the Public Hearing. At their meeting on January 18, 2022, the Zebulon Board of Commissioners will discuss the Zebulon Historic District nomination and offer an opinion on whether the district as nominated meets the criteria for listing as a National Register Historic District.

**Policy Analysis:**

When initiated to address community issues, and developed through robust community engagement, listing a neighborhood as a district onto the National Register can assist communities in meeting their community and economic development policy goals. Listing the neighborhood encompassing the areas surrounding the railroad corridor to the south and North Street to the north (i.e., the Town's core and origin), would meet Zebulon's community and economic development goals as adopted in the *Town of Zebulon Vision 2030 Strategic Plan*. A historic district encompassing these tighter boundaries accomplishes policy goals in all three focus areas of the Zebulon 2030 Strategic Plan. The condensed boundary achieves **Vibrant Downtown** goals by preserving a historic downtown that "serves as the heart of Zebulon". These tighter boundaries achieve **Growing Smart** goals by concentrating incentives towards the section of Town where reinvestment of significantly older buildings is problematic. Finally, downtown is an area open to, and claimed by, all. Incentivizing the preservation of Zebulon's downtown meets the **Small-Town Life** goals by "developing more locations to gather with family and neighbors, making Zebulon a safe, connected, family friendly and walkable town".

Unfortunately, the current application was not initiated to address a community need, nor was it developed through robust community engagement. As such, the application reflects an unusually large area that combines a mix-match of two distinctly different neighborhoods created at different times with different architectural styles while at the same time, excluding other neighborhoods and buildings centrally important to Zebulon's history and origin. The nomination also lists buildings that have undergone substantial modifications or are beyond restoration and repair, while excluding other prominent downtown buildings from the district entirely. Ultimately, designating such a large, and incongruous, area works against Zebulon's community and economic development policy goals. The large area dilutes the importance, and disorients the boundaries, of a downtown literally central to explaining the Town's origin and cultural character, and as such, undercuts achieving economic and community development goals within the Zebulon Strategic Plan focus area of Vibrant Downtown, Growing Smart, and Small Town Life.

A smaller, condensed district encompassing the areas surrounding the railroad corridor to the south and North Street to the north (i.e., the Town's core and origin), would meet Zebulon's community and economic development goals as adopted in the *Town of Zebulon Vision 2030 Strategic Plan*.

**Staff Recommendation:**

Staff recommends consideration of comments, information, and documentation at the January 10, 2022, Public Hearing.

**Attachments:**

1. National Historic District Application
2. June 8, 2021, Resolution 2021-10
3. August 18, 2021, Petition to the Keeper
4. September 17, 2021, Letter from the Keeper

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: Zebulon Historic District

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:  
N/A

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: Roughly bounded by North Arendell and East Gannon avenues; North Gill, East Horton, West Judd, East & West Sycamore, West Vance, North Wakefield, and North Whitley streets; Rotary Drive; and the former Raleigh and Pamlico Sound Railroad tracks

City or town: Zebulon State: NC County: Wake

Not For Publication:  Vicinity:

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

    national     statewide   x   local

Applicable National Register Criteria:

  x   A     B   x   C     D

|  |                       |
|--|-----------------------|
| <p>_____<br/>Signature of certifying official/Title:</p> <p><u>North Carolina Department of Natural and Cultural Resources</u><br/>State or Federal agency/bureau or Tribal Government</p> | <p>_____<br/>Date</p> |
|--|-----------------------|

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In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

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**Signature of commenting official:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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**Title:** \_\_\_\_\_ **State or Federal agency/bureau or Tribal Government**

**4. National Park Service Certification**

I hereby certify that this property is:

- \_\_\_ entered in the National Register
- \_\_\_ determined eligible for the National Register
- \_\_\_ determined not eligible for the National Register
- \_\_\_ removed from the National Register
- \_\_\_ other (explain) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

|                     |                        |            |
|---------------------|------------------------|------------|
| <u>Contributing</u> | <u>Noncontributing</u> |            |
| <u>307</u>          | <u>82</u>              | buildings  |
| <u>3</u>            | <u>0</u>               | sites      |
| <u>7</u>            | <u>8</u>               | structures |
| <u>1</u>            | <u>1</u>               | objects    |
| <u>318</u>          | <u>91</u>              | Total      |

Number of contributing resources previously listed in the National Register 2

George and Neva Barbee House, Listed 2007  
 Wakelon School, Listed 1976

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- DOMESTIC – SINGLE DWELLING
- DOMESTIC – MULTIPLE DWELLING
- DOMESTIC – SECONDARY STRUCTURE
- COMMERCE – BUSINESS
- COMMERCE – PROFESSIONAL
- COMMERCE – FINANCIAL INSTITUTION
- COMMERCE – SPECIALTY STORE
- COMMERCE – RESTAURANT
- COMMERCE – WAREHOUSE
- SOCIAL – MEETING HALL
- GOVERNMENT – CITY HALL
- GOVERNMENT – POST OFFICE
- EDUCATION – SCHOOL
- EDUCATION – LIBRARY
- RELIGION – RELIGIOUS FACILITY
- RELIGION – CHURCH-RELATED
- RESIDENCE
- RECREATION – THEATER
- RECREATION – OUTDOOR
- RECREATION
- HEALTH CARE – MEDICAL
- BUSINESS/OFFICE
- TRANSPORTATION – RAIL-RELATED

**Current Functions**

(Enter categories from instructions.)

- DOMESTIC – SINGLE DWELLING
- DOMESTIC – MULTIPLE DWELLING
- DOMESTIC – SECONDARY STRUCTURE
- COMMERCE – BUSINESS
- COMMERCE – PROFESSIONAL
- COMMERCE – FINANCIAL INSTITUTION
- COMMERCE – SPECIALTY STORE
- COMMERCE – RESTAURANT
- COMMERCE – WAREHOUSE
- SOCIAL – MEETING HALL
- GOVERNMENT – CITY HALL
- RELIGION – RELIGIOUS FACILITY
- RELIGION – CHURCH-RELATED
- RESIDENCE
- RECREATION – OUTDOOR
- RECREATION
- HEALTH CARE – MEDICAL
- BUSINESS/OFFICE
- TRANSPORTATION – RAIL-RELATED

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN – ITALIANATE  
LATE VICTORIAN – QUEEN ANNE  
LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY REVIVALS – COLONIAL REVIVAL  
LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY REVIVALS – ITALIAN RENAISSANCE  
LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY MOVEMENTS – CRAFTSMAN  
MODERN MOVEMENT – MODERNIST  
MODERN MOVEMENT – RANCH  
OTHER: 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY VERNACULAR  
OTHER: GEORGIAN REVIVAL  
OTHER: MINIMAL TRADITIONAL  
OTHER: PERIOD COTTAGE  
OTHER: VERNACULAR COMMERCIAL

### Materials: (enter categories from instructions.)

Principal exterior materials of the property:

FOUNDATION: BRICK  
CONCRETE  
WALLS: WOOD – WEATHERBOARD  
WOOD – SHINGLE  
WOOD – PLYWOOD/PARTICLE BOARD  
BRICK  
METAL – ALUMINUM  
STUCCO  
ASBESTOS  
CONCRETE  
GLASS  
SYNTHETICS – VINYL  
OTHER – PERMASTONE  
ROOF: ASPHALT  
METAL

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)



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## Summary Paragraph

The town of Zebulon is located in eastern Wake County, approximately three miles east of the intersection of Wake, Franklin, Nash, and Johnston counties. The Zebulon Historic District includes the majority of early to mid-twentieth century resources, illustrating the growth of the town as an agricultural trading and commercial center on the Raleigh and Pamlico Sound Railroad, which was completed in 1906. Streets are roughly arranged in a grid pattern that is centered on the railroad tracks, resulting in a grid that is skewed approximately twenty degrees to the northwest. Commercial and civic resources are located near the center of the district, along North Arendell Avenue and its intersection with Horton and Vance streets. The oldest residences are located in the southern portion of the historic district, near the railroad tracks, with mid-twentieth-century residential resources extending northward from the commercial district.

Contributing resources include a range of building types and styles, including residential and commercial resources dating from 1906, when the first buildings were constructed after the town's establishment, through 1971, after which new construction in the district slowed considerably. The district is bounded on all sides by later construction, vacant lots, or buildings that have been highly altered. Infill construction within the district boundary is limited to only thirteen primary resources, and changes to historic buildings are typically limited to the application of synthetic siding and/or the installation of replacement windows, doors, or storefronts. Overall, the Zebulon Historic District retains good material integrity.

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## Narrative Description

The Zebulon Historic District includes the majority of the historic resources in the town of Zebulon. The town formed after the construction of the Raleigh and Pamlico Sound Railroad in 1906. Zebulon is located in the easternmost corner of Wake County, approximately three miles from the intersection of Wake, Franklin, Nash, and Johnston counties, and approximately twenty miles east of Raleigh. Zebulon is located just south of U.S. Highways 64 and 264, which connect Raleigh to much of the eastern region of North Carolina.

The district is largely residential, though it includes commercial resources along the 100 and 200 blocks of North Arendell Avenue, as well as the 100 blocks of West Vance Street, West Horton Street, and East Horton Street. In total, there are 241 primary resources, including 238 buildings, 2 structures, and 1 site, as well as 79 outbuildings, secondary structures, objects, and sites that were constructed between 1906 and 1971 and contribute to the significance of the district. Forty-five primary buildings and forty-six outbuildings and secondary structures do not contribute to the district as they were either not present during the period of significance or have been so altered that they have lost sufficient historic integrity. There are twenty-six vacant lots in the district. About eighty-four percent of the total primary resources contribute to the historic and architectural significance of the district.

The town of Zebulon is laid out on a grid plan extending north from the Raleigh and Pamlico Sound Railroad, which extends from southwest to northeast, resulting in a grid that is skewed

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roughly twenty degrees from true north, although true directions are used in the following architectural descriptions for clarity. Vance, Horton, Sycamore, North, Glenn, Lee, Franklin, McIver, and Judd streets and Gannon Avenue run parallel to the railroad tracks. Wakefield, Church, Poplar, and Whitley streets, Arendell Avenue, and Rotary Drive extend perpendicular to the railroad tracks. Only Gill Street breaks with the gridded layout of the town, running roughly northeast to southwest between East Sycamore Street and East Gannon Avenue. The topography of the district is largely flat and while mature trees and plantings are located throughout the district, many are near the interior of the blocks and thus, do not form a distinctive tree canopy that extends across the streets. Fences are rare, largely relegated to rear and side yards. Several houses retain stone walls along the sidewalk, though these too are rare.

Lot sizes for residential resources vary greatly, due to the gradual development of the district over the course of more than sixty years. Lot depths are typically half of a city block, and the blocks are relatively consistent throughout the district. In general, early twentieth century houses in the southern section of the district, which was platted first, tend to stand on narrower lots than their mid-twentieth century counterparts in the northern section of the district, which was platted later. Additionally, many houses in the northern section of the district were built on multiple combined lots. Lot widths are more consistent with commercial parcels, which are typically either twenty-five or fifty feet wide. Despite the range of lot sizes and building ages, building setbacks are relatively consistent, especially within each block, with commercial buildings abutting the sidewalk and residential resources set back twenty-five to thirty feet in most cases.

Manmade elements in the district include the grid pattern of the street, curbs, sidewalks, driveways, and extant buildings and outbuildings. The streets are all paved with concrete curbs and gutters. Concrete sidewalks are present in the commercial core, as well as the adjacent residential streets, including North Arendell Avenue, Gannon Avenue, the 100 block of East Sycamore Street, and the 100 and 200 blocks of East Horton Street. No sidewalks, curbs, or gutters exist outside the commercial areas of Horton and Sycamore streets, or along North, Glenn, Lee, Franklin, McIver, Judd, and Gill streets. Outbuildings are generally located behind primary structures and are accessed by paved and gravel driveways on one side of the lot or, in the case of corner lots, a driveway from the side street. While driveways are common in the district, they are not prominent features.

Residences within the district vary in size and architectural style, especially in the older, southern portion of the district. They range from large, highly ornamented Queen Anne, Colonial Revival, and Craftsman style houses built in the early twentieth century, as well as one example each of the Italian Renaissance and Georgian Revival styles; to modest vernacular homes with the detailing of these popular styles; to small, one-story Period Cottages and Minimal Traditional houses; to long, low Ranch and Modernist houses constructed in the mid-twentieth century. The northern portion of the district, which was platted and developed starting in the mid-1950s, is predominantly Ranch houses falling into three subtypes: archetypal, Colonial Revival, and contemporary. There are also a smaller number of Minimal Traditional, Period Cottage, and Modernist houses. The most prominent houses are located along Gannon Avenue (NC Highway 97) which served as the main east-west thoroughfare through Zebulon before the construction of US Highways 64 and 264 north of the district.

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Commercial architecture is concentrated near the south end of the district along, primarily along North Arendell Avenue, with a few buildings on Vance, Horton, and Sycamore streets. Buildings date from the early-twentieth century and are largely vernacular, but include a single example with Italianate-style detailing. Commercial buildings are of brick construction with parapet roofs and minimal detailing.

Little development has taken place within the district since 1971, the end of the period of significance, with only thirteen buildings post-dating the period of significance.

#### District Inventory Methodology

The inventory is arranged alphabetically by street name, then ascending numerically by street number along those streets. Building names and construction dates were derived primarily from survey files, county tax records, historic maps and aerial images, and architectural analysis. Whenever possible, resources are named for their first owner/occupant or for multiple owners/occupants associated with the property over time. Houses and commercial buildings for which no definite occupants are known are listed simply as “house” or “commercial building,” respectively. Wake County tax records provide accurate construction dates for most properties. When dates given on county tax records coincide with the information provided by other sources, those dates are used. When dates of outbuildings given on county tax records align with the architectural styles of the outbuildings, those dates are used.

Properties in the inventory are coded as C (contributing) or NC (non-contributing due to age or alterations) based on their date of construction and level of historic integrity. Vacant lots (VL) are also noted to identify their frequency and location. Many “vacant” parcels are owned by adjacent property owners and are marked as such on the district map. All contributing resources were constructed during the period of significance, 1906 to 1971, and retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to contribute to the historic character of the district.

Common changes within the Zebulon Historic District include the installation of vinyl, aluminum, or other synthetic siding, the replacement of windows and doors, and the replacement of storefronts. Additions are common but are rarely substantial in size and are most often relegated to a side or rear elevation. These changes alone or in combination do not typically render a property non-contributing. A building is contributing if it retains its original form, fenestration, and character-defining architectural features. For example, the 1917 Harper-Bunn House at 300 East Horton Street has vinyl siding, but retains its original form, windows and doors, and decorative brackets in the eaves, and therefore contributes to the district. However, the 1954 James and Eunice Wall House at 607 North Arendell Avenue has been altered with the enclosure of the front porch, addition of aluminum siding, shortening and replacing of windows, and construction of an addition. These changes have rendered the building non-contributing.

The alteration of commercial storefronts is common in the Zebulon Historic District and illustrates the changing use of the buildings over time. The replacement of original storefronts is

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typical, with many replaced during the period of significance. Thus, if a building retains its historic roofline, massing, materials, and, for multi-story buildings, upper-level architectural detailing and fenestration, it contributes to the district's significance and is considered a contributing resource. The 1907 Zebulon Drug Company at 123 North Arendell Avenue features a 1970s pent roof that obscures the original transom, however, the building retains a mid-twentieth-century storefront, decorative brickwork at the second-floor level, a distinctive parapet, and original window and door openings, and thus remains contributing to the district. However, the c.1914 Perry Building at 106 West Horton Street has been altered with a replacement storefront, the application of stucco over the original fenestration, and the addition of a cupola. These changes to the historic materials and detailing render the building non-contributing.

In the inventory, unless otherwise noted, the structures in the district have asphalt-shingled roofs and brick foundations. Survey data for outbuildings was limited, and therefore was included as available. Outbuildings are one-story, unless otherwise noted, and prefabricated sheds were considered to be temporary and thus were not included as counted resources within the inventory.

### **Raleigh and Pamlico Sound Railroad Right-of-Way – 1906      Contributing Structure**

The railroad right-of-way, located at the southernmost end of the historic district, retains original railroad tracks on a gravel and grass median. The railroad tracks run parallel with Vance Street, and the crossing remains at South Arendell Avenue.

### **North Arendell Avenue**

#### **100 North Arendell Avenue Bank of Zebulon – c.1907**

#### **Non-Contributing Building**

Located at the northeast corner of North Arendell Avenue and East Vance Street, this two-story, brick commercial building was altered in the mid-1970s with the infilling of the storefront and the addition of brick veneer on the façade, which was painted in 2020. The only opening on the façade is the main entrance, which contains an aluminum-framed glass door with sidelights and transom, and which faces North Arendell Avenue. The second floor of the façade has decorative concrete and brickwork that appears in a c.1940 photo of the downtown streetscape. A second entrance, also an aluminum-framed glass door, faces East Vance Street. Metal sheathing was applied to the upper section of this elevation and at the secondary entrance. A one-story, stucco addition was constructed at the rear of the building in the 1960s and has five single-pane, fixed windows. The building housed the Bank of Zebulon, which opened in 1907. It merged with Citizens Bank in 1925 to become the Zebulon Banking and Trust Company, which closed in 1930. The Peoples Bank and Trust Company moved into the building in 1935, and according to deed records, remained until 1976 when the town of Zebulon acquired the building for use as

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Town Hall.<sup>1</sup> The town retained control of the building until 2014. The bank vault still remains inside. This building is non-contributing due to multiple alterations to the historic form and materials.

### **101 North Arendell Avenue – VACANT LOT (parking lot)**

This parking lot at the northwest corner of North Arendell Avenue and West Vance Street is comprised of two small parcels that function as a single lot. A service station was located on this site until sometime between 1971 and 1981.

### **102-104 North Arendell Avenue Commercial Building – c.1920**

#### **Non-Contributing Building**

This two-story, brick commercial building contains two storefronts and houses addresses 102 and 104 North Arendell Avenue. 102 North Arendell Avenue was recently renovated and its original inset entry and wood-framed glass door has been replaced with an aluminum framed glass entrance with sidelights and transom. The entrance is no longer recessed, and the original bulkhead has been removed. The second-floor was one bay containing a pair of double-hung windows, and the window opening has been greatly enlarged and now contains one large fixed window. 104 North Arendell has a nine-light-over-two-panel wood entrance door and a wood-framed display window on a later permastone veneer bulkhead sheltered by a metal awning. Photos from the 1991 survey show the second-floor windows are four-over-four wood windows, which now have a metal panel covering the upper two lights on each window with a one-over-one storm window covering the remaining six lights below. Both sets of second floor windows have cast-stone sills and soldier-course lintels, and there is a soldier-course cornice and cast-stone coping. Tax records give this building a construction date of 1920, and it appears on the 1923 Sanborn map. Deed records show H.H. Weathers owned the property at that time. The 1944 Sanborn map shows offices at 102 North Arendell Avenue and a restaurant at 104 North Arendell Avenue. This building is non-contributing due to multiple alterations to the historic form and materials.

### **103 North Arendell Avenue Kannon's Café – c.1937**

#### **Contributing Building**

This one-story, brick commercial building has a plate-glass storefront with a replacement metal-framed glass door and matching replacement windows on Roman brick veneer bulkheads. The storefront is sheltered by an awning with an inset sign panel above, and the corbelled cornice has been covered with metal since the 1991 survey. The south elevation faces a town-owned parking lot and has no window or door openings. An addition was constructed on the rear (west) elevation in the 1960s. Tax records indicate the building was built in 1937 on the site of the former Citizens Bank of Zebulon, and deed records show the property was owned by M.C. Medlin at that time. The 1944 Sanborn map shows a restaurant at this location, Kannon's Café. The restaurant was established by Eunice Kannon in 1924 and operated by Barker Kannon starting in 1926. It moved to this location in 1942. The café was next operated by Eunice

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<sup>1</sup> Edythe M. Tippet, *History of Zebulon and Vicinity* (self-published, 1971), Olivia Raney Library, Raleigh, North Carolina, 66, 70-71; "Peoples Bank and Trust Company," *Remembering 75 Years in Zebulon*, Supplement to the *Zebulon Record*, July 1, 1982, Olivia Raney Library, Raleigh, North Carolina, 6.

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Kannon's daughters, Lillian Kannon, Pauline Kannon Tant, and Alma Lee Kannon Farah, who owned the building until 2003.<sup>2</sup>

### **105 North Arendell Avenue – VACANT**

A building on this site was demolished between 1988 and 1999, and the site is now a green space.

### **107-111 North Arendell Avenue**

#### **Antone's Department Store – c.1915**

#### **Contributing Building**

This two-story, brick commercial building has a wide storefront, and there are four bays at the second-floor level. The mid-twentieth-century storefront features aluminum-framed display windows on low brick bulkheads flanking an aluminum-framed glass door with a transom. A second aluminum-framed glass door with transom is located south of the storefront and leads to the second floor. Painted on the brick above the store awning are faded letters spelling out, "Antone's Dept. Store." A cast-stone belt course on top of a brick rowlock separates the first and second floors. The second floor has four vinyl replacement windows with cast-stone lintels. Above the windows, there is decorative soldier-course brick below a bracketed cornice and cast stone at the roofline. The south elevation once was attached to a building that has been demolished. The north elevation fronts an alley and features arched windows, some of which appear to be boarded, with hardware for shutters, although no shutters remain. There is a one-story concrete block addition to the rear. Tax records show a 1915 construction date, and deed records show it was purchased that year by J.T. Robertson, R.B. Nichols, and W.L. Wiggs, under the firm name Robertson, Nichols, & Wiggs. The following year, Wiggs sold his portion of the property and the business, and the business continued as Robertson & Nichols. The 1923 Sanborn map describes this building as a hay and feed store. A.D. Antone started a department store business in 1918 and moved to this location around 1930. He and his son also operated Antone's Appliance Store in the rear of this building beginning in 1936, although he did not purchase the building from Robertson's heirs until 1939. In 1949, he sold the business to J.H. Robinson, who continued to operate the department store, while the building remained under the ownership of his heirs.<sup>3</sup> From 1952 until 1961, Lowery Insurance Agency was located on the second floor.<sup>4</sup>

### **108 North Arendell Avenue**

#### **J.G. Pearce General Store – c.1920**

#### **Contributing Building**

This two-story, brick commercial building has a replacement aluminum-framed, plate-glass storefront with a transom covered by wood paneling and a fabric awning. The second floor has a set of paired, one-over-one wood windows with a cast-stone sill and soldier-course lintel. An entrance to the second floor is located south of the storefront and features an arched opening with decorative brickwork, an aluminum-framed glass door, and covered half-round transom. The second floor has a Craftsman-style twelve-light-over-four-pane wood window with a cast-stone sill and soldier-course lintel. The roofline is a low parapet matching the bays below and has a

<sup>2</sup> "Kannon's Café," *Remembering 75 Years in Zebulon*, 9.

<sup>3</sup> "Antone's," *Remembering 75 Years in Zebulon*, 20.

<sup>4</sup> "Aaron C. Lowery Insurance Agency, Inc.," *Remembering 75 Years in Zebulon*, 7; Jerry L. Cross, *Railroad Born, Citizen Bred: A Century of Life in Zebulon* (Little River Historical Society, 2006), 35.

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rowlock cornice. Tax records give this building a 1920 construction date, and deed records show it was purchased in 1910 by J.G. Pearce, who opened his second general store at this location.<sup>5</sup>

**110 North Arendell Avenue**

**Commercial Building – c.1910, 1978**

**Contributing Building**

Although the storefront has been infilled in this two-story, brick commercial building, the second floor is one of the most decorative in Zebulon. The original storefront was replaced in the 1970s with a brick veneer containing a single entrance and a one-over-one wood window sheltered by a shingled pent roof. A cast-stone belt course separates the first and second floors, and the second floor features three one-over-one wood windows with single-light transoms and decorative blond brick lintels. The cornice is ornamented with three blond brick vents between cast-stone flat arches and lintels, a narrow cast-stone sign panel within a blond brick border, and decorative blond brick rowlocks at the roofline. Projecting brick pilasters flank the second-floor level and are decorated at the parapet with diamond-shaped cast-stone panels. Tax records show a 1910 construction date. Deed records show the property was owned by H.W. Jackson, a Raleigh banker, at that time, who sold it to B.R. Jolly, a Raleigh jeweler, in 1913. The 1923 Sanborn map describes this building as the post office, which was its third location in Zebulon. In 1978, the *Zebulon Record* newspaper offices moved to this location and renovated the building to its current appearance.<sup>6</sup>

**113 North Arendell Avenue**

**R.J. Whitley Store – c.1917**

**Contributing Building**

This two-story, brick commercial building has a wide storefront sheltered by a fabric awning and large window openings at the second-floor level. The storefront features an aluminum-framed door with transom flanked by plate-glass display windows on low bulkheads that have been covered with paneling. The second floor features two large window openings containing plexiglass held in place with wood strips simulating muntins, and there is a bracketed metal cornice below a shallow metal awning at the cornice. The south elevation faces a pedestrian alley and has one-over-one windows set in arched openings and arranged in pairs. Tax records give this building a 1917 construction date, and it appears on the 1923 Sanborn map. Deed records show it was a store owned by R.J. Whitley during this time, possibly related to his lumber business.<sup>7</sup>

**114 North Arendell Avenue**

**Commercial Building – c.1910**

**Non-Contributing Building**

This one-story commercial building has a mid-twentieth-century replacement storefront and metal-covered façade. The storefront features an aluminum-framed door with transom and plate-glass windows on a low brick bulkhead. Since the 1991 survey, a flat, metal awning has been removed. The building attached to the north elevation was demolished by the town in 2014,

<sup>5</sup> K. Todd Johnson and Elizabeth Reid Murray, *Wake: Capital County of North Carolina, Volume II: Reconstruction to 1920* (Wake County, NC: Wake County Commissioners, 2008), 652.

<sup>6</sup> David Roberson, "Local Post Offices Saw Many Moves," *Remembering 75 Years in Zebulon*, 10; Roberson, "Town has Newspaper in Early Days," *Remembering 75 Years in Zebulon*, 25, 27; Personal Interview with Andy Gay (current building owner) by MaryBeth Carpenter (Preservation Zebulon Executive Director), Zebulon, NC, June 2019.

<sup>7</sup> Johnson and Murray, *Wake, Volume II*, 653.

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revealing a five-to-one brick bond. Tax records give this building a 1910 construction date, and it appears on the 1923 Sanborn map. Deed records show it was owned by Dr. Z.M. Caviness at that time. The building first housed a hardware store, which went out of business by the 1930s, and in 1936 it was converted to a movie theater.<sup>8</sup> This building is non-contributing due to multiple alterations to the historic form and materials.

**115 North Arendell Avenue**  
**Cone General Store – c.1908**

**Non-Contributing Building**

The mid-twentieth-century storefront of this one-story, brick commercial building has been altered since the 1991 survey. The storefront now features a centered, aluminum-framed glass door with transom flanked by plate-glass display windows. The display windows have been replaced since the 1991 survey, and a second entrance has been removed. The mid-twentieth-century flat, metal awning has also been removed and replaced with a fabric awning. Colonial-revival-style, square, fluted pilasters have been applied over the brick to flank the storefront, and above the storefront, vinyl cladding covers the original brick façade and narrow sign panel, both also added since the 1991 survey. Tax records give the building a 1917 construction date, however deed records show a store existed on the site by 1908. The building was purchased that year by W.G. Cone, who operated a general store and installed Zebulon's first gas storage tank for automobile owners.<sup>9</sup> The 1923 Sanborn map describes the rear of this building as feed storage, and the 1944 Sanborn map describes the building as a dry cleaner. This building is non-contributing due to multiple alterations to the historic form and materials.

**116 North Arendell Avenue – VACANT**

A one-story, brick commercial building at this location was demolished in 2014.

**117 North Arendell Avenue**  
**Debnam's Hardware – c.1910**

**Contributing Building**

This one-story brick building has been incorporated into a single business with the building to the north, 123 North Arendell Avenue. The c.1954 storefront has a centered, inset entrance with an aluminum-framed glass door flanked by wide, plate-glass display windows on low brick bulkheads. This serves as the main entrance for both 117 and 123 North Arendell Avenue. The entrance is sheltered by a shingled pent roof that also extends across 123 North Arendell Avenue. Tax records give the building a 1910 construction date, and deed records show it was owned by H.K. Strickland at that time. It appears on the 1923 Sanborn map and changed hands several times during the Depression. M.T. Debnam purchased the existing store in 1936 to house Debnam's Hardware, which began on West Horton Street in 1918 as a blacksmith, hardware, and woodworking shop. Wilbur and James Debnam took over their father's business and remodeled the store in 1954, then expanded into the corner building at 123 North Arendell Avenue in 1972.<sup>10</sup>

**120-122 North Arendell Avenue**  
**Caviness Building – c.1906**

**Contributing Building**

<sup>8</sup> Roberson, "Foster D. Finch: Memories of Early Business," *Remembering 75 Years in Zebulon*, 22-24.

<sup>9</sup> Tippet, *History of Zebulon*, 65.

<sup>10</sup> "Debnam Hardware, Inc.," *Remembering 75 Years in Zebulon*, 4.



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This two-story commercial building is one of the most distinctively ornamented in Zebulon. The building contains two storefronts, 120 North Arendell Avenue and 122 North Arendell Avenue. The storefront at 120 North Arendell Avenue retains an original inset entrance containing a single-light, wood double-leaf door and tiled entryway. The door is flanked by mid-twentieth-century aluminum-framed display windows on tall, Roman brick bulkheads. The original prism-glass transom remains in place over the storefront, although obscured by a large fabric awning. The second-floor windows above this storefront are fixed, thirty-light vinyl replacement windows. The south elevation has two small windows at the east end of the first floor and is four bays wide at the second-floor level with one-over-one replacement windows. All the windows on this elevation are set in arched openings with rowlock brick lintels and cast-stone sills. The storefront at 122 North Arendell Avenue dates to the mid-twentieth century and features an inset entrance containing an aluminum-framed door with transom flanked by plate-glass display windows on low Roman brick bulkheads. The second-floor windows above this storefront are covered with vinyl cladding. The façade detailing includes a decorative geometric pattern of white terra cotta panels and brick rowlocks between the first and second floors, and a cast-stone belt course serves as the window sills. The geometric patterns of terra cotta panels and brick rowlocks and soldier courses continue between and above the windows, and there is a brick rowlock and cast-stone cornice and metal coping. A small, one-story addition at the rear (east) elevation contains a boarded entrance flanked by boarded windows with rowlock brick lintels and cast-stone sills on the south elevation facing the alley. Tax records give this building a 1920 construction date, and it appears on the 1923 Sanborn map; however, the land was acquired by Dr. Z.M. Caviness in 1906, so the building is likely earlier. Dr. Caviness was appointed the Wake County Physician in 1917 and began programs to give annual examinations to schoolchildren, focusing on ear, nose, and throat assessments, and to regulate and certify midwives practicing in Wake County. It is unclear what was originally located on the first floor of the building, but the second floor housed Dr. Caviness's offices. The second floor also housed Town Hall from 1909 until about 1920. By the 1960s, the building contained Frank Kannon's Department Store and the Wakefield Florist.<sup>11</sup>

### **123 North Arendell Avenue**

#### **Zebulon Drug Company – 1907**

#### **Contributing Building**

Located at the southwest corner of North Arendell Avenue and West Horton Street, this building shares a single business with the building to the south, 117 North Arendell Avenue. The two-story, brick building has aluminum-framed display windows with original brick pillars every fourth window. A corner entrance facing the intersection features aluminum-framed, double glass doors with transoms; however, it is no longer in use. A shingled pent roof wraps both the North Arendell Avenue and West Horton Street elevations, covering a decorative prism-glass transom. The southern half of the roof was added in the 1970s, with the northern half added since the 1991 survey to match the adjacent building at 117 North Arendell Avenue. A rowlock brick belt course separates the first and second floors. Windows on the Arendell Avenue elevation are arranged in two sets of paired, one-over-one wood sash windows set in slightly recessed, corbelled brick panels with rowlock sills and surrounds. There is decorative brickwork in the

<sup>11</sup> Tippett, *History of Zebulon*, 58, 69; Roberson, "Hopkins a Big Part of Town History," *Remembering 75 Years in Zebulon*, 5; Roberson, "Many Buildings House Offices," *Remembering 75 Years in Zebulon*, 11; Johnson and Murray, *Wake, Volume II*, 481, 498.

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parapet and at the cornice. The first-floor level of the north elevation, facing West Horton Street, has two metal entrance doors at the west end and no windows. This elevation is eight bays wide at the second-floor level, having a combination of single and paired one-over-one wood sash windows. Tax records give this building a 1920 construction date; however, it was built in 1907 to house the Zebulon Drug Company on the first floor and a physician's office for Dr. Z.M. Caviness on the second floor.<sup>12</sup> Deed records show the property was purchased by E.C. Daniel, J.A. Strickland, and G.S. Barbee, representing the Zebulon Drug Company, in 1914, who then transferred it to E.C. Daniel and Z.M. Caviness in 1919. The Vakoo Theater opened in the southern storefront in the 1920s.<sup>13</sup> This building appears on the 1923 Sanborn map, where two storefronts are described as a movie theater and a pharmacy. Zebulon Drug Company was operated by Caviness and Daniel until Caviness filed for bankruptcy in 1931. In 1937, E.C. Daniel dissolved the remainder of the company; however, he reacquired the building the following year, and the pharmacy continued to operate until moving to a new location in the 300 block of North Arendell Avenue in 1972.<sup>14</sup> Dr. Ben Thomas operated his physician's practice on the second floor for a short time starting in 1946.<sup>15</sup> The Debnam family purchased the building in 1971, and it was incorporated into Debnam's Hardware, which expanded from 117 North Arendell Avenue, in 1972.<sup>16</sup>

#### **124-126 North Arendell Avenue**

**Bunn Electric & Furniture Co. – 1906, 1946, c.1949**

**Contributing Building**

Originally two separate buildings, 124 and 126 North Arendell Avenue were combined for a single use around 1949. Originally built in 1906, 126 North Arendell Avenue is a one-story brick building that was altered when the buildings were combined. Brick veneer was applied to the façade, and the storefront was replaced with aluminum-framed plate-glass windows with no entrance. This portion of the building appears on the 1923 Sanborn map. Deed records show it was owned by John H. Bunn, who opened Zebulon's first general store in 1906. In 1927, Bunn added radios and appliances to his stock, which became a separate business operated by his son, William C. Bunn, starting in 1936. In 1946, the appliance branch moved to the newly constructed 124 North Arendell Avenue as Bunn Electric Co. The wide storefront of this one-story, brick commercial building features a centered, inset entrance with a single-light wood door flanked by aluminum-framed display windows on low brick bulkheads. An awning obscures the original transom, which has been covered. The cornice lacks ornamentation and there is metal coping. In 1962, the store expanded to include furniture sales and became Bunn Electric & Furniture Co.<sup>17</sup>

#### **128 North Arendell Avenue**

**W.B. Bunn and Company – 1954**

**Contributing Building**

<sup>12</sup> Tippet, *History of Zebulon*, 65-66, 74; "Zebulon Drug Co.," *Remembering 75 Years in Zebulon*, 34.

<sup>13</sup> Roberson, "Foster D. Finch: Memories of Early Business," *Remembering 75 Years in Zebulon*, 22-24; Cross, *Railroad Born*, 24.

<sup>14</sup> "Debnam Hardware, Inc.," *Remembering 75 Years in Zebulon*, 4.

<sup>15</sup> Cross, *Railroad Born*, 9.

<sup>16</sup> "Debnam Hardware, Inc.," *Remembering 75 Years in Zebulon*, 4.

<sup>17</sup> "Bunn Electric & Furniture Co.," *Remembering 75 Years in Zebulon*, 40.

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This brick, one-story commercial building has minimal ornamentation common to Modernist-style commercial buildings of the 1950s. The storefront features an inset entrance with aluminum-framed, horizontal-paned glass doors with a single-light transom that were installed after the 1991 survey and before 2001. The south door swings outward to allow entrance, and the north door swings inward to allow exit. In the 1970s, the windows were shortened to the current fixed windows placed high on the façade. Above the storefront, the brick is five-to-one bond without ornamentation, and there is metal coping at the roofline. Tax records give this building a 1954 construction date, and deed records show W. Bernice Bunn, Jr., who operated a grocery store, purchased it that year.<sup>18</sup> In 1969, Robert Jenkins purchased the building and opened the Jenkins Red & White Supermarket, which closed in 2001.<sup>19</sup> A rebranded Red & White logo sign remains suspended above the storefront.

### **130 North Arendell Avenue**

#### **Whitley Building/Citizens Drug Company – c.1909**

#### **Contributing Building**

Located at the southeast corner of North Arendell Avenue and East Horton Street, this two-story, brick building is one of the finest and best-preserved commercial buildings in downtown Zebulon and the only building with Italianate-style detailing. It retains the original storefront, featuring an inset entrance with a double-leaf, single-light wood door that replaced earlier doors sometime after 1939. The entrance is flanked by plate-glass display windows on tile bulkheads. The transom above the storefront replaced an earlier transom sometime after 1939 and contains elaborate, wood-framed panels of stained leaded glass. The second floor is four bays wide on the façade and six bays wide on the north elevation, and has wood windows set in segmental arch surrounds and topped with heavy keystone lintels on the façade. The windows replaced earlier two-over-one windows sometime after 1939. The façade is flanked by projecting brick pilasters that narrow at the second floor and are topped with corbelled capitals matching the three-part parapet, which features decorative brickwork, corbelling, and a centered sign panel. The north elevation, on East Horton Street, has additional first floor windows and doors with stained leaded glass set in segmental arch openings. Tax records give this building a 1915 construction date; however, deed records show J.M. Whitley purchased the property from the Zebulon Company in 1906, and a two-story brick building was constructed here by 1909. It was purchased that year by R.J. Whitley and housed the Citizens Drug Company. The building appears on the 1923 Sanborn map described as a drug store. By the 1930s, the building was Runt's Pool Room. Sanborn maps and deed records show a telephone exchange was located on the second floor from 1911 until at least 1944.<sup>20</sup>

### **200 North Arendell Avenue and 101-105 East Horton St.**

#### **Commercial Building – c.1950**

#### **Contributing Building**

Located at the northeast corner of North Arendell Avenue and East Horton Street, this one-story, brick commercial building has a wide storefront facing North Arendell Avenue. The entrance is

<sup>18</sup> Tippet, *History of Zebulon*, 65.

<sup>19</sup> Personal Interview with Robert Jenkins (former building owner) by MaryBeth Carpenter (Preservation Zebulon Executive Director), Zebulon, NC, June 28, 2019.

<sup>20</sup> Wake County Register of Deeds, "J.M. Whitley to Southern Bell Telephone and Tel. Co.," Deed Book 367, Page 92, August 28, 1920; Wake County Register of Deeds, "J.M. Whitley to Southern Bell Telephone and Tel. Company, Inc.," Deed Book 697, Page 557, April 23, 1935.

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centered on the façade and has a single door with single-light sidelights and transom flanked by aluminum-framed display windows. The façade is sheltered by a flat awning, and there is a soldier-course cornice and metal coping. The south elevation, facing East Horton Street, has two display windows with a brick sill and a recessed entry with double doors, a glass block window east (right) of the entrance, and an integrated planter beneath the glass blocks. Three additional entrances are located on the south elevation on East Horton Street. The entrance at 101 East Horton Street has a metal-framed glass door with a narrow transom flanked by fixed, single-pane, metal-framed windows, all with soldier-course brick lintels. The entrance at 103-105 East Horton Street has two metal-framed glass doors with narrow transoms and two tall, recessed, single-pane, metal-framed windows, all with soldier-course brick lintels. The building does not appear on the 1944 Sanborn map, and tax records show a 1950 construction date. Deed records show that Thomas E. Hales purchased the property that year.

### **201-203 North Arendell Avenue**

#### **Gill's Store – c.1911**

#### **Contributing Building**

Located at the northwest corner of North Arendell Avenue and West Horton Street, this two-story, brick commercial building has a partially altered storefront and is four bays wide at the second-floor level. The storefront had a deeper recessed entrance that has been altered to be nearly flush with the rest of the storefront. It features aluminum-framed glass double doors with transoms flanked by display windows. Corrugated metal panels cover the original two-light transoms over the entrance and both display windows. At the north end of the façade, a second entrance, which has been widened, provides access to the second floor. The second-floor windows are set in arched openings with cast-stone sills and decorative brick lintels, and most have been covered with sheet metal. The cornice features decorative brickwork and corbelling. The south elevation, on West Horton Street, has a display window with a concrete sill, an aluminum-framed glass entrance, and two bricked-in window openings whose concrete sills remain in place. At the rear of the south elevation, an original entrance containing a six-paneled, double-leaf wood door with a three-light transom in an arched surround with a decorative brick lintel remains. This elevation is eight bays wide at the second-floor level, and the windows match those on the façade, having arched openings, cast-stone sills, brick lintels, and sheet metal coverings. Tax records give this building a 1910 construction date, and it appears on the 1923 Sanborn map as a hay and feed store. Deed records show the property was purchased by J.E. Gill in 1911, and the store building remained in the Gill family until 1932 when it was foreclosed.

### **202 North Arendell Avenue**

#### **Commercial Building – c.1950**

#### **Contributing Building**

This one-story, brick commercial building has aluminum-framed display windows on a low brick bulkhead and an aluminum-framed double door with single-light transom. Above the storefront, there are two recessed sign panels and metal coping at the roofline. The building does not appear on the 1944 Sanborn map, and tax records show a 1950 construction date. Deed records show the property was purchased by L.H. Dickens, Jr., the previous year.

### **204 North Arendell Avenue**

#### **Theo. Davis & Sons – c.1950**

#### **Contributing Building**

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This one-story, brick commercial building has stone veneer and a brick planter between two aluminum-framed glass doors with single-light transoms. The façade lacks ornamentation but has metal coping at the roofline. Stucco covers the north elevation. The building does not appear on the 1944 Sanborn map, and tax records show a 1950 construction date. Deed records show the property was purchased by L.H. Dickens, Jr., the previous year.

**207 North Arendell Avenue**

**Temple's Market – c.1915**

**Contributing Building**

The storefront of this one-story, brick commercial building has been reconstructed since the 1991 survey and now features display windows on brick bulkheads partially covered with vertical wood panels and a single aluminum-framed glass door. A fabric awning obscures the transom, which was covered with corrugated metal likely in the 1960s. Above the storefront, the façade retains decorative brickwork, corbelling, and an inset sign panel. Tax records give this building a 1915 construction date, and it appears on the 1923 Sanborn map. L.R. Temple opened a grocery store across the street from this building in 1913, which was demolished 1918. Temple relocated the store to this building that year, and the market operated at this location until 1978.<sup>21</sup>

**208 North Arendell Avenue**

**Central Carolina Bank and Trust – 1971**

**Contributing Building**

This one-story building with distinctive Modernist detailing has blond brick veneer, a flat roof, and widely overhanging eaves. The main entrance faces south toward a small parking lot and has mirrored glass doors. The west elevation has three pairs of mirrored fixed windows with stone sills and lintels. Concrete steps landscaped with planters and a low brick wall lead to the building from North Arendell Avenue. A drive-through canopy is attached to the rear (east) elevation of the building, and the north elevation has a single mirrored fixed window and a security door. The building appears on a 1971 USDA aerial image. It opened as Central Carolina Bank in May 1973 and later served as Sun Trust Bank.<sup>22</sup>

**209 North Arendell Avenue**

**Pope's Variety Store – c.1964**

**Non-Contributing Building**

This one-story commercial building was altered with a reconstructed storefront in 2020. The glass doors, transoms, and display windows in the left (south) storefront have been removed and a deeper, wider recessed entry constructed, containing a pair of five-light doors flanked by twenty-light garage doors. The recessed entry on the right (north) end of the storefront remains the same width and depth, but the glass display windows, door, transom, and sidelights have all been removed. The entry is now brick-veneer and contains a pair of metal doors and a single metal door. Right (north) of this entrance, the display window opening has been partially enclosed with brick and new single-light fixed window installed. Between the two entrances, the display window openings have also been partially enclosed with brick and a set of three fixed windows have been installed. Above the storefront, the façade lacks ornamentation, except cast stone at the roofline, and the building was painted during the 2020 renovations. Tax records give this building a 1964 construction date, and deed records show the building was owned by John W. Pope of Pope's Inc. at that time.

<sup>21</sup> Cross, *Railroad Born*, 19.

<sup>22</sup> "Central Carolina Bank," *Remembering 75 Years in Zebulon*, 39.

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### **214 North Arendell Avenue**

#### **First Federal Savings and Loan – c.1969**

#### **Contributing Building**

Located at the northeast corner of North Arendell Avenue and East Sycamore Street, this building is an irregularly shaped, one-story, brick-veneered bank building with a flat roof and distinctive Modernist detailing. The west elevation has three tiers that step back from North Arendell Avenue. The right (south) tier is a brick wall, while the center and left (north) tiers have large, tinted fixed windows. The main entrance is located in the north elevation and has a pair of metal-framed glass doors. A cement path leads from North Arendell Avenue to the entrance. A second entrance with a single metal-framed glass door is located on the south elevation, as well as a large, tinted fixed window. A small drive-through canopy is attached to the rear (east) elevation. The building has widely overhanging eaves, and the I-beam roof supports jut out from each of the corners of the building beneath the eaves. Deed records show this property was purchased by First Federal Savings and Loan in 1966, and tax records give this building a 1969 construction date. The bank first opened for business in March 1960 at 110 North Arendell Avenue, then moved into this building on April 19, 1970.<sup>23</sup> First Federal remained at this location until 1992.

### **215 North Arendell Avenue**

#### **Commercial Building – c.1923**

#### **Non-Contributing Building**

Prior to the 1991 survey, the façade of this one-story, brick commercial building was altered when the storefront display windows were removed and replaced with wood siding, small picture windows, and a paneled wood door. Between 2016 and 2018, a stone veneer replaced the wood siding. The storefront retains brick columns and a brick soldier course above. The façade also retains three decorative panels and metal coping at the roofline. Tax records give this building a 1926 construction date; however, it appears on the 1923 Sanborn map. Deed records show the property was purchased in 1920 by S.G. Flowers, who operated Flowers Variety Store, although it is unclear if the store was located at 215 or 217 North Arendell Avenue. This property remained in the Flowers family until 1988. By the 1970s, the building housed Farmer's Department Store.<sup>24</sup> This building is non-contributing due to multiple alterations to the historic form and materials.

### **217 North Arendell Avenue**

#### **Commercial Building – 1928**

#### **Contributing Building**

This one-story, brick commercial building has a central entrance with double aluminum-framed glass doors with a single-light transom flanked by aluminum-framed display windows set on low, permastone bulkheads. Above the storefront, the façade features a decorative brick sign panel and a brick rowlock cornice. Tax records give this building a 1930 construction date, and it appears on the 1944 Sanborn map. Deed records show this property was purchased by S.G. Flowers in 1920, and he constructed a building on the site in 1928. Flowers operated Flowers Variety Store, although it is unclear if the store was located at 215 or 217 North Arendell Avenue.

### **219 North Arendell Avenue**

<sup>23</sup> "1<sup>st</sup> Federal Savings," *Remembering 75 Years in Zebulon*, 11.

<sup>24</sup> "Farmer's Department Store," *Remembering 75 Years in Zebulon*, 21.

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**Commercial Building – c.1940**

This one-story, brick commercial building lacks ornamentation as was typical of World War II-era construction. The original storefront, which presumably contained large display windows, was altered at an unknown date and currently contains two inset entrances with tall, narrow windows. The right (north) entrance includes an aluminum-framed glass door. Plywood covers the left (south) entrance door, and brick veneer and vertical wood siding has been applied to the building at the street level. Above the storefront, the façade lacks ornamentation, and there is metal coping at the roofline. Tax records give this building a 1920 construction date, but it does not appear on the 1923 Sanborn map. Deed records show a building had not yet been constructed on this site as of 1933, but it does appear on the 1944 Sanborn map. Deed records show J.D. Horton owned the property at the time of construction. This building is non-contributing due to multiple alterations to the historic form and materials.

**Non-Contributing Building**

**221 North Arendell Avenue**

**J.D. Horton Store – c.1915**

This one-story, brick commercial building was altered c.1985 with the application of brick veneer on the façade, construction of brick arched openings leading to the recessed entrance, and replacement of the door and windows.<sup>25</sup> Tax records give this building a 1920 construction date, and it appears on the 1923 Sanborn map. However, deed records show that J.D. Horton purchased this property in 1917 and was already operating a store on the site at that time. This building is non-contributing due to multiple alterations to the historic form and materials.

**Non-Contributing Building**

**225 North Arendell Avenue**

**Commercial Building – c.1956**

This one-story commercial building has been altered with the application of stone veneer applied to the storefront and stucco over the remainder of the original masonry. The windows have been replaced with tinted glass in dark metal frames. These changes took place c.2016 according to Google street view images. Tax records give this building a 1956 construction date, and deed records show it was purchased that year by Darius E. Wilder. This building is non-contributing due to multiple alterations to the historic form and materials.

**Non-Contributing Building**

**229 North Arendell Avenue**

**Commercial Building – c.1950**

Located at the southwest corner of North Arendell Avenue and West Sycamore Street, this one-story, brick-veneered building is an uncommon example of a stand-alone commercial building in Zebulon. It has a cross-gable roof with vertical boards in the front gable and on a portion of the facade. A recessed entry bay is located under the front gable; here, two metal framed glass doors and tall display windows are separated by an integrated brick planter. A third entrance is located on the south end of the façade and has a paneled wood door, large display window, and integrated brick planter. The south elevation is slightly taller than the rest of the building and is without windows, doors, or ornamentation, topped with terra cotta coping. The property was purchased by Grace Culpepper in 1937, and the 1944 Sanborn map shows a filling station on this

**Contributing Building**

<sup>25</sup> Personal Interview with Mike Weeks (current building owner) by MaryBeth Carpenter (Preservation Zebulon Executive Director), Zebulon, NC, July 2019.

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location. Tax records give the current building a 1950 construction date, and it was purchased in 1960 by Ferd and Selma Davis.

#### **407 North Arendell Avenue**

##### **Jethro and Addie Stell House – 1924**

##### **Contributing Building**

This intact Craftsman-style bungalow represents the beginning of the residential area of Arendell Avenue north of the downtown commercial core. The one-and-a-half-story, side-gabled house features a full-width shed porch and large gabled dormer on the façade. The entrance is located off-center, with paired replacement windows to the right (north). The wide, asymmetrical porch is supported by heavy square posts on brick piers, and a wood railing has been added since 1991. The house is clad in weatherboard, has widely overhanging eaves, and wood knee braces. The dormer is clad in shingles and contains a group of three replacement windows. The north elevation has a brick, single-shouldered chimney and a small, shed-roof projecting bay. On the south elevation, there is an enclosed, shed-roof porch containing replacement windows. A secondary entrance on the front elevation of this bay has been removed since 1991. A prefabricated shed is located at the rear of the house. According to tax records, the house was built in 1924 by Jethro and Addie Stell.

#### **411 North Arendell Avenue – VACANT**

This lot has historically been vacant and currently serves as a parking lot for the Zebulon Baptist Church at 400 North Arendell Avenue (outside the historic district).

#### **501 North Arendell Avenue**

##### **Wallace and Rachel Temple House – c.1947**

##### **Contributing Building**

This Period Cottage is an unaltered example of the style in Zebulon with both Tudor Revival and Colonial Revival details. The one-and-a-half story house is clad in brick veneer and features a steeply-pitched, side-gable roof with projecting bays and dormers on the asymmetrical façade. The entrance is located in a steeply-pitched, front-gabled bay with an elaborate Classical surround featuring pilasters supporting an entablature and heavy broken scrolled pediment, which is accessed by an uncovered brick porch with wood railings. A second front-gabled bay to the right (north) of the entrance bay contains a group of three narrow six-over-six wood windows with a soldier-course lintel and brick sill, and a fixed, multi-light rounded arch window in the half-story. A group of three eight-over-eight wood windows with a soldier-course lintel and brick sill is located left (south) of the entrance bay, as well as an engaged shed-roof enclosed porch with arched openings that have double rowlock surrounds. Two hip-roof dormers flank a small interior chimney and have paired four-over-four wood windows. The south elevation features a hip-roof, cantilevered, multi-light window and a side entrance accessed by a small brick stoop with a wood railing and sheltered by a gabled hood supported by brackets. According to tax records, the house was built in 1947, and deed records show Wallace and Rachel Temple owned the property from 1942 until 1977.

##### **Garage – 1985**

##### **Non-Contributing Building**



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A frame, front-gabled garage with batten swinging doors is located northwest of the house. Tax records show the garage was built in 1985. This building is non-contributing due to age.

**Shed – 1947**

A frame, side-gabled shed with a monitor roof and open bays is located northwest of the house. Tax records show the shed was built in 1947.

**Contributing Building**

**503 North Arendell Avenue – VACANT**

This lot has historically been vacant and associated with 505 North Arendell Avenue.

**505 North Arendell Avenue**

**Hotel Clayton – 1919, c.1924**

The Hotel Clayton was built in 1919 by Gerthie and Ella Clayton, who operated the hotel until at least 1930 when Gerthie Clayton passed away. The two-story house displays the asymmetrical facade and irregular roof of a Queen Anne-style house, and features a full-width porch and projecting gables. According to deed records, the Claytons obtained multiple loans against the property in 1924, suggesting the Craftsman-style porch and detailing were added at that time. The entrance is flanked by one-light-over-one-panel sidelights, and the windows are one-over-one wood sash. The porch is supported by square posts on brick piers and extends to a porte-cochere on the left (south) end of the façade, which has been altered since 1991 to install an accessibility ramp. The right (north) end of the porch is ornamented with a pedimented gable, which is mirrored by a projecting pedimented bay at the second-floor level as well. The house has widely overhanging eaves decorated with heavy modillions, and the running-bond brick veneer appears to be a later treatment. An exterior brick chimney with a corbelled cap is located on the south elevation. The only recent change is the addition of vinyl siding in the eaves and on the porch ceiling. According to tax records, the building was operated as a hotel into the mid-1980s. The property includes two parcels. The house and office are located at 505 North Arendell Avenue, and a vacant lot is located south of the house at 503 North Arendell, which has historically been vacant and associated with this property.

**Contributing Building**

**Office – c.1960**

A small, front-gabled office with wood siding, two-over-two horizontal sash windows, and a small gable sheltering the entrance is located southwest of the house.

**Contributing Building**

**509 North Arendell Avenue**

**Loraine Agnes Glover House – 1938**

This one-and-a-half story, side-gabled Period Cottage features brick veneer and wide, front-gable dormer. A front-gabled entrance bay features an arched doorway with soldier-course surround, replacement door, and vinyl-filled fanlight, as well as a six-light, arched wood window with brick sill and rowlock surround. The entrance bay is flanked by grouped replacement windows with brick sills and soldier-course lintels, and the façade also features a soldier-course water table. The dormer is vinyl-clad and has a pair of replacement windows, and there are chimneys

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on each end of the house. A former porch on the north elevation has been enclosed with replacement windows set into the original large arched openings with soldier-course surrounds. A second wide, vinyl-clad dormer is located on this elevation, as well as an accessibility ramp. The building was converted to a dental office in 2006. Tax records show a construction date of 1938, and deed records show the property was purchased by Loraine Agnes Glover that year.

**601 North Arendell Avenue – VACANT**

A one-story, c.1910 vernacular house was demolished between 2005 and 2010.

**607 North Arendell Avenue**

**James and Eunice Wall House – 1954**

**Non-Contributing Building**

This modest, one-story, front-gable house has undergone many alterations. The shed-roof porch has been enclosed with board and batten siding, and the entrance is accessed by a small concrete stoop with a metal railing. Since 2013, it has been clad with aluminum siding, which covers an earlier permastone veneer. All the windows have also been replaced since 2013, and the original group of three two-over-two horizontal pane windows in the front-gable bay have been greatly reduced in size and are now a pair of replacement windows. There is a shed-roof addition on the south elevation with a second entrance flanked by replacement windows. Tax records show the house was constructed in 1954, and deed records show the property was purchased by James and Eunice Wall that year. The house is non-contributing due to multiple alterations to the historic form and materials.

**609 North Arendell Avenue**

**Edward and Fay Ihrle House – 1953**

**Contributing Building**

This one-story, hip-roof Ranch house features a four-bay asymmetrical façade with replacement windows and vinyl siding. There is no porch at the entrance, however the doorway is elevated suggesting the entrance was at one time accessed by a porch or steps. A small, hip-roof addition containing a second entrance is attached to the south elevation. Tax records show the house was built in 1953, and deed records show Edward and Fay Ihrle purchased the property the following year.

**611 North Arendell Avenue**

**Ronald and Elizabeth Pierce House – 1953**

**Contributing Building**

This small, side-gable Ranch house features an asymmetrical façade with brick veneer on the lower half and vinyl siding above. The entrance is a replacement door accessed by a small brick stair and concrete stoop with a wood railing. There are two six-over-six wood windows left (south) of the entrance and a picture window right (north) of the entrance. The north elevation features a gabled porch supported by square posts with a wood railing and contains a secondary entrance and a six-over-six wood window. The south elevation has two six-over-six wood windows. Both side elevations have flush eaves and vinyl siding. Tax records give a construction date of 1953, and deed records show Ronald and Elizabeth Pierce purchased the property the following year.

**613 North Arendell Avenue**

**Ivey Bridges House – 1948**

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Located at the southwest corner of North Arendell Avenue and West Lee Street, this house is a one-story, asymmetrical Period Cottage with a wide front-gabled wing on the right (south) end of the façade and a slightly recessed, side-gabled wing on the left (north) end of the façade. A set of three six-over-six wood windows is centered on the front-gabled wing with arched, recessed entrances set on each end of this wing. The gabled south wing contains a set of three six-over-six wood windows. The house sits on a continuous brick foundation and has aluminum siding and an interior brick chimney. A small shed-roof addition containing a secondary entrance is attached to the north elevation. Tax records show the house was built in 1948, and deed records show the property was owned by Ivey Bridges from 1947 to 1975.

**Garage – 1955**

A front-gable garage with weatherboard cladding and double plywood doors is located northeast of the house. Tax records show the garage was built in 1955.

**Contributing Building**

**701 North Arendell Avenue**

**Clarence and Lillian Hocut House – 1939**

Located at the northwest corner of North Arendell Avenue and West Lee Street, this house is fine example of a Period Cottage with Tudor Revival details in Zebulon. It is a one-and-a-half story, brick veneer, cross-gabled house. The front elevation features a projecting gabled entrance bay with a decorative four-light-over-four-panel wood door and a narrow, fixed six-light window with a brick sill. Above the entrance is a large, half-round stucco panel with a rowlock surround, and the entrance is accessed by a brick and concrete stoop with a metal railing. Left (south) of the entrance is a front gable with a flared extended eave over a screened porch containing large arched bays with rowlock surrounds. Windows are paired four-over-one wood windows with vertical muntins and brick sills. The front gable is clad with stucco, while the side elevations have weatherboard cladding in the gables. A concrete patio extends along the left (south) end of the façade, and there is a soldier-course water table. A gabled carport is attached to the rear of the house, and there are two interior chimneys. Tax records show the house was built in 1939, and deed records show the property was purchased by Clarence and Lillian Hocut the previous year.

**Contributing Building**

**705 North Arendell Avenue**

**W.B. and Christine Hopkins House – 1960**

This side-gable, brick-veneered Ranch house was altered in 2016 to accommodate a chiropractor's office. Changes include the addition of a gabled porch over the entrance, the replacement of the windows, and removal of the chimney stack. The brick has been painted white and the original stone veneer centered on the façade, a feature common to Ranch houses in Zebulon, has been replaced with new stone veneer. The window and door openings remain original and the house retains a round, fixed window and built-in planters adjacent to the entrance. Tax records show that the property was purchased in 1954 by W.B. and Christine Hopkins, and the house was constructed in 1960. Christine Hopkins owned the house until her death in 2009. This building is non-contributing due to multiple alterations to the historic form and materials.

**Non-Contributing Building**

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### **House – 1918**

One of the earliest examples of the Craftsman style in Zebulon, the façade of this one-and-a-half-story, side-gable bungalow is dominated by an engaged wrap-around porch and large shed-roof dormer. The porch is supported by tapered square wood posts on brick piers. A heavy turned balustrade has been added since 1991. The entrance is centered on the façade and features an eight-light beveled glass front door flanked by the original eight-over-one wood windows. The porch wraps around the southeast corner of the house with a second entrance on the south elevation. The dormer contains a group of three eight-over-one wood windows. The house is clad in aluminum siding and has widely overhanging eaves with brackets and knee braces. A large, two-story wing extends from the rear (west) elevation. Tax records list a construction date of 1918.

### **Contributing Building**

### **Office – c.1990**

A hip-roof office with vinyl siding, vinyl windows, and a metal roof is located southwest of the house. Aerial images suggest the office was built c.1990. This outbuilding is non-contributing due to age.

### **Non-Contributing Building**

### **Shed – 1950**

A front-gable, vinyl-clad shed with a shed-roof porch, double doors, and a shed roof extension on the north elevation is located southwest of the house. Tax records show the shed was built in 1950.

### **Contributing Building**

## **713 North Arendell Avenue**

### **George S. and Maggie Williams House – c.1925**

Located at the southwest corner of North Arendell Avenue and West Franklin Street, this side-gable Craftsman-style bungalow was constructed around 1925 and converted to an office building in 2016. The one-and-a-half story, side-gable house features a full shed-roof porch supported by a combination of tapered square posts on stone piers and tapered stone piers. A new metal railing has been installed since 1991. The entrance is centered on the façade and contains a nine-light wood door with matching six-light sidelights. The house is clad in aluminum siding, has replacement windows, and has widely overhanging eaves with knee braces. There is a projecting gable with a fixed window on the left (south) end of the façade and a gabled dormer with a pair of fixed windows on the right (north) end of the façade. The north elevation features a slightly projecting gabled bay at the first-floor level. A projecting, gabled bay extends west from the rear of the house providing a rear entrance to the offices that is sheltered by a small shed-roof porch. Tax records show a construction date of 1925, and deed records show George S. and Maggie Williams purchased the property in 1920. The house was owned by Meredith College for a brief time in the 1930s, then was owned by Jeffrey and Utrice Carter from 1934 until 1984.

### **Contributing Building**

## **1001 North Arendell Avenue**

### **Wakelon School (NRHP 1976) – 1908-1909, 1913-1914**

The Wakelon School is an elaborately ornamented two-story, brick school featuring a front central tower and elements of the Italianate and Neoclassical styles. The following description is a summary of the 1976 National Register nomination form description: The school building is roughly H-shaped in plan, with a front block (built 1908-1909) and a rear block (built 1913-

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1914) joined by a narrower link. Each block is seven bays wide and six deep, and the linking portion is three bays long. Each side elevation is further articulated by the slight projection of the two bays of each block on either side of the linking portion. In addition, three-bay central pavilions project from the front and rear facades, and an engaged demi-octagonal tower projects from the front pavilion. Throughout the building, the main wall surfaces are of red brick, set off by wide quoins of tan brick, which define not only the corners of the elevations but of the projections and pavilions as well. They stop several feet short of the roofline. Tan brick panels are used beneath the windows, and the same brick defines the water table as well. The bays are separated by pilaster strips, and most (except for the pavilions) contain double windows, which are modern metal sash with multi-light transoms, with the exception of a few that retain earlier sash. The window openings are treated with stone lintels at the front level and stilted segmental-arched lintels at the second level. The latter are accented with tan brick arches with keystones, these are linked, and spring at each corner from a molded band atop the quoining, creating a continuous segmental-arched arcade across the upper façade. To either side of the tower at the first level is a masonry porch, one bay wide and one deep, protecting the entrances on either side into the main block. The porches feature open arches on front and outer side faces, of tan brick with keystones springing from tan brick imposts. A heavy entablature with dentils underlines the flat roof of each porch. In each of the upper corners above the quoins is a white plaster wreath with garlands, of ornate curvilinear form, a contrast to the strongly linear character of the two-tone brick ornament that dominates the building. The rather steep deck-on-hip roof is covered with slate, and it is interrupted to accommodate the various projections and pavilions.

The building was designed by C.E. Hartge and originally served elementary and high school grades. By about 1916, a large dormitory had been constructed, and in the late 1920s, a new high school building was added to the campus, neither of which remain extant. These were followed with a gymnasium in 1936 and a vocational building in 1939, which also have been demolished. In 1953, a new elementary building, known as the Primary Building, was constructed. When the school closed in 1985, the Primary Building housed grades 1-2, grades 3-8 were taught in the original building, and grades 9-12 were taught in the high school building. The school campus has served as the Zebulon Municipal Complex since 2007, housing City Hall in the original school building and the Zebulon Police Station in the Primary Building.

### **Primary Building – 1953**

A second building, known as the Primary Building, was added to the campus in 1953 and is located southeast of the original school building. The Primary Building is a one-story, flat-roof, brick building with distinctive Modernist detailing. The building is irregularly shaped, and oriented with its primary entrance facing north toward the original school building and a driveway. A portion of the center of this elevation is inset and contains an aluminum framed public entrance bay with glass doors and large fixed windows. The corner of the entrance bay is accented with a wide brick pier that extends above the roofline. Right (west) of the entrance, the remainder of the inset wall features high-set, narrow glass block windows with concrete sills, which are alternately set singly and in pairs. Left (east) of the inset section, this wing features bays of recessed, aluminum framed, multi-light windows with concrete panels below the windows, aluminum panels above the windows, and brick dividers between the bays on the north and south

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elevations. These windows also appear on the east elevation of the south wing. Tax records show these windows and aluminum panels replaced earlier fifteen-light windows c.2008. Right (west) of the inset section, a projecting wing features three bays containing grouped aluminum-framed fixed windows with blond brick aprons and brick pilasters separating the bays. The rear (west) elevation of this wing has eighteen-light windows with aluminum panels above, concrete block aprons, and brick pilasters separating the bays. The east and west wings also have monitor roofs with clerestory windows. A large wing projects from the rear (south) of the building, along West Judd Street, which contains narrow, glass block windows on the south elevation, a recessed rear entrance on the west elevation, and a tall chimney stack. This building was not included in the 1976 National Register listing of the Wakelon School due its age at the time of the listing.

### **SOUTH ARENDELL AVENUE**

#### **101-105 South Arendell Avenue Commercial Building – c.1915**

#### **Contributing Building**

This two-story, brick commercial building contains four entrances at the first-floor level and is four bays wide at the second-floor level. The entrance at 101 South Arendell Avenue is a one-light-over-two-panel wood door with a transom, flanked by a fixed four-light wood window and a single-pane fixed window, both with wood sills and surrounds, and covered by a pent roof. The entrance at 103 South Arendell Avenue is similar, having a one-light-over-two-panel wood door with a transom and a display window with a wood sill and surround to the left (north) of the entrance. To the right (south) of this entrance, there is an open stairwell to the second floor covered by a metal gate. The entrance at 105 South Arendell Avenue features a one-light-over-two-panel wood door flanked by single-pane fixed windows with wood sills and surrounds. The second-floor brickwork aligns with the four entrances at the first-floor level and contains paired one-over-one wood sash windows above the storefronts and a single one-over-one wood sash window above the open stairwell entrance. The cornice is decorated with corbelled brickwork and recessed panels, and there is a soldier-course cornice and metal coping. Five metal stove flues extend above the roof, three on the façade and two on the south elevation facing the railroad tracks. The second-floor windows on the south elevation have been boarded. Although tax records give this building a 1915 construction date, and deed records show the property was purchased by G.W. Duke in 1911. Duke also owned 100-104 East Vance Street, as well as cotton ginning operations near Wake Forest. The building appears on the 1923 Sanborn map as a store and on the 1944 Sanborn map described as two stores and a storage area.

### **NORTH CHURCH STREET**

#### **301 North Church Street House – 1948**

#### **Contributing Building**

This one-and-a-half-story, side-gable Minimal Traditional house retains its original form and minimal detailing, although it has replacement materials. It has an asymmetrical façade with a six-panel wood door accessed by concrete steps with a metal railing. A set of three replacement windows is left (south) of the entrance, a small window is right (north) of the entrance, and there

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is a central interior chimney. A small wing extends from the south elevation, and the north elevation has a screened porch sheltering a side entrance. The house sits on a brick foundation and has vinyl siding. Tax records show a 1948 construction date.

**Garage – 1948**

A frame, front-gable garage with vinyl siding, a rolling garage door, and a shed-roof addition on the north elevation is located northwest of the house. Tax records show the garage was built in 1948.

**Contributing Building**

**303 North Church Street**

**Cox-Smith House – 1948**

This one-and-a-half-story, side-gable Minimal Traditional house features a projecting gabled entrance bay containing a replacement door with Classical surround and pilasters supporting an entablature. An earlier broken scroll pediment has been removed. The entrance is accessed by a small concrete stoop with a metal railing. An eight-over-eight wood window in a box bay is right (north) of the entrance, with a multi-light semicircular window in the gable. Left (south) of the entrance bay, the façade features a large four-light fixed window and a six-over-six wood window. A six-over-six wood window is located right (north) of the entrance bay. A large, front-gabled garage with an eight-over-eight wood window is attached on the south elevation. There are two interior brick chimneys, asbestos siding, and the house sits on a concrete block foundation. Tax records show it was built in 1948, and deed records show it was owned by Carlton and Sallie Cox at that time. Sallie Cox sold the house in 1948 after her husband's death, and it was owned by Horace and Alma Smith from 1956 until 1983.

**Contributing Building**

**Shed – 1948**

A hip-roof shed with weatherboard cladding, exposed rafter tails, and a paneled wood door is located west of the house. Tax records show the shed was constructed in 1948.

**Contributing Building**

**310 North Church Street – VACANT**

This lot has historically been vacant and now serves as a parking lot for the Zebulon United Methodist Church at 121 West Gannon Avenue.

**509 North Church Street**

**Roger R. and Rebecca L. Baker House – 1964**

A fine example of the Ranch style in Zebulon, this one-story, five bay, side-gable house has a long, low profile. The entrance is a solid wood door with a wide, four-light-over-two-panel sidelight to the left (south), which is accessed by brick steps. The house retains its original two-over-two horizontal pane wood windows. The south end of the house features a porch enclosed with large windows and an attached carport supported by round metal posts with a brick knee wall. The house is brick veneer with aluminum siding in the carport gable. Tax records show a construction date of 1964, and the property was owned by Roger R. and Rebecca L. Baker from 1952-2001.

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**Garage – 1964**

A large, frame, gable-front garage with a rolling garage door with double doors to the left and paired windows to the right is located to the rear (west) of the house. Tax records show the garage was built in 1964.

**Contributing Building**

**513 North Church Street**

**Winston and Ercelle Perry House – 1962**

An intact example of the Ranch style, this one-story, side-gable house is four bays wide with an asymmetrical façade. Like many other Ranch-style houses built during this period in Zebulon, this one is clad in multi-colored Roman-brick veneer, and there is vinyl siding in the side elevation gables. The entrance, a wood door with three narrow horizontal lights, is accessed by a brick and terra cotta tile stoop with a replacement wood railing. Left (south) of the entrance there are two-over-two horizontal-pane wood windows, and right (north) of the entrance is a larger two-over-two horizontal-pane wood window with matching two-over-two sidelights. The north elevation features an attached carport and a vinyl louvered privacy wall on a brick knee wall. Tax records show the house was built in 1962 by Winston and Ercelle Perry. The property includes two parcels purchased by the Perrys in the 1960s and historically associated with each other, the larger one containing the house and the smaller one historically vacant.

**Contributing Building**

**South of 513 North Church Street – VACANT**

This lot has historically been associated with 513 North Church Street.

**607 North Church Street**

**Thomas F. and Hazel Monk House – 1956**

Set on a large, wooded lot at the corner of North Church Street and West Glenn Street, this side-gable Ranch house features Colonial Revival detailing. The recessed entrance features five-light sidelights and a Classical surround with fluted pilasters and is accessed by a brick stoop with a replacement wood railing. The façade has two-over-two horizontal-pane wood windows, with a set of three windows left (south) of the entrance. The house is clad in red Roman-brick veneer except in the side gables, which are aluminum siding. The south wing is clad with brick veneer beneath vertical wood siding and has three-pane awning windows. A side-gable carport with aluminum siding in the gables and round metal supports is attached to the southwest elevation, and there is a wide interior chimney. Tax records give a construction date of 1955, but it was likely built in 1956 when the property was purchased by Thomas F. and Hazel Monk. It remained in the Monk family until 2004.

**Contributing Building**

**611 North Church Street**

**Zyba K. Massey House – 1957**

Built with distinctive Modernist detailing, this house is one of only a few examples of Modernism built in Zebulon during the mid-1950s. This one-story, side-gable, brick-veneer house has a plain façade with awning windows set high under the eaves. A recessed entrance is located on the south end of the façade and accessed by a brick porch with a slightly lower side-gable roof supported by decorative wrought iron posts. A one-car garage with a slightly lower side-gable roof is attached to the north elevation and has a single rolling garage door. The side

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elevations have vertical wood siding in the gables. Tax records give a 1955 construction date, but the house was likely built in 1957 when Dr. Zyba K. Massey purchased the property. Dr. Massey practiced dentistry with her uncle, Dr. Luther Massey.

**612 North Church Street**  
**P.C. Brown House – 1952**

**Contributing Building**

Located at the northeast corner of North Church and West Lee streets, this one-story, brick-vener Ranch house has a rambling, irregular form with hipped rooflines. The primary mass contains an entrance centered on the façade, accessed by a brick stoop, and flanked by fifteen-light metal casement windows with five-light sidelights and brick sills. Hip-roof wings extend on either side of the primary mass and have nine-light metal casement windows. The roof of the primary mass extends to form a covered breezeway leading to an attached hip-roof garage, oriented to face north toward West Lee Street. The garage has two rolling garage doors on the north elevation and is vinyl clad. The house has widely overhanging eaves and two wide chimneys with tall brick stacks. Tax records show the house was built in 1952 by P.C. Brown.

**613 North Church Street**  
**W. Ray and Annie Wheeler Goodwin House – 1956**

**Contributing Building**

Located at the northwest corner of North Church and West Lee streets, this asymmetrical house is an example of the Minimal Traditional style in Zebulon. The one-story, side-gable house sits on a continuous brick foundation and is clad in a combination of brick veneer, aluminum siding, and vertical wood siding. The entrance, located on the south end of the façade, has the original six-panel wood door and is accessed by a recessed porch supported by decorative wrought iron columns. The porch has vertical wood siding and a six-over-six wood window. The center of the façade is dominated by a projecting, brick-veneered, front-gable wing with a set of three six-over-six wood windows with a brick sill, and aluminum siding and a multi-light round window in the gable. A small wing with a lower side-gable roof is attached to the south elevation, and there is a wide central interior chimney. Tax records show the house was built in 1956 by W. Ray and Annie Wheeler Goodwin, and it remains in Goodwin family ownership. The property includes two parcels purchased by the Goodwins in the 1950s and historically associated with each other, one at 613 North Church Street containing the house and carport, the other at 207 West Lee Street containing the shed.

**Shed – 1956**

**Contributing Building**

A front-gable shed with aluminum cladding, a solid door, and a six-over-six wood window is located southwest of the house. Tax records show the shed was built in 1956.

**Carport – 1988**

**Non-Contributing Structure**

A front-gable, metal carport with aluminum siding and square metal supports is located northwest of the house. Tax records show the carport was built in 1988. This outbuilding is non-contributing due to age.

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**Aaron and Dorothy Lowery House – 1969**

**Contributing Building**

Built slightly later than other Ranch houses in this neighborhood, this house is a one-story, side-gable house on a wooded lot. A recessed brick porch with turned wood posts extends across the primary mass, and the entrance features six-panel wood double doors. Left (north) of the entrance is a vinyl five-bay window with a brick sill, and right (south) of the entrance is a pair of six-over-six wood windows. The house has a wide chimney with a tall brick stack and three skylights in the primary mass. On the south end of the house, there is a wing with a slightly lower side-gable roof, original five-bay window, and attached carport with turned wood posts, aluminum siding, and a triangular vent in the gable. A screened porch with vertical wood siding is attached to the southeast elevation of the house. A projecting front-gable bay is on the north end of the façade and has a replacement multi-light picture window and a triangular vent in the gable. A wood stair provides access to the second-floor entrance on the north elevation, which has fifteen-light French doors. Tax records show the house was built in 1969 by Aaron and Dorothy Lowery.

**Garage – 2001**

**Non-Contributing Building**

A large, two-story, side-gable garage with vertical wood siding is situated east of the house. The first floor has two rolling garage doors, entrance, and set of paired windows, and the second floor has two sets of paired windows. Tax records show the garage was built in 2001. This outbuilding is non-contributing due to age.

**701 North Church Street  
Chamblee-Jones House – 1957**

**Contributing Building**

Located at the northwest corner of North Church and West Lee streets, this one-story, side-gable Ranch house is clad with a combination of brick veneer and vertical wood siding. The entrance is recessed with vertical wood siding, and has a replacement door with sidelights accessed by brick steps. The windows are two-over-two horizontal-pane wood windows with brick sills. A set of three windows left (south) of the entrance and a single window to the left of these share a single brick sill and are accentuated with vertical wood siding. A small wing with a slightly lower side-gable roof is located on the south elevation and has three-pane awning windows and a combination of brick veneer and vertical wood siding. The rear (west) of the house features a rear entrance and a large, screened porch. Tax records show the house was built in 1957, and deed records show the property was purchased by Frederick and Ruth Chamblee that year. In 1965, Max and Wilma Jones purchased the house, and it remains under Jones family ownership. The property includes two parcels. The house and shed are located at 701 North Church Street, and a vacant lot at 206 West Lee Street is located west of the house.

**Shed – 1957**

**Contributing Building**

A low, front-gable shed with aluminum siding, a batten door, and a wide side door is located west of the house. Tax records show the shed was built in 1957.

**709 North Church Street  
Dr. B.D. and Dorothy Davis Thomas House – 1951**

**Contributing Building**

This one-story, side-gable, brick-veneer Ranch house is five bays wide. The entrance is accessed by a recessed porch with a replacement door and picture window flanked by one-over-one

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windows. A slightly projecting stone accent wall is located left (south) of the porch. The house has replacement windows, flush eaves, an interior chimney with a wide, short, stone stack, and triangular vents in the gables. There is a second entrance on the north elevation and a small gable-roof addition on the rear (west) elevation. Tax records show the house was built in 1951 by Dr. B.D. and Dorothy Davis Thomas, who owned the house until 1976.

**712 North Church Street**

**Charles Philip and Lucile Olive House – 1952**

**Contributing Building**

This one-story, side-gable Ranch house is seven bays wide giving it an especially long, low profile. The entrance is sheltered by a recessed porch with a wrought iron porch support, and the house retains the original two-over-two horizontal-pane aluminum windows. Right (south) of the entrance is a small picture window flanked by two-over-two windows. A second entrance is located on the south elevation and accessed by a brick stoop, and an enclosed porch is attached to the rear (east) elevation. The house is clad in drop wood siding and has an interior brick chimney. Tax records show the house was built in 1952 by Charles Philip and Lucile Olive, who owned it until 1976. The house is still in Olive family ownership.

**Garage – 1959**

**Contributing Building**

A large frame garage with vinyl siding is located southeast of the house. The north side of the building is enclosed, while the south side is an open carport. Tax records show the garage was built in 1959.

**715 North Church Street**

**George H. and Mary W. Temple House – 1956**

**Contributing Building**

Located at the southwest corner of North Church and West Franklin streets, this house is a one-story, hip-roof example of the Ranch style. The façade is clad in permastone and the entrance is a solid wood door with three narrow, horizontal lights accessed by stone steps with a metal railing. The windows are the original one-over-one aluminum windows, and a picture window with one-over-one sidelights is right (north) of the entrance. A slightly projecting hip roof wing on the south end of the house is clad in Roman brick veneer, and a wide interior chimney with a tall, brick stack is located at the north end. A metal carport with decorative metal supports is attached to the northwest elevation. Tax records show the house was built by George H. and Mary W. Temple in 1956, and they remained owners until 1998. The property includes two parcels. The house and garage are located at 715 North Church Street, and a small vacant lot is located west of the house at 209 West Franklin Street.

**Garage – c.2000**

**Non-Contributing Building**

A front-gable, two-car garage with vinyl siding, a single rolling garage door, and an octagonal vent in the gable is situated west of the house on West Franklin Street. The garage is attached to the house by a side-gable, open breezeway with partial weatherboard privacy walls. Aerial images show the garage was built c.2000. This outbuilding is non-contributing due to age.

**800 North Church Street**

**Wilbert T. Debnam House – 1951**

**Contributing Building**

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This one-story Ranch-style house has a hipped-roofline, a rambling, irregular plan, and a combination of brick veneer and board and batten cladding. The entrance is accessed by a brick stoop and accented with brick veneer. Two sets of paired replacement windows are left (north) of the entrance, and a projecting bay with four narrow windows, added before 2011, is right (south) of the entrance. A small, hip-roof wing is attached to the south elevation, a carport with square posts is attached to the southeast corner of the house, and a screened porch is on the rear (east) elevation. The house has two interior chimneys and several skylights. Tax records show Wilbert T. Debnam built this house in 1951 and owned it until 1990.

**Shed – c.2010**

**Non-Contributing Building**

A front-gable shed with a shed-roof wing, vertical wood siding, and a batten door is located at the rear (east) of the house. Tax records and aerial images suggest the shed was built c.2010. This outbuilding is non-contributing due to age.

**Shed – c.2010**

**Non-Contributing Building**

A side-gable shed with a paneled door, window, and weatherboard cladding is located at the rear (east) of the house. Tax records and aerial images suggest the shed was built c.2010. This outbuilding is non-contributing due to age.

**804 North Church Street**

**Joe R. and Margaret Sawyer House – 1950**

**Contributing Building**

This one-and-a-half-story, side-gable house is a late example of the Colonial Revival style in Zebulon. The façade is dominated by a projecting front-gable bay. The entrance features a Classical surround with fluted pilasters supporting an entablature and broken pediment with dentil detailing, and is accessed by a brick stoop with a metal railing. A twenty-four-light box bay window is left (north) of the entrance. The north end of the façade has paired six-over-six wood windows. The south end of the façade has a group of three six-over-six wood windows and a gabled dormer with a six-over-six wood window. An open porch with a secondary entrance and terra cotta tile floor was added to the south elevation in 1968. The south wing has an interior brick chimney and an exterior brick chimney. A flat-roof carport with square supports is attached to the northeast corner of the house. The house is clad in original asbestos siding and has dentil detailing at the cornice. Tax records show the house was built in 1950 by Joe R. Sawyer, a mail carrier and local carpenter, and his wife Margaret Sawyer. According to his daughter, the current owner, Sawyer owned a grocery store in downtown Zebulon and sold it at the start of World War II when he enlisted in the military. After the war, he returned to Zebulon and built this house. The house is situated on an L-shaped lot with the house fronting North Church Street and the lot extending to West Franklin Street. Margaret Sawyer maintained a flower garden behind the house.

**Dwelling – 1974**

**Non-Contributing Building**

A one-and-a-half-story, front-gable accessory dwelling with asbestos siding, an entrance and two six-over-six windows is located northeast of the house. Tax records show the dwelling was built in 1974. This outbuilding is non-contributing due to age.

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### **Thomas E. and Joyce H. Hales House – 1954**

### **Contributing Building**

This handsome, Colonial Revival-style house sits on a raised terrace on a large corner lot at North Church and West Franklin streets. The central three-bay core of the house is two-stories, and there is a one-story, one-bay, flat-roof porch supported by grouped Tuscan columns at the center of the façade. The entry door has three-light-over-one-panel sidelights, arched six-light fanlight, and fluted pilaster surround. The first floor has eight-over-eight wood windows with bonded straight-arch lintels with concrete keystones, while the second floor has six-over-six wood windows. A raised brick beltcourse separates the first and second floors, and large dentils embellish cornices throughout the house. On either side of the central core are one-story, flat roof wings with metal tracery in their parapets. Porches similar to the one on the primary elevation were added to these wings c.2000. The north wing porch is located on the east elevation, facing North Church Street. The south wing is much larger than the north wing, and extends around the southwest corner of the building with open porches on the south and west elevations. A screened porch is located at the rear of the building, adjacent to a carport attached to the northwest corner of the house. There are two interior brick chimneys at each end of the central core, each flanked by quarter-round vents. Brick sidewalks lead to the front and side entrances of the house, each with three steps and a metal railing just before reaching the porches. Thomas E. (“Ed”) and Joyce H. Hales constructed this house around 1950. Ed served as mayor of Zebulon from 1959 to 1965 and on the Wake School Board from 1968 to 1974. His obituary states that he was an ardent supporter of the drive to bring the Carolina Mudcats minor league baseball team to Zebulon and attended nearly every game beginning with their first season in 1991 until he died in October 1992. His wife, Joyce, maintained ownership of the house until 2013. The lot behind the house, with the address 212 West Franklin Street, is also part of the Hales property and contains the gazebo and pond.

### **Shed – 1980**

### **Non-Contributing Building**

A front-gable shed with a shed wing on the east elevation, weatherboard cladding, and a replacement door sits on the northwest corner of the property. Tax records show the shed was built in 1980. This outbuilding is non-contributing due to age.

### **Gazebo – 1983**

### **Non-Contributing Structure**

A frame, octagonal gazebo with an asphalt shingle roof and wood lattice sides sits on the western side of the property. Tax records show the gazebo was built in 1983. This outbuilding is non-contributing due to age.

### **Stone wall – 1950s**

### **Contributing Structure**

A low, dry stacked stone wall separates the house from the adjacent vacant lot. Aerial images suggest the stone wall was built prior to 1980, and it was likely built around the same time as the house.

### **Pond – 1950s**

### **Contributing Site**

A small pond lined by dry stacked stone with a stone waterfall sits on the southwest corner of the property adjacent to West Franklin Street. Aerial images suggest the pond was built prior to 1980, and it was likely built around the same time as the house.

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**808 North Church Street**

**Ashley and Virma Murphy House – 1950**

**Contributing Building**

This one-and-a-half-story, side-gable, brick veneer Period Cottage features Tudor Revival detailing. A small projecting front-gable bay contains the recessed entrance and has an arched entryway with soldier-course surround and six-light arched window in the gable. A tall, exterior chimney without shoulders is right (south) of the entrance, as well as a six-over-six wood window with soldier-course lintel and brick sill. Left (north) of the entrance, there is a second projecting front-gable bay with paired six-over-six wood windows with soldier course lintels and brick sills, and a second six-light arched window in the gable. Left (north) of this bay, there are two additional six-over-six wood windows. A carport with square supports and vinyl siding in the gable was added between 1981 and 1988 to the north elevation, providing shelter to a side entrance accessed by brick steps. Tax records show the house was built in 1950 by Ashley and Virma Murphy, and the house remains in the ownership of the Murphy family.

**Shed – 1980**

**Non-Contributing Building**

A front-gabled shed with slightly lower, enclosed hip-roof bays that wrap around two side of the shed and a hip-roof open bay with round metal posts on one side. The shed is clad in vertical sheathing and has a metal door and a rolling garage door with three lights on the north elevation.

**811 North Church Street**

**Victor Bell, Jr., and Madyline Pippin House – 1960**

**Contributing Building**

This one-story, side-gable, brick-veneer Ranch house has a seven-bay asymmetrical facade with an attached carport on the south end. The side-gable roof on the primary mass of the house is slightly taller than the rest of the house, and the roof projects further forward to shelter a front porch supported by square posts. The entrance is a replacement door with a board and batten accent wall adjacent to the right (north) of the doorway. The house has replacement windows, vinyl siding in the gables, and one interior brick chimney. The carport has a brick knee wall, square supports, and a small brick storage or utility room built into the southwest corner. Tax records show the house was built in 1960 by Victor Bell, Jr., and Madyline Pippin, and the house remains in the Pippin family.

**812 North Church Street**

**J. Thurman and Elizabeth F. Murray House – 1955**

**Contributing Building**

Located at the southeast corner of North Church and West McIver streets, this one-story, hip-roof, brick veneer Ranch house is four bays wide. The entrance is centered on the asymmetrical facade and sheltered by the overhanging eaves, and the slab door has a Classical surround with fluted pilasters and is accessed by a small brick stoop with a metal railing. Right (south) of the entrance are two sets of paired windows, which were replaced sometime after 2014. Left (north) of the entrance is a group of three replacement windows. A carport with square supports is attached to the north elevation, facing West McIver Street, and is partially enclosed with wood paneling on the primary elevation of the house. There is one interior brick chimney. Tax records show the house was built in 1955 by J. Thurman and Elizabeth F. Murray, who remained the owners until 2008.

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### **813 North Church Street**

#### **Foster and Viola Young House – 1951**

#### **Contributing Building**

Located at the southwest corner of North Church and West McIver streets, this is an unusual example of a duplex in the Ranch style in Zebulon. The one-story, hip-roof house has a symmetrical façade with two entrances featuring slab doors with round, three-light windows flanking two pairs of two-over-two horizontal-pane wood windows. The entrances are served by a shared concrete porch with a metal railing. Additional pairs of windows are situated on the north and south ends of the façade. The house has vinyl siding and widely overhanging eaves. An enclosed porch is attached to the rear (west) elevation, and a carport is attached to the northwest elevation and accessed via West McIver Street. A poured concrete sidewalk leads to the house from North Church Street. Tax records indicate the property was owned by Thurman Hepler when the house was built, however Hepler lived at 901 North Church Street. The house was owned by Foster and Viola Young from 1959 to 2003 and remains in the ownership of the Young family.

### **900 North Church Street**

#### **M.T. and Mary Debnam House – 1960**

#### **Contributing Building**

This one-story, side-gable, brick-vener Ranch house is five bays wide with a hip-roof carport on the south elevation supported by square posts. The recessed porch contains a three-panel door with a wide three-light-over-one-panel sidelight. The entrance is accessed by a brick stoop with a wood railing, and the house has replacement windows. Tax records show the house was built in 1960 by M.T. and Mary Debnam, and it remained in their ownership until 2017.

### **901 North Church Street**

#### **Thurman B. Hepler House – 1958**

#### **Contributing Building**

A late example of the Colonial Revival style, this one-story, side-gable, brick-vener house features a symmetrical facade dominated by a front-gable portico. The portico is supported by square porch posts and has vinyl siding and a rectangular vent in the gable. The entrance is a two-light-over six panel door with a wide Classical surround. The house has replacement windows and an interior brick chimney. A small wing with a slightly lower side-gable roof is situated at each end of the house, each with a single window on the primary elevation. A vinyl-clad enclosed porch and flat-roof carport with a louvered privacy wall are attached to the rear (west) elevation. A low brick retaining wall runs adjacent to the sidewalk on North Church Street, and two brick steps and a brick sidewalk lead to the front of the house. Tax records show the house was built in 1958 by Thurman B. Hepler and it remains in Hepler family ownership. The property includes two parcels purchased by Hepler in the 1950s and historically associated with each other, one containing the house, the other containing the shed.

#### **Shed – 1958**

#### **Contributing Building**

A frame, side-gable shed with vinyl siding, a full-width porch supported by square posts, and exposed rafter tails is located behind (west of) the house on a separate parcel historically associated with it. Tax records show the shed was built in 1958.

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**Charles and Susan Corbett House – 1963**

**Contributing Building**

This one-story, side-gable Ranch house is three bays wide. A projecting front-gable wing on the south end of the façade contains a recessed porch that shelters the entrance, and a pair of replacement windows. The house is clad in brick veneer with board and batten siding on a portion of the façade and in the gables. Left (north) of the entrance is a multi-light replacement picture windows flanked by replacement double-hung windows, exterior chimney, and carport. The porch and carport have square posts that replaced the original wrought iron supports between 2014 and 2017. A vinyl-clad addition was built in 2016 on the rear (east) elevation. Tax records show the house was built in 1962, and deed records show the house was purchased by Charles and Susan Corbett the following year.

**Shed – 1975**

**Non-Contributing Building**

A small, side-gable shed with metal cladding and roof is located east of the house. Tax records show the shed was built in 1975. This outbuilding is non-contributing due to age.

**908 North Church Street**

**Irby and Barbara Liggins House – 1964**

**Contributing Building**

This one-story, hip-roof, brick veneer Ranch house is four bays wide with an attached carport on the south elevation. A projecting hip-roof bay on the north end of the façade has two pairs of two-over-two horizontal-pane wood windows. A flat roof attached to this bay provides shelter for a small entrance porch with a foliate iron support. A larger two-over-two horizontal-pane wood window flanked by smaller matching windows is right (south) of the entrance. The carport is also supported by foliate iron posts and has an enclosed storage room on the rear (east) elevation. Tax records show the house was built in 1964 by Irby and Barbara Liggins, who owned the house until 2008.

**911 North Church Street**

**Odell and Alice Tant House – 1965**

**Contributing Building**

This one-story, brick-veneered, side-gable Ranch house is four bays wide with a carport on the south end of the building. The entrance is a slab door with four decorative lights at the top, flanked by accent walls of vertical wood siding and accessed by a brick stoop with a metal railing. The north end of the façade has two pairs of double-hung diamond-pane wood windows with vertical wood siding in between and sharing a brick sill. The south end of the façade has a group of three double-hung diamond-pane wood windows and an attached carport with steps leading to a side entrance and a wall with two windows and a door added to the south end of the carport since 2014. Two metal carports were attached the façade to extend the existing carport and provide shelter along the sidewalk to the front door in 1998. There is one interior brick chimney, and the roof is asphalt shingle. Tax records show the house was built in 1965 by Odell and Alice Tant in 1965 and sold to Bobby Ray and Hazel Lee in 1976. The house remains in Lee family ownership.

**Shed – 1990**

**Non-Contributing Building**

A front-gable shed with vertical wood siding and weatherboards in the gable is located southwest of the house. Tax records show the shed was built in 1990. This outbuilding is non-contributing due to age.



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## **FLOWERS AVENUE**

### **501 Flowers Avenue – VACANT**

This lot has historically been vacant.

### **502 Flowers Avenue**

#### **Berry L. and Eleanor Williams House – 1966**

#### **Contributing Building**

This compact, hip-roof ranch house is the only building on Flowers Avenue, which extends from West Glenn Street to West North Street. The house is clad in a Roman brick veneer and has a four-bay facade. The entrance is accessed by a small brick stoop, with a group of three six-over-six wood windows to the right (south) and two pairs of smaller six-over-six wood windows to the left (north). Tax records show the house was built in 1966 and deed records show Berry L. and Eleanor Williams have owned it since 1969.

#### **Garage – c.1966**

#### **Contributing Building**

A frame front-gabled, one-car garage is located west of the house. The garage was likely built at the same time as the house.

## **WEST FRANKLIN STREET**

### **109 West Franklin Street**

#### **Bobby and Louise Sherron House – 1955**

#### **Contributing Building**

This one-story, side-gable Minimal Traditional house is four bays wide and clad in a combination of vinyl siding and brick veneer. The entrance is a replacement door centered on the façade and accessed by a small brick stoop. Left (east) of the entrance there are two replacement windows set high on the wall under the eaves, and right (west) of the entrance there is a picture window. An exterior concrete block chimney is on the west elevation, and there is a shed-roof addition on the rear (south) elevation. Tax records show the house was built by Bobby and Louise Sherron in 1955.

### **110 West Franklin Street House – 1959**

#### **Contributing Building**

This one-story, side-gable Ranch house is oriented with its side elevation facing West Franklin Street and its façade facing east toward the driveway. The house is clad in brick veneer with vinyl siding in the gables and on portions of the side elevations. A front-gable porch extends from the east elevation to shelter the entrance, and is supported by square posts with a matchstick railing. The windows are replacements and set in pairs with brick sills. The south elevation also has a set of three fixed windows set high just under the gable. The roof has been recently replaced with master rib metal roofing. Tax records show the house was built in 1959 and owned by Herman and Rebecca Jones at that time, but the Jones lived at nearby 115 West Franklin Street so the house was likely a rental property.

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**111 West Franklin Street**

**Herbert C., Jr., and Rosa Perry House – 1955**

**Contributing Building**

This one-story, side-gable house is three bays wide and two bays deep with a long wing on the rear (south) elevation. The entrance is accessed by a screened porch on the west elevation, and the façade has single and grouped replacement windows and a built-in planter. The house is clad in permastone on the façade and aluminum siding on the side elevation. Tax records show the house was built in 1955 by Rosa and Herbert C. Perry, Jr. who retained ownership until 2004.

**112 West Franklin Street**

**Joseph and Jewel Vinson House – 1962**

**Contributing Building**

This one-story, side-gable Ranch house is clad with aluminum siding and sits on a concrete block foundation. The entrance is a slab door accessed by a recently added accessibility ramp, which was built over the brick stoop. The façade has a pair of three-light awning windows, two pairs of single awning windows set under the eaves, and a pair of two-light awning windows. Along the facade is a long planter constructed of Roman bricks. A carport is located on the west end of the house, and there is a gable-roof wing extending from the east end of the house. Although tax records give this house a 1948 construction date, deed records show the property was owned by developers until 1962, when it was purchased by Joseph and Jewel Vinson. Its form and detailing also suggest it was constructed in the 1960s. The house remains in the Vinson family.

**Garage – 1968**

**Contributing Building**

A front-gable, one car garage with aluminum siding and a rolling metal door is located north of the house. Tax records show the house was built in 1968.

**115 West Franklin Street**

**Herman and Rebecca Jones House – 1954**

**Contributing Building**

This one-story, hip-roof, brick-veneer Ranch house is five bays wide and has widely overhanging eaves. The entrance is centered on the façade, and is accessed by a brick stoop that is sheltered by a vinyl-clad, front-gabled hood supported by wooden brackets. The windows on the façade are grouped two-over-two horizontal-pane wood windows. The easternmost bay of the house is clad in vertical wood siding, with two sets of sliding windows set high on the wall under the eaves and a secondary entrance on the east elevation. There is an attached carport on the rear (south) elevation. Tax records show the house was built in 1954 by Herman and Rebecca Jones, who owned the house until 2008.

**209 West Franklin Street – VACANT**

This lot is associated with the house at 715 North Church Street.

**212 West Franklin Street – VACANT**

This lot is associated with the house at 805 North Arendell Avenue.

**215 West Franklin Street**

**Karl and Ellen Holst House – 2002**

**Non-Contributing Building**

This one-story, front-gable house is one of the few examples of recent construction in this neighborhood. The façade of the house is formed by three successive projecting front-gable bays

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that form a porch sheltering the entrance. The windows are paired nine-over-nine vinyl, and the house is vinyl-clad. An attached, side-gable, one-car garage extends from the east elevation. Tax records show the house was built in 2002 by Karl and Ellen Holst. The house is non-contributing due to its age.

### **216 West Franklin Street**

#### **Ronald and Ruby Perry House – 1961**

#### **Contributing Building**

A fine example of the Ranch style in Zebulon, this one-story, side-gable house is clad in Roman brick veneer and has an asymmetrical façade. The entrance is on the east end of the house, and has a slab door with three narrow, horizontal lights accessed by a brick stoop with a new wood railing. Right (east) of the entrance there is a two-over-two horizontal-pane wood window, and left (west) of the entrance there is an interior chimney, a picture window with two-over-two sidelights, and a pair of two-over-two horizontal-pane wood windows. The west end of the house has a slightly higher gable roof and contains a new multi-light bay window, exterior brick chimney, and carport with a partial privacy wall. Tax records show the house was built in 1961 by Ronald and Ruby Perry, and Ruby Perry remains the owner.

#### **Garage – 1965**

#### **Contributing Building**

A front-gable, one-car garage with Roman brick veneer and an off-center rolling garage door is located behind (south of) the house. Tax records show the garage was built in 1965.

### **219 West Franklin Street**

#### **Ben and Alma Massey House – 1957**

#### **Contributing Building**

A nice example of a contemporary Ranch house in Zebulon, this one-story house has a hip-roof and combination of brick veneer and wide, wood siding. The slightly recessed entrance has a slab door with a large, square light and is accessed by a low brick stoop. A pair of three-light awning windows is right (west) of the entrance, and the façade has single and paired windows set high on the walls under the eaves, and a wide interior brick chimney. Tax records show the house was built in 1957 by Ben and Alma Massey.

### **220 West Franklin Street**

#### **George, Jr., and Bobbie Massey House – 1958**

#### **Contributing Building**

This one-story, side-gable, brick-veneer house is a compact example of the Ranch style. The entrance is located off center beneath a small porch formed by the widely overhanging eaves and supported by replacement turned wood posts. Left (west) of the entrance, the façade is dominated by a projecting front-gable bay. Small wings on each end of the house have slightly lower side-gable roofs. The house has replacement windows, brackets in the eaves, and an interior brick chimney. An attached carport on the east end of the house was enclosed with vinyl siding in 1980 to form a one-car garage. Tax records show the house was built in 1958 by Bobbie and George Massey, Jr., and it remains in Massey family ownership.

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**221 West Franklin Street**

**Mayon and Gray Duke House – 1960**

**Contributing Building**

This one-story, side-gable Ranch house is clad in Roman brick veneer and has an asymmetrical façade. The entrance is a deeply recessed brick porch with a wood railing, replacement door, and paired replacement windows. The façade is decorated with a slightly projecting brick panel west of the entrance with three projecting stones. The west end of the house has a group of three replacement windows, an interior brick chimney, and a single replacement window. The east end of the house has a carport supported by square posts with a low brick knee wall. Tax records show the house was built in 1960 by Mayon and Gray Duke.

**223 West Franklin Street**

**Willie, Jr., and Jane Brannan House – 1964**

**Non-Contributing Building**

Located at the southeast corner of West Franklin and North Wakefield streets, this one-story, side-gable Ranch house is five bays wide and clad in Roman brick veneer. A shed-roof porch added in 2005 extends across the façade, sheltering the entrance which is a replacement door with recently added sidelights. The house has replacement windows, and there is a carport on the west elevation that has a wood louvre outer wall is on its west side and an enclosed storage room on its south side. Tax records show the house was built in 1964 by Jane and Willie Brannan, Jr. The house is non-contributing due to multiple alterations to the historic form and materials.

**224 West Franklin Street**

**Claude, Jr., and Cornelia Pearce House – 1961**

**Contributing Building**

Located at the northeast corner of West Franklin and North Wakefield streets, this one-story, side-gable Ranch house is six bays wide with a carport facing North Wakefield Street. The entrance is sheltered by the widely overhanging eaves and has a replacement door accessed by a brick stoop. The house is clad in brick veneer, but the entrance bay has vertical wood siding. Left (west) of the entrance is a slightly projecting bay with a pair of replacement windows. The house has replacement windows and an interior brick chimney. The side-gable carport has wood louvered walls on its north and south elevations and beaded weatherboards in the gable. Tax records show the house was built in 1961 by Cornelia and Claude Pearce, Jr., and the house remained under Pearce family ownership until 2011.

**302 West Franklin Street**

**Sue and Narvil Gill, Jr., House – 1968**

**Contributing Building**

This one-story, hip-roof Ranch house has distinctive one-over-one wood windows grouped in sets of two or three with paneled wood aprons and brick sills. The façade is asymmetrical and irregularly shaped, with multiple recessed and projecting bays. The entrance is set in a deeply recessed bay with a small porch formed by the deeply overhanging eaves and supported by square posts, and has a wide double door with irregularly shaped, diamond-pane lights over single panels. There is a projecting hip-roof wing on the west end of the house, and a projecting hip-roof garage on the east end of the house with two rolling garage doors separated by a nine-light-over-two-panel wood door. The house is clad in multi-colored brick veneer, has a wide, brick interior chimney, and there is an open porch and patio on the rear (north) elevation. Tax records show the house was built in 1968 by Sue and Narvil Gill, Jr., who remain the owners.

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### **307 West Franklin Street**

#### **Dr. George and Frances Tucker House – 1961**

#### **Contributing Building**

This one-and-a-half-story, side-gable Ranch house is five bays wide and clad in multi-colored brick veneer. The entrance bay is slightly recessed and sheathed in vertical wood siding. Left (east) of the entrance, there is a twenty-four-light wood picture window, and right (west) of the entrance there are two twenty-light wood picture windows and a pair of eight-over-eight wood windows. A projecting front-gable carport is located at the west end of the house and a three-quarter brick wall with elaborate wrought iron supports is located on the front elevation. The house has two interior brick chimneys, dentil detailing at the cornice, and the roofline extends low on the façade. A long shed-roof dormer extends along the rear of the house, and there is a large brick patio with low brick walls. Tax records show the house was built in 1961 by Dr. George and Frances Tucker, who owned the house until 2006. According to the current owner, Dr. Tucker was a physician, and the Tuckers built a bomb shelter in the house.

#### **Shed – 1961**

#### **Contributing Building**

A front-gable, multi-colored brick shed with two replacement doors is located west of the house. The shed was likely built around the same time as the house.

## **WEST GANNON AVENUE**

### **112 West Gannon Avenue**

#### **C.G. and Beatrice Weathersby House – c.1910**

#### **Contributing Building**

This one-story, triple-A house has a symmetrical façade. The entrance is centered on the façade with a small gabled porch supported by square wood posts, which replaced an earlier full-width porch sometime between 1944 and 1959, and contains a six-panel wood door flanked by four-light-over-one-panel sidelights. The entrance is flanked on each side by paired two-over-two horizontal-pane wood windows that date to the mid-twentieth-century. Vinyl siding was added sometime after 2008, there are two interior brick chimneys, and diamond-shaped vents in the gables. Two gabled wings extend from each end of the rear (north) elevation. Tax records show the house was built in 1910. Although it is unclear who owned the property at that time, C.G. and Beatrice Weathersby purchased the property in 1920 and it remains under Weathersby family ownership.

#### **Garage – 2008**

#### **Non-Contributing Building**

A large garage with an asymmetrical side-gable roof, vinyl siding, and two rolling garage doors is located east of the house. Tax records show the garage was built in 2008. This outbuilding is non-contributing due to age.

### **118 West Gannon Avenue – VACANT**

A one-and-a-half-story, c.1910 vernacular house was destroyed by fire in 2002. This lot is now associated with 120 West Gannon Avenue.

### **120 West Gannon Avenue**

#### **Bessie Moore Pulley House – c.1908**

#### **Contributing Building**

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Located at the northeast corner of West Gannon Avenue and North Church Street, this remarkably intact two-story house has a pyramidal roof unusual among houses in Zebulon and is an example of the transitional Queen Anne/Colonial Revival style. A front-gable wing extends from the primary mass on the front elevation, which is dominated by a large wrap-around porch with a hip-roof and supported by round wood Classical columns. The primary entrance is on the left (west) end of the façade and has a six-panel wood door. The windows are two-over-two wood windows and the roof is standing seam metal. The house is clad in weatherboards and has an interior brick chimney. The rear (north) elevation has a projecting front-gable wing with a shed-roof porch supported by turned wood posts with sawn brackets, and additional wings extend east and west to each side. The wings have asphalt shingle roofing, but the rear porch is standing steam metal. Tax records show the house was built in 1908, and deed records show the property was purchased the previous year by Bessie Moore, who later married B.J. Pulley. This property also includes the vacant lot at 118 West Gannon Avenue.

**Wall – 1910s**

A low, poured concrete wall extends along the sidewalk on West Gannon Avenue. The wall was likely built around the same time as the house.

**Contributing Structure**

**Garage – 1940s**

A front-gable, weatherboard garage with a shed wing and both bays open is located north of the house. It was associated with the c.1910 house at 118 West Gannon Avenue, which was destroyed by fire in 2002, and is now associated with 120 West Gannon Avenue. It was likely built in the 1940s when many similar garages were built in Zebulon.

**Contributing Building**

**121 West Gannon Avenue**

**Zebulon United Methodist Church – 1949-1951, 1982**

This large Colonial Revival church is located at the southeast corner of West Gannon Avenue and North Church Street, with the primary elevation facing West Gannon Avenue and a large education building, added in 1982, attached to the rear (south). The entrance is off-center on the façade and features double four-panel wood doors with a stained glass fanlight and arched brick lintel with a cast-stone keystone. It is located in a square tower with an octagonal steeple, and accessed by a tall brick stair with metal railings. The entrance is flanked by large brick planters that extend to the sidewalk. The long, gabled sanctuary extends to the right (west) of the tower, and features wood tripartite stained glass windows with a double-hung sash in the center, multi-light fanlights, arched brick lintels, and brick sills. The North Church Street elevation features two double-hung leaded stained glass windows on each end, three narrow double-hung leaded stained glass windows with fanlights and arched brick lintels and brick sills centered on the elevation, and a pedimented gable with a half-round vent with an arched brick surround and brick sill. Small hip-roof wings extend to the north and south on each side of this elevation and contain double-hung, leaded stained glass windows. A hip-roof wing is attached to the east end of the sanctuary, left of the tower, and has six-over-six wood windows with brick lintels and sills. This wing is three-stories high due to the grade of the property, and has a secondary entrance on the east elevation with steps leading down from the parking lot level and sheltered by a gabled hood supported by round Classical posts. This wing served as the original education wing, prior to the construction of the current education building at the rear of the church in 1982.

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The hip roof was added in 1980 and the building is clad in running bond brick veneer, likely also added in the 1980s, with a soldier course water table and six-over-six wood windows. Construction began on the education building, at the rear of the sanctuary, in 1982. A large hyphen connects the two buildings, which are separated by fire walls. This building has a hip roof, soldier course brick belt course and cornice, and aluminum entry doors on the west elevation. The windows are large picture windows with single-light sidelights and rectangular transoms. The grade of the property provides lower level access at the rear (south) of the building from the parking lot, which is sheltered by a hip-roof porch that extends almost the full elevation. This building is clad in running bond brick veneer that matches the sanctuary building. A playground is located south of this building. The Methodist congregation was formed in 1907, the first to form after the town's incorporation, by Reverend Armour David Wilcox and Thomas J. Horton, Zebulon's first elected mayor. A smaller frame church was built on this site in 1907 and a parsonage added in 1910. Church records show the original church building was moved and the current sanctuary completed in 1950. The parsonage was razed in 1960 and a new parsonage was built at 204 West Glenn Street.<sup>26</sup> The church property includes four parcels. The church and parking lot sits on the lot at 121 West Gannon Street. The parking lot extends into 310 North Church Street, which has historically been vacant. The church also owns an adjacent vacant lot at 116 West Sycamore Street, south of the church, where a house was demolished in 1998, and a historically vacant lot on West Sycamore Street that has no address and was previously associated with 110 West Sycamore Street, but was purchased by the church in 2001.

**200 West Gannon Avenue  
Horton-Massey House – c.1915**

**Contributing Building**

Built in the early twentieth century, this two-story, pyramidal-roof house was remodeled in the Colonial Revival style in the 1940s or 1950s with a two-story, wrap-around Mount Vernon porch with full-height square wood columns and possibly a new entrance surround. The entrance has four-light sidelights and a four-light fanlight, and a multi-light elliptical window is right (east) of the entrance. The windows are one-over-one wood windows with simple surrounds and sills, and a metal balcony sits below the second-floor window above the entrance. A secondary entrance is located on the east end of the wrap-around porch. A slightly projecting gabled bay is attached to the east elevation and has a small, slightly projecting, hip-roof polygonal bay window, and a matching slightly projecting, front-gable bay is attached to the south elevation. A flat roof porch extends from the rear elevation, supported by square posts and with a balcony with a metal railing at the second-floor level. Aluminum siding covers the original weatherboards and there are two interior brick chimneys. Tax records show the house was built in 1915, and according to longtime Zebulon resident Robert Massey, the house was owned by the Horton family in its early years but was owned later for many years by members of the Massey family. Deed records show the property was given to T.J. Horton in 1906 as his share of the John West Horton estate, and T.J. and Alice Horton owned the property until 1921. Vivian Massey purchased the house in 1933 at a foreclosure auction, and the Massey family retains ownership.

**Garage – 1915**

**Contributing Building**

<sup>26</sup> Ann Veazey Davis, "Zebulon Methodist Church History, 1907-1997," Olivia Raney Library, Raleigh, North Carolina, 10, 21-23, 25, 37, 50, 53-54.

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A weatherboard garage with one garage bay and a secondary entrance door is located at the rear of the house. Tax records show the garage was built in 1915.

**201 West Gannon Avenue**

**Chamblee-Dawson House – c.1912**

**Contributing Building**

An example of transitional Queen Anne/Colonial Revival architecture, this two-story house has the irregular massing of the Queen Anne style with Colonial Revival details and a gambrel roof, unusual in Zebulon. The main block has a vinyl multi-light elliptical window, replaced since the 1991 survey, which is set slightly off-center to accommodate a slightly projecting front-gable bay that extends from the west end of the façade and has a replacement semi-circular lunette. A wide hip-roof porch wraps around the front (north) and east elevations, has a pedimented gable over the entrance, and is supported by round wood Classical columns. The entrance is a replacement door with a rectangular transom, and a multi-light stained glass window is set left (east) of the entrance. The windows have been replaced with vinyl and the house has been clad in vinyl siding, covering decorative scalloped wood shingles in the porch gable since the 1991 survey. There are two interior brick chimneys. A gabled wing extends from the east and rear (south) elevations. Tax records show the house was built in 1912, and deed records show the property was purchased in 1907 by Clarence and Annie Chamblee, who retained ownership until 1936. The Chamblees sold the house to Emma Dawson, who retained ownership until 1969.

**204 West Gannon Avenue**

**W.D. and Jessie Spencer House – c.1932**

**Non-Contributing Building**

This one-and-a-half-story, brick-veneer, Period Cottage is four bays wide and has an asymmetrical façade. The house has a side-gable form with a projecting front-gable bay with partial gable returns at the west end of the façade. The entrance is uncovered but accented with a small gable and accessed by a small patio lined with a rough stone wall. Just right (east) of the entrance, there is a small six-light wood window and an exterior chimney with a rough stone base and brick stack. The 1991 survey photos show a set of triple windows to the west of the entrance and a set of double windows on the east end of the facade. These windows have been replaced with vinyl picture windows. A one-story enclosed porch on the east elevation is clad in vinyl with large picture windows and a stone support column at the southeast corner. A second exterior brick chimney is on the west elevation. A large gabled ell extends from the rear (north) elevation. Tax records show the house was built in 1932 by W.D. and Jessie Spencer, and the McNabb family has owned the house since 1944. This building is non-contributing due to multiple alterations to the historic form and materials.

**Garage – 1938**

**Contributing Building**

A two-story garage clad in weatherboard with two open bays and an apartment on the second floor is located northwest of the house. Tax records show the garage was built in 1938.

**205 West Gannon Avenue**

**Elwood and Cleo Perry House – 1950**

**Contributing Building**

One of the newest houses on this block, this one-story, hip-roof Ranch house is clad in a combination of permastone and brick veneer. The entrance is located on the east end of the



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façade and is a slab door with three rectangular lights accessed by an uncovered brick stoop with metal railings. The center of the façade features a picture window flanked by ten-light metal casement windows. A slightly projecting hip-roof bay extends from the west end of the façade and has a fifteen-light metal casement window. Tax records show the house was constructed in 1950 by Elwood and Cleo Perry, who retained ownership until 2017.

**208 West Gannon Avenue  
Chamblee House – c.1916**

**Contributing Building**

This one-story, asbestos-clad house has the irregular massing and detailing of the Queen Anne style. The primary mass is a hip-roof form with a slightly projecting front-gable with partial returns at the east end of the façade. A hip-roof porch wraps around the front (south) and east elevations with a gable with partial returns above the entrance, and is supported by turned wood posts with decorative sawn brackets and a turned balustrade. The entrance is a one-light-over-two-panel wood door, and the windows are one-over-one with storm windows. There is a narrow hipped dormer with two narrow, arched vents on the front elevation, and the house has two interior brick chimneys. A gabled ell extends from the rear (north) elevation. Tax records show the house was built in 1916, and according to long-time resident Robert Massey, the house was originally owned by the Chamblee family.

**Garage – 1942**

**Contributing Building**

A side-gable garage with asbestos siding, exposed rafter tails, a central entrance with a six-light-over-three-panel wood door, and an open garage bay is located at the rear (north) of the house.

**209 West Gannon Avenue  
W.H. and Laura McGuire House – c.1917**

**Contributing Building**

This large two-and-a-half-story, hip-roof house retains fine Craftsman-style detailing. A wide, hip-roof porch wraps around the front (north) and east elevations and has a pedimented gable over the entrance, and is supported by tapered square posts with recessed panels on brick piers and a square balustrade. The entrance is a one-light-over-two-panel wood door and has wide sidelights with four-over-one windows with wood tracery in the upper sash and a rectangular transom with matching tracery. Similar windows are located at the first and second-floor levels, and in the hip-roof dormer on the front elevation. The porch roof extends west to form a carport supported by angled, square wood posts. The house is clad in weatherboard and has a exterior brick chimneys on the east and west elevations. A one-story, gabled ell extends from the rear (south) elevation. Although tax records give a 1901 construction date, deed records in combination with the form and detailing of the house suggest it was built c.1917. According to long-time Zebulon resident Robert Massey, the house was originally owned by the McGuire family. Deed records show W.H. and Laura McGuire purchased the property in 1917 and retained ownership until the house was foreclosed in the 1930s. H.C. and Cammie Wade owned the house from 1943 until 1983.

**Garage – c.1917**

**Contributing Building**

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A two-car garage with a hip-roof, weatherboard siding, and replacement rolling garage doors is located southwest of the house. Tax records also date the garage to 1901, however it was likely built c.1917 at the same time as the house.

### **212 West Gannon Avenue**

#### **G.O. and Mamie Pitts House – c.1910**

#### **Contributing Building**

This large, two-story house is an example of the transitional Queen Anne/Colonial Revival style, with the irregular massing of the Queen Anne style and Colonial Revival detailing. The primary mass has a flat-topped pyramidal roof and pedimented projecting gables with semi-circular lunettes on the front (south) and east elevations. The front bay also has polygonal bay windows at both the first and second-floor levels. A large hip-roof porch wraps around the west, front, and east elevations, although part of the east porch was enclosed prior to the 1991 survey. The porch is supported by round wood Classical columns and has a heavy turned balustrade, and a second-floor balustrade has been removed since the 1991 survey. The entrance is a two-light-over-four-panel wood door and windows are one-over-one with storm windows. A small pedimented dormer with a one-over-one wood windows is on the front elevation, there is an interior brick chimney, and the house is clad in weatherboards. A one-story wing extends from the rear (north) elevation and there is an enclosed porch on the northwest corner of the house. Tax records show the house was built in 1910, and according to long-time Zebulon resident Robert Massey, the house was originally owned by the Pitts family who operated a boarding house there. Deed records show G.O. and Mamie Pitts owned the property until 1924, although it is unclear when they purchased it.

#### **Garage – 2019**

#### **Non-Contributing Building**

A front-gabled, vinyl-clad garage with a rolling door with eight small four-light windows, a nine-light door, and six-over-six vinyl windows is located north of the house. Tax records show the garage was built in 2019. This building is non-contributing due to age.

### **213 West Gannon Avenue**

#### **F.E. and Annabel Bunn House – c.1920**

#### **Contributing Building**

This two-story, side-gable Colonial Revival house is clad in light-colored brick veneer and has an asymmetrical façade. The entrance is slightly recessed and clad in paneled wood siding, and has a six-light-over-three-panel wood door. The surround has projecting square pilasters supporting an entablature with triglyphs and a recessed sunburst pediment. The windows on each end of the façade are set in groups of six-over-six wood windows flanked by four-over-four wood windows, and the first-floor windows have lintels with keystones and dentil detailing that were added since the 1991 survey. A smaller, six-over-six window has been added west of the entrance since the 1991 survey. A carport is attached to the east elevation and has triglyphs at the cornice supported by fluted Classical columns. There is dentil detailing at the cornice, added since the 1991 survey, and two interior end chimneys with exposed faces. Tax records show the house was built in 1920, and according to long-time Zebulon resident Robert Massey, was originally owned by F.E. Bunn, Assistant Vice President of the Zebulon Banking and Trust Company, and his wife Annabel. They retained ownership until 1969 when they sold it to their daughter, Margaret Bunn Cannady, and the house has been under Cannady family ownership since that time.

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**Garage – 1920**

A one-car, front-gable brick garage with double doors enclosing the garage bay is located southwest of the house. Tax records show the garage was built in 1920.

**Contributing Building**

**216 West Gannon Avenue**

**George and Neva Barbee House (NRHP 2007) – 1914**

**Contributing Building**

The George and Neva Barbee House is an imposing foursquare with a brick exterior featuring bold Craftsman detailing. The primary mass is two-and-a-half-stories and has a hip roof with a gabled dormer with partial returns and a three-part vent. The wide, hip-roof Craftsman-style porch has a gable over the entrance and wraps around the east and front (south) elevations, extending beyond the west elevation to form a porte-cochere. The porch is supported by heavy square posts with grouped pilasters, which are set on brick piers topped with cast stone, and shelters the entrance, which has leaded glass sidelights and transom. The windows are twenty-four-over-one and twelve-over-one Craftsman-style wood windows with cast-stone lintels and sills. The house has widely overhanging eaves, a boxed cornice, two interior brick chimneys, and a brick and concrete sidewalk with a stone fountain leads to the house from West Gannon Avenue. An original single-story hip-roofed wing at the west end of the rear (north) elevation houses the kitchen and a back porch, which was originally screened but now features storm windows. The house was built in 1914 by George and Neva Barbee and was individually listed to the National Register in 2006.

**Garage – 1914**

A two-bay brick garage with a hip-roof has had numerous alterations, including the installation of French doors, alterations to the size of the original door openings, and additions to the sides and rear of the building. The garage was likely built around the same time as the house. This outbuilding is non-contributing due to multiple alterations to the historic form and materials.

**Non-Contributing Building**

**Swimming Pool – 1995, 2001**

The swimming pool occupies a substantial portion of the rear yard of the Barbee House, filling much of the open space between the garage, the house, and the rear and east lot lines. The pool has an amorphous curvilinear shape and is edged with two rows of brick set into a concrete patio. Tax records show the patio was built in 1995, followed by the pool reservoir in 2001. This structure is non-contributing due to age.

**Non-Contributing Structure**

**220 West Gannon Avenue**

**Wilbur & Mary Campen House – 1918**

**Contributing Building**

Similar in form but with more alterations than the George and Neva Barbee House at 216 West Gannon Avenue, this two-and-a-half story house has a hip roof with a gabled front dormer vent and a hip-roof porch that wrap-around the front (south) and east elevations. The porch is supported by square posts replaced since the 1991 survey, and a replacement turned balustrade

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has been removed since the 1991 survey. The entrance has a sixteen-light-over-one-panel door with an unusual tapered surround. The windows have been replaced with vinyl but the house retains distinctive stained-glass windows on the front (south) and west elevations. The house has weatherboard cladding and three interior brick chimneys. Tax records show the house was built in 1918, and deed records show it was owned by Wilbur and Mary Campen. Mary Campen and Neva Barbee were sisters who purchased neighboring lots from their parents, Charles and DeElla Flowers.

**Garage – 1918**

A one-car garage with weatherboard siding, a hip roof with a gabled dormer vent, and a rolling garage door added since the 1991 survey is located northwest of the house. Tax records show the garage was built in 1918.

**Contributing Building**

**221 West Gannon Avenue**

**N.R. and Grace Gill House – 1964**

One of the newest houses on this block, this one-story, side-gable Ranch house is clad in brick veneer. The entrance is slightly recessed and sheltered by the widely overhanging eaves. A paneled door with four square lights is accessed by low brick steps. The windows are eight-over-eight wood windows, with a set of three windows and a set of two windows in the center of the façade. The house has an interior brick chimney with a very short stack. The west end of the house is a garage accessed from the rear (south) elevation. Tax records show the house was built in 1964, and deed records show N.R. and Grace Gill owned the property from 1945 until 1981.

**Contributing Building**

**223 West Gannon Avenue**

**Talton-Moser House – c.1928**

Located at the southeast corner of West Gannon Avenue and North Wakefield Street, this one-and-a-half-story, side-gable house is a fine example of the Craftsman-style and an unusual one with brick-veneer cladding. A wide shed-roof porch extends along the front (north) elevation of the house with a gable clad in vertical sheathing over the entrance. The porch is supported by grouped square wood posts on brick piers with decorative exposed rafter tails under the widely overhanging eaves. The porch extends beyond the east and west elevations, forming a porte-cochere at the east end. The entrance is a multi-light wood door flanked by three-part windows on either side. The front elevation has two hip-roof dormers with paired nine-light wood windows, and there are two interior brick chimneys and an exterior end chimney on the east elevation with an exposed face. The west elevation, fronting North Wakefield Street, has a bay window with mousetooth corners and a small side porch with details matching the front porch. Tax records show the house was built in 1928, and according to long-time Zebulon resident Robert Massey and former owner Rom Moser, the house was originally owned by the Talton family. Deed records show the property was owned by A.R. and Oma Talton until 1930. It was purchased in 1936 by Early H. Moser, principal of Wakelon School, and his wife Myrtle. It remains under Moser family ownership.

**Contributing Building**

**Garage – 1928**

A two-bay, brick garage with a pyramidal roof and replacement windows is located south of the house. Tax records show the garage was built in 1928.

**Contributing Building**

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### **224 West Gannon Avenue**

#### **Strickland-Harper-Gill House – c.1915, c.1925**

#### **Contributing Building**

Located at the northeast corner of West Gannon Avenue and North Wakefield Street, this house retains its Queen Anne-style form with Craftsman-style detailing added later. The primary mass is a hip roof with a projecting hip-roof wing on the front (south) elevation containing the entrance. A wide porch wraps around the east, front, and west elevations and is supported by Craftsman-style tapered wood posts on rusticated stone piers. The front door and windows have been replaced, and shutters have been added since the 1991 survey. The house is clad in aluminum siding, has two interior brick chimneys, and a one-story wing extends from the rear (north) elevation. Tax records show the house was built in 1919, however, according to long-time Zebulon resident Robert Massey, the house was owned first by Dr. J.A. Strickland. Dr. Strickland and his wife Lela owned the property from 1912 until 1917, when they sold it to Dr. James M. and Susie Harper, who remained owners until 1921. Zebulon automobile dealer J.A. Gill and his wife, Victoria, and their children owned the house the longest, from 1930 until 1985.

#### **Shed – 1950**

#### **Contributing Building**

A hip-roof shed with exposed rafter tails, aluminum cladding, and a pair of plywood doors is located northeast of the house. Tax records show the shed was built in 1950.

### **300 West Gannon Avenue**

#### **Ransom and Maggie Creech House – c.1910**

#### **Non-Contributing Building**

This one-story, pyramidal-roof house with front and side gables has been altered since 1991. Prior to the alterations, the façade featured a full-width, hip-roof porch with heavy square posts. Since 1991, the porch has been enclosed, and new concrete steps were added. The original wood windows have been replaced with vinyl windows, which feature decorative fluted surrounds with bullseye cornerblocks. The gables feature partial returns and diamond-shaped vents. The house is clad in weatherboard with plain wood cornerboards and retains three interior chimneys. A gabled ell extends from the rear (north) elevation, as well as a small hip-roof bay that appears to be an enclosed porch. Tax records show the house was built in 1910, and deed records show the property was purchased by Ransom and Maggie Creech in 1908. The house was owned by the Creech family until 1994. The house is non-contributing due to multiple alterations to the historic form and materials.

### **301 West Gannon Avenue**

#### **Frank and Vivian Kannon House – 1955**

#### **Contributing Building**

Located at the southwest corner of West Gannon Avenue and North Wakefield Street, this hip-roof, brick-veneer house features the one-story, low profile and asymmetrical façade of the Ranch style. The entrance features a two-light slab door flanked by decorative stone veneer and accessed by brick steps. Right (west) of the entrance there are two vinyl replacement windows, and left (east) of the entrance is a vinyl replacement picture window flanked by replacement double-hung windows. An interior chimney was removed between 1991 and 2007, while a wide, exterior chimney on the east end of the façade was removed since 2012. Tax records show the house was built in 1954, and deed records show Frank and Vivian Kannon purchased it the following year. The Kannon family retained ownership until 1996.

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**303 West Gannon Avenue**

**Eugene and Kathleen Jones House – 1958**

**Contributing Building**

This side-gable, brick-veneer Ranch house features a large front-gabled bay on the east end of the façade, which forms a small porch supported by square columns to shelter the centrally placed entrance. The replacement door is flanked by four-light sidelights and the transom covered with vinyl. Left (east) of the entrance, the front-gabled bay contains two sets of paired replacement windows with brick sills and vinyl siding in the gable. Right (west) of the entrance, a multi-light vinyl picture window is flanked by wide, stone veneer panels and features a built-in stone planter beneath. A secondary entrance is located on the west elevation and sheltered by a small, shed-roof porch with square supports. An attached carport at the rear (south) features louvered walls and vinyl siding in the gables. Tax records show the house was built in 1958, and deed records show the property was purchased in 1956 by Eugene and Kathleen Jones, who retained ownership until 1982.

**304 West Gannon Avenue**

**J. Raleigh and Roslyn Alford House – 1938**

**Contributing Building**

This one-and-a-half-story, side-gable Period Cottage features Colonial-Revival detailing. Two front-gabled bays extend from the façade. The larger bay, in the center of the façade, contains the entrance, which features a six-panel door and Classical surround with fluted pilasters and entablature, and a vinyl replacement window in the gable. Left (west) of the entrance is a tall, tapered exterior brick chimney, and right (east) of the entrance is a brick accent wall. The smaller bay is on the right (east) end of the façade and contains paired vinyl replacement windows and a multi-light round wood window in the gable. A single vinyl replacement window is located on the left (west) end of the façade, as well as a gabled dormer also containing a vinyl replacement window. A shed-roof porch supported by decorative metal posts extends from the west elevation. The house is clad in vinyl siding, which replaced earlier aluminum siding sometime after 1991, and a metal awning has been removed since that time. Tax and deed records show the house was built by J. Raleigh and Roslyn Alford in 1938.

**308 West Gannon Avenue**

**H. Edison and Vera Mann House – 1940**

**Contributing Building**

This two-story, side-gable, Colonial Revival house sits on a brick foundation and is clad with aluminum siding. The entrance is centered on the symmetrical façade and features an arched hood supported by round columns. The front door is flanked by five-light sidelights, topped with a multi-light fanlight, and accessed by brick steps. The windows are six-over-six wood windows, and the first-floor windows feature wide wood lintels while the second-floor windows are sheltered by awnings. A hip-roof porch supported by wrought-iron posts extends from the east elevation, which also features an exterior end chimney. A hip-roof carport with matching wrought-iron supports extends from the west elevation and contains a second entrance accessed by concrete steps. Tax records show a construction date of 1940, and deed records show H. Edison and Vera Mann purchased the property in 1938.

**309 West Gannon Avenue**

**W. Bernice and Addie Bunn House – c.1910**

**Contributing Building**

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Although this house was built c.1910, its current appearance dates to c.1950 alterations. The Period cottage is a one-story, hip-roof form with c.1950 brick veneer, two interior chimneys, and Colonial Revival detailing. A projecting front-gabled, stone-veneered bay centered on the façade contains the entrance, which features a three-light slab door, Classical surround with fluted pilasters and broken pediment, and a narrow, arched window. The entrance bay is flanked by paired vinyl replacement windows featuring soldier-course lintels, brick sills, and stone accents. A c.1950 one-story, hip-roof wing on the west elevation contains a second entrance featuring a two-light-over-two-panel door, a picture window on the front (north) elevation, and a picture window with two-over-two sidelights on the west elevation. A flat-roof wing extends from the southwest corner of the house and features cedar shingles along the roofline. A carport supported by round metal columns with a brick and stucco knee wall is attached to this wing, and a gabled ell extends from the south elevation of the house. Tax records show the house was built c.1910. Although it is unclear who owned the house at that time, deed records show the house was purchased by W. Bernice and Addie Bunn in 1935, and they retained ownership until 1975. The house sits on an L-shaped lot that extends south of 301 and 303 West Gannon Avenue to North Wakefield Street.

**Dwelling – c.1955**

A small, one-story, side-gable dwelling clad in stucco is located east of the house with the address 311 West Gannon Avenue. It features a projecting, front-gabled bay clad in asbestos that contains the entrance, which is sheltered by an arched, gabled hood supported by brackets. The door is a six-light-over-three-panel wood door, and the windows are four-light wood windows. The west elevation features an external brick chimney. Tax records show the dwelling was built in 1981, however it appears on the 1959 USDA aerial image.

**Contributing Building**

**Shed – c.1955**

A frame, side-gable shed is located south of the dwelling and features exposed rafter tails and one-over-one horizontal-pane windows. Tax records show the shed was built in 1981, however it appears on the 1959 USDA aerial image.

**Contributing Building**

**310 West Gannon Avenue**

**J.K. and Lillian Barrow House – 1942**

This two-story, brick house is an unusual example of Georgian Colonial Revival architecture in Zebulon, although some of the original details have been removed. A pedimented, front-gabled bay centered on the front elevation contains the entrance. The original broken ogee pediment over the entrance was replaced between 1991 and 2007 with a plain Classical surround and entablature to accommodate a new, arched-bay porch supported by square posts. A wide, eight-over-eight window sits above the porch, and the gable contains a round vent. On either side of the entrance bay, there are two windows symmetrically arranged. The first-floor windows are six-over-nine wood sash, while the second-floor windows are six-over-six wood sash, all with brick lintels. The house retains its hip-roof form, dentil cornice, corner quoins, and one-story side wings, however the two end chimneys have been removed. The arched bays on the east wing have been infilled with vinyl windows and a large carport has been added to the east elevation. The west wing contains wide, eight-over-eight wood sash windows. According to tax and deed

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records, the house was built in 1942 by J.K. and Lillian Barrow, who moved to this location from East Sycamore Street.

**Garage – 1942**

A frame, hip-roof, two-car garage with a metal, shed-roof addition is located to the rear (north) of the house. Tax records show the garage was built in 1942.

**Contributing Building**

**Shed – 1986**

A frame, gable-roof shed is located to the rear (north) of the house. Tax records show the shed was built in 1986. This outbuilding is non-contributing due to age.

**Non-Contributing Building**

**313 West Gannon Avenue**

**John and Maggie Cawthorne House – 1935**

This one-and-a-half-story Craftsman-style house is a hip-roof form with cross gables, a projecting front-gable bay, hip-roof wrap-around porch, and hip-roof wing at the rear (south). The projecting bay contains the entrance, which features a replacement door and is flanked by replacement vinyl windows. The wrap-around porch is supported by narrow paneled posts, which replaced tapered wood posts c.2012, on brick piers. The house has vinyl siding. Tax records show the house was built in 1935, and deed records show the property was purchased in 1927 by John and Maggie Cawthorne. The Cawthorne family retained ownership until 1968.

**Contributing Building**

**324 West Gannon Avenue**

**C.V. and Nelle Whitley House – 1928**

Built for C.V. Whitley, the owner of Zebulon's large furniture business, this two-story Italian Renaissance Revival house features a symmetrical five-bay façade and one-story side wings. The house has a light brown brick veneer and a green tile, hip roof. The entrance is centered on the façade and features a three-part, Palladian-like recessed entrance with Corinthian colonnettes. The fifteen-panel door has a brick surround and is accessed by a tall, wide brick stair. Above the entrance is a pair of fixed windows in arched surrounds with rowlock brick lintels with stone drip caps and separated by a thin colonnette. A brick rowlock separates the first and second levels and serves as the sill for the second-floor windows. The brick veneer below this rowlock sill is running bond, while above the brick veneer is Flemish bond. The first-floor windows are single-pane with three-light transoms set in arched surrounds with soldier-course lintels. The west wing features twelve-light double doors with matching sidelights, and the east wings features a screened opening with a screen door. Both wings open onto a narrow patio that extends the full façade. The main block has exterior brick end chimneys with stone caps. Tax and deed records show the house was built in 1928 by Colon Vaiden and Nelle Whitley, and it remained in the Whitley family until at least 1996.

**Contributing Building**

**402 West Gannon Avenue**

**Theo and Dathan Davis House – c.1930**

Located at the northwest corner of West Gannon Street and Rotary Drive (formerly Liberty Street), this one-and-a-half-story Craftsman-style house has a cross-gabled roofline and symmetrical façade with a one-story gabled porch. The porch is supported by round wood posts

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on stucco piers and contains double-leaf, twelve-light-over-two-panel wood doors. Paired six-over-six wood windows flank the front porch, with an additional pair of six-over-six wood windows in the central gable above the porch. There are exposed rafter tails in the widely overhanging eaves, an interior brick chimney, and the house sits on a pressed concrete block foundation. A one-story wing extends along the rear (north) elevation. The lot contains mature oaks and magnolias. Tax records show the house was built in 1930, and deed records show the property was purchased in 1924 by Theo and Dathan Davis, who retained ownership until 1966.

### NORTH GILL STREET

#### **308 North Gill Street**

##### **Johnnie and Helen Horton House – 1962**

##### **Contributing Building**

A modest example of the Ranch style, this one-story, side-gable house is clad in brick veneer and a compact four bays wide. The entrance is set in the south end of the façade and is a slab door with three small lights accessed by a brick stoop with a recent wood railing and a picture window flanked by two-over-two horizontal-pane wood windows to its left (north). The north end of the façade has two additional two-over-two horizontal-pane wood windows. A side entrance is located in the south elevation and flanked by two-over-two horizontal-pane wood windows. Tax records show the house was built in 1962 and purchased by Johnnie and Helen Horton the following year.

#### **309 North Gill Street**

##### **Dolly Bisette House – 1962**

##### **Contributing Building**

Like its neighbor at 308 North Gill Street, this is another modest one-story, side-gable Ranch house with brick veneer. The primary mass contains a large picture window and a pair of windows set high on the wall under the eaves, both with aluminum storm windows and metal awnings. The south end of the house has a slightly lower side-gable and is an enclosed porch with jalousie windows and an entrance accessed by a brick stoop with a metal railing. Tax records show the house was built in 1962 for Dolly Bisette.

#### **310 North Gill Street**

##### **Thomas and Iva Williams House – c.1917**

##### **Contributing Building**

The façade of this one-and-a-half-story, hip-roof Craftsman-style house is dominated by a recessed wrap-around porch supported by grouped wood posts on brick piers. The porch contains the primary entrance at the center of the front elevation, which is flanked by sidelights with five-lights over wood panels, and a secondary entrance into the north end of the house. Windows are six-over-one wood windows, which are set in groups of two or three. A hip-roof dormer on the front elevation contains a set of three six-light wood windows. The house is clad in weatherboard with a brick pier foundation that has been filled with brick, and has a brick interior chimney and exposed rafter tails under the widely overhanging eaves. Although tax records give a construction date of 1910, the deed records in combination with the style and finishes of the house suggest a c.1917 construction date. Between 1910 and 1917, the house passed through the ownership of local developers before its purchase in 1917 by Thomas and Iva Williams, who remained the owners until it was foreclosed in the 1930s.

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### **313 North Gill Street**

#### **D.M. and Julia Dizer House – c.1910**

#### **Contributing Building**

This early twentieth-century one-and-a-half-story house has the massing and details of the Queen Anne style applied to a modest, vernacular house. The primary mass has a hip-roof with a central projecting gable, and a hip-roof wrap-around porch with a smaller projecting gable supported by turned wood posts with sawn brackets. The entrance is a six-light over two panel wood door and the windows are six-over-six wood windows, sometimes set in pairs. The house is clad in asbestos siding and has two interior brick chimneys. A side-gable wing extends from the south elevation at the rear of the house, and a second gabled wing extends at the rear (west) elevation. Tax records show the house was built in 1910. Deed records show it was purchased in 1914 by D.M. and Julia Dizer, and it remained in the Dizer family until the 1940s.

#### **Shed – 1910**

#### **Contributing Building**

A small, front-gable shed with weatherboard siding and a small front entrance is located southwest of the house. Tax records show the shed was built in 1910.

## **WEST GLENN STREET**

### **104 West Glenn Street**

#### **Lettie Eula Whitley House – c.1940**

#### **Contributing Building**

This one-and-a-half-story, side-gable house is an intact example of the Craftsman style in Zebulon. The façade features an engaged full front porch supported by tapered wood posts on brick piers with a matchstick railing. The entrance is centered on the façade and flanked by six-over-six wood windows. The large, shed-roof dormer contains a pair of six-light fixed wood windows. The house is clad in weatherboard with plain cornerboards and features widely overhanging eaves with knee braces. Tax records show the house was built in 1940. Deed records show the property was purchased in 1928 by W.T. Whitley and sold in an estate auction in 1960 after the death of his unmarried daughter, Lettie Eula Whitley, the previous year.

#### **Garage – 1940**

#### **Contributing Building**

A front-gable, two-car garage with a shed-roof wing is located behind (north) the house. The garage is clad in vertical board siding. One garage bay is enclosed with a vertical board door, while the second garage bay and shed-roof wing are open. Tax records show the garage was built in 1940.

### **107 West Glenn Street**

#### **James and Eloise Potter House – c.1950**

#### **Non-Contributing Building**

This one-story, side-gable Minimal Traditional house was altered with the removal of historic materials and reconstruction of the porch. The original vertical wood siding was replaced with vinyl siding, and the eight-over-eight wood windows with one-over-one vinyl windows. A gabled porch extends from the left (east) end of the façade, and originally featured brick steps and paired wood posts. The reconstructed porch contains a replacement door accessed by concrete steps and supported by vinyl posts with a vinyl railing. The house retains a decorative gable on the right (west) end of the façade and an interior brick chimney. Tax records show the

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house was built in 1948, and deed records show the property was purchased by G.R. and Ruby Massey that year. The following year, the Masseys sold the property to Francis and Thelma Wade, who in 1950 sold it to James and Eloise Potter. The Potters retained ownership until 1967. The house changed owners several more times and was purchased in 2007 by Tessinear Builders, LLC, who likely completed the alterations. The house is non-contributing due to multiple alterations to the historic form and materials.

### **108 West Glenn Street**

#### **Robertson-Wood House – 1948**

#### **Contributing Building**

This one-and-a-half-story, side-gable house is an example of the Minimal Traditional style common to post-World War II Wake County. The entrance features a six-light-over-four-panel wood door sheltered by a gabled hood supported by plain brackets. There is a pair of six-over-six wood windows right (east) of the entrance. Left (west) of the entrance, there is a slightly projecting bay decorated with a narrow gable and containing an eight-over-eight wood window. The house is clad in vinyl and retains an interior brick chimney. There is a screened porch under a lower gable roof on the east end of the house as well as one interior brick chimney. The windows are original wood eight-over-eight and six-over-six sash. Tax records show that a Joseph A. Wood owned the house at its construction. Members of the Wood family owned the property until 1993.

### **109 West Glenn Street**

#### **Peoples-Toney-Murphy House – 1948**

#### **Non-Contributing Building**

This one-story, side-gable Minimal Traditional house was altered c.2015 with the addition of vinyl siding, vinyl replacement windows, and vinyl porch supports. The house is a side-gable form with a decorative front gable. A front-gable porch extends from the left (east) end of the façade and contains a replacement door. The original paired square wood porch posts were replaced with vinyl and a vinyl railing was added c.2015, although the entrance retains a fluted door surround. The original eight-over-eight wood windows on the façade were replaced with one-over-one vinyl windows c.2015. The house retains an interior brick chimney. Tax records show the house was built in 1948, and deed records show it was purchased that year by Burt Peoples and his wife, Mary. After Burt Peoples death, Mary Peoples married Charles Toney, and they retained ownership until 1965 when they sold the house to Peggy and Robert Murphy. The house remained in the Murphy family until 2008. This building is non-contributing due to multiple alterations to the historic form and materials.

### **110 West Glenn Street**

#### **Zebulon Baptist Church Parsonage – 1948**

#### **Contributing Building**

This one-and-a-half story, brick-veneer house is an example of a Period Cottage with Colonial Revival details, although it has the steeply-pitched roof more common to Tudor Revival Period Cottages. The entrance is centered on the symmetrical façade and features a Classical surround with fluted pilasters supporting an entablature. The first-floor windows are six-over-six wood sash with soldier-course lintels and brick sills. The façade features three front-gabled dormers containing six-over-six wood windows and clad in asbestos siding. The façade is decorated with a soldier-course water table and decorative wood cornice. A one-story wing extends from the

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west elevation and contains a six-over-six wood window and exterior end chimney. A one-story screened porch extends from the east wing and features a brick foundation and wood balustrade. Tax records show the house was built in 1948, and deed records show the property was owned by the Zebulon Baptist Church from 1947 until 1967.

#### **Garage – 1988**

A front-gable garage with a carport extending from the front elevation is located northwest of the house. Tax records show the garage was built in 1988. This outbuilding is non-contributing due to age.

#### **Non-Contributing Building**

#### **111 West Glenn Street**

##### **Chamblee-Daniels House – c.1920**

This vernacular, one-story, pyramidal-roof cottage features a decorative front gable with a diamond-shaped vent. The asymmetrical façade features a full hip-roof porch supported by turned posts with a matchstick railing. The entrance is set slightly off-center and is flanked by one-over-one wood windows. The house retains an interior brick chimney, but a second chimney was removed between 1991 and 2007. The house is clad in asbestos siding. A one-story addition extends from the rear (south) elevation, and a carport with vinyl louvered walls is attached to the southeast corner of the house. Although tax records show the house was built in 1948, a house appears at this location on the 1923 Sanborn map and the form and details suggest an earlier construction date. Deed records show the property was first owned by Millard B. and Bessie Chamblee, who owned several properties adjacent to their home at 108 West North Street. It is likely this house was built around 1920 and served as a rental or family property for the Chamblees. Frederick and Ruth Chamblee purchased the home in 1948 and retained ownership until 1957 when they moved to 701 North Church Street and sold this house to Lee and Evelyn Daniels.

#### **Contributing Building**

#### **Shed – 1948**

A frame, gabled shed is located south of the house. Tax records show the shed was built in 1948.

#### **Contributing Building**

#### **112 West Glenn Street**

##### **Harriet Elizabeth Page House – 1977**

This one-story, side-gable Ranch house is clad in brick veneer and has a large, front-gable wing attached to the rear (north) elevation. The façade is asymmetrical, and the entrance features a replacement door accessed by an uncovered brick stoop. Left (west) of the entrance is a pair of six-over-six wood windows and right (east) of the entrance are two additional six-over-six wood windows, all with paneled wood aprons. A wide, exterior end chimney is attached to the west elevation. The rear wing is slightly taller than the main block, is clad in aluminum, and has aluminum windows. Tax records show the house was built in 1977, and deed records show the property was purchased that year by Harriet Elizabeth Page, who retained ownership until 2007. This house is non-contributing due to age.

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### **115 West Glenn Street**

#### **Chamblee-Perry-Finch House – c.1920**

#### **Contributing Building**

This vernacular one-and-a-half-story, front-gabled house features a full shed-roof porch supported by square columns. The entrance is centered on the façade and flanked by vinyl replacement windows. The front gabled contains a pair of six-light wood windows. The house is clad in vinyl siding and retains an interior brick chimney. A carport is attached the rear (south) elevation. Although tax records show a 1925 construction date, a dwelling appears at this location on the 1923 Sanborn map. Deed records suggest the property was owned by Millard B. and Bessie Chamblee at that time, who owned several properties adjacent to their home at 108 West North Street. The form and details of this house are similar to its neighbor at 111 West Glenn Street, which was also owned by the Chamblees. Both houses were likely built around 1920 and served as rental or family properties. In 1948, Bettie Perry Finch purchased the house, and it remained in her family's ownership until 2000.

#### **Shed – 1948**

#### **Non-Contributing Building**

A frame, two-story, shed is located south of the house. It was greatly enlarged with the addition of the second story c.2010. This outbuilding is non-contributing due to alterations to the historic form and materials.

### **116 West Glenn Street**

#### **A.C. and Dorothy Lowery House – 1948**

#### **Non-Contributing Building**

Located at the northeast corner of West Glenn and North Church streets, this Minimal Traditional-style house is sited on a large wooded lot. It is a one-and-a-half story, side-gable house clad in brick veneer. The façade is dominated by an enclosed shed-roof porch clad in aluminum siding and containing a screen door with transom and a long bank of windows. The porch was likely added to the house in the 1970s. A projecting, front-gable bay is right (east) of the porch and contains a six-over-six wood window. The front (south) and rear (north) elevations each feature two front-gabled dormers with six-over-six wood windows and aluminum siding. The west elevation contains a secondary entrance accessed by a wood deck, a six-over-six wood window, and a pair of six-over-six wood windows surrounded by aluminum siding. The house retains an interior brick chimney. Tax records show the house was built in 1948, and deed records show A.C. and Dorothy Lowery purchased the house from Home Builders Corporation that year. The Lowerys retained ownership until 1971. The house is non-contributing due to multiple alterations to the historic form and materials.

#### **Garage – 1977**

#### **Non-Contributing Building**

A long, front-gable garage with two-over-two horizontal-pane windows, vertical wood siding, and a large, double door is located north of the house and accessed via North Church Street. A hyphen clad in vertical wood siding and containing a two-over-two horizontal-pane window and pedestrian entrance attached the garage to a 1977 shed, which is also clad in vertical wood siding. Tax records show the garage was built in 1977. This outbuilding is non-contributing due to age.

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**George and Gladys Jones House – 1955**

**Contributing Building**

Located at the southeast corner of West Glenn and North Church streets, this one-story, L-shaped, hip-roof house is a notable example of an architect-designed contemporary Ranch house in Zebulon. The entrance is located where the two wings meet and contains a three-light slab door sheltered by the widely overhanging eaves. The wing extending left (east) of the entrance features pairs of narrow, single-light vinyl windows set high on the wall. The wing extending right (west) of the entrance features a bay containing a pair of single-light windows flanked by two-over-two horizontal pane vinyl windows, a bay containing a pair of two-over-two horizontal pane vinyl windows, and an attached carport supported by a wide brick wall. The house was originally clad in a combination of brick veneer and wood siding, some of which was replaced with aluminum siding by the original owners. The house retains a wide interior chimney. Tax and deed records show the house was built in 1955 for local pharmacist George Jones and his wife, Gladys. The Jones family retained ownership until 2014 when Charles and Cathy Meeler purchased the home. According to the Meelers, the house was designed by F. Carter Williams (1913-2000), a Raleigh architect known for his Modernist designs.

**202 West Glenn Street**

**Hendricks-Alford House – 1967**

**Contributing Building**

This side-gable Ranch house features Colonial Revival details and a five-bay central mass with slightly lower, single-bay wings on each end. A front-gable bay projects from the center mass of the front elevation forming a narrow porch supported by Classical columns with a metal railing. The porch sheltered the entrance, which is centered on the porch and features a Classical surround with fluted pilasters, and two nine-over-nine wood windows. The remaining four windows on the façade are also nine-over-nine wood sash. The house is clad in brick veneer with weatherboard in the gables. Tax records show the house was built in 1967, and deed records show the property was purchased in 1965 by Randolph and Ruby Hendricks. In 1977, J. Proctor and Nellie Alford purchased the house, and it remained in the Alford family until 1992.

**204 West Glenn Street**

**Zebulon United Methodist Church Parsonage – 1960**

**Contributing Building**

This gable-front-and-wing Ranch house is clad in Roman-brick veneer and features an attached carport. The side-gable wing is dominated by a shed-roof porch supported by decorative wrought-iron columns. Right (east) of the entrance there are two sets of paired six-over-six wood windows and the carport, which has a vinyl-clad storage room at the rear (north) elevation. Left (west) of the entrance is the front-gable bay, which also contains two sets of six-over-six wood windows and has a triangular vent in the gable. The property was purchased in 1959 by the Zebulon Methodist Church. Although tax records show a 1966 construction date, church records show the first family occupied the house in 1960. The house was to be modeled after the Cary Methodist Church Parsonage and was to have four bedrooms, two baths, a living room, and a large combination family room, dining room, and kitchen, as well as a carport. The church retained ownership until 2004.

**205 West Glenn Street**

**Ruby M. Dawson House – 1959**

**Contributing Building**

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This side-gable, brick-veneer Ranch house is three bays wide with an attached carport and widely overhanging eaves. The entrance is slightly recessed and features vinyl siding and a replacement door flanked by three-light-over-one-panel sidelights. Left (east) of the entrance is an eight-over-eight vinyl replacement window, and right (west) of the entrance is a vinyl eight-over-eight vinyl replacement window flanked by four-over-four replacement windows. A brick carport is attached to the west end of the house featuring a storage room at the rear (south) and vinyl siding on the west elevation that replaced an earlier louvered wall prior to 2012. Tax and deed records show the house was built in 1959 for Ruby M. Dawson, who retained ownership until 1995. The house sits on an irregularly-shaped lot with a small section extending south of 513 North Church Street to front the street. This area of the lot has historically been vacant.

### **207 West Glenn Street**

#### **Henry and Melba Andrews House – 1960**

#### **Contributing Building**

This side-gable, brick-veneer Ranch house is five bays wide with an asymmetrical façade, widely overhanging eaves, and a wide interior chimney. The entrance is a replacement door accessed by an uncovered, half-round brick stoop with no railing. Right (west) of the entrance is a picture window flanked by one-over-one windows, and two one-over-one vinyl replacement windows. A side-gable wing is attached to the east elevation and set back slightly from the main block. It features a vinyl replacement window on the front elevation and a secondary entrance accessed by a brick stair on the east elevation. A one-story, shed-roof addition partially enclosed with vinyl siding and partially a screened porch is attached to the rear (south) of the east wing. Tax and deed records show the house was built in 1960 for Henry and Melba Andrews.

### **208 West Glenn Street**

#### **Ralph and Kathleen Lewis House – 1959**

#### **Contributing Building**

This hip-roof Ranch house is clad in Roman-brick veneer and features the long, low profile, widely overhanging eaves, and asymmetrical form of the Ranch style. The slightly recessed entrance is located near the left (west) end of the façade and features three-light-over-one-panel sidelights. There are vinyl replacement windows on this end of the house. Right (east) of the entrance, there is a twenty-light wood bow window and two replacement three-light windows. A hip-roof bay is set slightly back from the primary elevation on the east end of the house and contains a twenty-four-light picture window and a secondary entrance, which is sheltered by the widely overhanging eaves forming a small porch supported by a turned post. This bay is clad in vinyl siding. An attached, vinyl-clad, pyramidal-roof garage is set back slightly from this bay on the east elevation and contains two vinyl replacement windows and a side-entrance garage bay. A one-story, gabled wing and one-story, gabled enclosed porch extend from the rear (north) elevation. These additions, along with the garage, were constructed in the 1970s. The primary mass contains a brick interior chimney, and the middle bay contains a stone interior chimney. There are stone pillars and a low wall at both ends of the property on West Glenn Street. Tax records show the house was built in 1959, and deed records show it was subdivided into four parcels that passed ownership between the Alford, Hopkins, and Pearce families several times from 1957 to 1967. Although it is unclear who the first occupants of the house were, Ralph and Kathleen Lewis were the longest residents, having purchased the house in 1967 and retaining ownership until 1982.

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**Shed – 1986**

A frame, front-gable shed with a shed-roof wing is located north of the house. Tax records show the shed was built in 1986. This outbuilding is non-contributing due to age.

**Non-Contributing Building**

**Stone Walls – 1959**

A set of two low stone walls with stone pillars are located on each end of the property near West Glenn Street. The walls were likely built around the same time as the house.

**Contributing Structure**

**209 West Glenn Street**

**Mark and Pearl Wall House – 1959**

This hip-roof, brick-veneer Ranch house is a compact example of the style. The asymmetrical façade is three bays wide and dominated by a wide, exterior brick chimney. The entrance is a six-light paneled door located left (east) of the chimney and accessed by an uncovered, low brick stoop. A set of paired six-over-six wood windows are set on each end of the front elevation. Tax and deed records show the house was built in 1959 for Mark and Pearl Wall, and it remained in the Wall family until 1977.

**Contributing Building**

**211 West Glenn Street**

**Michael and Shirley Wrenn House – 1998**

This one-story, side-gable American Vernacular-style house features two overlapping front gables on the façade, a side-gable wing, and vinyl siding. A small porch is formed by the widely overhanging eaves under the front gable and contains a slightly recessed entrance and a six-over-six vinyl window. A slightly projecting, front-gable bay is located right (west) of the porch and contains two nine-over-nine vinyl windows and an octagonal vent in the gable. A pair of narrow four-over-four vinyl windows are set right (west) of the projecting bay. A slightly lower one-story, side-gable wing extends from the east elevation and contains two nine-over-nine vinyl windows. A carport is attached to the rear (south) of this wing. Tax and deed records show the house was built in 1998 by Diamond, Inc. (formerly C.H. Builders) for Michael and Shirley Wrenn. This house is non-contributing due to age.

**Non-Contributing Building**

**309 West Glenn Street**

**Zebulon Swimming Pool – 1960**

The Zebulon Swimming Pool is located immediately south of C.V. Whitley Memorial Park at the termination of West Glenn Street. The rectangular pool is surrounded by a chain-link fence and accessed through a pool house. Tax and deed records show the Zebulon Swimming Pool Association purchased the property from C.V. and Nelle Whitley in 1960 and retains ownership, although the pool closed in 2017.

**Contributing Structure**

**Pool House – 1960**

North of the pool, there is a one-story pool house with two concrete block sections connected by a common flat metal roof that forms an open breezeway. On the north elevation, the breezeway is secured with a chain-link gate and there are metal doors on either side providing access to the restrooms/locker rooms. The eaves overhang on this elevation and there are decorative vented blocks under the eaves. The roof extends from the west elevation to form a covered patio.

**Contributing Building**



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## **EAST HORTON STREET**

### **104 East Horton Street**

#### **Office Building – c.1920**

#### **Contributing Building**

This two-story, brick commercial building is eleven bays wide at the first-floor level and six bays wide at the second-floor level. The first floor originally had three entrances; however, two have been converted to windows with wood aprons filling in the bottom of the opening. It retains the original window openings and wood sills on both floors, although the windows are vinyl replacement windows. The middle entrance remains in place and contains a six-panel door and covered transom. Corbelled brick detailing extends across the façade above the first and second floor windows, and there is additional decorative brickwork at the roofline. Stove flues extend above the roof. Deed records show that J.M. Whitley purchased the property from the Zebulon Company in 1906. The 1923 Sanborn map describes this building as offices, and the 1944 Sanborn map describes the building as offices and City Hall.

### **107 East Horton Street**

#### **Commercial Building – c.1957**

#### **Contributing Building**

This one-story commercial building is constructed of concrete block and has a running-bond brick-veneer façade at the storefront and seven-to-one common bond brick veneer above. The entrance is centered in a wide storefront and contains a metal-framed glass door with sidelights and transom flanked by tinted display windows. Above the storefront, a large awning partially obscures a recessed brick sign panel, and there is metal coping at the roofline. On the west elevation, windows have been filled in with brick. Deed records show this property was purchased by T.E. Hales in 1950, and there was no building on the site at that time. Tax records show a 1957 construction date.

### **109 East Horton Street**

#### **Zebulon Community Library – c.1949**

#### **Contributing Building**

This one-story, brick commercial building has a rough-faced brick façade with a central entrance slightly elevated from street level and accessed by brick steps. A gabled porch supported by square posts with a wood railing was added to the stoop prior to the 1970s. The entrance is flanked by display windows with cast-stone sills and soldier course brick lintels. There is running-bond brick at the storefront level, and above the storefront there is six-to-one common bond brick with a recessed brick sign panel and a slightly projecting brick cornice. The east elevation is built with smooth brick, has windows with brick sills and lintels, and a brick chimney flue extends above the roofline. Tax records give this building a 1949 construction date and show that M.J. Sexton owned the property at that time. The building served as the post office from 1950 until 1966 when the Zebulon Community Library acquired it. The Town of Zebulon purchased the building in 1975 and a tax records photograph from 2000 shows it was being used as the Zebulon Council Chambers.

### **110 East Horton Street**

#### **Commercial Building – c.1950s**

#### **Contributing Building**

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This concrete-block, one-story commercial building has a running bond brick-veneer facade and a central entrance with transom and wood-framed glass door with single-light transom. The entrance is flanked by slightly recessed plate-glass windows with rowlock brick sills. The flat-roof awning is historic, though it has been expanded to a pent roof form in which fabric is stretched over a metal frame. This building does not appear on the 1944 Sanborn map and was likely built in the 1950s. Deed records show T.B. Hepler purchased the property in 1953.

### **111 East Horton Street**

#### **Zebulon Lodge No. 609 A.F. & A.M. – 1957**

#### **Contributing Building**

This concrete block masonic lodge has a Roman brick-veneer facade and an inset entrance with a fifteen-panel wood door centered on the façade. The angled alcove walls are joined to the principal elevation with knuckle joints, and the entrance is flanked by glass-block windows with brick sills. The second-floor windows are eight-light metal casements with functional matching transoms above and brick sills. There are no windows on the rear or side elevations, and the building has terra cotta coping. An entrance at the rear (north) elevation is sheltered by a shed-roof covering supported by brackets and accessed by a metal staircase. A small, narrow storage room with a gabled roof, aluminum siding, and a solid door was added to the rear of the building between 1981 and 1988. The property was purchased by the Zebulon Lodge No. 609, Ancient, Free, and Accepted Masons in 1954, and the cornerstone shows a 1957 construction date. The property also includes a vacant lot north of the lodge that is owned by the Town of Zebulon and was the site of the town's water tower, which was removed between 1999 and 2005.

### **112 East Horton Street**

#### **Whitley-Hepler-Privette House – c.1910**

#### **Contributing Building**

This one-story, side-gable vernacular house features a full front porch, interior chimney, and rear ell. The shed-roof porch is supported by square replacement posts, and the façade is asymmetrical. The entrance is located at the left (east) end of the porch and features a six-light-over-three-panel wood door. One-over-one vinyl windows are located on each end of the façade and replaced four-over-four wood windows between 1991 and 2007. The original weatherboard was covered with vinyl siding during that time as well. The house retains a 5v metal roof. Since this house shares a parcel with the 1958 commercial building at 110 East Horton Street, tax records are not available. The form and details suggest the house was built in the early twentieth century, and a house appears in this location on the 1923 Sanborn map. Deed records show the property was purchased from The Zebulon Company by J.M. and Georgia Whitley in 1908. It is unclear how the Whitleys used the house, whether for residential or commercial purposes, and they retained ownership until 1942. It then passed through the Pippin and Perry families before being purchased by Thurman and Bernice Hepler in 1953. The Heplers owned the house until 1971, when it was purchased by Foster and Betty Privette, who retained ownership until 2002.

### **113 East Horton Street**

#### **Perry House – c.1949**

#### **Contributing Building**

This two-story, front-gable, rectangular house is an unusual form in Zebulon and may have served as a boarding house. The entrance is centered on the façade and accessed by a gabled porch, and features a nine-light paneled wood door. The first floor features two four-over-four

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wood windows on either side of the entrance, with matching windows at the second-floor level. The house has vinyl siding and an interior chimney. Although tax records show a 1920 construction date and a dwelling does appear in this location on the 1923 and 1944 Sanborn maps, the footprint of this earlier building is different than the current building, suggesting the current building was constructed after 1944. Deed records show a two-story, eight-room dwelling was present on the site by 1949, suggesting the house served as a boarding house. According to long-time Zebulon residents, the house was occupied by the Perry family, and deed records show Viola Perry purchased the house in 1949, retaining ownership until 1961.

**115 East Horton Street**

**Medlin-Hicks House – 1917, 1946**

**Contributing Building**

This vernacular two-story, triple-A house is three bays wide and one bay deep with a one-story rear ell. The façade is dominated by a full-height Mount Vernon-style porch supported by square columns that was likely added in the 1940s when the house was sold to new owners. The entrance is centered on the symmetrical façade and features a replacement door with matching sidelights and transom, all of which were added between 2007 and 2012. The windows are two-over-two wood windows, although the second-floor windows may have been shortened when the porch was added. The house retains weatherboard siding and diamond-shaped vents in the gables. The two interior brick chimney stacks were replaced with metal vents between 1991 and 2007. Tax records show the house was built in 1917, and deed records show the property was owned by M.C. and Bettie Medlin at that time. The Medlins retained ownership until 1946, when they sold it to C.E. Hicks. The house remained in the Hicks family until 2007.

**116 East Horton Street**

**Dr. George and Frances Tucker House – 1955**

**Non-Contributing Building**

This side-gable, brick-veneer Ranch house has been altered for commercial use with the enclosure of the original carport and the construction of a large addition. The main block of the building includes the original 1955 house. The entrance is located off-center within the main block and has a wood accessibility ramp connecting to the original brick stoop. Two four-light picture windows flank the entrance, and a six-light picture window is set at the east end of the main block, all with brick sills. An attached carport was originally located at the west end of the main block but was enclosed in 2009. This wing now features two one-over-one vinyl windows with brick sills. In 2013, a large, front-gable wing was constructed on the west elevation. This wing features a group of three one-over-one vinyl windows with bricks sills, brick veneer with a soldier course water table and cornice, and vinyl siding in the gable. A long accessibility ramp extends along the west elevation of the addition and provides access to a rear entrance. A large, paved parking lot constructed in 2010 extends west of the building to the property line. Deed records show the house was built in 1955 by Dr. George and Frances Tucker. Dr. Tucker was a physician, and he moved his practice to this location where he practiced until 1989.<sup>27</sup> This building is non-contributing due to multiple alterations to the historic form and materials.

**122 East Horton Street**

**Gay-Medlin House – 1911**

**Contributing Building**

<sup>27</sup> Cross, *Railroad Born*, 9.

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This one-story vernacular house features Queen Anne massing, including a hip-roof form with intersecting front and side gables with partial returns and diamond-shaped vents. The hip roof porch was originally supported by turned posts, but these were replaced with square posts and a matchstick railing between 2007 and 2012. The porch shelters the entrance, which features a nine-light door, and there are two windows on the primary elevation. The original two-over-two wood windows were replaced with one-over-one vinyl windows between 1991 and 2007. The house retains weatherboard siding, wood cornerboards, and two interior brick chimneys. A gabled ell with a screened porch extends from the rear (south) elevation. Deed records show the property was sold by The Zebulon Company to W.J. Gay in 1911. The Gay family resided in nearby Franklin County, so this was likely a rental property, as well as the neighboring property at 124 East Horton Street. They retained ownership until 1931. In 1935, the house was purchased by Bertha Medlin, and the Medlin family retained ownership until 1974.

**Shed – c.1911**

A front-gable shed featuring a large bay with double plywood doors, vertical wood siding, and a metal roof is located southeast of the house. The shed was likely built around the same time as the house.

**Contributing Building**

**124 East Horton Street**

**Gay-Bunn House – 1911, c.1934**

Like its neighbor at 122 East Horton Street, this one-story house features Queen Anne massing common to the early twentieth century with later Craftsman-style detailing. The hip-roof form has intersecting front and side gables with partial gable returns and diamond-shaped vents, a rear gabled ell, two interior brick chimneys, and weatherboard siding. The entrance is a twelve-light-over-one-panel wood door, and the house retains its original two-over-two wood windows. Unlike 122 East Horton Street, this house has Craftsman-style detailing likely dating to 1934 when the house was sold to new owners. The hip-roof porch extends along the front elevation and is supported by tapered posts on brick piers. The rear ell contains paired six-over-six wood windows. A small shed-roof addition is located in the southeast corner of the house and contains a rear entrance. Paired two-over-two, horizontal-pane windows suggest a mid-twentieth-century construction date. Deed records show the property was sold in 1911 by The Zebulon Company to W.J. Gay and Susan Gay, who resided in nearby Franklin County. The property remained in the Gay family, likely as a rental property, along with 122 East Horton Street, until 1934 when it was purchased by Ivan and Clyde Bunn. The Bunn family likely completed the Craftsman-style updates to the house, and the house remains under Bunn family ownership.

**Contributing Building**

**Shed – 1960**

A front-gable, weatherboard shed with double plywood doors and a metal roof is located south of the house. Tax records show the shed was built in 1960.

**Contributing Building**

**200 East Horton Street**

**Chamblee-Hinton House – 1907**

This one-story, vernacular triple-A house is located at the southeast corner of East Horton and North Poplar streets. The façade is symmetrical and features a single-bay gabled porch supported by square posts on brick piers with a matchstick railing. Sanborn maps and aerial photos show

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the house was built with a full-width porch that was removed by 1944, and the current porch was constructed by 1959. The entrance is a one-light-over-three-panel wood door, and the windows are four-over-four wood sash. The house is clad in weatherboard and there are diamond-shaped vents in the gables. There are cut-away bays on each side elevation, and a gabled ell extends from the rear (south) elevation. Tax records show the house was built in 1907, and the house appears on the 1923 Sanborn map. Deed records show the property was owned by M.S. and Ella Chamblee at the time of its construction. The longest residents were A.S. and Gladly Hinton, who purchased the house in 1937. The Hinton family retained ownership until 1983.

### **201 East Horton Street**

#### **Massey Brothers House – c.1915**

#### **Contributing Building**

Located at the northeast corner of East Horton and North Poplar streets, this one-story vernacular house is a hip roof form with side and center gables, a hip-roof porch, and two gabled rear ells. The porch is supported by tapered wood posts on brick piers, and contains the entrance, which features a six-light paneled wood door with two-light-over-one-panel sidelights. The six-over-six wood windows have been replaced with vinyl, and the house is vinyl-clad. An interior brick chimney has been removed since 2014. The rear (north) elevation features a shed-roof porch supported by square posts with a matchstick railing and containing a rear entrance. The driveway is accessed via North Poplar Street. Tax records show the house was built in 1915, and it appears on the 1923 Sanborn map. Deed records show it was owned by W.R. Brantley at that time, who had substantial land holdings in Zebulon. The property was sold to L.E. Johnson, another large landholder, in 1919. The house was likely built in 1922 when the Massey Brothers purchased the property, and the family retained ownership until 1969.

#### **Shed – c.1915**

#### **Contributing Building**

A shed-roof, plywood shed with exposed rafter tails and a paneled door is located north of the house. The shed was likely constructed around the same time as the house.

### **202 East Horton Street**

#### **Liggins-Debnam House – 1963**

#### **Non-Contributing Building**

This side-gable Ranch house has been altered with reconstruction of the porch, changes to the window openings, and removal of the interior brick chimney. The entrance was originally sheltered by a small awning and accessed by a small stoop with a matchstick railing but was rebuilt since 2013 to feature a new deck without a railing and a large, built-in planter. Immediately right (west) of the entrance, there originally was a picture window flanked by one-over-one windows, which was replaced between 2007 and 2012 with a larger, three-part casement window. A group of three one-over-one vinyl windows is located on the left (east) end of the façade, and a fifteen-light picture window on the right (west) end of the façade was replaced with a matching group of vinyl windows between 2007 and 2012. The chimney was also removed during that time, although the fiber cement cladding may be original. A carport extends from the east elevation supported by square posts on a low concrete wall. Tax records show the house was built in 1963, and deed records show S.W. and Lillie Liggins owned the property at that time. The Liggins family owned the house until 1966. The following year, Mary Mozelle Debnam purchased the house and remained the owner until 2011. The house is non-contributing due to multiple alterations to the historic form and materials.

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**203 East Horton Street**  
**Gill Boarding House – 1946**

**Non-Contributing Building**

This two-story, side-gable vernacular house has a jerkinhead roof and contains four apartments and was likely built as a post-World War II boarding house. The first floor is dominated by an enclosed porch once containing a fifty-light picture window, central entrance, and paired two-over-two horizontal pane windows, which suggest the porch was enclosed soon after the house was built. However, between 1991 and 2012, the picture window was replaced with a multi-light vinyl bay window, and the paired two-over-two windows replaced with one-over-one vinyl windows. A metal staircase led to a second-floor deck above the porch, which also featured a metal railing. The staircase and railing were replaced with wood between 2007 and 2012. Although tax records show the house was built in 1915 and a dwelling appears in this location on the 1923 and 1944 Sanborn maps, the form and footprint of the existing building is different than that in the historical record. It is likely the house was built in 1946 when the property was purchased by J.W. and Gill. The Gills retained ownership until 1980, and at the time of sale 1980, the deed records referenced the owners' apartment. The house is non-contributing due to multiple alterations to the historic form and materials.

**Shed – c.1935**

**Contributing Building**

A hip-roof shed with vertical sheathing, exposed rafter tails, a batten door in the left (west) bay, and a pair of wide batten doors in the right (east) bay.

**204 East Horton Street**  
**Bryant-Beck House – 1985**

**Non-Contributing Building**

This side-gable Ranch house features an asymmetrical façade and Masonite cladding. The entrance is sheltered by a small gabled porch supported by square posts and accessed by a brick and concrete stair. The windows are one-over-one wood sash with paneled aprons. A large gabled wing extends from the rear (south) elevation and features an attached garage accessed by a long driveway that wraps around the house. Tax records show the house was built in 1985. Deed records show CBJ Construction, Inc., built the house that year for Donna Bryant, who secured a loan from the Farmers Home Administration. Bryant married John Davis the following year and sold the house to Barbara Persinger Beck. Beck retained ownership until 1993 when the FHA foreclosed the loan. The house is non-contributing due to age.

**205 East Horton Street**  
**Woodrow and Ethel Pippin House – 1944**

**Contributing Building**

This one-and-a-half-story, cross-gable house is an example of the Minimal Traditional style. The front-gable has a slightly elongated eave flared to the right (east) over the entrance bay, which is accessed by a small stoop sheltered by a metal awning. Left (west) of the entrance, there is a pair of six-over-one wood windows. The side gabled wing on the right (east) end of the house features a pair of six-over-one wood windows, a gabled dormer containing an eight-over-one wood window, and an exterior end chimney. A carport is attached to the east elevation. The house is clad in vinyl siding and there are triangular vents in the gables. Tax records show the house was built in 1944, and it appears on the 1944 Sanborn map. Deed records show the property was purchased by Melvin and Virginia Pearce the previous year. In 1946, Carl and

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Cascile Kemp purchased the house, followed by the Foshee family in 1956. Woodrow and Ethel Pippin purchased the house in 1966 and were the longest residents, retaining ownership until 1997.

**Shed – 1944**

**Contributing Building**

A shed-roof, weatherboard shed with a paneled door and metal roof is located north of the house. Tax records show the shed was built in 1944.

**206 East Horton Street**

**Bunn-Finch House – c.1919, c.1930**

**Contributing Building**

This one-story vernacular house has the massing common to early-twentieth-century Queen Anne homes with later Craftsman-style details. It is a hip-roof form with projecting front and side gables and a rear ell. The entrance is a twelve-light-over-one-panel wood door and the windows are two-over-two wood sash. The house features diamond-shaped vents in the gables, partial gable returns, weatherboard siding, and an interior brick chimney. The porch was likely added c.1930 when the house changed ownership and is supported by tapered posts on brick piers. Tax records show the house was built in 1925, however, it appears on the 1923 Sanborn map. W.R. and Alma Bunn purchased the property in 1919 and retained ownership until 1930, when they sold it to W.D. and Alma Finch. The Finch family retained ownership until 1984. A ruinous frame shed is located at the rear (south) of the house.

**207 East Horton Street – VACANT**

A house was built on this site by 1923 but was demolished by 1944 and the lot has been vacant since that time. It is associated with 209 East Horton Street.

**208 East Horton Street**

**John and Myrtle Cahoon House – c.1922, c.1950**

**Contributing Building**

This one-story, brick-veneer vernacular house features Queen Anne massing with a hip roof with projecting front and side gables and a small rear ell. The entrance is sheltered by a shed-roof porch supported by square posts with a matchstick railing, which replaced an earlier full-width porch sometime between 1944 and 1959. The brick veneer was also likely added at that time. The porch was previously screened but was re-opened between 2007 and 2012. The house retains two-over-two wood windows and two interior brick chimneys. The gables feature triangular vents and partially returned cornices. Tax records show the house was built in 1925, however it appears on the 1923 Sanborn map. Deed records show the property was purchased by John and Myrtle Cahoon in 1922, and they retained ownership until 1950. The 1950 deed record shows there was a house known as the “John C. Cahoon Homeplace” at the time of the sale. Sarah Eaton purchased the house that year and retained ownership until 1996.

**Garage – 1925**

**Contributing Building**

A front-gable garage with a shed-roof wing extending from the west elevation is located south of the house. The garage has weatherboard cladding and a paneled wood rolling door, as well as a batten door and a fixed window in the shed wing. Tax records show the garage was built in 1925.

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### **209 East Horton Street**

#### **Milton and Laura Sexton House – 1920**

#### **Contributing Building**

This one-story, hip-roof, bungalow is an intact example of the Craftsman style. The house is clad with weatherboard and features large, gabled dormers on the side elevations. The hip-roof porch is supported by grouped tapered wood posts on brick piers. The entrance is located off-center and features an eight-light-over-three-panel door. The house features widely overhanging eaves with exposed rafter tails and diamond-pane wood windows. The house retains an exterior end chimney on the west elevation, although an interior chimney was removed between 2007 and 2012. Tax records show the house was built in 1920, and it appears on the 1923 Sanborn map. Milton and Laura Sexton bought the property in 1922, and the house remains in Sexton family ownership. The property includes the lot at 209 East Horton Street and the adjacent vacant lot at 207 East Horton Street.

#### **Shed – 1920**

#### **Contributing Building**

A hip-roof, weatherboard shed with exposed rafter tails and a paneled door is located north of the house. The shed was likely constructed around the same time as the house.

### **212 East Horton Street**

#### **D.W. and Pauline Stallings House – 1917**

#### **Contributing Building**

This one-story, triple-A vernacular house features a symmetrical façade and a long rear ell. The entrance is centered on the front elevation and is sheltered by a small gabled porch supported by round columns that replaced an earlier full-width porch sometime after 1944. The porch had an arch but was filled in between 1991 and 2007. The entrance features a six-light paneled door, and the windows are six-over-six wood sash. The house is clad in vinyl and retains diamond-shaped vents in the gables. Tax records show the house was built in 1917 and it appears on the 1923 Sanborn map. Deed records show it was purchased in 1919 by S.Z. Gill and A.H. Martin, trustees for the Zebulon Cotton Oil Company. By 1920, the company had been dissolved and the house was foreclosed in 1934. D.W. and Pauline Stallings purchased the house from Wake County in 1937, and it remained in the Stallings family until 1973.

#### **Garage – 1950**

#### **Contributing Building**

A front-gable garage with a shed-roof wing, large garage bay with later rolling door, weatherboard siding, and a metal roof is located southeast of the house. Tax records show the garage was built in 1950.

### **214 East Horton Street**

#### **John and Sallie Finch House – 1911, c.1925**

#### **Contributing Building**

Located at the southwest corner of East Horton and North Whitley streets, this two-story Queen Anne-style house has a later Craftsman-style porch, like many houses on East Horton Street. The main block of the house is a two-story, hip-roof form featuring projecting front and side gables. The front elevation features cut-away bays, topped by a gable with a stained-glass lunette. A one-story, side-gable wing is attached to the east elevation and features a decorative gable with a stained-glass lunette on the front (north) elevation and a cut-away bay on the east elevation. The hip-roof porch extends along the front elevation with a decorative gable featuring a third stained-



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glass lunette above the entrance. The porch was altered with the addition of Craftsman-style tapered wood posts on brick piers, likely in the 1920s or 1930s like many of the houses on this street. The entrance features a three-light slab door likely added in the mid-twentieth-century with a single-light transom. There is a small porch above the entrance at the second-floor level supported by a turned wood post and featuring a turned balustrade and sawn trim. The windows are one-over-one replacement windows, and the house is clad in vinyl siding. Two one-story gabled ells extend from each side of the rear (south) elevation and are connected by a side-gabled addition. Tax records show the house was built in 1885 and it appears on the 1923 Sanborn map. However, deed records show the property was sold by The Zebulon Company to W.J. and Mary Wilder in 1911, who immediately sold it to John and Sallie Finch. The house remained under Finch family ownership until 1957, at which time the deed record references the "J.D. Finch dwelling house." It was purchased that year by William and Lillie Gay, who retained ownership until 1982.

**Shed – 1911**

A front-gable, frame shed with weatherboard and corrugated metal siding, a vertical wood door, and a 5V metal roof is located southwest of the house. The shed was likely constructed around the same time as the house.

**Contributing Building**

**215 East Horton Street**

**S.C. and Virginia Eddins House – 1955**

This side-gable, five-bay, brick-veneer Ranch house features a wide, interior chimney, an attached carport, and an asymmetrical façade. The entrance is slightly inset and features stone veneer details, like many Ranch houses in Zebulon. The replacement door is flanked by four-light-over-one panel sidelights. The façade has a vinyl picture window flanked by one-over-one windows, and three one-over-one vinyl replacement windows. A two-car carport supported by metal posts is attached to the east end of the house, and a garage is attached to the rear of the carport. Tax records show the house was built 1955, and deed records show the property was owned by S.C. and Virginia Eddins at that time. The Eddins retained ownership until 1997. The house sits on a roughly L-shaped lot that extends north of 201 North Whitley Street to reach North Whitley Street.

**Contributing Building**

**300 East Horton Street**

**Harper-Bunn House – 1917**

This one-and-a-half-story, side-gable Craftsman bungalow is located at the southeast corner of East Horton and North Whitley streets. The engaged porch features spandrel-arched bays supported by tapered square posts on brick piers at the entrance and brick pillars at the corners, as well as low brick walls with cast-stone caps. The entrance is centered on the façade and flanked by sets of three six-over-one wood windows. The façade features a wide, gabled dormer containing a set of three six-light wood windows. The house is clad in vinyl siding but retains a pressed tin roof, widely overhanging eaves with exposed rafter tails, and two chimneys. Tax records show the house was built in 1917, and it appears on the 1923 Sanborn map. Deed records show that in 1920 Carl and Beulah Harper bought the property from John and Sallie Finch, who lived across North Whitley Street at 214 East Horton Street, and the Harpers likely built the

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house. In 1947, Ralph and Mary Bunn purchased the house, and they retained ownership until 2005.

**Carport – 1983**

A shed-roof carport supported by square posts is located south of the house and accessed by a circular driveway on North Whitley Street. Tax records show the carport was built in 1983. This outbuilding is non-contributing due to age.

**Non-Contributing Structure**

**301 East Horton Street – VACANT**

A one-and-a-half-story vernacular house was demolished in 2011.

**302 East Horton Street**

**Gould-Carter House – 1920**

This one-and-a-half-story vernacular house with Colonial Revival detailing is a hip-roof form with two tall interior brick chimneys and a bay window on the east elevation. The hip-roof porch extends along the front (north) elevation and is supported by Classical wood columns, which replaced earlier turned posts and a railing between 1991 and 2007. The entrance features a Classical surround with simple pilasters supporting an entablature, probably added c.1940. A hip-roof dormer is centered on the façade and contains a six-over-six wood window, which replaced an earlier two-over-two horizontal-pane replacement window between 1991 and 2007. The remainder of the windows are one-over-one wood sash, and the house is clad in weatherboard with plain cornerboards. Tax records show the house was built in 1917, and it appears on the 1923 Sanborn map. However, deed records show J.M. and Sue Whitley sold the property in 1920 to L.M. and Mary Gould, who likely built the house. The Goulds retained ownership until 1939, and in 1940, M.C. and Mary Carter purchased the house. The Carters remained owners until 1976.

**Contributing Building**

**Shed – c.1995**

A frame shed with an asymmetrical front gable, weatherboard cladding, wood shingles in the gables, a standing seam metal roof, six-over-six windows, and a shed-roof wing extending from the east elevation. Aerial photo show the shed was constructed between 1988 and 1999. This building is non-contributing due to age.

**Non-Contributing Building**

**Shed – c.2000**

A frame, side-gable shed with weatherboard cladding, wood shingles in the gables, a standing seam metal roof, paired six-over-six windows on the side elevation, six-light sliding windows on the front elevation, and a shed roof sheltering the nine-light-over-two-panel wood door. Aerial photos show the shed was constructed between 1999 and 2005. This building is non-contributing due to age.

**Non-Contributing Building**

**304 East Horton Street**

**John and Estelle Terry House – 1960**

This one-story, side-gable Ranch house is four bays wide with a large carport. The entrance is a fifteen-light door accessed by a small brick stoop. A thirty-six-light wood picture window is immediately right (west) of the entrance. Left (east) of the entrance, there are two pairs of six-over-six wood windows, and the easternmost pair are much smaller. A large carport is attached

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to the west elevation and contains two additional windows and a side entrance. A gabled wing and enclosed porch extend from the rear (south) elevation. The house is clad in asbestos shingle siding, and there is a concrete block interior chimney. Tax records show the house was built in 1960, and deed records show the property was owned by John and Estelle Terry at that time. The Terry family retained ownership until 1992.

**Garage – 2001**

A hip-roof, frame garage with French doors and widely overhanging eaves is located south of the house. Tax records show the garage was built in 2001. This outbuilding is non-contributing due to age.

**Non-Contributing Building**

**305 East Horton Street**

**Hales-Massey-Freeman House – 1917**

This one-and-a-half-story, vernacular house with Colonial Revival detailing is a hip-roof form with projecting gables on the front and west elevations, gabled dormers on the front and east elevations, and a gabled ell extending from the rear (north) elevation. The porch wraps around the front and east elevations and is supported by tapered wood posts with a matchstick railing. The entrance is a twelve-light wood door, and the windows are one-over-one wood sash. The house retains three interior brick chimneys and is clad in German siding. Tax records show the house was built in 1917, and it appears on the 1923 Sanborn map. Deed records show H.R. Hales purchased the property in 1916, and sold it to Minnie Hales and J.D. Murray in 1920. Zyba Massey bought the house in 1934 and it remained in the Massey family until 1958. The Freeman family owned the house next and retained ownership until 2002.

**Contributing Building**

**Shed – 1917**

A front-gable, weatherboard shed with a fifteen-light window and a 5V metal roof is located north of the house. The shed was likely constructed around the same time as the house.

**Contributing Building**

**306 East Horton Street**

**R.E. and Clyde Ward House – 1914**

This one-and-a-half-story, side-gable Craftsman bungalow features an engaged front porch and large shed-roof dormer. The porch is supported by sawn posts that were added between 1991 and 2007 and replaced mid-twentieth-century wrought-iron posts. The entrance is centered on the façade and features a one-light-over-three-panel wood door with an eighteen-light wood storm door. The windows on the façade are one-over-one vinyl replacements set in pairs. The dormer contains a set of three fixed, single-light vinyl windows that replaced four-light wood windows between 1996 and 2007. The house is clad in vinyl siding. Tax records show the house was built in 1914, and it appears on the 1923 Sanborn map. Deed records show that The Zebulon Company sold the property to J.M. and Sue Whitley that year, and then sold the property to R.E. and Clyde Ward in 1919. The Wards retained ownership until 1927. The house was foreclosed during The Great Depression and it became part of North Carolina's World War Veterans Loan Fund program. Elbert and Dorothy Pearce purchased the house in 1942 and retained ownership until 1968.

**Contributing Building**

**Garage – 1925**

**Contributing Building**

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A concrete block, front-gable garage featuring a one-car garage bay with a rolling metal door on the east side and a six-light-over-three-panel pedestrian door on the west side is located south of the house. Tax records show the garage was built in 1925.

### **309 East Horton Street**

#### **Nichols-Cockrell-Privette House – c.1920**

#### **Contributing Building**

Similar to the house at 300 East Horton Street, this one-and-a-half-story, side-gable Craftsman bungalow features an engaged porch with spandrel-arched bays supported by tapered square wood posts on stone piers at the entrance and stone pillars at the corners. The stonework has beaded mortar joints. The porch wraps around the front and east elevations, and contains an entrance centered on the façade and a side entrance on the east elevation. The windows are nine-over-one wood sash set in groups of two or three. The house is clad in weatherboard, and features two interior brick chimneys, widely overhanging eaves with brackets, and a metal roof. There is a large gabled dormer on the façade featuring four one-over-one wood windows and exposed rafter tails and brackets under the eaves. Exterior staircases on each of the side elevations suggest there is an apartment in the upper half-story. Tax records show the house was built in 1925, however it appears on the 1923 Sanborn map. Deed records show the property was purchased by R.B. Nichols in 1917, and he likely built the house. Nichols sold the house to Lucy Cockrell in 1926, and she retained ownership until she sold to the Privette family in 1936. The Privettes owned the house until 1970.

#### **Carport – c.1935**

#### **Contributing Structure**

A front-gabled frame carport with exposed rafter tails and supported by square wood posts is located northwest of the house.

### **311 East Horton Street**

#### **Long House – 1939**

#### **Contributing Building**

Representing the eastern edge of the historic district, this one-and-a-half-story, side-gable, brick veneer Colonial Revival house is four bays wide and three bays deep with a small, shed-roof enclosed porch on the rear (north) elevation. The entrance is off-center on the façade and sheltered by a shallow, shed-roof porch with wrought-iron supports. The façade also features two pairs of six-over-one wood windows on each end and a smaller six-over-one wood window adjacent to the door. There are three gabled dormers on the front elevation, each with a six-over-one wood window and clad in asbestos siding. Each side elevation features a brick exterior end chimney, and there is an interior chimney as well. A metal staircase leads to the upper half-story on the west elevation. Tax records show the house was built in 1935, however deed records suggest it was built in 1939 when the property was purchased by L.E. Long. It remained in the Long family until 1982.

#### **Garage – 1992**

#### **Non-Contributing Building**

A one-and-one-half story, vinyl clad garage with an asymmetrical gable and living or storage space above the garage level is located north of the house. This building is non-contributing due to age.

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## **WEST HORTON STREET**

### **107 West Horton Street**

#### **W.B. Bunn Warehouse – c.1960**

#### **Contributing Building**

This one story, metal-truss-framed structure with parapet gable roof and metal is the only warehouse included in the Zebulon Historic District and one of only a few remaining extant in downtown. A large metal rolling door covers the central cargo entrance to the warehouse, and there is a solid metal door adjacent to it. The lower walls are made of common bond brick, and small windows have been installed near the intersection of the walls and roof. A solid metal door replaces a second cargo entrance at the rear of the building, the larger opening of which has been filled in with brick, while a metal rolling cargo door remains in place on the west elevation. A “Farmers Warehouse” sign is painted on the interior brick, and may have served as a local warehouse for a variety of agricultural products. Deed records show W.B. Bunn purchased the property in 1953, which was at that time the former site of a jail and fire station, the latter appearing on the 1944 Sanborn map. Bunn operated a wholesale grocery business in Zebulon and owned multiple warehouses for that purpose on West Horton Street. Tax records give this building a 1960 construction date.

## **WEST JUDD STREET**

### **119 West Judd Street**

#### **Paul and Paulette Brown House – 1965**

#### **Contributing Building**

Located at the southeast corner of West Judd and North Church streets, this one-story, side-gable Ranch house is five bays wide. The entrance is recessed with a two-over-two horizontal-pane wood window with matching sidelights to the left (east). The remaining windows are paired two-over-two horizontal-pane wood windows. There is an attached carport on the east end of the house with vertical sheathing in the gable and wrought iron supports. The house is clad in brick veneer and has an interior brick chimney. Tax records show the house was built in 1965 by Paulette and Paul Brown.

#### **Shed – 1975**

#### **Non-Contributing Building**

A gable-roof shed with shed-roof wings, vertical sheathing, and a 5v metal roof is located east of the house. Tax records show the shed was built in 1975. This outbuilding is non-contributing due to age.

## **WEST LEE STREET**

### **106 West Lee Street – VACANT**

This lot has historically been vacant.

### **107 West Lee Street**

#### **Liggins-Smith House – 1955**

#### **Non-Contributing Building**

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The one-story, front-gable house has a recessed porch on the east side of the façade and a large picture windows on the west side of the façade. The porch is supported by decorative metal columns and contains the entrance and an eight-over-eight wood window. Right (east) of the porch is a twenty-four-light vinyl picture window flanked by six-over-six windows, which is sheltered by a metal awning. This window replaced a twelve-light wood picture window between 1996 and 2015. The east elevation contains a secondary entrance, and the house is clad in aluminum siding. Tax records show the house was built in 1955, and deed records show the property was purchased by S.W. and Lillie Liggins that year. The Liggins family owned the house until 1966, when Albert and Evelyn Smith purchased it. The Smiths retained ownership until 2000. This building is non-contributing due to alterations to the historic form and materials.

**108 West Lee Street**

**M.T. and Mary Debnam House – 1952, c.2000**

**Non-Contributing Building**

The one-story, front-gable house was altered in the early 2000s with the addition of projecting gables to the façade, stucco cladding, and reconfiguration of the door and window openings. The original Ranch-style details have been removed, and the house now has Spanish Revival detailing. The house originally had a projecting gable on the left (west) end of the façade, which formed a small recessed porch containing the entrance. The façade also featured two-over-two horizontal-pane windows on each end. The original projecting gable has been altered so that the original window has been replaced with a replacement door while the original porch and entrance has been enclosed and replaced with a pair of vertical six-over-six windows. An additional projecting gable has been constructed on the right (east) end of the façade forming a new porch that contains a replacement door with sidelights. The house was originally clad in brick veneer with asbestos siding in the gables but has been covered with stucco. The roof is clay tiles. Tax records show the house was built in 1952, and deed records show Home Builders Corporation sold the house to M.T. and Mary Debnam that year. The Debnam family retained ownership until 1990. The house is non-contributing due to multiple alterations to the historic form and materials.

**109 West Lee Street**

**House – 1955**

**Non-Contributing Building**

This one-story, front-gable Minimal Traditional house features a shed-roof front porch and large deck on the east elevation. The front porch is supported by square posts with a matchstick railing and contains the entrance, which is centered on the façade and flanked by two twelve-light vinyl picture windows, which replaced twelve-light wood picture windows between 1996 and 2015. The house is clad in vinyl siding, and there is a square vent in the gable. Tax records show the house was built in 1955, however deed records are unclear as to who owned the property at that time. This building is non-contributing due to multiple alterations to the historic materials.

**110 West Lee Street**

**Debnam Rental House – 1950**

**Contributing Building**

This one-story, front-gable Minimal Traditional house features a small entry stoop and asymmetrical façade. The entrance is sheltered by an arched, bracketed hood. Vinyl windows replaced the original two-over-two horizontal-pane windows in the early 2000s. The original weatherboard cladding was also replaced with vinyl. Tax records show the house was built in

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1950, and deed records show it was owned by M.T. and Mary Debnam, who lived at 108 West Lee Street. The Debnams likely used this house as a rental property. After Mary Debnam's death in 1968, the ownership passed to James and Lillie Debnam. The house remained under Debnam family ownership until 2015.

### **112 West Lee Street**

#### **Mamie Allman House – 1947**

#### **Non-Contributing Building**

This two-story, Colonial Revival house has been altered with the removal of the full-height, Mount Vernon-style porch in the early 2000s. The entrance is centered on the façade and features a Classical surround with pilasters supporting a simple entablature. The entrance is flanked by eight-over-eight wood windows set in pairs at the first-floor level and singly on the second-floor level. The house is clad in aluminum and retains a central brick chimney. The façade was originally dominated by a full-height porch supported by square columns, however the porch was removed in the early 2000s and the house now has no porch. Tax records show the house was built in 1947, and deed records show the property was sold to Mamie Allman in 1948. The Allman family retained ownership until 1979. The house is non-contributing due to multiple alterations to the historic form and materials.

#### **Garage – 1965**

#### **Contributing Building**

A frame, front-gable garage with posts matching the original porch columns on the house is located west of the house and accessed by the circular driveway. Tax records show the garage was built in 1965.

### **115 West Lee Street**

#### **James and Peggie Patton House – 1948**

#### **Contributing Building**

This one-story Ranch house is a side-gable form with a projecting front-gable wing on the east end of the façade. The entrance is centered on the house and features a three-light slab door accessed by a gated patio. Right (west) of the entrance, the façade features a sixteen-light metal casement window with four-light sidelights. The front-gable wing contains an eight-light metal casement window with a two-light transom. The house is clad in stucco with vertical board siding in the gables. A large brick interior chimney was removed in the early 2000s. Tax records show the house was built in 1948, and deed records show Home Builders Corporation sold the house to James and Peggie Patton the following year.

#### **Garage – 1990**

#### **Non-Contributing Building**

A front-gable, two-car garage with rolling garage doors is located west of the house. Tax records show the garage was built in 1990. This outbuilding is non-contributing due to age.

### **206 West Lee Street – VACANT**

This lot is associated with 701 North Church Street.

### **209 West Lee Street**

#### **W. Floyd and Josephine Edwards House – 1956**

#### **Contributing Building**

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This side-gable Ranch house is five bays wide with an attached carport on the west elevation. The widely overhanging eaves form a small porch that extends from the entrance to the carport, which is supported by decorative metal posts. The entrance features a two-light slab door. Left (east) of the entrance there are two two-over-two horizontal-pane wood windows and a built-in stone planter. Right (west) of the entrance there is a picture window flanked by two-over-two windows. A wide interior chimney separates the eastern portion of the house, which is clad in brick veneer, from the western portion, which is clad in vertical wood sheathing and contains a pair of two-over-two horizontal-pane wood windows. There is weatherboard siding and triangular vents in the gables. Tax records show the house was built in 1956, and deed records show the property was purchased by W. Floyd and Josephine Edwards the previous year. The Edwards still retain ownership. W. Floyd Edwards, who was not a trained architect or engineer but drew plans for and built a number of houses in the "Wakelon Heights" area of the historic district, likely designed and built the house himself.

**Garage – 1960**

A long, side-gable garage with an open bay in the east elevation, sliding doors and an overhead door leading to two additional bays, a three-light slab door for pedestrian access, and one-over-one vinyl windows is located south of the house. Tax records show the garage was built in 1960.

**Contributing Building**

**210 West Lee Street**

**Charlie and Agnes Hawkins House – 1955**

This side-gable, brick-veneer Ranch house features an asymmetrical façade. The entrance features a replacement one-light-over-one-panel door accessed by an uncovered brick stoop. The windows on the façade are two-over-two horizontal-pane wood windows and placed singly or in groups of two or three, all with brick sills. There is an enclosed porch on the east elevation containing one-over-one aluminum windows and a side entrance, which is sheltered by a small gabled porch. The house retains a wide interior chimney and widely overhanging eaves. A short walkway sheltered by a gabled roof connects the house to the carport, both added c.1986. Tax records show the house was built in 1955, and deed records show the property was purchased by Charlie and Agnes Hawkins that year.

**Contributing Building**

**Carport – 1986**

The carport is side-gabled with weatherboards in the gables and is supported by square posts. This structure is non-contributing due to age.

**Non-Contributing Structure**

**Shed – 1955**

A front-gable shed with double doors leading to a large bay and board and batten siding is located north of the house. Tax records show the shed was built in 1955.

**Contributing Building**

**Shed – 1955**

A front-gable shed with an open bay and board and batten siding is located north of the house. Tax records show the shed was built in 1955.

**Contributing Building**

**211 West Lee Street**



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**Eldred and Geraldine Rountree House – 1956**

**Contributing Building**

This side-gable Ranch house features a large, front-gable porch supported by square wood columns with a matchstick railing. The porch contains a six-panel door and a pair of two-over-two horizontal-pane wood windows. West of the entrance, the façade features three additional pairs of windows. The house is clad in brick-veneer with weatherboard siding in the gables and retains a wide interior chimney. Tax records show the house was built in 1956. Deed records show Eldred and Geraldine Rountree purchased the property in 1957, and they retained ownership until 1997.

**216 West Lee Street**

**Fred and Cornelia Smith House – 1956**

**Contributing Building**

This side-gable, brick-veneer Ranch house features a slightly lower, slightly recessed east wing extending from the main block. The recessed entry is framed by fluted pilasters and contains a replacement door flanked by solid, paneled sidelights. Right (east) of the entrance, there is a large four-light, horizontal-pane wood picture window flanked by two-over-two wood windows. The original two-over-two horizontal-pane wood windows have been replaced with one-over-one vinyl windows since 2006. There is weatherboard siding in the gables, and the east elevation is clad in vertical plywood. The house retains an interior brick chimney. Tax records show the house was built in 1956, and deed records show the property was purchased by Fred and Cornelia Smith the previous year.

**Garage – 2005**

**Non-Contributing Building**

A large side-gable garage clad in weatherboard with a wide rolling door and a paneled pedestrian door is located north of the house. Tax records show the garage was built in 2005. This outbuilding is non-contributing due to age.

**217 West Lee Street**

**Jackson and Grace Bunn House – 1959**

**Contributing Building**

This side-gable, brick-veneer Ranch house has a tripartite form with slightly smaller wings on each end of the primary mass. The off-center entrance contains a replacement door accessed by an uncovered brick stoop with a vinyl railing. Left (east) of the entrance, the main block contains two eight-over-eight wood windows. The east wing contains two additional windows, and the west wing contains a single window. The house retains an interior brick chimney. Tax records show the house was built in 1959, and deed records show Jackson and Grace Bunn purchased the property that year. The Bunn family retained ownership until 1999.

**Shed – c.2000**

**Non-Contributing Building**

A side-gable, aluminum-clad shed with a shed-roof wing and solid door flanked by one-over-one windows is located south of the house. Aerial images suggest the shed was constructed c.2000. This outbuilding is non-contributing due to age.

**218 West Lee Street**

**Andrew and Rebecca Jenkins House – 1956**

**Non-Contributing Building**

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This side-gable, brick-veneer Minimal Traditional house has been altered with the removal of a projecting gable on the façade. The house originally featured a projecting front-gable that formed a small porch containing the entrance. The gable and porch have been removed since 2015, although a wide brick wall screening the entrance remains in place. A second front-gable bay also remains in place and contains a four-light round window in the gable. The façade originally featured two sets of paired three-light awning windows that were replaced with one-over-one vinyl windows in the early 2000s. The house retains a wide interior chimney and flush eaves. Tax records show the house was built in 1956, and deed records show it was purchased by Andrew and Rebecca Jenkins the previous year. The house is non-contributing due to multiple alterations to the historic form and materials.

**Shed – 1956**

A frame, side-gable shed is located north of the house and obscured by vegetation. Tax records show the shed was built in 1956.

**Contributing Building**

**219 West Lee Street**

**Barrie and Ramona Davis House – 1996**

This one-and-a-half story Millennium Mansion features a complex roof form, varying window sizes and shapes, and an elaborate entrance. The house is a side-gable form with two projecting front gables, a hip-roof wing, and a dominating, front-gabled attached garage. The façade contains a combination of one-over-one vinyl windows set singly, in pairs, or in groups of three, and without transoms, with rectangular transoms, and with fanlight transoms. The porch is a tall gabled bay with an arched entry containing a paneled door with one-light sidelights, a five-light rectangular transom, and a large half-round transom. Tax records show the house was built in 1996, and deed records show the property was owned by Barrie and Ramona Davis at that time. The house is non-contributing due to age.

**Non-Contributing Building**

**Shed – 2004**

A frame side-gabled shed is located to the rear (south) of the house and has a pair of fifteen-light French doors flanked by six-over-six vinyl windows. Tax records show the shed was built in 2004. This building is non-contributing due to age.

**Non-Contributing Building**

**WEST MCIVER STREET**

**204 West McIver Street**

**Nathaniel and Mary Grogan House – 1965**

This one-story, side-gable house has the long, low profile of a Ranch house with distinctive Modernist detailing. The façade features a large, projecting front-gable bay with widely overhanging eaves supported by decorative groupings of wood posts. This bay contains a recessed entrance that features white Roman brick and an accent wall of large wood slats, and a low brick planter extends along the bay. There is a pair of fixed aluminum windows right (east) of the entrance with white Roman brick above. Left (west) of the entrance, there is a group of four aluminum windows with large fixed panes above and smaller awning windows below, and a pair of fixed windows. A wide carport is located on the west end of the façade and has wood

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sheathing in the gable and an accent wall of large wood slats. The house is clad in multi-colored brick veneer and has an interior brick chimney. Tax records show the house was built in 1965 by local optometrist Nathaniel Grogan and his wife Mary.

### **207 West McIver Street**

#### **Woodrow and Gertrude Grimes House – 1962**

#### **Contributing Building**

This one-story, hip-roof Ranch house is clad in brick veneer. A slightly projecting hip-roof bay is located on the west end of the façade and contains a recessed porch with an entry door that is supported by a wrought iron support. Right (west) of the porch, this bay contains a pair of two-over-two horizontal-pane aluminum windows. Left (east) of the entrance, there is a group of three windows, a wide, exterior brick chimney, and a single window. A carport supported by metal posts is on the east end of the façade. The rear wall of the carport is clad in brick veneer on the west end and contains an entry door, and on the east end has wood sheathing and contains an entry door and two windows. Tax records show the house was built in 1962 by Woodrow and Gertrude Grimes.

### **208 West McIver Street**

#### **Willie, Jr., and Patricia Griswold House – 1964**

#### **Contributing Building**

This one-story, side-gable Ranch house has an asymmetrical façade dominated by a projecting front-gable bay and large front porch. The shed-roof porch is supported by wide square wood posts and a matchstick railing. The house is clad in multi-color brick veneer, and the porch has wood sheathing. The windows are groups of two or three replacement windows. A carport is attached to the east end of the house and supported by wide square posts. Tax records show the house was built in 1964 by Patricia and Willie Griswold, Jr., and it remains in Patricia Griswold's possession today.

### **215 West McIver Street**

#### **Lawrence and Jean Liles House – 1962**

#### **Contributing Building**

This one-story, side-gable Ranch house has a combination of brick veneer on a slightly taller projecting east wing and board and batten siding on the lower east wing. The entrance is a nine-light-over-two-panel wood door with a double-hung, diamond-pane vinyl window to the left (east). To the right (west), there is a group of three double-hung, diamond-pane vinyl windows. The east end of the house has a slightly higher side-gable roof and vinyl windows with molded wood aprons and an interior brick chimney. The west end of the house has an exterior brick chimney and a carport enclosed with a brick wall. Tax records show the house was built by Lawrence and Jean Liles in 1962, and it remained in the Liles family until 2014.

### **217 West McIver Street**

#### **Roger and Ann Rodemaker House – 1963**

#### **Contributing Building**

This one-story, side-gable Ranch house has an asymmetrical, irregular façade. The entrance is sheltered by a shed roof porch supported by square wood posts and has a wood railing and clad in vertical wood siding. Left (east) of the entrance is a projecting front-gable bay clad in brick veneer with wood siding in the gable and containing a set of three replacement windows with wood surrounds. Right (west) of the entrance is a group of four replacement windows with vertical wood siding above brick veneer. On the west end of the building is an exterior brick

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chimney and a carport. Tax records show the house was built in 1963 and purchased the following year by Roger and Ann Rodemaker.

### **219 West McIver Street**

#### **Crafton and Ruby Hudson House – 1961**

#### **Contributing Building**

This hip-roof brick-veneer Ranch house has a five-bay facade with a central recessed entrance clad in vertical wood siding. The front door is flanked by five-light sidelights and accessed by a brick stoop with a wood railing. Left (east) of the porch there is a two-over-two horizontal-pane wood picture window flanked by smaller matching windows. The façade has two additional pairs of windows and a single window. A hip-roof carport supported by square posts is attached to the southeast elevation of the house. Tax records show the house was built in 1961 by Crafton and Ruby Hudson, who remained owners until 2013.

### **WEST NORTH STREET**

### **108 West North Street**

#### **Millard B. and Bessie Chamblee House – 1920**

#### **Contributing Building**

One of several notable Craftsman-style foursquare houses built around 1920 in Zebulon, the Millard B. and Bessie Chamblee House features a broad hip roof with exposed rafter tails, a gable-roof dormer, and tapered wood posts on brick piers. The two-and-a-half-story house is clad in weatherboard at the first-floor level and wood shingles at the upper levels, and it retains two interior brick chimneys. The porch wraps around the east side of the house, extending across the façade and around the west side of the house to form a porte cochere. A gable in the center of the porch emphasizes the entrance, which features an eight-light-over-three-panel wood door flanked by four-light-over-two-panel sidelights and topped with a twelve-light rectangular transom. The windows are six-over-one wood windows at the first- and second-floor levels, with a pair of six-light wood windows in the dormer. The west elevation of the porte cochere is a louvred wall, and the bottom louvers were removed between 1991 and 2012. The porch floor has also been recently replaced. Tax records show the house was built in 1920, and it appears on the 1923 Sanborn map. According to long-time Zebulon resident Robert Massey, it was built for Millard B. and Bessie Chamblee. Deed records show the Chamblees retained ownership until 1955 when William and Melba Bunn purchased the house. They retained ownership until 1996.

#### **Garage – 1920**

#### **Contributing Building**

A hip-roof garage with an open bay, exposed rafter tails, gabled dormer, and weatherboard cladding is located north of the house behind the porte cochere. Tax records show the garage was built in 1920.

#### **Shed – 1950**

#### **Contributing Building**

A front-gable shed with weatherboard cladding and a poured concrete foundation is located northeast of the house. Tax records show the shed was built in 1950.

### **111 West North Street**

#### **Pittman Stell House – 1919**

#### **Non-Contributing Building**

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This two-and-a-half-story, hip-roof house was a fine example of the Craftsman style in Zebulon, however many of the character-defining features were removed in the early 2000s. The original porch was supported by grouped posts on brick piers and wrapped around the east elevation, extending across the façade to the west elevation forming a porte cochere. The porch and porte cochere has been removed, and the east wing of the house has been reconstructed. The original steps and porch floor remain in place as an uncovered patio with a new railing. The entrance features an eight-light wood door flanked by four-light sidelights with a ten-light rectangular transom. The hip-roof dormer once contained three four-light fixed windows, but the window openings have been altered and there are now two one-over-one replacement windows. The first floor is clad in weatherboard, while the upper floors are wood shingles. The house retains eight-over-one wood windows, exposed rafter tails, a tall interior brick chimney, and an exterior brick chimney on the rear (south) elevation. The address was changed from 413 North Arendell Avenue to 111 West North Street when the lot was divided in 1987, and the portion fronting North Arendell Avenue was purchased by Zebulon Baptist Church. Tax records show the house was built in 1919. It was owned by Pittman Stell, who was a teacher in the Zebulon area in the early twentieth century and operated a repair shop/blacksmith shop in town. Stell served as the official Wake County Surveyor from 1919 to 1952.<sup>28</sup> This house is non-contributing due to multiple alterations to the historic form and materials.

### **112 West North Street**

#### **Coressa E. Chamblee House – 1955**

#### **Contributing Building**

This one-story, side-gable house is a compact example of the Ranch style and features Colonial Revival detailing. The entrance is sheltered by a recessed porch supported by Classical columns and features a six-panel wood door with four-light-over-one-panel sidelights. The porch was previously enclosed with screens, however it was reopened and the Classical columns added in the early 2000s. Right (east) of the entrance, there is a thirty-light wood picture window. A slightly projecting, front-gable bay is located on the west end of the façade and contains an eight-over-eight wood window. This bay is clad in brick veneer, the side elevations are clad in asbestos shingle, and the remainder of the house, including the front gable, is clad weatherboard. The house retains an interior brick chimney. A secondary entrance sheltered by a small gabled porch is located on the east elevation. Tax records show the house was built in 1955, and deed records show the house was built for Coressa E. Chamblee. The house remained in the Chamblee family until 1973.

#### **Shed – c.1955**

#### **Contributing Building**

North of the house, there is a front-gabled, frame shed with a sliding batten door on the south elevation and an open, flat-roof bay with square wood posts extending from the west elevation. The shed was likely built at the same time as the house.

### **113 West North Street**

#### **Howard and Sue Beck House – 1946**

#### **Contributing Building**

<sup>28</sup> Wake County Genealogical Society, "Wake County Heritage," 1983, 506-507, "Pittman Stell House," File WA2216, North Carolina State Historic Preservation Office, Raleigh; The North Carolina Yearbook and Business Directory, 1916, "Pittman Stell House," File WA2216, North Carolina State Historic Preservation Office, Raleigh.

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Although this one-and-a-half-story, side-gable Period Cottage suffered a fire in 1997 resulting in some loss of historic materials, it still retains its historic form. The house features an asymmetrical façade with a central projecting gable bay containing a set of three six-over-six vinyl windows and a lunette window in the gable, similar to those lost in the fire. The entrance is located right (west) of this bay and features a paneled door accessed by a stone stoop. There is an exterior chimney with decorative rough-faced stones west of the entrance, and a pair of six-over-six vinyl windows. The east end of the house features a pair of six-over-six vinyl windows and a one-story, hip-roof wing. The house is clad in vinyl siding. Tax records show the house was built in 1946, and deed records show the property was purchased by Howard and Sue Beck the previous year.

**116 West North Street  
House – 1938**

**Contributing Building**

This one-and-a-half-story, side-gable Period Cottage features Colonial Revival detailing. The entrance features a six-panel wood door and is set in a small, recessed bay accessed by a brick stoop sheltered by an awning. Right (east) of the entrance, there are two eight-over-eight vinyl replacement windows. A one-story, projecting, front-gable bay is on the west end of the façade and contains a polygonal bay window with six-over-six and four-over-four vinyl replacement windows. Two gabled dormers on the façade each contain one six-over-six vinyl replacement window. The house is clad in vinyl siding and retains an exterior end chimney on the west elevation. A one-car garage is attached to the rear of the east elevation. Tax records show the house was built in 1938, and it appears on the 1944 Sanborn map. Deed records show the property was purchased by Millard B. and Bessie Chamblee in 1919, and they retained ownership until 1972. It was likely a rental property for the Chamblees, as they owned several properties in addition to their home at 108 West North Street.

**117 West North Street  
June Strickland House – 1999**

**Non-Contributing Building**

This hip-roof Ranch-style house features brick veneer on the façade and vinyl siding on the side elevations. The entrance is off-center and features a slab door with a half-round window accessed by a brick stair with wood railings. There are two sets of paired six-over-six vinyl windows on the west side of the façade and a group of three six-over-six vinyl windows on the east end of the façade that replaced an earlier picture window flanked by two-over-two windows. Tax records show the house was built in 1990. However, it was not present during the 1991 survey, and first appears on 1999 aerial images in the Wake County tax records. Deed records suggest it was built in 1999 for June Strickland. The house is non-contributing due to age.

**120 West North Street  
Talton-Braswell House – 1947**

**Contributing Building**

This one-and-a-half-story, brick-veneer Colonial Revival house features a symmetrical façade with three wall dormers and one-story wings on each side elevation. The entrance is centered on the front elevation and features a six-light-over-two-panel wood door set in a Classical surround featuring fluted pilasters supporting an unusual elongated broken pediment. The first-floor windows are eight-over-eight vinyl replacements, slightly shorter than the original windows in these openings, which retain brick sills and soldier-course lintels. The wall dormers contain six-

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over-six vinyl replacement windows and are clad with fiber cement siding. The façade features a soldier-course brick water table and retains an exterior end chimney on the west elevation. A small, one-story screened porch extends from the west elevation. The east elevation features a one-story brick-veneer wing with a shed-roof porch containing an entrance and a vinyl window. A brick-veneer garage extends from the rear of this wing. A shed-roof dormer extends along the rear elevation, which also features a bay window at the first-floor level. Tax records show the house was built in 1947, and deed records show the property was purchased by Ralph and Clyde Talton the previous year. In 1957, Wilson and Sadie Braswell purchased the house and retained ownership until 2012.

### **121 West North Street**

#### **C.C. and Treva Pippin House – 1936**

#### **Contributing Building**

Located at the southeast corner of West North and North Church streets, this one-and-a-half-story, side-gable Colonial Revival house features a three-bay symmetrical primary mass and a slightly lower one-bay side-gable wing on the east elevation. The entrance is a nine-light paneled door accessed by an uncovered stoop with eight-over-eight vinyl replacement windows on each side. The façade features two gabled dormers containing six-over-six replacement windows. There is a wide, shed-roof dormer and a gabled ell on the rear (south) elevation. The house retains an interior brick chimney and is clad in narrow weatherboard siding. Tax records show the house was built in 1936, and deed records show the property was purchased by C.C. and Treva Pippin that year.

#### **Shed – 1936**

#### **Contributing Building**

A front-gable shed with shed-roof wings, a batten door, and weatherboard cladding is located south of the house. Tax records show the shed was built in 1936.

### **200 West North Street House – 1938**

#### **Contributing Building**

Located at the northwest corner of West North and North Church streets, this one-story, brick-veneer Period Cottage features an asymmetrical façade and a complex cross-hip roof with a projecting front-gable bay, nearly identical to its neighbor at 204 West North Street. The façade is dominated by the front-gable bay, which contains a large polygonal bay window with six-over-six wood windows. The entrance is located right (east) of this bay within a small, shed-roof arched bay that was added in the early 2000s. The façade has six-over-six wood windows with soldier-course lintels and brick sills on each end of the façade. A side porch with arched bays is attached to the east elevation. A flat-roof porch was added after 1944 and extended across the façade to the porte cochere but was removed between 1996 and 2012. The house retains an interior brick chimney. Tax records show the house was built in 1938 and it appears on the 1944 Sanborn map.

### **201 West North Street House – 1955**

#### **Contributing Building**

Located at the southwest corner of West North and North Church streets, this side-gable Roman brick-veneer house is an intact example of the Ranch style. The house is six bays wide, and the

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west end features a projecting front gable clad in permastone that contains a pair of two-over-two horizontal-pane wood windows. A flat-roof porch supported by decorative metal posts contains the entrance, which features a slab door and is clad in vertical wood paneling with a permastone foundation. Left (east) of the entrance, there is a picture window flanked by two-over-two windows, as well as a set of three single-light fixed windows and a single fixed window set under the cornice. The east end of the house is an inset porch containing a side entrance on the side elevation, and a vertical louvered wood window and built-in permastone planter on the front elevation. This entrance features a slab door with four-light sidelights. The house retains a wide, interior permastone chimney, and the gables feature partial cornice returns and triangular vents. An enclosed porch and gabled garage, accessed via North Church Street, extend from the south elevation. Tax records show the house was built in 1955. Deed records show the property was purchased by Vivian Massey in 1933, and she retained ownership until 1975. The house may have been a rental property, as Massey owned additional properties in Zebulon.

**Shed – 1955**

**Contributing Building**

A small, side-gable shed with vertical sheathing and paneled double doors is located south of the house. Tax records show the shed was built in 1955.

**204 West North Street**

**R.W. and Mildred Dawson House – c.1944, c.1955**  
**Building**

**Contributing**

Nearly identical to its neighbor at 200 West North Street, this one-story, brick-veneer Period Cottage features an asymmetrical façade and a complex cross-hip roof with a projecting front-gable bay. The façade is dominated by the front-gable bay, which contains a large polygonal bay window with six-over-six wood windows. The entrance is located right (east) of this bay within a small, shed-roof arched bay. The façade has a six-over-six wood windows with a soldier-course lintel and brick sill on the east end of the façade. A side porch with arched bays enclosed with screens is attached to the east elevation. The west wing of the house appears to have been elongated based on the footprint on the 1944 Sanborn map, probably in the 1950s when the house changed ownership. This wing contains an eight-over-eight wood window and twenty-four-light picture window, both with soldier-course lintels and brick sills, as well as a secondary entrance featuring a four-light-over-four-panel wood door. The house retains an interior brick chimney and an exterior end chimney on the west elevation. Tax records show the house was built in 1947, however it appears on the 1944 Sanborn map with an identical footprint to the house at 200 West North Street. Deed records show the property was purchased in 1938 by R.W. and Mildred Dawson, who retained ownership until 1954.

**205 West North Street – VACANT**

This lot has historically been vacant.

**206 West North Street**

**Patricia Baker House – 2014**

**Non-Contributing Building**

The façade of this one-and-a-half-story, front-gable vernacular house is dominated by a one-story, front-gable porch and a shed-roof garage. The porch is supported by square posts and shelters the entrance, which features a paneled door with a rectangular transom, and a group of



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three four-over-four vinyl windows. Above the garage, there is a pair of four-over-four vinyl windows, and there are rectangular vents in the gables. Tax records show the house was built in 2014, and deed records show it was built for Patricia Baker. The house is non-contributing due to age.

**208 West North Street  
House – c.1960**

**Non-Contributing Building**

Located at the northwest corner of West North Street and Flowers Avenue, this small, side-gable house was originally part of the adjacent property at 500 North Wakefield Street, the Charles E. Flowers House. Likely used as a rental house, the house had a rustic appearance with unpainted weatherboard siding and a full front porch with wide, unpainted square supports and an unpainted railing. In the early 2000s, the original unpainted cedar siding was painted and replacement vinyl porch supports and railing were added. The façade is symmetrical with a centered entrance flanked by fixed vinyl windows that replaced large, one-over-one wood windows. Tax records show the house was built in 1960, and in 1962 the property passed to Charles E. Flowers, Jr., and his wife Juanita, through his father's will. The house is non-contributing due to multiple alterations to the historic form and materials.

**209 West North Street  
Fran and Ollie Chamblee McGuire House – 1939**

**Contributing Building**

This one-story, side-gable, brick-vener Period Cottage features Tudor Revival-style detailing, including the steeply pitched roof, projecting front-gabled bays, and exterior chimney on the façade. A central, projecting front-gable bay with a flared eave contains an arched entrance, an infilled arched opening, and an arched louvered vent, all with rowlock surrounds, and a six-over-one wood window with a brick sill and soldier-course lintel. The east end of the façade features the exterior chimney and a pair of six-over-one wood windows with brick sills and soldier-course surrounds. The west end of the façade features a smaller projecting gabled bay with a flared eave, which contains a pair of six-over-one wood windows with brick sills and soldier-course lintels. The side elevation features a pair of six-over-one wood windows topped with an infilled half-round transom. A full-width gabled ell extends from the south elevation. Tax records show the house was built in 1939, and it appears on the 1944 Sanborn map. Deed records show Ollie Chamblee received the property from her parents in 1909 and retained ownership with her husband, Fran McGuire, until 1981.

**Garage – 1939**

**Contributing Building**

A front-gable, two-car garage with asbestos siding and open bays is located south of the house. Tax records show the garage was built in 1939.

**213-215 West North Street  
Jeffrey and Allison Creech Duplex – 1997**

**Non-Contributing Building**

This one-story, side-gable duplex features a projecting front gable containing a pair of four-over-four vinyl windows and a smaller gabled bay with a second pair of windows. On either side of the central bay are small entrance porches supported by square posts, and each end of the house has a pair of windows. Each side elevation features a secondary entrance sheltered by a gabled porch supported by square posts. Each apartment has a patio extending from the south elevation.

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Tax records show the duplex was built in 1997, and deed records show Sierra Building Company sold it to Jeffrey and Allison Creech that year. The duplex is non-contributing due to age.

### **217-219 West North Street**

#### **Eddins-Cutchins Duplex – 1997**

#### **Non-Contributing Building**

This one-story, side-gable duplex features a symmetrical façade formed by apartments that mirror each other. The entrance to each apartment is a gabled porch supported by turned posts. The central part of the façade, between these entrances, contains four six-over-six vinyl windows. Each end of the façade features a pair of six-over-six vinyl windows. Each apartment has a patio extending from the south elevation. Tax records show the duplex was built in 1997, and deed records show the property was purchased by Robert Eddins and James Cutchins the previous year. The duplex is non-contributing due to age.

### **221 West North Street**

#### **Vernon and Cabell Powers House – 1927, 1965**

#### **Non-Contributing Building**

This vernacular house is a former outbuilding moved to its present location in 1965 that has been altered for use as a residence. The primary mass is a one-and-a-half story, side-gable form with a one-story, hip-roof wing on the west elevation that has a gabled ell extending from its south elevation, and a one-story, side-gable wing on the east elevation, which appears to have been added between 1965 and 1971. The entrance is centered on the primary mass and features a one-light paneled door sheltered by a small gabled porch supported by square posts with a matchstick railing. There are six-over-six vinyl replacement windows on either side of the porch. The east wing has no window or door openings, and the west wing has one six-over-six vinyl replacement window on the primary elevation and three four-over-four vinyl windows on the side elevation. The house retains an interior brick chimney, is clad in vinyl siding, and has a concrete block foundation. Tax records show the house was built in 1927. According to Vernon Powers, Jr., the current owner, the house was originally an outbuilding for the Dr. Charles E. and Carmen Flowers House at 500 North Wakefield Street. Deed and genealogical records show this property passed from Mary Flowers Campen to her daughter Cabell Campen Powers after her death in 1965, and the building was moved to its current location in 1965 for use as a wash house by the Campen family. Vernon and Cabell Powers purchased the house in 1977 and it remains under Powers family ownership.<sup>29</sup> This building is non-contributing due to multiple alterations to the historic form and materials.

### **300 West North Street**

#### **Flowers-Barbee House – 1956**

#### **Contributing Building**

Located at the northwest corner of West North and North Wakefield streets, this side-gable Ranch house features an asymmetrical façade and variety of exterior materials. The center of the façade is a wide, recessed bay containing three eight-over-eight wood windows and a brick planter. The entrance is located left (west) of this bay and has an accessibility ramp that covers the stoop. This center portion of the façade is clad in brick veneer. The east end of the façade has a group of three six-over-six wood windows and is clad in asbestos siding. The west end of the house was originally a large carport, which has been enclosed since 1996 to create a screened porch and garage clad in vertical siding. The house retains an interior brick chimney. Tax records

<sup>29</sup> Personal Interview with Vernon Powers, Jr. (current owner) by Betsy Green (Preservation Zebulon volunteer), Zebulon, NC, September 2019.

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show the house was built in 1956. Deed records show it was originally part of the adjacent property at 503 North Wakefield Street, the Charles A. Flowers House. The property passed to his daughter, Neva Flowers Barbee, in 1956, then to her son, George Barbee, after her death in 1962. The house passed out of the Flowers-Barbee family in 1970.

### **309 West North Street**

#### **Oden and Julia Spivey House – 1948**

#### **Contributing Building**

This one-and-a-half-story, side-gable, brick-veneer Period Cottage features Colonial Revival-style detailing. The façade is four bays wide and features a projecting gabled bay at the west end, which contains a six-over-six vinyl replacement window. The entrance is east of this bay and features a Classical surround with fluted pilasters. The east end of the façade features a pair of replacement windows and a single replacement window. Two gabled dormers are located off-center on the front elevation, each clad with beaded weatherboard and containing a replacement window. There is an exterior end chimney on the east elevation and an interior brick chimney. A 2007 gabled ell with shed-roof wing extends from the rear (south) elevation and is clad in beaded weatherboard. This wing contains a side entrance sheltered by a small gabled porch. Tax records show the house was built in 1948, and deed records show the property was purchased by Oden and Julia Spivey that year. It remained under Spivey family ownership until 1971.

#### **Garage – 1985**

#### **Non-Contributing Building**

A large, frame, side-gable garage with a projecting front-gable garage bay and carport is located southeast of the house. Tax records show the garage was built in 1985. This outbuilding is non-contributing due to age.

### **310 West North Street**

#### **Jimmy and Rebecca Spivey Duplex – 1961**

#### **Contributing Building**

This side-gable, brick-veneered Ranch-style duplex is six-bays wide with a symmetrical façade. The two apartments mirror each other with an interior brick chimney at the center. Each apartment has a centered entrance featuring a two-light slab door. In the central bays, between the entrances, each apartment has a picture window flanked by two-over-two wood windows, and on the outer bays, each apartment has a two-over-two horizontal-pane wood window. Each entrance is accessed by an uncovered brick stoop. The house features widely overhanging eaves, boxed cornices, and weatherboard in the gables. Tax records show the house was built in 1961, and deed records show Jimmy and Rebecca Spivey purchased the property that year.

## **NORTH POPLAR STREET**

### **201 North Poplar Street**

#### **H.W. and Elizabeth Whitley House – 1917**

#### **Contributing Building**

This one-and-a-half-story, side-gable Craftsman bungalow features an engaged, full-width front porch supported by tapered square wood posts on brick piers with a matchstick railing. The front door is centered on the façade and flanked by nine-over-nine vinyl windows set in pairs that were added in 2006. The original shed dormer was replaced in 2006 with a gabled dormer featuring a four-light, glass-block window, exposed rafter tails, and asbestos siding. Two interior chimneys

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have been removed and vinyl siding has been added. The house retains exposed rafter tails under the widely overhanging eaves. A one-story addition extends from the rear (west) elevation. Tax records show the house was built in 1917 for H.W. and Elizabeth Whitley, and it appears on the 1923 Sanborn map. The property includes two parcels that were historically a single lot and continue to share an address, with the south parcel containing the house and the north parcel historically vacant.

**Garage – 1917**

A front-gable garage with weatherboard siding, a metal roof, a paneled door on the north side, and a pair of paneled doors on the south side is located west of the house. Tax records show the garage was built in 1917.

**Contributing Building**

**North of 201 North Poplar Street – VACANT**

This parcel has historically been vacant and is associated with 201 North Poplar Street.

**EAST SYCAMORE STREET**

**104 East Sycamore Street**

**Strickland-Temple House – 1915**

This one-and-a-half-story, pyramidal-roof house is an example of the transitional Queen Anne/Colonial Revival style. It has the complex roofline and massing of the Queen Anne style, with the front porch extending across the façade and wrapping around the east elevation. The porch is supported by round Classical wood columns, and a turned balustrade was added in 1996. The porch roof is hipped with a small gable over the entrance. The entrance is a replacement door with a rectangular transom, and a matching door with transom provides a secondary entrance recessed on the east end of the porch. The porch originally wrapped around the west elevation of the house as well, but that portion of the porch was enclosed sometime after 1944 and now contains an entrance with a four-light sidelight. The façade also features a large gable with a partially returned cornice and lunette window, and a shed-roof dormer with a one-over-one replacement window. The east and west elevations also feature slightly projecting gables with lunette windows and shed-roof dormers. The house is clad in vinyl siding and has one-over-one vinyl replacement windows, but retains a metal roof and two tall interior brick chimneys. Tax records show the house was built in 1915, and it appears on the 1923 Sanborn map. According to long-time resident Robert Massey, it was built by Clarence Strickland, who owned a contracting business with his brothers, but was later owned for many years by Lorenzo Temple. The house was converted to apartments, but was returned to single-family use in 1989.

**Contributing Building**

**108 East Sycamore Street**

**Outlaw-Massey House – 1907**

This two-story, triple-A-roof, vernacular I-house is three bays wide and one bay deep, and it features a hip-roof porch, standing seam metal roof, and partial gable returns. The porch is supported by square posts with a turned balustrade and features a small gable over the entrance. The door is a three-light paneled wood door and the windows are two-over-two wood windows. The house is clad in vinyl siding and features oval-shaped vents in the gables. There is a one-

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story gabled ell extending from the rear elevation on the southeast end of the house, and a one-story shed roof wing extending from the rear elevation on the southwest end of the house. Tax records show the house was built in 1907, and it appears on the 1923 Sanborn map. According to long-time Zebulon resident Robert Massey, the house was built for Dr. Outlaw, and then owned by the Massey family, who continue to retain ownership.

**112 East Sycamore Street**  
**Barrow-Gay House – c.1919**

**Non-Contributing Building**

This two-story, side-gable vernacular I-house is three bays wide and one bay deep, and it features a hip-roof porch on the east elevation. The entrance is centered on the façade and sheltered by a small gabled porch supported by fluted Classical columns that replaced mid-twentieth-century wrought iron columns between 1996 and 2013. The house originally had a full-width porch, which was replaced with the current porch between 1944 and 1959. The windows are set in pairs at the first-floor level, and the original two-over-two wood windows were replaced with multi-light vinyl windows between 1996 and 2013. Vinyl siding, decorative window lintels, and a dentil cornice were also added during that time. The side porch, added after 1944, is supported by fluted Classical columns with wrought iron brackets and shelters a side entrance featuring a multi-light wood door. The gables are decorated with scalloped shingles and octagonal vents. A one-story gabled ell extends from the rear (south) elevation on the east end of the house and two-story gabled ell extends from the rear elevation on the west end of the house. Tax records show the house was built in 1915, and it appears on the 1923 Sanborn map. However, according to long-time resident Robert Massey, the house was built for John and Lillian Barrow, who purchased the property in 1919. Wilton and Hilda Gay purchased the house in 1948, and the Gay family continues to retain ownership. This house is non-contributing due to multiple alterations to the historic form and materials.

**Shed – c.2000**

**Non-Contributing Building**

A side-gable shed with vinyl siding is located east of the house. Aerial images suggest the shed was built c.2000. This outbuilding is non-contributing due to age.

**Garage – c.2000**

**Non-Contributing Building**

A hip-roof garage with two open bays and vinyl siding is located west of the house. Tax records show the garage was built in 1915, however aerial images suggest the earlier garage was demolished and replaced with the current building c.2000. This outbuilding is non-contributing due to age.

**113 East Sycamore Street**  
**S.G. and Marie Flowers House – 1921**

**Contributing Building**

With an asymmetrical façade and low profile, this one-story, gable-front-and-wing, Craftsman-style house was likely constructed using plans from the Aladdin catalog. The shed-roof porch extends east along the side-gable wing and wraps around the east elevation, and it is supported by paneled, tapered wood posts on tapered brick piers. The west end of the house is a projecting front-gable bay containing a three-part wood window. These windows and the porch are sheltered by large metal awnings. The house is clad in wood shingles, and the widely overhanging eaves contain large, rectangular brackets. A portion of the porch on the west

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elevation has been enclosed and contains two sets of three-part windows. A small screened porch extends from the rear (north) elevation. Tax records show the house was built in 1921, and it appears on the 1923 Sanborn map. According to long-time Zebulon resident Robert Massey, the house was built for S.G. and Marie Flowers, who bought the land in 1916, and deed records show the Flowers family still retains ownership. The house is nearly identical to the Dr. Charles E. and Carmen Flowers House at 500 North Wakefield Street, which was also likely built from Aladdin catalog plans.

**115 East Sycamore Street**  
**Daniel-House House – 1912**

**Non-Contributing Building**

Once similar to other early-twentieth-century houses in Zebulon, featuring the complex rooflines and large porches of Queen Anne architecture, this house was altered in the 1980s with the addition of a large sun porch on the front elevation. The primary mass of the house is a hip-roof with front- and side-gable wings. The sun porch features a slightly lower front gable and a shed-roof extending east across the façade, and it is enclosed with large, fixed windows. The house is clad in aluminum siding with a metal roof. Tax records show the house was built in 1912, and it appears on the 1923 Sanborn map. Deed records show the house was purchased in 1916 by R.L. and Ruby Daniel. According to long-time resident Robert Massey, the house belonged to the Daniel family, followed by A.R. House, a local tobacco buyer, and his wife Mary, who purchased the house in 1920. It remained in the House family until 1977. This house is non-contributing due to multiple alterations to the historic form and materials.

**116 East Sycamore Street**  
**R.J. Whitley House – c.1907**

**Contributing Building**

Located at the southwest corner of East Sycamore and North Poplar streets, this one-story, pyramidal-roof house has the asymmetrical form and complex massing of the Queen Anne style, similar to the Strickland-Temple House at 104 East Sycamore Street. The façade is dominated by a hip-roof porch that wraps around the east and west elevations. The porch is supported by turned posts with decorative sawn brackets with pendants and a matchstick railing. There is an arched gable over the entrance, which is a fifteen-light wood door. Each end of the wrap-around porch contains a side entrance featuring a two-light paneled wood door. The façade also features a projecting gable bay with a partially returned cornice and octagonal vent that forms a polygonal bay window sheltered by the porch. The house is clad in vinyl siding and has vinyl replacement windows, but it retains a stamped tin roof, finials, and two interior brick chimneys. The east and west elevations feature gables matching that on the front of the house, with partially returned cornices, octagonal vents, and polygonal bay windows. A gabled ell with an enclosed hip-roof porch extends from the rear (south) elevation. According to long-time Zebulon resident Robert Massey, this was the home of R.J. Whitley, owner of a large general merchandise, and later furniture, business in Zebulon. Deed records show Whitley purchased the property in 1907, and it appears on the 1923 Sanborn map. The house later passed to C.V. and Nell Whitley, and was owned by Leonard Seawell from 1961 until 2013.

**119 East Sycamore Street**  
**Sanders-Strickland House – 1918**

**Contributing Building**

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Located at the northwest corner of East Sycamore and North Poplar streets, this one-story, Queen Anne house features a hip roof with front- and side-gable wings. The hip-roof porch extends across the front elevation and is supported by square wood posts with a matchstick railing added between 1996 and 2013. The original two-over-two windows were also replaced during that time, as well as the replacement of the original diamond-shaped vents with octagonal vents in the gables. Vinyl siding and scalloping detail in the gables was also added during that time. The house retains two tall, interior corbelled brick chimneys. A one-story, gabled ell and lower one-story enclosed porch extend from the rear (north) elevation. Tax records show the house was built in 1918, and it appears on the 1923 Sanborn map. According to long-time resident Robert Massey, the house was built for the Sanders family. Deed records show the property was purchased by Minnie Sanders (also spelled Saunders) in 1916, and it remained in the Sanders family until 1946. It was purchased by L.E. and Laura Strickland that year and remained under their ownership until 1995.

**200 East Sycamore Street**

**Brantley-Chamblee House – c.1920**

**Contributing Building**

Located at the southeast corner of East Sycamore and North Poplar streets, this one-story house has a similar form to other early-twentieth-century houses on East Sycamore Street with a pyramidal-roof and front- and side-gable wings. The hip-roof porch extends across the façade and wraps around the east elevation and is supported by square replacement posts. The entrance is near the center of the porch, and there was a second entrance at the end of the porch on the east elevation, similar to other houses on this street, but it was removed between 1996 and 2013. There is a fixed, diamond-shaped window left (east) of the entrance and a two-over-two wood window right (west) of the entrance. The gables feature partially returned cornices and rectangular vents, and the house retains an interior brick chimney although a second chimney was removed between 1996 and 2013. The house is clad with rolled composite siding cut into shingles. Tax records show the house was built in 1930, however it appears on the 1923 Sanborn map. Deed records suggest the house was built c.1920 by J.A. Brantley, who purchased the property in 1918. According to long-time Zebulon resident Robert Massey, the house was owned by the Chamblee family, who still retains ownership.

**201 East Sycamore Street**

**William and Ella Brantley House – 1918**

**Contributing Building**

Located at the northeast corner of East Sycamore and North Poplar streets, this one-story house features a complex hipped-triple-A roofline with finials and semi-circular vents decorating the gables. The hip-roof porch extends across the façade and is supported by replacement Classical wood columns. The entrance is centered on the façade and flanked by paired one-over-one wood windows on each side. The house is clad in weatherboard and retains three interior brick chimneys. A gabled ell extends from the rear (north) elevation, from which a side-gabled wing extends west. Tax records show the house was built in 1918, and it appears on the 1923 Sanborn map. According to long-time Zebulon resident Robert Massey, the house was built for William and Ella Brantley. Deed records show the Brantley family retained ownership until 1943.

**202 East Sycamore Street**

**Smith Duplex – 1960**

**Contributing Building**

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This one-story, Ranch-style duplex features a low-pitched hip-roof, brick veneer, and symmetrical façade with apartments that mirror each other. The entrances are placed at the center of the façade and contain three-light slab doors, and at each end of the façade there is a pair of two-over-two horizontal-pane windows. The façade features a hip-roof porch with decorative metal supports, and there is a central, interior brick chimney. An enclosed porch clad in vinyl siding extends from the rear of the east apartment. Tax records show the duplex was built in 1960. According to long-time Zebulon resident Robert Massey, the duplex was owned by the Smith family, and deed records show the property was purchased by J. Preston Smith, Jr., in 1960. The duplex remained under Smith family ownership until 1986.

**204 East Sycamore Street**

**Ora Medlin Gay House – 1952**

**Contributing Building**

This one-story, side-gable Minimal Traditional house is built of concrete block, unusual for residential buildings in Zebulon. The entrance is placed slightly off-center and sheltered by an arched gable supported by brackets. There are six-over-six wood windows on either side of the entrance. A new metal roof was added between 1996 and 2013. A one-story, gabled ell clad in vinyl siding was constructed on the rear (south) elevation in 1990. Tax records show the house was built in 1952, and deed records show the property was purchased by Ora Medlin Gay that year. The house remained under Gay family ownership until 1981.

**205 East Sycamore Street**

**E.C. and Elvah Daniel House – 1918**

**Contributing Building**

One of several impressive, Craftsman-style, foursquare houses in Zebulon built in the early twentieth century, this house features a broad hip roof with exposed rafter ends, a gabled dormer vent with triangular brackets, and a wrap-around porch supported by grouped square posts on brick piers with a matchstick railing. The entrance is off-center on the façade and flanked by eight-light-over-one-panel sidelights, and the windows are nine-over-one wood sash. The lower exterior walls are plain weatherboard, and the upper walls are wood shingles. A hip-roof porte-cochere is attached to the west elevation, there is an exterior brick chimney on the east elevation, and an interior brick chimney toward the rear of the house. A gabled wing and enclosed porch extend from the rear (north) elevation. Tax records show the house was built in 1918, and it appears on the 1923 Sanborn map. According to long-time Zebulon resident Robert Massey, the house was built for E.C. Daniel, Sr., who owned and operated a drugstore on North Arendell Avenue and served in the 1910s as Zebulon's mayor. Daniel's son, E. C. Daniel Jr., served as editor of the New York Times and married Margaret Truman, daughter of President Harry Truman and his wife, Bess.

**Garage – 1918, 2013**

**Non-Contributing Building**

A hip-roof garage with weatherboard siding, exposed rafter tails, and paneled doors is located north of the house. Tax records show the garage was altered in 2013 with the removal of the garage bays and addition of French doors when it was converted to an apartment. The apartment address is 203 East Sycamore Street. This outbuilding is non-contributing due to multiple alterations to the historic form and materials.

**Mobile Home – 1989**

**Non-Contributing Building**



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According to tax records, a mobile home was added to the property in 1989 with the address 305 North Gill Street. This outbuilding is non-contributing due to age.

### **207 East Sycamore Street**

#### **Brantley-Alford House – c.1917**

#### **Contributing Building**

Located at the northeast corner of East Sycamore and North Gill streets, this house faces the intersection rather than East Sycamore Street. This one-and-a-half-story, hip-roof Craftsman-style house features a wrap-around porch, hip-roof dormers, and two tall, interior brick chimneys. The engaged porch has a flared roof and is supported by square posts with a matchstick railing. There are two entrances at the center of the porch with louvered wood storm doors. There is a large one-over-one window left (west) of the entrances and two one-over-one windows right (east) of the entrances. The dormer on the front elevation contains three one-over-one wood windows, and the dormers on each side elevation contain a single one-over-one wood window. The house is clad in asbestos shingle siding with a metal shingle roof. Tax records show the house was built in 1910, and it appears on the 1923 Sanborn map. However, according to long-time Zebulon resident Robert Massey, the house was built for the Brantley family. Deed records show the property was purchased by Frank and Lecy Brantley in 1917, and they retained ownership until 1934. In 1946, James and Marian Alford purchased the house, and they retained ownership until 2010.

### **208 East Sycamore Street**

#### **Phillip and Louise Massey House – 1930, c.1950**

#### **Contributing Building**

This one-story, side-gable house is an unusual application of the Craftsman style in Zebulon, featuring clipped gables, exposed rafter tails, and brick veneer. The entrance is centered on the façade and sheltered by a small clipped-gable porch supported by tapered wood posts on brick piers. The entrance features a twelve-light wood door with four-light sidelights. There is a pair of four-over-one vertical-pane wood windows on either side of the porch. A lower, one-story, hip-roof wing extends from each side elevation, both constructed between 1944 and 1959. The east wing contains a pair of four-over-one vertical-pane wood windows, and the west wing contains a secondary entrance with a three-light slab door. There is one interior brick chimney. Tax records show the house was built in 1930, and it appears on the 1944 Sanborn map. According to long-time Zebulon resident Robert Massey, the house was owned by Phillip and Louise Massey. Deed records show the Masseys purchased the property in 1927 and retained ownership until 1978.

### **210 East Sycamore Street**

#### **Melvin and Lattie Massey House – 1957**

#### **Contributing Building**

Facing east rather than north toward East Sycamore Street, this hip-roof, Ranch house is clad in Roman brick veneer. The entrance is slightly off-center on the west elevation, and is sheltered by a small gabled porch supported by square columns with a vinyl railing, which replaced an earlier stoop between 1996 and 2013. Right (south) of the entrance, there is a pair of one-over-one-vinyl windows, which replaced a pair of three-light awning windows between 1996 and 2013. Left (north) of the entrance, there are two one-over-one vinyl windows. On the north elevation, facing East Sycamore Street, there is a wide, exterior brick chimney and a one-over-one vinyl window. The house also has an interior brick chimney at the roof crest and a corrugated metal roof, which was installed between 1996 and 2013. Tax records show the house was built in 1957, and deed

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records show the property was owned by Melvin and Lattie Massey at that time. The Masseys retained ownership until 1978.

**211 East Sycamore Street**  
**Alford House #1 – 1954**

**Contributing Building**

This one-story, front-gable, Minimal Traditional house features an asymmetrical façade with three bays. The entrance is a four-light paneled wood door sheltered by a gabled hood supported by brackets. There is a pair of six-over-one vinyl windows left (west) of the entrance and a single six-over-one vinyl window right (east) of the entrance, which replaced six-over-six wood windows between 1996 and 2015. Vinyl siding replaced earlier asbestos shingle siding during that time as well. Tax records show the house was built in 1954, and deed records show the property was owned by Millard and Bertha Alford at that time, retaining ownership until 2003. The house was likely a rental property for the Alfords, as they also owned houses at 302, 304, and 306 East Sycamore Street and 206 North Whitley Street.

**212 East Sycamore Street – VACANT**

This lot has historically been vacant and associated with 214 East Sycamore Street.

**214 East Sycamore Street**  
**William and Delanie Wiggs House – 1912**

**Contributing Building**

This two-story, hip-roof house with cross gables is a fine example of the Queen Anne style. The hip-roof porch wraps around the east and west elevations and is supported by square wood posts with sawn brackets and a matchstick balustrade. A small gable emphasizes the entrance, and a secondary entrance is located on the west end of the porch. Right (west) of the main entrance there is a large, oval multi-light window. The house is clad in fiber cement siding, has two-over-two wood windows, and retains two interior brick chimneys. The projecting front gable has cut-away bays. A one-story, gabled ell extends from the rear (south) elevation. Tax records show the house was built in 1920, however the current owners are in possession of a 1912 postcard that depicts the house. According to long-time Zebulon resident Robert Massey, the house was owned by the Wiggs family, and deed records show the house was owned by William and Delanie Wiggs. The property includes the lot containing the house at 214 East Sycamore Street, as well as the adjacent vacant lot at 212 East Sycamore Street, which has historically been vacant and associated with this property.

**Shed – 1920**

**Contributing Building**

A front-gable shed with weatherboard cladding, a batten door, and a standing seam metal roof is located south of the house. Tax records show the shed was built in 1920.

**215 East Sycamore Street**  
**James and Ann Faulkner Chapman House – 1963**

**Contributing Building**

Located at the northwest corner of East Sycamore and North Whitley streets, this side-gable, brick-veneer Ranch house features an asymmetrical façade with five bays. The entrance is a slab door accessed by an uncovered brick stoop with a metal railing. Left (west) of the entrance, there is a one-over-one window, and right (east) of the entrance, there is a three-part window in which the center is double hung and the sides are fixed. There was originally a carport at the east end of the house, which was enclosed in 2007 and now contains a pair of one-over-one windows. A new

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detached carport was constructed east of the house. There is German siding and triangular vents in the gables and an interior brick chimney. Tax records show the house was built in 1963, and deed records show the property was purchased that year by Ann Faulkner, who later married James Chapman. They retained ownership until 1983.

### **216 East Sycamore Street**

#### **James and Eleanor Richardson House – 1957**

#### **Contributing Building**

Located at the southwest corner of East Sycamore and North Whitley streets, this one-and-a-half-story, side-gable house features the small scale, flush eaves, and minimal ornamentation of the Minimal Traditional style. The façade features a front-gable that contains the entrance, which is sheltered by an arched gabled hood supported by brackets. The original door was a four-light paneled door, which was replaced between 1996 and 2013. The windows were also replaced during that time with one-over-one vinyl windows, although one original six-over-six wood window remains in the gable on the east elevation. There is an interior brick chimney and triangular vents in the gables, and the house is clad in aluminum siding. A one-story, flat-roof wing extends from the west elevation. The original two-over-two horizontal-pane windows have been replaced with one-over-one vinyl windows, and it contains a side entrance sheltered by a metal awning. A shed-roof carport is attached to the rear (south) elevation. Tax records show the house was built in 1957, and deed records show the property was owned by James and Eleanor Richardson at that time.

### **302 East Sycamore Street**

#### **Alford House #2 – 1956**

#### **Contributing Building**

Located at the southeast corner of East Sycamore and North Whitley streets, this side-gable, brick-veneer house is a modest example of the Ranch style. The entrance is accessed by an uncovered brick stoop. A pair of two-over-two horizontal-pane windows is left (east) of the entrance, and a picture window flanked by two-over-two windows is right (west) of the entrance. An enclosed porch extends from the west elevation, and the house retains an interior brick chimney. Tax records show the house was built in 1957, and deed records show the property was owned by Millard and Bertha Alford at that time, retaining ownership until 2003. The house was part of the Alford's Zebulon Place development, along with 304 and 306 West Sycamore Street and 206 North Whitley Street.

### **304 East Sycamore Street**

#### **Alford House #3 – 1957**

#### **Contributing Building**

This hip-roof, brick-veneer house is one of several compact examples of the Ranch style in Zebulon. The original three-light slab door was replaced between 2005 and 2015, and is accessed by an uncovered brick stair with a metal railing. The entrance is centered on the façade and flanked by paired two-over-two horizontal-pane windows. The house retains an interior brick chimney. Tax records show the house was built in 1957, and deed records show the property was owned by Millard and Bertha Alford at that time, retaining ownership until 2003. The house was part of the Alford's Zebulon Place development, along with 302 and 306 West Sycamore Street and 206 North Whitley Street.

### **306 East Sycamore Street**

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**Alford House #4 – 1959**

**Contributing Building**

This one-story, side-gable Ranch house is clad in asbestos siding. The entrance features a two-light-over-four-panel door accessed by an uncovered concrete stoop. Right (west) of the entrance, there is a picture window flanked by four-over-four wood windows. The remaining windows are six-over-six wood windows. Tax records show the house was built in 1959, and deed records show the property was owned by Millard and Bertha Alfrod at that time, retaining ownership until 2003. The house was part of the Alford's Zebulon Place development, along with 302 and 304 West Sycamore Street and 206 North Whitley Street.

**WEST SYCAMORE STREET**

**107 West Sycamore Street**

**Grace Culpepper House – 1917**

**Contributing Building**

This one-story vernacular house features a hipped-triple-A roofline with partially returned cornices. The hip-roof porch features a gable over the entrance and is supported by replacement square columns with a matchstick railing added in 2019. The entrance is centered on the façade and there are two-over-two wood windows on either side. The house is clad in asbestos siding and two interior brick chimneys were removed between 1996 and 2015. Tax records show the house was built in 1917, and it appears on the 1923 Sanborn map. Although it is unclear who built the house, Grace Culpepper purchased the house from Wake County in 1937 and retained ownership until 1960.

**108 West Sycamore Street**

**William C. Bunn House – c.1945**

**Contributing Building**

This one-story, side-gable Minimal Traditional house features a symmetrical façade and exterior end chimneys on each side elevation. The entrance features a six-light-over-two-panel wood replacement door sheltered by an arched gable supported by brackets. The nine-over-nine wood windows on either side of the entrance have been replaced with six-over-six vinyl windows. The house is clad in vinyl siding with board and batten on the front (south) elevation. A gabled ell extends from the rear (north) elevation and a shed-roof porch with square supports was constructed at the rear entrance in 2020. Tax records show the house was built in 1930, however it was likely built c.1945. A dwelling appears at this location on the 1923 and 1944 Sanborn maps, however the footprint does not match the current building. Deed records show William C. Bunn acquired the property from the J.H. Bunn estate in 1944.

**Garage – 1930**

**Contributing Building**

A front-gable garage with vertical board siding, plywood doors, and a metal roof is located north of the house. Tax records show the garage was built in 1930.

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**C.E. Pippin House – c.1923**

**Contributing Building**

This one-story, gable-front-and-wing vernacular house features a hip-roof porch and gabled ell extending from the rear (south) elevation. The porch extends across two of the three bays on the façade and is supported by square posts that replaced the original turned posts between 1996 and 2013. The original four-over-four wood windows were replaced with six-over-six vinyl windows, vinyl siding added, diamond-shaped vents were removed from the gables, and the interior brick chimney was removed, all between 1996 and 2013. Tax records show the house was built in 1946, however it appears on the 1923 and 1944 Sanborn maps. It was likely built c.1923 when C.E. Pippin purchased the property. Pippin retained ownership until 1945.

**110 West Sycamore Street**

**Dalmon and Irene Whitley House – c.1920**

**Non-Contributing Building**

This one-story, side-gable, Colonial Revival house has been altered with the reconstruction of the front porch between 1991 and 1996. The original porch was a flat-roof porch supported by square columns and topped with a Classical balustrade, which has been replaced by a shed-roof porch supported by vinyl square columns. The entrance is centered on the façade and features a Classical surround with pilasters supporting a denticulated entablature. The windows have been replaced with one-over-one vinyl windows, the house is clad with vinyl siding, and there is an interior brick chimney. A gabled ell extends from the rear (north) elevation). Tax records show the house was built in 1930, however it appears on the 1923 Sanborn map and was likely built c.1920. Deed records show the property was owned by E.D. Tippet at that time. The longest residents Dalmon and Irene Whitley, who owned the house from 1947 until 1983. The house remained in the Whitley family until 2000. The house is non-contributing due to multiple alterations to the historic form and materials.

**Garage – 1930**

**Contributing Building**

A frame, front-gabled garage with a shed roof wing extending from the west elevation is located north of the house. The garage has vertical sheathing and six-over-six wood windows. Tax records show the garage was built in 1930.

**West of 110 West Gannon Avenue – VACANT**

This lot has historically been vacant. It was at one time associated with 110 West Sycamore Street, but was purchased by the Zebulon United Methodist Church in 2001.

**111 West Sycamore Street**

**W.A. and Alma Honeycutt House – c.1920**

**Contributing Building**

This one-story, triple-A vernacular house features a symmetrical façade dominated by a hip-roof porch supported by wrought iron posts. The entrance is centered on the façade and there are four-over-four wood windows on either side. The house is clad in aluminum siding with a metal roof. A gabled ell extends from the rear (south) elevation. Tax records show the house was built in 1930, however it appears on the 1923 Sanborn map. It was likely built c.1920 when W.A. and Alma Honeycutt took a mortgage against the property. The Honeycutts retained ownership until 1936.

**Garage – 1946**

**Contributing Building**

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A frame, front-gabled garage with a shed roof wing extending from the west elevation, weatherboard cladding, and batten doors is located south of the house. Tax records show the garage was built in 1946.

### **113 West Sycamore Street**

#### **Keith-Debnam House – c.1910, c.1947**

#### **Contributing Building**

The main block of this one-story, vernacular house is a hip-roof form with projecting front- and side-gable bays. The front-gable bay has a partially returned cornice on the west end and a flared eave on the east end over the entrance. This bay contains the entrance, which is sheltered by an arched hood supported by brackets, and a one-over-one vinyl window. There is an interior brick chimney and the house is clad in fiber cement. A gabled ell with a shed-roof side porch extends from the rear (south) elevation. Tax records show the house was built in 1946, however it appears on the 1923 and 1944 Sanborn maps. It was likely built c.1910 in a style similar to the other one-story, hip-roof vernacular houses on this street. The 1923 and 1944 Sanborn maps show a wrap-around porch, so it may have originally had Queen Anne detailing, than been updated c.1947 with the current Tudor Revival elements including the steeply-pitched front gable and arched hood mold and flared eave over the entrance. Deed records show the property was purchased by Mary Keith in 1907, and it remained in her possession until 1947. It is likely the house was then altered c.1947 to its present appearance by J.C. and Hazel Debnam, who purchased it that year and retained ownership until 1988.

#### **Garage – 1947**

#### **Contributing Building**

A hip-roof, two-car garage clad in German siding with exposed rafter tails and a 5V metal roof is located south of the house. Tax records show the garage was built in 1946, but it was likely built in 1947 after the Debnams purchased the property.

### **114 West Sycamore Street**

#### **C.E. and Ethel Parker House – 1920**

#### **Contributing Building**

This one-story, vernacular house features a triple-A roofline and hip-roof porch supported by wrought iron posts. The entrance is centered on the façade and flanked by one-over-one vinyl windows. The house is clad in vinyl siding. A gabled ell extends from the rear (north) elevation. Tax records show the house was built in 1920 and it appears on the 1923 Sanborn map. Deed records show the property was purchased by C.E. and Ethel Parker the previous year.

### **115 West Sycamore Street**

#### **Earl and Crystal Duke House – 1956**

#### **Contributing Building**

This one-story, side-gable Ranch house is four bays wide with a carport attached to the east elevation. The entrance is a three-light slab door sheltered by a shed-roof porch supported by wrought iron columns. Left (east) of the entrance there is a wood picture window flanked by two-over-two wood windows, and right (west) of the entrance there is a large two-over-two wood window and a pair of smaller two-over-two wood windows. The carport is supported by wrought iron columns matching those on the front porch. The house is clad in asbestos siding and an interior brick chimney was removed between 1996 and 2013. Tax records show the house was built in 1956, and deed records show the property was purchased by Earl and Crystal Duke that year.

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### **116 West Sycamore Street – VACANT**

A building on this site was demolished in 1998, and the lot is currently owned by the Zebulon United Methodist Church at 121 West Gannon Avenue.

### **117 West Sycamore Street**

#### **W.A. and Alla Upchurch House – c.1907**

#### **Contributing Building**

This one-story, gable-front-and-wing vernacular house is three bays wide on the primary elevation. A hip-roof porch shelters the east two bays and is supported by replacement square posts. The entrance is a nine-light paneled wood door and there is a pair of six-over-six vinyl windows left (west) of the entrance. The front-gable bay contains a six-over-six vinyl window. The original six-over-six wood windows were replaced between 1996 and 2012, and vinyl siding was added during that time as well. There is an interior brick chimney and an exterior concrete block chimney on the east elevation. A gabled ell extends from the rear (south) elevation. Tax records show the house was built in 1956, however it appears on the 1923 and 1944 Sanborn maps. It was likely built c.1907 when the property was purchased by W.A. and Alla Upchurch, who retained ownership until 1926.

### **118 West Sycamore Street**

#### **G.B. and Katherine Brantley House – c.1921**

#### **Contributing Building**

Located at the northeast corner of West Sycamore and North Church streets, this one-story house features the complex roofline and elaborate sawnwork of the Queen Anne style. The main block of the house is a hip roof with front and side gables, and a gabled ell extends from the rear (north) elevation. The gables feature partially returned cornices and half-round sawn vents. The hip-roof porch extends across the façade, wrapping around the projecting front-gabled bay, which forms a polygonal bay window sheltered by the porch. There is a gable above the entrance and the porch is supported by turned posts with delicate sawn brackets. There is a six-panel wood door and six-over-one windows. An accessibility ramp was added to the west end of the porch c.1998 when the house was purchased by the Zebulon United Methodist Church. The house is clad in weatherboard and there is an interior brick chimney. Tax records show the house was built in 1930, however it appears on the 1923 Sanborn map. It was likely built c.1921 when G.B. and Katherine Brantley purchased the property.

#### **Garage – 1930**

#### **Contributing Building**

A front-gable garage with batten garage bay doors, a paneled pedestrian door, widely overhanging eaves with exposed rafter tails, and weatherboard siding is located east of the house. Tax records show the garage was built in 1930.

### **119 West Sycamore Street**

#### **Stallings-Phillips-Liles House – c.1920**

#### **Contributing Building**

Located at the southeast corner of West Sycamore and North Church streets, this one-story, hip-roof house with front- and side-gable wings is similar to other early-twentieth-century vernacular houses on West Sycamore Street. The façade is three bays wide and a hip-roof porch supported by turned posts with spindlework brackets shelters the west two bays. The windows are two-over-two wood windows, and there are two interior brick chimneys. The house is clad with vinyl

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siding and has a metal roof. A gabled ell extends from the rear (south) elevation. Tax records show the house was built in 1948, however it appears on the 1923 and 1944 Sanborn maps. It was likely built c.1920, during the same period as similarly styled homes on this street. Deed records show the house was owned by the Stallings family until 1944, when it was purchased by O.N. and Pearly Phillips. The Phillips retained ownership until 1964, and the house has been under Liles family ownership since that time.

### **201 West Sycamore Street**

#### **Ava Massey Pearce House – 1948**

#### **Contributing Building**

This one-story, side-gable Period Cottage is four bays wide and features a wide, exterior brick chimney centered on the façade and flanked by slightly projecting front-gable bays. The west front-gable bay contains the entrance, which is accessed by a small stoop, sheltered by the widely overhanging eave, and topped with a half-round, wood panel. On each side of the entrance, there is a pair of six-over-six vinyl windows that replaced earlier wood windows between 1996 and 2013. On the east end of the house, there is a picture window flanked by four-over-four windows. The house is clad in weatherboard and the chimney features a decorative brick letter “L” for Laspina, the owner’s name at the time of construction. Tax records show the house was built in 1948, and deed records show the property was purchased by Ava Massey Laspina the previous year. Her husband, Michael Laspina, died in 1947, and she married Esten Corbett, who died in 1956, then Bayard Pearce, who died in 1995. She retained ownership until her death in 2008.

### **204 West Sycamore Street**

#### **Gay-Temple House – c.1913**

#### **Contributing Building**

This one-story, hip-roof vernacular house features projecting gables with partially returned cornices and diamond-shaped vents on the front and west elevations. The hip-roof porch is supported by square posts, which are likely replacements for turned posts matching the turned pilaster on the west end of the porch. The windows are four-over-four wood windows. The house is clad in weatherboard siding and retains two interior brick chimneys. A gabled ell with a side-gable wing extends from the rear (north) elevation. Tax records show the house was built in 1930, however it appears on the 1923 Sanborn map. It was likely built c.1913 when W.J. and Susan Gay purchased the property. The house remained in the Gay family until 1944, when it was purchased by E.C. and Jennie Temple. The Temple family retained ownership until 1976.

#### **Stone Wall – c.1913**

#### **Contributing Structure**

A dry-stacked stone wall extends along the front of the property line at the street and turns inward to partially border the sidewalk leading from the street to the front entrance of the house. It was likely constructed at the same time as the house.

### **205 West Sycamore Street**

#### **Ivan and Eunice Pearce House – 1948**

#### **Contributing Building**

This one-story, hip-roof house features a slightly off-center, hip-roof porch supported by square wood posts. The entrance is a one-light paneled wood door. Left (east) of the entrance, there is a pair of two-over-two horizontal-pane wood windows, and right (west) of the entrance, there is a set of four windows. The house is clad in beaded siding and retains an interior brick chimney.



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Tax records show the house was built in 1948, and deed records show the property was purchased by Ivan and Eunice Pearce the previous year.

#### **Apartments – 1948**

A two-story, hip-roof accessory building containing two apartments, 203A and 203B West Sycamore Street, is located south of the house. The first floor is built of concrete block, and the second floor is clad in vertical board siding. The first floor features a set of three two-over-two horizontal-pane windows, and the second floor features a picture window flanked by two-over-two windows. The second floor is accessed by a wood stair and deck. This building was likely constructed as a garage around the same time as the house and added onto in the mid-twentieth century.

#### **Contributing Building**

#### **206 West Sycamore Street**

##### **Gay-Stallings-Privette House – 1910**

Similar to several early-twentieth-century houses on this street, this one-story house has a hip-roof main block with projecting front- and side-gable bays that feature partially returned cornices and round vents. The hip-roof porch extends across the façade and is supported by square posts that replaced turned posts with sawn brackets before 1991. The entrance features a one-light paneled door, and the windows are one-over-one vinyl windows that replaced earlier divided light wood windows in 1996. The house is clad in vinyl siding, and one of the two interior brick chimneys was removed between 1996 and 2013. A gabled ell and flat-roof carport extend from the rear (north) elevation. Tax records show the house was built in 1910, and it appears on the 1923 Sanborn map. Deed records show the property was purchased in 1913 by W.J. and Susan Gay, then it was owned by B.S. and Sarah Stallings. Avon and Ernestine Privette purchased it in 1937, and it was likely a rental property for the Privettes, who lived on Gannon Avenue, until they sold the house in 1970.

#### **Contributing Building**

#### **Garage – 1970**

A large, front-gabled garage is located north of the house. It is constructed of concrete block with vertical sheathing in the gables, and has a rolling door in the east elevation. Tax records show the garage was built in 1970.

#### **Contributing Building**

#### **207 West Sycamore Street**

##### **Massey House #3 – 1948**

This side-gable Minimal Traditional house features a front-gable bay containing a gabled porch supported by square posts. The porch was enclosed with screens between 1996 and 2013 and contains a six-light paneled wood door and a pair of six-over-six vinyl windows. The front-gable bay contains an additional window left (east) of the porch, and the west end of the house features a pair of four-light awning windows. Vinyl siding and replacement windows were added in 1989. Tax records show the house was built in 1948, and deed records show the property was purchased that year by Lemmie and Zelma Massey, who retained ownership until 1978. The house, as well as its neighbors at 209 and 211 West Sycamore Street, was likely a rental property. The house was occupied by J.C. Ray in the 1965 city directory.

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**Garage – 1948**

A front-gable garage clad in weatherboard is located southeast of the house. Tax records show the garage was built in 1948.

**Contributing Building**

**208 West Sycamore Street**

**Gay-Pitts-McNabb House – 1910**

This one-story, hip-roof vernacular house features projecting front- and side-gable bays with partially returned cornices and diamond-shaped vents. The hip-roof porch extends across the façade and is supported by square posts that replaced turned posts with sawn brackets between 1996 and 2003. The house is clad with weatherboard siding, which has been removed on most of the first floor of the façade, and the roof is standing seam metal. The windows have been covered with plywood, and two interior brick chimneys were removed between 2003 and 2013. Tax records show the house was built in 1910, and it appears on the 1923 Sanborn map. W.J. and Susan Gay purchased the house in 1913, and it remained in the Gay family until 1931. William and Emma Pitts then purchased the house in 1937, and it passed to their daughter, Inez Pitts McNabb. The Pitts-McNabb family retains ownership, although the house has been vacant since about 2000.

**Contributing Building**

**209 West Sycamore Street**

**Massey House #1 – 1946**

This one-story, side-gable, brick-vener, Minimal Traditional house has a symmetrical façade and an interior brick chimney. The entrance is sheltered by a small gabled porch clad in vertical siding and supported by turned posts with a matchstick railing. There are six-over-six vinyl windows on either side of the porch, which replaced the original wood windows in 2013. A small, gabled storage room extends from the east elevation. Tax records show the house was built in 1946, and deed records show G.R. and Ruby Massey purchased the house in 1947, retaining ownership until 1969. The house, as well as its neighbors at 207 and 211 West Sycamore Street, was likely a rental property. The 1965 City Directory shows the house was occupied by J. Barbee Chamblee.

**Contributing Building**

**210 West Sycamore Street**

**Charles and Barbara Scarboro House – 1947**

This one-and-a-half-story, side-gable Period Cottage features brick veneer cladding, an exterior end chimney on the east elevation, and two gabled dormers. The small gabled porch is supported by turned posts, which replaced wrought iron columns between 1991 and 1996. The first-floor windows are three-over-one wood windows set in pairs, and the dormer windows are two-over-two horizontal pane replacement windows. The porch gable and dormers are clad in vertical board siding. A metal roof was added between 1996 and 2013. Tax records show the house was built in 1947, and deed records show it was purchased by Charles and Barbara Scarboro that year. The Scarboro family retained ownership until 2007.

**Contributing Building**

**211 West Sycamore Street**

**Massey House #2 – 1946**

**Contributing Building**

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This one-story, side-gable, brick-veneer Minimal Traditional house has a symmetrical façade and an interior brick chimney. The entrance is sheltered by a small gabled porch clad in board-and-batten siding and supported by wrought iron columns, and contains a wood slab door with three rectangular lights arranged diagonally. There are eight-over-eight wood windows on either side of the porch. Tax records show the house was built in 1946, and deed records show G.R. and Ruby Massey purchased the house in 1947, retaining ownership until 1969. The house, as well as its neighbors at 207 and 209 West Sycamore Street, was likely a rental property. The 1965 City Directory shows the house was occupied by Sherwood Chamblee.

**212 West Sycamore Street**  
**Moore-Davis-Pitts House – 1909**

**Contributing Building**

This one-story, triple-A-roof house is similar to other modest, vernacular homes built in the early twentieth century on this street. The hip-roof porch is supported by square wood columns, and the front gable features a diamond-shaped vent. The windows are one-over-one vinyl windows that replaced earlier divided light wood windows between 1996 and 2013. The house is clad in weatherboard and the roof is metal. A gabled ell extends from the rear (north) elevation. Tax records show the house was built in 1909, and it appears on the 1923 Sanborn map. Deed records show the property was purchased by Bessie Moore in 1908, then by Allie Moore in 1912. S.O. and Louisa Davis purchased the house in 1918, and appear to have retained ownership until the Great Depression. William and Emma Pitts purchased the house from Wake County in 1937, passing it to their daughter Inez Pitts McNabb. The Pitts-McNabb family continues to retain ownership.

**213 West Sycamore Street**  
**W.M. and Mamie Strickland House – 1947**

**Contributing Building**

This one-and-a-half-story, side-gable, brick-veneer Period Cottage features an attached carport on the east elevation and two hip-roof dormers on the façade. A shallow, gabled porch shelters the entrance and is supported by wrought iron columns. The door is a three-light slab door, and there are two six-over-six wood windows on either side of the entrance with soldier-course lintels and concrete sills. The gabled carport is also supported by wrought iron columns, and both the carport and porch gables are clad in beaded weatherboards. The dormers contain single fixed windows, although one has been removed to accommodate an air conditioning unit. There is an interior brick chimney. Tax records show the house was built in 1947, and deed records show it was owned by W.M. and Mamie Strickland from 1947 until 1968.

**214 West Sycamore Street**  
**H.F. and Vaudelia Boswell House – 1909**

**Contributing Building**

This one-story, triple-A vernacular house features a diamond-shaped vent in the front gable and gabled ell with a shed-roof wing extending from the rear (north) elevation. The hip-roof porch is supported by square posts with a matchstick railing. The windows are six-over-six wood sash and there is an interior brick chimney. The house is clad in vinyl siding, added after 2013, and the roof is metal. Tax records show the house was built in 1909, and it appears on the 1923 Sanborn map. Deed records show the house was built for H.F. and Vaudelia Boswell, who purchased a portion of J.T. and Mary Robertson's adjacent property. The Boswells retained

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ownership until 1919 when W.G. Cone purchased the house, and the Cone family retained ownership until 1924.

**West of 214 West Sycamore Street – VACANT**

This lot has historically been vacant and is associated with 304 North Wakefield Street.

**215 West Sycamore Street**

**Thomas and Hazel Monk House – 1946**

**Contributing Building**

This one-story, front-gable Minimal Traditional house features a shed roof wing on the east elevation and a large gabled addition on the rear (south) elevation. A gabled porch sheltering the entrance is supported by a decorative bracket on the west side and a partial wall on the east side. The six-over-six wood windows were replaced with one-over-one vinyl windows between 1996 and 2013, and they are sheltered by metal awnings. The house is clad in vinyl siding, retains an interior brick chimney, and features rectangular vents in the gables. Tax records show the house was built in 1946, and deed records show Thomas and Hazel Monk owned it from 1947 until 1956.

**217 West Sycamore Street**

**H.C. and Jacqueline Ruehl House – c.1947**

**Contributing Building**

This one-story, side-gable, Minimal Traditional house has a symmetrical façade with three bays. The entrance is a replacement door centered on the façade and sheltered by a small gabled porch supported by wrought iron columns. Left of the entrance there is a pair of six-over-six wood windows and right of the entrance there is a pair of six-over-six vinyl replacement windows. Vinyl siding was added in 1990, which in was removed in 2020 for new siding. Tax records show the property was built in 1936, however it does not appear on the 1944 Sanborn map. It was likely built c.1947 when H.C. and Jacqueline Ruehl purchased the property. They retained ownership until 1952, and it then became a rental property for W.B. and Addie Bunn until 1975.

**219 West Sycamore Street**

**Charles and Jerada Collins House – 1947**

**Contributing Building**

This one-story, side-gable, Minimal Traditional house has an exterior end chimney on the west elevation, an interior brick chimney, and a gabled wing on the east elevation. The entrance is sheltered by a small gabled porch supported by wrought iron columns and railing. There is a pair of six-over-six vinyl windows on either side of the entrance, which were added between 1996 and 2013. The house is clad with beaded weatherboard siding. Tax records show the house was built in 1947, and deed records show it was owned by Charles and Jerada Collins from 1946 until 2002.

**Garage – 1989**

**Non-Contributing Building**

A frame, side-gabled garage with a metal rolling door and a paneled wood door is located south of the house. Tax records show the garage was built in 1989. This building is non-contributing due to age.

**221 West Sycamore Street**

**Marshall and Sallie Jones House – 1944**

**Non-Contributing Building**

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This one-and-a-half-story, side-gable Colonial Revival house features two gabled dormers, a bay window, and a flat-roof wing with a second-story porch on the east elevation. The entrance is accessed by an uncovered concrete stoop and features a decorative pedimented surround. Left (east) of the entrance is a polygonal bay window with a fixed center window and one-over-one side windows, which replaced a picture window between 1991 and 1996. Right (west) of the entrance is a pair of six-over-six wood windows. The dormers each contain a one-over-one vinyl window, which replaced six-over-six windows between 1991 and 1996. The east wing is clad in asbestos siding and contains a pair of one-over-one vinyl windows at the first-floor level. A side-gabled second-story porch enclosed with wood-framed screens and corrugated metal with a metal roof was added in 2020. An enclosed, hip-roof porch and shed-roof screened porch extend from the rear (south) elevation. Tax records show the house was built in 1944, and deed records show it was owned by Marshall and Sallie Jones from 1947 until 1953. This house is non-contributing due to multiple alterations to the historic form and materials.

### **223 West Sycamore Street**

#### **Richard and Naomi Scarboro House – 1948**

#### **Contributing Building**

Located at the southeast corner of West Sycamore and North Wakefield streets, this one-story, side-gable, painted brick-veneer Minimal Traditional house features two gabled dormers and an exterior end chimney on the west elevation. The entrance is sheltered by a gabled porch supported by turned posts that replaced wrought iron columns between 1996 and 2013. The windows are three-over-one wood windows, set singly or in pairs, with soldier-course lintels and concrete sills. The dormer windows are one-over-one vinyl windows that replaced earlier divided light, double-hung windows. The porch gable and dormers are clad with asbestos siding. Tax records show the house was built in 1948, and deed records show it was purchased by Richard and Naomi Scarboro that year. They retained ownership until 2002.

### **301 West Sycamore Street**

#### **Norman and Helen Screws House – 1936, c.1950**

#### **Contributing Building**

Located at the southwest corner of West Sycamore and North Wakefield streets, this one-story, brick-veneer Minimal Traditional house is a side-gable form with a long, projecting front-gable bay. An engaged porch extends along the east elevation of the front-gable bay, facing North Wakefield Street, and is supported by wrought iron columns. The porch shelters the entrance, which is also on the east elevation of the front-gable bay and faces North Wakefield Street, and features a paneled wood door with four-light-over-one-panel sidelights. On the front (north) elevation, the front-gable bay contains a fifty-five-light wood bow window and is partially clad with weatherboards. The windows are six-over-six vinyl windows added between 1996 and 2013. There is an exterior end chimney on the east elevation and a slightly lower gabled wing on the west elevation. Tax records show the house was built in 1936, and it appears on the 1944 Sanborn map. The footprint of the original building includes only the side-gabled main block and west wing, and the front-gable wing was added between 1944 and 1959. Helen and Norman Screws purchased the house in 1938 and retained ownership until 1987. The property includes

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two parcels with the house on the parcel at 301 West Sycamore Street and a vacant parcel at 209 North Wakefield Street.

### **EAST VANCE STREET**

#### **100-104 East Vance Street**

##### **Commercial Building – c.1915**

##### **Contributing Building**

Located at the southeast corner of East Vance Street and North Arendell Avenue, this two-story, brick commercial building has two storefronts and is five bays wide at the second-floor level. The storefronts retain their original form but have replacement metal-framed, tinted display windows on wood paneled bulkheads and inset entrances with tinted glass doors. Large transoms are above each storefront, and since the 1991 survey they have been uncovered and the glass replaced. An open stairwell to the second floor is located between the storefronts. The second-floor windows are set in slightly recessed bays and have been replaced with tinted glass since 1991 but retain their wood sills and corbelled brick lintels. Recessed panels with corbelling are set above each window bay. Tax records give this building a 1915 construction date, and deed records show it was owned by G.W. Duke at that time. Duke also owned 101-105 South Arendell Avenue, as well as cotton ginning operations near Wake Forest. It appears on the 1923 Sanborn map, and the 1944 Sanborn map shows that 100 East Vance was the post office and 104 East Vance was a printing office.

### **WEST VANCE STREET**

#### **110 West Vance Street – VACANT (parking lot)**

A building on this site was demolished between 1971 and 1981, and the site now serves as a public parking lot.

#### **116 West Vance Street**

##### **Chamblee Garage – c.1920, c.1950**

##### **Contributing Building**

This two-story, brick commercial building has two distinct sections. The east section was reconstructed c.1950 with a storefront featuring aluminum-framed display windows and a solid wood door with transom. The west section has two large cargo bay openings. The east bay has been filled with vertical board, except for a small entrance, and has prism glass above, while the west bay retains a metal rolling garage door. A brick soldier course extends across the façade above both cargo bays and the storefront. The second-floor windows are set within slightly recessed, corbelled panels and have paired one-over-one wood windows with cast-stone sills. Two narrow, corbelled recessed panels are set above the windows. A small stamp on a facade brick reads “Bradford reds,” and the bricks have a red tone and red mortar. Deed records show this property was purchased by M.C. Chamblee and Sons in 1917 and was known as “The Garage Building.” Tax records show a 1920 construction date, and it appears on the 1923 Sanborn map. The 1944 Sanborn map describes the building as a wholesale grocery.

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**Chamblee Stables – c.1920, c.1950**

**Contributing Building**

This one-story, brick commercial building has a symmetrical façade containing five slightly recessed, corbelled bays. The center bay is a metal rolling garage door. This is flanked by entrances with metal-framed glass doors with single-light transoms and single-pane fixed windows with concrete sills, likely added c.1950. The end bays have two single-pane fixed windows with concrete sills. Corbelled, recessed sign panels are set above each bay, and a soldier course of brick is located at the roofline. Tax records give this building a 1920 construction date, and it appears on the 1923 Sanborn map described as a livery. Deed records show the building was brick stables owned and operated by M.B. Chamblee of M.C. Chamblee and Sons.

**NORTH WAKEFIELD STREET**

**209 North Wakefield Street – VACANT**

This small lot has been subdivided from and remains associated with 301 West Sycamore Street.

**300 North Wakefield Street – VACANT**

This lot has historically been vacant and is associated with 304 North Wakefield Street.

**301 North Wakefield Street**

**Robert and Ruby Jenkins House – 1939**

**Contributing Building**

Located at the northwest corner of North Wakefield and West Sycamore streets, this one-and-a-half-story, brick-veneered house is a handsome example of a Tudor Revival-style Period Cottage featuring a projecting front-gable bay with a flared eave on its north slope. This bay contains a porch with wide arched bays. The right (north) bay is narrower and leads to the entrance, a four-paneled door with a lunette window, while the left (south) bay is wider with a pair of six-over-one wood windows. The gable contains a six-light arched wood window. A tapered brick chimney on the facade features a decorative blond brick arch containing basketweave brick and a letter “J” on the stack, which stands for Jenkins. A gabled ell extends from the rear (west) elevation and contains a hip-roof enclosed porch clad in vinyl siding. Tax records show the house was built in 1939, and it appears on the 1944 Sanborn map. Deed records show it was built for Robert and Ruby Jenkins, and the Jenkins family still retains ownership.

**Shed – 1939**

**Contributing Building**

A shed-roof shed clad with German siding is located west of the house. Tax records show the shed was built in 1939.

**304 North Wakefield Street**

**Randolph and Ruby Hendricks House – 1951**

**Contributing Building**

This one-story, side-gable Minimal Traditional house features a projecting front-gable bay, slightly lower side-gable wing on the south elevation, and three porches. The façade is dominated by two overlapping front-gables, the lower one projecting slightly forward and containing a pair of two-over-two horizontal-pane wood windows and the higher gable slightly

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recessed with a small porch containing the main entrance. South of the entrance, there is a twenty-light vinyl picture window that replaced earlier awning windows between 1996 and 2013. The south wing contains a second porch, and both porches are supported by turned posts with matchstick railings, contain paneled doors, and feature dentil cornices. A gabled wing extends from the rear (east) elevation and features a third porch supported by square posts. The house is clad in beaded board wood siding and retains an interior brick chimney. Tax records show the house was built in 1951, and deed records show it was purchased that year by Randolph and Ruby Hendricks. The property includes three parcels that historically comprised a single lot. The house and apartments sit on the parcel at 304 North Wakefield Street. There is a vacant lot to the south at 300 North Wakefield Street and a second vacant lot is east of these two parcels, fronting West Sycamore Street, that has no address. Both vacant lots have historically been vacant.

**Apartments – c.1995**

A side-gable dwelling with two front doors flanked by six-over-six windows is located northeast of the house. Aerial photos show the building was constructed between 1988 and 1999. This outbuilding is non-contributing due to age.

**Non-Contributing Building**

**305 North Wakefield Street**

**Robert Hobgood Jenkins House – 1970**

This side-gable, brick-veneer Ranch house features a front-gable bay, pent eaves, and a wide brick chimney on the façade. The entrance is slightly recessed, sheltered by the eaves, and features vertical wood paneling and a slab door with diamond-shaped wood panels. The front-gable bay contains a pair of two-over-two horizontal-pane wood windows with brick sills and the exterior chimney. The gable is clad with asbestos siding and contains a rectangular vent. A single window is located north of the entry door. Tax records show the house was built in 1970, and deed records show the property was purchased in 1967 by Robert Hobgood Jenkins from his mother, Ruby Hobgood Jenkins Buffaloe, who lived at 301 North Wakefield Street.

**Contributing Building**

**Shed – 1970**

A small, front-gable shed is located west of the house. The shed was likely constructed around the same time as the house.

**Contributing Building**

**403 North Wakefield Street**

**Evelyn Knott Creech House – 1946**

This side-gable, one-and-a-half-story Minimal Traditional house consists of three sections. The south end of the facade features a front-gable porch supported by square posts with a matchstick railing. There is a one-light sidelight only on the right (north) side of the door. The central section of the house is clad with vinyl siding and has a bay window containing a fixed window flanked by one-over-one windows, which replaced an earlier multi-light bay window after 2013. The north end of the facade contains a single wood three-over-one sash window. Both the south and north sections are clad with asbestos siding. The south elevation features paired three-over-one wood windows and a six-over-six vinyl replacement window in the gable. The houses rests on a brick foundation and there is one interior brick chimney. Tax records show the house was

**Contributing Building**



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built in 1946, and deed records show the property was acquired in 1945 by Evelyn Knott Creech from her parents' estate. The house remained under Creech family ownership until 2014.

**405 North Wakefield Street**  
**Jeanette Nixon House – 1990**

**Non-Contributing Building**

Similar to its neighbor at 403 North Wakefield Street, this one-story, side-gable, vernacular house consists of three sections. The center section is dominated by an engaged porch supported by turned posts with a matchstick railing. Slightly lower side-gable wings extend from each side and contain narrow, one-over-one vinyl windows. Tax records show the house was built in 1990, and deed records show the property was purchased by Jeanette Nixon that year. The house is non-contributing due to age.

**406 North Wakefield Street**  
**Jean Weathersby House – 2007**

**Non-Contributing Building**

Located at the southeast corner of North Wakefield and West North streets, this one-and-a-half-story, hip-roof, brick-veneer vernacular house is rotated to face the intersection rather than North Wakefield Street. There is a front-gable at the north end of the façade that forms a porch supported by turned posts with a matchstick railing. A long projecting front-gable bay on the south end of the façade contains six-over-six vinyl windows with brick sills and soldier-course lintels on the primary elevation, and a two-car garage on the west elevation that is accessed via North Wakefield Street. Two dormers project from the west elevation, and there are no window openings on the east elevation facing West North Street. Tax records show the house was built in 2007, and deed records show the property was purchased by Jean Weathersby in 2005. The house is non-contributing due to age.

**407 North Wakefield Street**  
**Margaret Robertson House – 1936**

**Contributing Building**

An excellent example of a Tudor Revival-style Period Cottage, this one-and-a-half-story, side-gable, brick veneer house features two decorative front gables, flared eaves, and an exterior chimney with decorative pots on the façade. A slightly projecting front-gable bay contains the entrance, which features a wood door with a multi-light, diamond-paned window topped by a half-round wood panel with a rowlock surround. The gable is decorated with a sawn bargeboard. Right (north) of the entrance, the porch has been screened in. On the south end of the façade, there is a gable with a flared eave extending north toward the chimney, which contains a pair of four-over-one wood windows, a set of three double-hung diamond-pane wood windows, all with brick sills and soldier-course lintels, as well as a six-light arched window with a rowlock surround and sill in the gable. The façade also features a shed-roof dormer containing a set of three diamond-pane wood windows. A large patio extends across most of the façade and features a metal railing. A large garage addition was constructed on the east elevation in 1996. Tax records show the house was built in 1936, and it appears on the 1944 Sanborn map. Deed records show it was owned by Margaret Robertson from 1936 until 1989.

**500 North Wakefield Street**  
**Dr. Charles E. and Carmen Flowers House – 1919**

**Contributing Building**

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This one-story, multi-gabled Craftsman-style house was likely built using plans from the Aladdin catalog. The façade features a side-gable, engaged porch supported by square wood posts on brick piers with a matchstick railing. The main entrance features a simple door surround and is flanked by large, nine-over-nine vinyl windows. There is a secondary entrance at the right (south) end of the porch. Left (north) of the porch, there are overlapping front gables and nine-over-nine vinyl window flanked by six-over-six vinyl sidelights. The house is clad in aluminum siding, features widely overhanging eaves with brackets, and retains an interior brick chimney. A side-gable wing extends from the rear (east) elevation and contains a metal, casement bay window on the south elevation. Tax records show the house was built in 1919, and it appears on the 1923 Sanborn map. Deed records show the property was purchased that year by Zebulon dentist Dr. Charles E. Flowers and his wife, Carmen Flowers. The Flowers family retained ownership of the house until 1968. The house is nearly identical to the S.G. and Marie Flowers House at 113 East Sycamore Street, which was also likely built from Aladdin catalog plans.

**Garage – 1919**

A front-gable garage with two garage bays and wood shingle siding is located north of the house. Tax records show the garage was built in 1919.

**Contributing Building**

**Shed – 1919**

A front-gable shed with vertical board siding and a metal roof is located east of the house. Tax records show the shed was built in 1919.

**Contributing Building**

**503 North Wakefield Street**

**Charles A. and DeElla Flowers House – 1915**

This two-story house is an example of the transitional Queen Anne/Colonial Revival style, and has a pyramidal roof with front and side gables. The hip-roof porch is supported by Classical columns and extends across the façade, wrapping around the north elevation where a portion has been enclosed. There is a small gable on the porch over the entrance, which features a single-light transom. A square fixed window is set left (south) of the entrance, and there is a projecting front-gable bay with cut-away bays right (north) of the entrance. The windows are one-over-one vinyl windows, and the house is clad with aluminum siding. The house retains two tall, interior brick chimneys. A low brick wall extends across the front elevation near the street. A gabled ell extends from the rear (west) elevation. A side-gable, two-car garage was added to the west elevation of the ell, extending north, in 2003. Tax records show the house was built in 1915, and it appears on the 1923 Sanborn map. Deed records show it was built for Charles A. and DeElla Flowers, and it remained in the Flowers family until 1957.

**Contributing Building**

**506 North Wakefield Street**

**Barrie and Judith Davis House – 1955**

This low-pitched, side-gable house has a ranch form with contemporary detailing. While most of the building is clad in brick veneer, portions of the facade around the windows are clad with vertical wood paneling. The house features an asymmetrical five-bay facade with a recessed entrance containing a paneled replacement door flanked by one-light-over-one-panel sidelights.

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Right (south) of the entrance, there is a picture window flanked by casement windows that forms a corner window with a picture window and single casement window on the south elevation. The casement windows replaced earlier three-light awning windows between 1996 and 2015. The north end of the house features two groups of three and one group of two casement windows that also replaced earlier sets of awning windows. The house has widely overhanging eaves, and the side elevations feature large windows set under the eaves that fill the gables. The house also retains two wide interior chimneys. Tax records show the house was built in 1955, and deed records show the property was owned by Barrie and Judith Davis from 1953 until 1977. The house was designed by F. Carter Williams (1913-2000), a Raleigh architect known for his Modernist designs.

**Carport – 1955**

A frame, gabled carport is located east of the house and connected to the house by a patio. The carport was likely constructed around the same time as the house.

**Contributing Building**

**511 North Wakefield Street**

**Whitley Park Open Space – c.1952**

See 649 North Wakefield Street for full description.

**512 North Wakefield Street**

**Francis and Jean Wall House – 1951**

The appearance of this one-story, side-gable Ranch house is unusual for Zebulon as it features a cupola and a wide, central recessed porch that is supported by square wood posts with brackets. The porch shelters the entrance, which is a paneled wood door, a bay window containing six-over-six vinyl windows, and a one-over-one vinyl window. There is a set of three awning windows on the north end of the facade, and two sets of paired awning windows on the south end of the façade. A carport extends from the south elevation and is supported by turned and square posts. The house is clad with vinyl siding. Tax records show the house was built in 1951, and deed records show it was purchased by Francis and Jean Wall that year. The Wall family retained ownership until 2016.

**Contributing Building**

**600 North Wakefield Street**

**J.R. and Roslyn Alford House – 1962**

Located at the northeast corner of North Wakefield and West Glenn streets, this side-gable, brick-veneer Ranch house consists of three sections. The taller north section contains three bays and features a two-bay recessed porch supported by wrought iron columns and sheltering a secondary entrance and a set of three eight-over-eight vinyl windows. The central section contains four bays, including the slightly recessed main entrance featuring wood paneling, two eight-over-eight vinyl windows, and a smaller eight-over-eight vinyl window. The south section is a front-gable garage wing containing two eight-over-eight vinyl windows. The gables are clad in weatherboard and the house retains a wide interior chimney. Tax records show the house was built in 1962, and deed records show J.R. and Roslyn Alford purchased the property in 1957. The Alford family retained ownership until 2005.

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**612 North Wakefield Street**

**R.R. and Ocey Beck House – 1959**

**Contributing Building**

This side-gable, brick-veneer Ranch house features permastone veneer around the entrance, a short, permastone chimney, and a cupola on the garage wing. The entrance is recessed and flanked by three-light sidelights. The recessed bay is clad with wood paneling and accented with square pilasters and permastone on the façade. Left (north) of the entrance, there is a fifteen-light wood picture window and a pair of three-light awning windows. A side-gable, two-car garage wing extends from the north elevation. There are paired awning windows on each end of the façade. A gabled porch extends from the rear (east) elevation. Tax records show the house was built in 1959, and deed records show it was purchased that year by R.R. and Ocey Beck. R.R. Beck operated a veneer plant in Zebulon, and the Beck family retained ownership of the house until 1993.

**689 North Wakefield Street and 511 North Wakefield Street**

**C.V. Whitley Memorial Park – 1952**

**Contributing Site**

C.V. Whitley Memorial Park is situated at the intersection of North Wakefield and West Glenn streets. Colon Vaiden Whitley donated the funds to purchase 2.7 acres from Dr. Charles E. Flowers in 1952 for the establishment of a public park. Park amenities include two picnic shelters, two playgrounds with equipment dating to c.1995 and c.2015, a performance pavilion, restrooms, and tennis courts built around 1995. The park property includes four parcels. The original acreage is located at 689 North Wakefield Street and includes the main 2.47-acre parcel, as well as two additional small parcels at the northwest corner of the main parcel that are part of the original 2.7-acre park. The park also includes a one-acre parcel of open space at 511 North Wakefield Street, south of the original acreage.

**Sign – 1952**

**Contributing Object**

A brick sign identifying “C.V. Memorial Park” is located at the northwest corner of North Wakefield and West Glenn Streets at the entrance to the park. This sign was likely installed at the time the park was dedicated.

**Picnic Shelter - 1992**

**Non-Contributing Structure**

A long, gabled picnic shelter with fiber cement shingles in the gables, a metal roof, and dressed timber supports with braces is located at the north end of the park. It features a large, stone fireplace and chimney stack at the west end. Tax records show the picnic shelter was built in 1992. This structure is non-contributing due to age.

**Whitney Brooke Griswold Pavilion - 2006**

**Non-Contributing Structure**

A hip-roof, frame performance pavilion with square supports and lattice walls on three sides is located on the west side of the park. Tax records show the pavilion was built in 2006. This structure is non-contributing due to age.

**Restrooms – 2000**

**Non-Contributing Building**

A hip-roof restroom facility with a center gable over the entrance and clad in vinyl siding and fiber cement shingles is located in the center of the park. Aerial images suggest the restrooms were built in 2000. This building is non-contributing due to age.

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**Picnic Shelter – 2000**

A small, hip-roof, frame picnic shelter with square supports is located at the southeast end of the park. Tax records show the picnic shelter was built in 2000. This structure is non-contributing due to age.

**Non-Contributing Structure**

**511 North Wakefield Street**

**Whitley Park Open Space – c.1952**

This one-acre parcel of the C.V. Whitley Memorial Park has historically been maintained and used as part of the park, although the Whitley family retained ownership until it was purchased by the town of Zebulon in 2005. This lot has historically been vacant and remains open space.

**Contributing Site**

**Sign – 2005**

A wood sign identifying “Whitley Park Open Space” is located at the southwest corner of North Wakefield and West Glenn Streets at the entrance to the park. This sign was likely installed at the time the additional acreage was purchased by the town. This object is non-contributing due to age.

**Non-Contributing Object**

**700 North Wakefield Street**

**Wayne and Patsy Davis House – 1960**

Located at the northeast corner of North Wakefield and West Lee streets, this side-gable, brick-veneer Ranch house is five bays wide and features an asymmetrical façade. The entrance is accessed by a brick stoop and sheltered by a metal awning. Left (north) of the entrance, there is an eight-over-eight vinyl window and a pair of eight-over-eight vinyl windows. Right (south) of the entrance, there is a larger eight-over-eight vinyl window. The original carport on the south end of the house was enclosed c.1970, and this wing now contains and a pair of eight-over-eight vinyl windows accented by white brick veneer. There is an exterior end slab chimney on the south elevation, as well as an interior brick chimney. A gabled wing extending from the rear (east) elevation and containing a rear entrance and a shed-roof garage were added c.1970. The gables and the garage wing are clad in vinyl siding. Tax records show the house was built in 1960, and deed records show Wayne and Patsy Davis purchased the property that year. The house was built by W. Floyd Edwards, who was not a trained architect or engineer, but drew plans for and built a number of houses in the “Wakelon Heights” area of the historic district.

**Contributing Building**

**701 North Wakefield Street**

**Amos and Nancy Estes House – 1960**

This side-gable Ranch house is five bays wide and features a combination of brick veneer and vertical board cladding and a carport attached to the north elevation. The entrance is slightly recessed, clad in vertical board siding, and accessed by an uncovered brick stoop with a metal railing. The south end of the house contains two two-over-two horizontal-pane wood windows with brick sills. North of the entrance, there is a group of three and a pair of two-over-two horizontal-pane wood windows accented with vertical board siding and brick sills. The slightly lower side-gable carport is supported by square posts on a low brick wall, and there is a storage

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room at the rear (west). The house retains an interior brick chimney. Tax records show the house was built in 1960, and deed records show it was purchased by Amos and Nancy Estes that year.

**Office – 2000**

A one-and-one-half-story office with aluminum cladding, a shed roof porch, and vinyl windows is located west of the house. Tax records show the office was built in 2000. This building is non-contributing due to age.

**Non-Contributing Building**

**Shed – c.1960**

A frame, front-gabled shed with an engaged porch supported by square wood posts with a wood balustrade is located west of the house. The shed was likely built around the same time as the house.

**Contributing Building**

**704 North Wakefield Street**

**Harold and Peggy Debnam House – 1961**

This hip-roof, brick-vener Ranch house is four bays wide and features an asymmetrical façade and hip-roof carport attached to the south elevation. The entrance is a three-light slab door accessed by an uncovered brick stoop. Right (south) of the entrance, there is a picture window flanked by one-over-one windows, which replaced an earlier divided light picture window between 1996 and 2015. The remaining windows on the façade are one-over-one vinyl windows, which replaced the original two-over-two horizontal-pane windows during the same time. The carport is supported by wrought iron columns, and there is a storage room clad in vinyl siding at the sound end. The house retains a wide, interior brick chimney. Tax records show the house was built in 1961, and deed records show it was built by W. Floyd Edwards, who was not a trained architect or engineer, but drew plans for and built a number of houses in the “Wakelon Heights” area of the historic district. Harold and Peggy Debnam purchased the house in 1963 and continue to retain ownership.

**Contributing Building**

**707 North Wakefield Street**

**Ruth Collins House – 1997**

This one-story, side-gable, brick-vener vernacular house features decorative front gables, a deeply recessed porch, and a large bay window. There are overlapping front gables on the south end of the façade, the taller one clad in vinyl siding, the shorter one clad in brick veneer and containing a pair of six-over-six vinyl windows and a round vent. The recessed porch contains the entrance, which is flanked by one-light sidelights, and two six-over-six vinyl windows. A large bay window is located north of the porch, contains multi-light vinyl windows, and is clad in vinyl siding. There are two additional windows on the north end of the façade, which consists of the garage wing. Tax records show the house was built in 1997, and deed records show it was built for Ruth Collins. The house is non-contributing due to age.

**Non-Contributing Building**

**708 North Wakefield Street**

**Thomas and Pauline Arnold House – 1962**

This side-gable Ranch house is four bays wide and clad in a combination of Roman brick veneer and permastone. The entrance is a two-light slab door accessed by an uncovered brick stoop to which an accessibility ramp was added between 1996 and 2015. Left (north) of the entrance,

**Contributing Building**

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there is a picture window flanked by two-over-two wood windows. On the south end of the house, there are two two-over-two horizontal-pane wood windows and an interior brick chimney. A slightly lower side-gable carport with a weatherboard-clad wall on the north end and a partial wood paneled wall on the façade is attached to the north end of the house. Tax records show the house was built in 1962, and deed records show it was built by W. Floyd Edwards, who was not a trained architect or engineer, but drew plans for and built a number of houses in the “Wakelon Heights” area of the historic district. It was owned briefly by James and Marian Smith, and Thomas and Pauline Arnold purchased the house in 1967 and retained ownership until 1981.

### **715 North Wakefield Street**

#### **Willard Horace and Margaret B. Gay House – 1961**

#### **Contributing Building**

Located at the southwest corner of North Wakefield and West Franklin streets, this hip-roof Ranch house features prooved eaves and a pyramidal-roof wing on the north end. This wing is clad in permastone and contains an angled alcove with a slab door flanked by one-light-over-one-panel sidelights. Right (north) of the alcove, there is a picture window flanked by one-over-one windows and an additional one-over-one vinyl window. The south end of the façade is clad in brick veneer and contains one-over-one vinyl windows. The house retains an interior brick chimney. A flat-roof carport supported by wrought iron columns and a hip-roof screened porch extend from the rear (west) elevation. Tax records show the house was built in 1961, and deed records show it was purchased by Willard and Margaret Gay the previous year.

### **801 North Wakefield Street**

#### **Zebulon Baptist Church Parsonage – 1966**

#### **Contributing Building**

This side-gable Ranch house is eight bays wide and retains an interior brick chimney. There is an engaged porch in the center of the façade supported by square posts with a decorative metal railing. The porch shelters the entrance, which features a paneled door with a four-light sidelight to the left (south) and an eight-over-eight wood window with a paneled apron. The south end of the house contains two additional eight-over-eight wood windows with paneled aprons and brick sills. The north end of the house features four eight-over-eight wood windows accented with vertical wood siding and brick sills. A gabled carport with a brick wall on the south elevation and square supports on a brick knee wall on the north elevation extends from the rear (west) elevation of the house. Tax records show the house was built in 1966, and deed records show it was purchased by the Zebulon Baptist Church in 1967. The house served as the church parsonage until 1998, when the church sold it to the current pastor, Jack Glasgow, and his wife Barbara. The house was built by W. Floyd Edwards, who was not a trained architect or engineer, but drew plans for and built a number of houses in the “Wakelon Heights” area of the historic district.

### **802 North Wakefield Street**

#### **Alma Joyner House – 1966**

#### **Contributing Building**

This side-gable, brick-veneer Ranch house is three bays wide and features a recessed porch clad in vertical board siding and an attached garage. The porch is supported by square posts and contains the entrance, an original four-light paneled wood door, and a sixteen-light wood picture window flanked by four-over-four wood windows. The south end of the façade contains a six-over-six vinyl window that replaced an earlier two-over-two horizontal-pane wood window between 1996 and 2015. The north end of the house is an attached garage with a two-light rolling

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garage door that replaced an earlier four-light paneled garage door during the same time frame. The house retains and interior brick chimney. Tax records show the house was built in 1966, and deed records show the property was purchased by Alma Joyner the previous year. The Joyner family retained ownership until 1998.

**804 North Wakefield Street**

**Garland and Maebelle Richardson House – 1964**

**Contributing Building**

This side-gable, brick-veneer Ranch house is five bays wide and features an attached carport on the north elevation. The center section of the house features an engaged porch supported by square posts with a matchstick railing. The porch shelters the entrance, which is a four-light paneled wood door, and two eight-over-eight wood windows with paneled aprons. The south end of the house contains two additional wood windows with paneled aprons. The north end of the house is a carport supported by square posts, and there is a small storage room at the rear (east). Tax records show the house was built in 1964, and deed records show it was purchased by Garland and Maebelle Richardson that year. The Richardson family retained ownership until 1984.

**808 North Wakefield Street**

**Margaret Parker Bowling House – 1964**

**Contributing Building**

This side-gable, brick-veneer Ranch house features a five-bay, symmetrical façade. The center three-bay section of the house is clad in vertical wood siding, and the widely overhanging eaves form an engaged porch supported by square posts, which shelters the entrance and two pairs of eight-over-eight wood windows with paneled wood aprons. The end bays of the house have a slightly lower side-gable wing, each containing a pair of eight-over-eight wood windows with paneled wood aprons. Tax records show the house was built in 1964, and deed records show the property was owned by Margaret Parker Bowling from 1961 until 2013.

**NORTH WHITLEY STREET**

**201 North Whitley Street**

**Eddins Duplex – 1981**

**Non-Contributing Building**

This brick-veneer, Ranch-style duplex contains two apartments that mirror each other forming a symmetrical façade. The main block of the duplex contains two pairs of one-over-one windows. On either side of this central block, there are recessed entrances containing nine-light paneled wood doors and accessed by brick steps with wood railings. There are slightly lower side-gable wings on each end of the building that contain paired one-over-one windows on the primary elevation and side entrances sheltered by small gabled porches with turned wood posts and wood railings. Tax records show the duplex was built in 1981, and deed records show it was owned by the Eddins family until 2005. The duplex is non-contributing due to age.

**202 North Whitley Street**



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**Massey House #4 – 1960**

**Contributing Building**

This hip-roof Ranch house is four bays wide with an attached carport on the south elevation. The entrance is a three-light slab door accessed by an accessibility ramp, which was added c.2015. Right (south) of the entrance, there is a picture window flanked by four-light aluminum awning windows. The remaining windows are two-over-two horizontal-pane wood windows set singly or in pairs. The carport is supported by wrought iron columns with a storage room at the rear. Tax records show the house was built in 1960, and deed records show it was owned by Lemmie and Zelma Massey at that time. It was likely a rental property, as well as the Massey's properties at 207, 209, and 211 West Sycamore Street. The Masseys retained ownership until 1978.

**203 North Whitley Street**

**Richardson-Doyle-Price House – c.1945**

**Contributing Building**

This one-story, side-gable, Minimal Traditional house features an asymmetrical façade containing four bays. The entrance is sheltered by a small, hip-roof hood supported by brackets and contains a replacement door. The windows are six-over-six wood windows, and the house is clad in vinyl siding added between 1996 and 2015. A side entrance on the south elevation is accessed by a small wood deck and sheltered by a gabled hood supported by brackets. Tax records show the house was built in 1940, however it does not appear on the 1944 Sanborn map and was likely built c.1945. The house was likely a rental property for the Wiggs and Eddins families for the first several years. James and Eleanor Richardson purchased the house in 1952 and retained ownership until 1966. Jessie and Laura Doyle then owned the house until 1988, and the Price family has retained ownership since that time.

**Shed – c.1945**

**Contributing Building**

A side-gable shed with weatherboard siding, a metal roof, and a six-light wood window is located southwest of the house. Tax records show the shed was built in 1940, however it was likely built around the same time as the house, c.1945.

**204 North Whitley Street – VACANT**

This site was the location of the Whitley House, for whom the road is named and who sold much of the original acreage for the town's development. The house was moved to Middlesex, North Carolina in the early 1900s and a new house constructed on this site, which was in turn demolished between 1981 and 1988. This lot is associated with 206 North Whitley Street.

**206 North Whitley Street**

**Alford House #5 – 1955**

**Contributing Building**

This one-story, front-gable, Minimal Traditional house is located in the center of the block and is accessed via both North Whitley and East Sycamore streets. The façade faces North Whitley Street and is three bays wide. A central entrance is accessed by a small stoop sheltered by an arched gabled hood supported by brackets. Left (north) of the entrance there is a one-over-one vinyl window and right (south) of the entrance there is a slightly smaller one-over-one vinyl window. A secondary entrance is located on the north elevation facing East Sycamore Street. And contains a replacement door. There is a one-over-one vinyl window to the left (east) of this entrance and a picture window to the left (west) of this entrance. The house has a concrete block foundation, vents in the gables, and an interior brick chimney. Tax records show the house was

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built in 1955. Deed records show this house is part of Millard and Bertha Alford's Zebulon Place development, along with 302, 304, and 306 West Sycamore Street. This lot is associated with 204 North Whitley Street, which has been vacant since the 1980s.

#### Integrity Statement

The Zebulon Historic District retains integrity of location, setting, design, materials, workmanship, feeling, and association. The district retains its original street patterns, landscape features, and building spacing and setbacks. The buildings retain integrity of design, materials, and workmanship. Though replacement siding, windows, and storefronts are common in the district, the overall design and character of the houses and commercial buildings remain, with few alterations or additions, and only thirteen buildings that post-date the period of significance. Together the elements of the district retain sufficient integrity of design, materials, and workmanship to convey the district's historic feeling and association.

#### Statement of Archaeological Potential

The Zebulon Historic District is closely related to the surrounding environment and landscape. Archaeological deposits and remnant landscape features such as paths and fence lines, infrastructural remains related to the management of water, waste, and energy, filled-in privies and wells, debris that accumulated in the district from commercial and domestic activities, and structural remains which may be present, can provide information valuable to the understanding and interpretation of the district. Information concerning the spatial organization of yard areas and infrastructure in relationship to natural and cultural elements of the landscape can be obtained from the investigation of these features, which would be relevant to the historic context of community planning and development. At this time no investigation has been done to discover these remains, but it is likely that they exist, and these potential remains should be considered in any future development within the district.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

### Areas of Significance

(Enter categories from instructions.)

COMMERCE  
COMMUNITY PLANNING AND DEVELOPMENT  
ARCHITECTURE  
EDUCATION

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**Period of Significance**

1906 - 1971

**Significant Dates**

1906 – railroad completed and first buildings constructed

1907 – town incorporated

1908 – “Zebulon, Wake County, NC” plat

1908 – “Zebulon Place” plat

1954 – “Wakelon Heights” plat

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Edwards, Floyd

Hartge, Charles

Williams, F. Carter

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Zebulon Historic District is significant at the local level under Criterion A for Commerce as an important trading center for the eastern portion of Wake County, as well as nearby Franklin, Nash, Wilson, and Johnston counties. Zebulon’s commercial core is centered on North Arendell Avenue, extending east and west along Vance and Horton streets, with the Raleigh and Pamlico Sound Railroad to its immediate south. Townspeople and local farmers came to Zebulon’s commercial area for basic needs including general stores, groceries, the post office, and banks; professional services including physicians and lawyers; and civic activities including local organizations and entertainment venues. Hotels and restaurants served railroad travelers passing through Zebulon.

The Zebulon Historic District is also significant at the local level under Criterion A for Community Planning and Development as an example of a town-wide gridiron development plan. The town was platted and developed in two primary sections, with the southern section

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developing during the early twentieth century, followed by the northern section in the mid-twentieth century. The Zebulon Land Company purchased about one hundred acres of land adjacent to the newly constructed Raleigh and Pamlico Sound Railroad in 1906, on which they established the new town of Zebulon. The town was incorporated in 1907 and laid out in the 1908 Zebulon Land Company's "Zebulon, Wake County, NC" plat. The town was arranged in a grid pattern, considered the most efficient and cost-effective method by which to subdivide and sell land at that time, and which guided later development as the town expanded. The railroad was situated in the center of the planned commercial core, emphasizing the importance of the railroad to the growth of the new town and the need for businesses to have easy access to railroad transportation. The commercial area was laid out with narrow lots suitable for storefronts and wide roads to accommodate heavier traffic, while the residential areas featured wider lots and narrower streets. The town was expanded eastward by the Raleigh Real Estate Company and George Gill in the 1908 "Zebulon Place" plat, which added several new streets also laid out in a grid pattern and offering similarly sized residential lots to the original plat. As Zebulon continued to grow through the early twentieth century, the residential area expanded north toward the Wakelon School, which was completed in 1909 and anchors the northern boundary of the town and the historic district. Unlike distinguishable middle- and upper- class suburban developments that often had curvilinear street plans that responded to variations in topography, this area, platted in 1954 as "Wakelon Heights," followed the same grid-patterned street layout with large residential lots like those in the earlier section of town.

The Zebulon Historic District is significant at the local level under Criterion C for Architecture. The Zebulon Historic District retains representative examples of commercial and residential architecture constructed in the nineteenth and twentieth centuries. The architecture of the Zebulon Historic District includes vernacular and high-style buildings that demonstrate national stylistic trends during the period of significance, 1906 to 1971. Early architectural styles in the Zebulon Historic District are concentrated in the southern section of the district, which developed first, and include Queen Anne, Colonial Revival, transitional Queen Anne/Colonial Revival, Georgian Revival, Italian Renaissance Revival, Craftsman, Period Cottage and vernacular residential buildings, as well as primarily vernacular commercial buildings and one example of commercial Italianate architecture. The town expanded north in the mid-twentieth century, therefore this section of the historic district is dominated by archetypal, Colonial Revival, and contemporary Ranch-style houses, with a smaller number of Minimal Traditional, Modernist, and vernacular buildings also present.

The historic district includes the Wakelon School (NRHP 1976), significant at the local level under Criterion A for Education. Following the 1907 act of the North Carolina General Assembly to fund high schools across the state, the Wakelon School opened in 1909 to serve both elementary and high school students. The school was established just two years after the Town of Zebulon was established and exemplifies the state's commitment to improving educational opportunities in the early twentieth century. Wakelon School was also listed under Criterion C for Architecture for its local significance as a remarkably intact eclectic building with elements of both the Italianate and Neoclassical styles. The school was designed by C.E. Hartge, a prominent Raleigh architect known for his school and church designs. The historic

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district also includes the George and Neva Barbee House (NRHP 2007), listed in the National Register for significance at the local level under Criterion C for Architecture as an intact example of a Craftsman-style foursquare house. Built in 1914, it is one of a small number of brick examples found in Wake County and the only brick example found in Zebulon.

The period of significance for the Zebulon Historic District begins in 1906 with the construction of the earliest buildings following the establishment of the Zebulon Land Company and ends in 1971 to include the town's Modernist-style resources, specifically the 1971 Central Carolina Bank and Trust, and to reflect a sharp decline in the construction of mid-twentieth-century resources as most of the lots were built out.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **History of Zebulon and Commerce Context**

#### Growth of a Railroad Town – 1906 to 1914

Zebulon is located in Little River Township on the eastern edge of Wake County in the Piedmont region of North Carolina. The county was established in 1771 from parts of the adjacent Orange, Johnston, and Cumberland counties. It was named for Governor William Tryon's wife, Margaret Wake Tryon, and is the capital county of North Carolina with Raleigh at its relative center. The soils are good for the production of tobacco, cotton, corn, soybeans, and other vegetables, and the county is watered by the Neuse River, which runs northwest to southeast through the northern half of the county.<sup>30</sup>

In 1906, the Raleigh and Pamlico Sound Railroad began construction on a line from Raleigh to Wilson, in Wilson County to the east, which would pass through Little River Township. The only town in the area at that time was Wakefield, which was a stagecoach stop on the Tarboro Road settled by the 1820s and incorporated in 1899. Some residents in Wakefield supported the proposed construction of the railroad through the town and offered substantial financial support to the railroad company for the endeavor. Others were opposed to the noise and pollution that came with frequent railroad traffic. Ultimately, Wakefield's leaders rejected the railroad.<sup>31</sup>

<sup>30</sup> William S. Powell, "Wake County," NCPedia.org, <https://www.ncpedia.org/geography/wake> (accessed October 2019); National Cooperative Soil Survey, "Durham Series," [https://soilseries.sc.egov.usda.gov/OSD\\_Docs/D/DURHAM.html](https://soilseries.sc.egov.usda.gov/OSD_Docs/D/DURHAM.html) (accessed October 2019); U.S. Bureau of Soils and N.C. Department of Agriculture, "Soil Map, North Carolina, Wake County Sheet," 1914, *North Carolina Maps*, University of North Carolina Libraries, <https://dc.lib.unc.edu/cdm/ref/collection/ncmaps/id/301> (accessed October 2019).

<sup>31</sup> Kelly A. Lally, *The Historic Architecture of Wake County, North Carolina* (Wake County, NC: Wake County Government, 1994), 209; Edythe M. Tippet, *History of Zebulon and Vicinity* (self-published, 1971), Olivia Raney Library, Raleigh, North Carolina, 24, 30-31; Jerry L. Cross, *Railroad Born, Citizen Bred: A Century of Life in Zebulon* (Little River Historical Society, 2006), 4.

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Instead, the new railroad was sited about a mile south of Wakefield.<sup>32</sup> At that time, the area was known as “Piney Forest.” The only buildings at that time included the Horton farmhouse, which remains extant west of the historic district at 214 West Horton Street but was substantially altered after being sold out of the Horton family in 1946; the Whitley farmhouse, which was located at 204 North Whitley Street but was relocated to Middlesex, North Carolina, when the town of Zebulon was established; and two tenant houses for the G.M. Bell farm, which are no longer extant. There was also the Midway School, a one-room schoolhouse at the corner of what is now South Wakefield and West Barbee streets.<sup>33</sup> Two crews constructed the railroad, one starting in Raleigh and building east, while the other started in Wilson and built toward the west. Prison laborers cleared the right-of-way for the railroad, and prison camps were constructed and dismantled as the crews progressed. The camp at Piney Forest included temporary, fenced-in barracks built on what is now the 200 block of East Vance Street, just east of the historic district. Local laborers helped build the railroad using rail ties supplied by local sawmills. Several hundred Italian immigrants from Philadelphia also helped build the railroad and lived in temporary housing on the railroad right-of-way.<sup>34</sup>

In late 1906, the Raleigh and Pamlico Railroad was acquired by Norfolk and Southern Railway Company, and trains passed between Raleigh and Wilson along the newly laid track.<sup>35</sup> Zebulon was chartered in 1907, while many of the commercial buildings downtown were still under construction.<sup>36</sup> The post office was established that year inside Avon G. Kemp’s store at the corner of North Arendell Avenue and West Vance Street, which is no longer extant. Milton S. Chamblee served as the first postmaster and pushed a cart to the train station to pick up the mail.<sup>37</sup> A passenger and freight depot followed in 1909, and S.W. Gabriel served as the railroad agent.<sup>38</sup> The depot was built in the southwest corner of the railroad tracks and South Arendell

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<sup>32</sup> Lally, *Historic Architecture*, 209; K. Todd Johnson and Elizabeth Reid Murray, *Wake: Capital County of North Carolina, Volume II: Reconstruction to 1920* (Wake County, NC: Wake County Commissioners, 2008), 222; Tippet, *History of Zebulon*, 47; Moses N. Amis, *Historical Raleigh* (Raleigh, NC: Commercial Printing Company, 1913), North Carolina State Library, <http://digital.ncdcr.gov/cdm/compoundobject/collection/p249901coll26/id/3330/rec/2> (accessed October 2019), 266.

<sup>33</sup> David Roberson, “Town Emerges Out of Pine Forest,” *Remembering 75 Years in Zebulon*, Supplement to the *Zebulon Record*, July 1, 1982, Olivia Raney Library, Raleigh, North Carolina, 3; David Roberson, “Schools’ History Older Than Town,” *Remembering 75 Years in Zebulon*, 37; Cross, *Railroad Born*, 4, 15; Tippet, *History of Zebulon*, 44-45; Amis, *Historical Raleigh*, 266.

<sup>34</sup> David Roberson, “Railroad Led to the Birth of a New Town,” *Remembering 75 Years in Zebulon*, 22; Cross, *Railroad Born, Citizen Bred*, 4-5; Tippet, *History of Zebulon*, 47-48.

<sup>35</sup> Lally, *Historic Architecture*, 209; Johnson and Murray, *Wake, Volume II*, 222; J.D. Lewis, “Raleigh & Pamlico Sound Railroad,” *North Carolina Railroads*, [https://www.carolana.com/NC/Transportation/railroads/nc\\_rrs\\_raleigh\\_pamlico\\_sound.html](https://www.carolana.com/NC/Transportation/railroads/nc_rrs_raleigh_pamlico_sound.html) (accessed October, 2019); Cross, *Railroad Born*, 5; Tippet, *History of Zebulon*, 49.

<sup>36</sup> Lally, *Historic Architecture*, 209; Johnson and Murray, *Wake, Volume II*, 222; Tippet, *History of Zebulon*, 54.

<sup>37</sup> Johnson and Murray, *Wake, Volume II*, 654; Roberson, “Hopkins a Big Part of Town History,” *Remembering 75 Years in Zebulon*, 5; David Roberson, “Local Post Offices Saw Many Moves,” *Remembering 75 Years in Zebulon*, 10; Cross, *Railroad Born*, 38; Tippet, *History of Zebulon*, 72.

<sup>38</sup> Johnson and Murray, *Wake, Volume II*, 649. The depot was relocated to 801 Mack Todd Road, southwest of downtown Zebulon, in 1978.

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Avenue, south of the historic district, but it was relocated to a new site west of Zebulon in the 1970s.

The town was thoughtfully planned from the very beginning. Edgar Barbee and Falconer Arendell had the foresight to know a town would develop near the newly laid railroad tracks. They formed the Zebulon Land Company in 1906 and began development of the town.<sup>39</sup> Barbee was a cotton broker from Raleigh and a stockholder in the Raleigh and Pamlico Railroad, and Arendell was a journalist and schoolbook salesman from Wakefield.<sup>40</sup> They purchased forty-nine acres of land from the Whitley family and an adjacent forty-one acres from the Horton family adjacent to the railroad. They laid out the town in a grid aligned with the railroad tracks, named the new town in honor of Zebulon Baird Vance, North Carolina's Civil War-era governor. They named streets after themselves and the families who originally owned the land, while other streets were named for the town's first governing board: Nathan L. Horton, J. Michael Whitley, Thomas Powell, William S. Horton, and J. Henry Bunn.<sup>41</sup> This group served until the first election was held in 1907.<sup>42</sup>

The new Board of Commissioners first met in the Caviness Building at 120-122 North Arendell Avenue in the historic district. Around 1920, the Town Hall moved to the Perry Building at 106 West Horton Street, also in the historic district, where they met until 1932.<sup>43</sup> They imposed strict governance on the new town, prohibiting the sale of alcohol and the operation of pool halls. Although they did offer a license for "hop brew" in 1908 and allowed pool halls to operate from 7:30 to 11:30 pm starting in 1913, they also voted to outlaw public dancing in 1920 in an effort to preserve "good morals."<sup>44</sup>

The population grew quickly in the new town, with 483 people by 1910.<sup>45</sup> The commercial district was established first, providing services to laborers and travelers associated with the railroad, while many business owners lived above their storefronts. Joseph Fields, who served as

<sup>39</sup> Lally, *Historic Architecture*, 209; Roberson, "Town Emerges Out of Pine Forest," 3; Cross, *Railroad Born*, 5-6; Tippet, *History of Zebulon*, 50; "The Zebulon Company," Deed Book B, Page 305, February 15, 1906, Wake County Register of Deeds, Raleigh, North Carolina.

<sup>40</sup> Roberson, "Town Emerges Out of Pine Forest," 3; Cross, *Railroad Born*, 6; Tippet, *History of Zebulon*, 50-51.

<sup>41</sup> Roberson, "Town Emerges Out of Pine Forest," 3; Johnson and Murray, *Wake, Volume II*, 648-649; Cross, *Railroad Born*, 6, 11; Tippet, *History of Zebulon*, 51-52; Wake County Register of Deeds, "Frances T. Whitley to E.B. Barbee," Deed Book 203, Page 447, February 2, 1906; Wake County Register of Deeds, "Heirs at law of J.W. Horton to E.B. Barbee," Deed Book 203, Page 429, February 14, 1906; Wake County Register of Deeds, "Mrs. M.L. Horton et als to E.B. Barbee," Deed Book 212, Page 148, August 28, 1906; Wake County Register of Deeds, "Zebulon, Wake County, N.C.," Book of Maps 1885, Page 68, March 17, 1908; Wake County Register of Deeds, "E.B. Barbee to the Zebulon Company," Deed Book 203, Page 582, March 14, 1906; Wake County Register of Deeds, "E.B. Barbee Trustee et al to Zebulon Company," Deed Book 203, Page 583, March 14, 1906.

<sup>42</sup> Cross, *Railroad Born*, 11; Tippet, *History of Zebulon*, 52, 55.

<sup>43</sup> Johnson and Murray, *Wake, Volume II*, 649; David Roberson, "Many Buildings House Offices," *Remembering 75 Years in Zebulon*, 11-12; Tippet, *History of Zebulon*, 58-59.

<sup>44</sup> Johnson and Murray, *Wake, Volume II*, 650.

<sup>45</sup> Lally, *Historic Architecture*, 209; Roberson, "Town Emerges Out of Pine Forest," 3; Tippet, *History of Zebulon*, 109.



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Zebulon's first mayor, opened the first store, Field's Commissary, in 1906 on East Vance Street adjacent to the railroad and just east of the historic district. It offered ice cream, snacks, and tobacco products to railroad workers. Although the town was laid out in this way, with Vance Street as the primary commercial street, running parallel to the railroad, business owners preferred Arendell Avenue, which runs perpendicular to and away from the railroad, because it was further from the smoke and soot of the passing trains.<sup>46</sup> John Bunn's general merchandise store was the next to open, located near the railroad tracks on South Arendell Avenue. After the building burned around 1910, Bunn relocated further from the railroad tracks to 126 North Arendell Avenue.<sup>47</sup>

Many of the oldest commercial buildings in the historic district were built to house businesses established during Zebulon's first few years. At least ten general merchandise stores opened immediately following the town's incorporation, and by 1910 there were at least twice that number, as well as three blacksmith shops and at least three stables.<sup>48</sup> The Whitley Hotel opened in 1907 at the northeast corner of North Arendell Avenue and East Horton Street, and by 1910 was joined by four additional hotels and boarding houses.<sup>49</sup> The Bank of Zebulon opened in 1907 at 100 North Arendell Avenue and in 1916 was joined by Citizens Bank at 103 North Arendell Avenue.<sup>50</sup> All three were originally located within the historic district, but only the Bank of Zebulon building remains extant.

African American businesses also thrived in Zebulon's early years. The town's first restaurant was operated on East Vance Street by Dillard Surratt, which he later sold to Bob Faison, who also operated a taxi service. Oscar Todd helped to build a hotel and also managed a hotel on West Vance Street that served African American travelers. There was also a concentration of African American businesses, including at least a barber shop, south of the railroad tracks on Barbee Street.<sup>51</sup> These businesses are located outside the historic district because they are either no longer extant or are altered and no longer retain sufficient integrity to convey the district's significance.

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<sup>46</sup> Johnson and Murray, *Wake, Volume II*, 652; David Roberson, "Businesses Preceded the Town," *Remembering 75 Years in Zebulon*, Supplement to the *Zebulon Record*, July 1, 1982, Olivia Raney Library, Raleigh, North Carolina, 17-18, 21, 23; Cross, *Railroad Born*, 11, 16-17; Tippett, *History of Zebulon*, 52, 64.

<sup>47</sup> Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Bunn Electric, "Our Heritage Dates Back to 1906," *Remembering 75 Years in Zebulon*, 40; Cross, *Railroad Born*, 17; Tippett, *History of Zebulon*, 64. Note: Although a number of published histories of Zebulon state Bunn's store was at 124 North Arendell Avenue, a history provided by the Bunn family in 1982 gives 126 North Arendell Avenue as the location of the 1906 general store.

<sup>48</sup> Johnson and Murray, *Wake, Volume II*, 653; *News and Observer*, "North Carolina Year Book and Business Directory," 1908, 1909, 1910, 1911, 1912, www.DigitalNC.org (accessed October 2019); Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 13; Tippett, *History of Zebulon*, 65-67.

<sup>49</sup> "North Carolina Year Book and Business Directory," 1908, 1909, 1910, 1911, 1912; Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 14, 18; Tippett, *History of Zebulon*, 66.

<sup>50</sup> Roberson, "Business Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 14, 18; Tippett, *History of Zebulon*, 66; Amis, *Historical Raleigh*, 268. The Bank of Zebulon remains extant, however the Citizens Bank building was demolished by the 1930s.

<sup>51</sup> Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 19, 41-42; Tippett, *History of Zebulon*, 65-66.

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Professional services also opened on North Arendell Avenue in the historic district. Dr. Z.M. Caviness and E.C. Daniel operated the Zebulon Drug Company in 1907 at 123 North Arendell Avenue, while Dr. Caviness's physician's practice was located on the second floor.<sup>52</sup> In 1910, Joseph R. Hester was also practicing medicine in Zebulon, and in 1912, J.A. Strickland replaced Caviness, who had moved his offices to Raleigh earlier that year.<sup>53</sup> The first dentist was Dr. Jesse F. Coltrane, who opened his office on the second floor of the Whitley Building at 130 North Arendelle Avenue in 1909.<sup>54</sup> Other professionals by this time included a lawyer and three insurance agents.<sup>55</sup>

This quickly developing commercial district served not only Zebulon's residents and railroad workers and travelers, but it also served as a trading hub for the surrounding farmers. Bright leaf tobacco had been a popular crop in Granville County in the late nineteenth century. However, around the turn of the twentieth century, the Granville wilt, a plant disease that causes tobacco leaves to wilt before they mature for harvesting, forced many of Granville's tobacco farmers to relocate. Many came to nearby Wake County where the sandy soils were ideal for the cultivation of bright leaf tobacco and the wilt had not yet spread.<sup>56</sup> As a result, an important tobacco market formed in Zebulon.<sup>57</sup> Zebulon Warehouse opened in 1907 on West Horton Street near North Church Street and was renamed McGuire's Warehouse in 1919. A second warehouse, owned by Martha Horton, opened on West Vance Street near North Church Street in 1907.<sup>58</sup> The following year, over 765,000 pounds of tobacco moved through these two warehouses.<sup>59</sup> In 1914, a group of local businessmen formed the Zebulon Tobacco Company.<sup>60</sup> By the 1920s, the Farmers, Center Brick, and Wiggs warehouses had all opened as well, and together the five warehouses moved over 4,775,500 pounds of tobacco that season. Venable Tobacco Company of Durham

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<sup>52</sup> *News and Observer* (Raleigh), "North Carolina Year Book and Business Directory," 1908, 1909, 1910, 1911, 1912; Johnson and Murray, *Wake, Volume II*, 654; Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 14, 18; Tippet, *History of Zebulon*, 65-66, 74.

<sup>53</sup> Johnson and Murray, *Wake, Volume II*, 654; "North Carolina Year Book and Business Directory," 1910, 1911, 1912; Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 14; Tippet, *History of Zebulon*, 74.

<sup>54</sup> Johnson and Murray, *Wake, Volume II*, 654; "North Carolina Year Book and Business Directory," 1910, 1911, 1912; Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 10, 14; Tippet, *History of Zebulon*, 75.

<sup>55</sup> "North Carolina Year Book and Business Directory," 1910, 1911, 1912.

<sup>56</sup> Johnson and Murray, *Wake, Volume II*, 138.

<sup>57</sup> "North Carolina Year Book and Business Directory," 1909, 1910; Johnson and Murray, *Wake, Volume II*, 138, 654; Tippet, *History of Zebulon*, 67.

<sup>58</sup> Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 16; Tippet, *History of Zebulon*, 67.

<sup>59</sup> "North Carolina Year Book and Business Directory," 1909, 1910; Johnson and Murray, *Wake, Volume II*, 138, 654; Tippet, *History of Zebulon*, 67.

<sup>60</sup> "New Incorporations," *United States Tobacco Journal*, May 9, 1914, 8, [www.google.com/books/edition/United\\_States\\_Tobacco\\_Journal/G5JBAQAAMAAJ?hl=en&gbpv=0](http://www.google.com/books/edition/United_States_Tobacco_Journal/G5JBAQAAMAAJ?hl=en&gbpv=0) (accessed October 2019).

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had also opened a redrying plant.<sup>61</sup> These tobacco-related buildings were concentrated south of the historic district adjacent to the railroad tracks.<sup>62</sup>

Industry also came quickly to Zebulon once the railroad was established. The Zebulon Hosiery Mill opened south of the historic district in 1907 and employed nearly one hundred workers making 600 pairs of hose daily.<sup>63</sup> Zebulon Cotton Seed Oil Company opened near South Wakefield and West Barbee streets, also south of the historic district, in 1908, ginning cotton and manufacturing cottonseed oil. The town's only cotton gin and the county's only cotton oil mill outside of Raleigh, about twenty-five employees processed thirty tons of seed daily by 1913.<sup>64</sup> By 1910, at least four lumber companies and sawmills were operating in Zebulon, although they only lasted as long as their supply of trees.<sup>65</sup> The town also had a gristmill that operated from 1913 to 1916.<sup>66</sup> The town started to receive weekly deliveries of ice from Raleigh starting around 1915, which were stored in large boxes that worked reasonably well to preserve perishable foods. Zebulon later had two ice plants of its own.<sup>67</sup>

With the town growing at such a rapid rate, town officials focused their efforts on providing public services for the new population. A telegraph service was established in 1908, with telegraph lines running from the north end of town to the railroad depot.<sup>68</sup> This was replaced in 1911 when telephone service was installed by the Raleigh Telephone Company. Thirty-five telephones were installed in Zebulon that year, with the first one located at the Zebulon Drug Company at 123 North Arendell Avenue in the historic district. The telephone exchange was located on the second floor of that building, and later moved to the second floor of the Whitley Building at 130 North Arendell Avenue.<sup>69</sup> Residents obtained water either from their own wells or from a town well at the southwest corner of North Arendell Avenue and West Vance Street.<sup>70</sup>

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<sup>61</sup> Johnson and Murray, *Wake, Volume II*, 138, 654; Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 17; Tippett, *History of Zebulon*, 67.

<sup>62</sup> Sanborn Map Company, "Zebulon, Wake County, North Carolina," 1923, www.nclive.org (accessed October 2019).

<sup>63</sup> Johnson and Murray, *Wake, Volume II*, 201, 653; "North Carolina Year Book and Business Directory," 1908, 1909; Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 18; Tippett, *History of Zebulon*, 67; Amis, *Historical Raleigh*, 267.

<sup>64</sup> Lally, *Historic Architecture*, 210; Johnson and Murray, *Wake, Volume II*, 202, 653; "North Carolina Year Book and Business Directory," 1910; Cross, *Railroad Born*, 18; Tippett, *History of Zebulon*, 67; Amis, *Historical Raleigh*, 267.

<sup>65</sup> Johnson and Murray, *Wake, Volume II*, 653; "North Carolina Year Book and Business Directory," 1910, 1911; Cross, *Railroad Born*, 17; Tippett, *History of Zebulon*, 68; Amis, *Historical Raleigh*, 267.

<sup>66</sup> Johnson and Murray, *Wake, Volume II*, 653.

<sup>67</sup> Cross, *Railroad Born*, 13.

<sup>68</sup> Johnson and Murray, *Wake, Volume II*, 654.

<sup>69</sup> Johnson and Murray, *Wake, Volume II*, 655; Roberson, "Town Emerges Out of Pine Forest," 3; Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 20; Tippett, *History of Zebulon*, 68.

<sup>70</sup> Johnson and Murray, *Wake, Volume II*, 654; Cross, *Railroad Born*, 12. A small park was located at the southwest corner of North Arendell Avenue and W. Vance Street on the original plat map, however it was later subdivided and sold for commercial lots, likely around 1920 when the town-wide water system was installed and the town well at that location was no longer needed.

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In 1907, the North Carolina legislature authorized funding for new high schools across the state, including eastern Wake County. The Midway School district in Zebulon and the Wakefield district were consolidated. The new school, located on North Arendell Avenue in the historic district and designed by Raleigh architect C.E. Hartge, was constructed between the two towns and therefore named Wakelon School. It was completed in 1909 and served white elementary and high school students.<sup>71</sup> It was heated with steam and included eleven classrooms, which comprised the front (eastern) half of the current building, as well as a three-acre farm plot planted with cotton and corn.<sup>72</sup> During the 1910-1911 school year, it was the largest school in the county with 221 pupils and eight teachers. In addition to the students from Zebulon and Wakefield, children from the surround area came to the school and boarded in private homes.<sup>73</sup> By 1913, enrollment had grown to over four hundred students with ten teachers.<sup>74</sup> That year a new wing was added to the school, with twelve additional rooms and an auditorium comprising the rear (western) half of the current building.<sup>75</sup> A farm-life department including agriculture and domestic sciences was also added, and a fifteen-acre farm plot was gifted to the school.<sup>76</sup> The Midway School closed in 1910, once the Wakelon School opened, and the building was moved to a farm west of Zebulon for use as a tobacco packhouse.<sup>77</sup> A one-room schoolhouse on East Barbee Street, south of the historic district and no longer extant, served African American children.<sup>78</sup>

The first church in Zebulon was the Methodist Church, which formed in 1907. The congregation first met at the Midway School, then built their first building at the corner of North Church Street and West Gannon Avenue in the historic district. A parsonage was added in 1910 adjacent to the church on North Church Street.<sup>79</sup> In the summer of 1908, Raleigh Presbyterians assigned Union Theological Seminary student William B. McIlwain, Jr., to travel the county preaching in the small towns and to make recommendations where new churches might be established. It appears

<sup>71</sup> Lally, *Historic Architecture*, 209-210, 213-214; Johnson and Murray, *Wake, Volume II*, 285, 656; "North Carolina Year Book and Business Directory," 1910, 1911, 1912; Roberson, "Schools' History Older Than Town," 37; Cross, *Railroad Born*, 15-16; Tippet, *History of Zebulon*, 86; Amis, *Historical Raleigh*, 268; Catherine W. Cockshutt, "Wakelon School," Nomination to the National Register of Historic Places, 1976.

<sup>72</sup> Diann Wall, ed., *1968 Wak-igh-an* (Zebulon, NC: Wakelon High School, 1968), 106, "Wakelon School," File WA0048, North Carolina State Historic Preservation Office, Raleigh; Cockshutt, "Wakelon School."

<sup>73</sup> Tippet, *History of Zebulon*, 87; Cockshutt, "Wakelon School."

<sup>74</sup> Amis, *Historical Raleigh*, 268.

<sup>75</sup> "Wakelon High School and Farm Life School: Catalogue for 1913-1914," 7-9, "Wakelon School," File WA0048, North Carolina State Historic Preservation Office, Raleigh; "Wakelon High School and Farm Life School: Catalogue for 1916-1917," "Wakelon School," File WA0048, North Carolina State Historic Preservation Office, Raleigh; Cockshutt, "Wakelon School."

<sup>76</sup> Lally, *Historic Architecture*, 209-210, 213-214; Johnson and Murray, *Wake, Volume II*, 285, 656; "North Carolina Year Book and Business Directory," 1910, 1911, 1912; Roberson, "Schools' History Older Than Town," 37; "Wakelon High School and Farm Life School: Catalogue for 1913-1914," 7-9; "Wakelon High School and Farm Life School: Catalogue for 1916-1917;" Cockshutt, "Wakelon School."

<sup>77</sup> Tippet, *History of Zebulon*, 44-45.

<sup>78</sup> Johnson and Murray, *Wake, Volume II*, 657; Roberson, "Schools' History Older Than Town," 37; Tippet, *History of Zebulon*, 89.

<sup>79</sup> Ann Veazey Davis, "Zebulon Methodist Church History, 1907-1997," Olivia Raney Library, Raleigh, North Carolina, 10; "North Carolina Year Book and Business Directory," 1908, 1909, 1910, 1911, 1912; Cross, *Railroad Born*, 47-48; Tippet, *History of Zebulon*, 77; Amis, *Historical Raleigh*, 268.

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the Presbyterians failed to gain a foothold in Zebulon at that time, as McIlwain advised against a church there.<sup>80</sup> The Baptists, however, were more successful. Wakefield's Baptist congregation built a new church in 1905, and around 1910, relocated the building to the corner of North Church and West Sycamore streets. It was renamed Zebulon Baptist Church and remained in this location until the 1920s.<sup>81</sup> The Free Will Baptist Church was established in 1913 by Reverend Benjamin Tippet, and the congregation built a small church on West Horton Street, although the church disbanded in 1922 after Reverend Tippet died.<sup>82</sup> African Americans worshipped at the Zebulon First Baptist Church at 304 East Barbee Street, south of the historic district, starting in 1913.<sup>83</sup> African Americans also formed the Mount Zion Holiness Church around 1912, and worshipped at 405 East Stronach Avenue, east of the historic district.<sup>84</sup>

Early residential development was located adjacent to the town's commercial core. White neighborhoods formed north and west of the downtown businesses on East and West Vance streets, East and West Horton streets, East and West Sycamore streets, East and West Gannon avenues, Whitley Avenue, and Gill Avenue. Meanwhile, African American houses were built south of the railroad tracks, outside the historic district, on East and West Barbee avenues and Oak Street.

As Zebulon grew quickly in the early years of the 1900s, Wakefield suffered from its disconnection from the new railroad line and experienced rapid decline as many of its residents relocated to Zebulon. The North Carolina General Assembly repealed Wakefield's town charter in 1913, and it remains a small rural community today.<sup>85</sup>

### World War I, Recession, and Recovery – 1914 to 1929

World War I brought a small boost in prosperity to Zebulon. The railroad was used to transport troops preparing to go overseas, and soldiers sometimes stopped over in Zebulon, staying at the Whitley Hotel and spending money at the downtown businesses.<sup>86</sup> Industry also grew in the immediate post-war years. The Zebulon Hosiery Mill expanded after World War I to produce cotton yarn in addition to women's hose.<sup>87</sup> The M.C. Chamblee Company moved to Zebulon from Wakefield after World War I.<sup>88</sup> Professional services also expanded during this time, and

<sup>80</sup> Johnson and Murray, *Wake, Volume II*, 110.

<sup>81</sup> "North Carolina Year Book and Business Directory," 1910, 1911, 1912; Johnson and Murray, *Wake, Volume II*, 656; Zebulon Baptist Church, "History," <https://myzbc.org/about-us/history> (accessed October 2019); Cross, *Railroad Born*, 45-46; Tippet, *History of Zebulon*, 79; Amis, *Historical Raleigh*, 268.

<sup>82</sup> Johnson and Murray, *Wake, Volume II*, 656; Tippet, *History of Zebulon*, 83.

<sup>83</sup> Johnson and Murray, *Wake, Volume II*, 656; Cross, *Railroad Born*, 49-50; Tippet, *History of Zebulon*, 82.

<sup>84</sup> Johnson and Murray, *Wake, Volume II*, 656; Cross, *Railroad Born*, 51.

<sup>85</sup> Tippet, *History of Zebulon*, 31.

<sup>86</sup> Cross, *Railroad Born*, 23.

<sup>87</sup> Johnson and Murray, *Wake, Volume II*, 201, 653; "North Carolina Year Book and Business Directory," 1908, 1909; Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 18; Tippet, *History of Zebulon*, 70.

<sup>88</sup> Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Tippet, *History of Zebulon*, 70.

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Dr. George Barbee came to practice medicine in Zebulon in 1916, soon followed by Dr. Charles E. Flowers.<sup>89</sup>

This period of modest growth was short-lived however, and a recession followed the war. This resulted in decreased production at the Zebulon Hosiery Mill and many of the tobacco warehouses. Meanwhile, several of the lumber businesses, the M.C. Chamblee Company, the Whitley Hotel, the Zebulon Cotton Seed Oil Company Mill, and several other downtown businesses closed permanently.<sup>90</sup> The Whitley Hotel, which was at North Arendell Avenue and East Horton Street in the historic district, was demolished in 1920, and the Zebulon Cotton Seed Oil Company Mill, which was located south of the historic district near South Wakefield and West Barbee streets, was demolished between 2005 and 2010. The Zebulon Hosiery Mill closed around 1920.<sup>91</sup> The M.C. Chamblee Company also closed around 1920.<sup>92</sup> In spite of these challenges, the population continued to grow during this time, increasing from 483 people in 1910 to 953 people in 1920.<sup>93</sup>

As the 1920s progressed, Zebulon started to recover. The first gas station opened in 1921 at the southeast corner of North Arendell Avenue and East Sycamore Street, although it is no longer extant.<sup>94</sup> J&M Chevrolet opened in 1928, first at 104 West Horton Street then moving to the corner of North Arendell Avenue and East Sycamore Street, just east of the historic district, the following year.<sup>95</sup> The Vakoo Theater opened in the southern storefront of 123 North Arendell Avenue in the historic district by the early 1920s. The theater showed silent films accompanied by an automated piano that was not always accurately synchronized to the movies, and residents recall amusing disparities between the two.<sup>96</sup> Once talkies became popular in the late 1920s, the theater closed.<sup>97</sup> Dr. Luther Massey opened a second dental office in the historic district in 1919, above the Zebulon Drug Company at 123 North Arendell.<sup>98</sup> The *Zebulon News* newspaper was operating by at least 1912, and had as many as one thousand subscribers by the early 1920s. The paper was sold in 1924, renamed the *Zebulon Record*, and opened a new office at 106 West Horton Street in the historic district.<sup>99</sup> New businesses for African American patrons also opened during this time, including a drug store operated by Tank and Lizzie Richardson in the 1920s and 1930s.<sup>100</sup>

<sup>89</sup> Tippet, *History of Zebulon*, 74.

<sup>90</sup> Cross, *Railroad Born*, 23; Tippet, *History of Zebulon*, 70.

<sup>91</sup> Johnson and Murray, *Wake, Volume II*, 201, 653; "North Carolina Year Book and Business Directory," 1908, 1909; Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 18.

<sup>92</sup> Roberson, "Businesses Preceded the Town," 17-18, 21, 23.

<sup>93</sup> Lally, *Historic Architecture*, 209; Roberson, "Town Emerges Out of Pine Forest," 3; Tippet, *History of Zebulon*, 109.

<sup>94</sup> Roberson, "Business Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 23; Tippet, *History of Zebulon*, 70.

<sup>95</sup> "J&M Chevrolet Oldsmobile," *Remembering 75 Years in Zebulon*, 33.

<sup>96</sup> Roberson, "Foster D. Finch: Memories of Early Business," *Remembering 75 Years in Zebulon*, 22-24; Cross, *Railroad Born*, 24.

<sup>97</sup> Roberson, "Foster D. Finch: Memories of Early Business," 22-24; Cross, *Railroad Born*, 24.

<sup>98</sup> Cross, *Railroad Born*, 10; Tippet, *History of Zebulon*, 75.

<sup>99</sup> Johnson and Murray, *Wake, Volume II*, 655-656; Tippet, *History of Zebulon*, 68.

<sup>100</sup> Cross, *Railroad Born*, 41.

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Gas streetlights had been installed in 1910, but were replaced in 1916 when a power plant was constructed at 216 East Vance Street, east of the historic district, under the supervision of W.M. Piatt, an engineer from Durham.<sup>101</sup> Electricity was limited to use from 4:00 to 10:00 pm in the winter months, 6:00 to 10:00 pm in the summer months, until 11:00 pm on Saturday nights, and one afternoon each week to allow the use of new electric appliances.<sup>102</sup> The plant burned to the ground in 1919 and was quickly rebuilt.<sup>103</sup> That same year, the town also began planning the installation of water and sewer systems, and the plant was expanded in 1920 to accommodate these new services.<sup>104</sup> The following year, Sycamore, Barbee, Vance, Wakefield, Horton streets and Whitley Avenue had water and sewer lines.<sup>105</sup> In 1924, Carolina Power and Light took over the plant, which operated until 1932.<sup>106</sup> The dirt roads were so dusty that downtown business owners banded together to pay for the application of oil to control the dust fogs caused by passing traffic.<sup>107</sup> A bond for road improvements was passed in 1916, and in 1925 street paving began, with Gannon Avenue, Vance Street, and Arendell Avenue the first to be paved.<sup>108</sup> The town purchased land for a cemetery in 1916 and bought its first fire truck in 1923.<sup>109</sup>

The Wakelon School continued to grow, and by 1916 was attracting seventy boarding students in addition to those students living in Zebulon and Wakefield.<sup>110</sup> A thirty-room dormitory was added to the school's campus, and a ten-room former hotel at the corner of North Arendell Avenue and North Street served as a boys' dormitory.<sup>111</sup> The Union Level and Pleasant Hill high schools were consolidated with Wakelon in 1926, and the enrollment far surpassed the building's capacity.<sup>112</sup> A new high school building was constructed on the campus, and the original building served as an elementary school.<sup>113</sup> The new high school was destroyed by fire in 1928, but was quickly rebuilt on the same site.<sup>114</sup>

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<sup>101</sup> Lally, *Historic Architecture*, 211; Johnson and Murray, *Wake, Volume II*, 655; Cross, *Railroad Born*, 12, 20; Tippet, *History of Zebulon*, 59.

<sup>102</sup> Roberson, "Town Emerges Out of Pine Forest," 3; Cross, *Railroad Born*, 20; Tippet, 59.

<sup>103</sup> Johnson and Murray, *Wake, Volume II*, 655.

<sup>104</sup> Lally, *Historic Architecture*, 211; Johnson and Murray, *Wake, Volume II*, 655; Roberson, "Town Emerges Out of Pine Forest," 3; Cross, *Railroad Born*, 23; Tippet, *History of Zebulon*, 60.

<sup>105</sup> Johnson and Murray, *Wake, Volume II*, 654-655.

<sup>106</sup> Lally, *Historic Architecture*, 211, Tippet, *History of Zebulon*, 59.

<sup>107</sup> David Roberson, "Foster D. Finch: Memories of Early Business," 22-24.

<sup>108</sup> Roberson, "Town Emerges Out of Pine Forest," 3-4; Cross, *Railroad Born*, 24; Tippet, *History of Zebulon*, 60.

<sup>109</sup> Roberson, "Town Emerges Out of Pine Forest," 3; Tippet, *History of Zebulon*, 60; Cross, *Railroad Born*, 14, 20; Tippet, *History of Zebulon*, 59.

<sup>110</sup> "Zebulon and Wakefield Loyal to Their Joint Institution," *Zebulon Record*, September 5, 1931, "Wakelon School," File WA0048, North Carolina State Historic Preservation Office, Raleigh.

<sup>111</sup> Roberson, "Schools' History Older Than Town," 37; "Wakelon High School and Farm Life School: Catalogue for 1916-1917;" Cockshutt, "Wakelon School"; Tippet, *History of Zebulon*, 87; "Wakelon High School and Farm Life School: Catalogue for 1916-1917."

<sup>112</sup> Cross, *Railroad Born*, 23; Tippet, *History of Zebulon*, 87-88.

<sup>113</sup> Lally, *Historic Architecture*, 214; Tippet, *History of Zebulon*, 87-88; Wall, *1968 Wak-igh-an*, 106; Cockshutt, "Wakelon School."

<sup>114</sup> Roberson, "Schools' History Older Than Town," 37; Tippet, *History of Zebulon*, 88; Wall, *1968 Wak-igh-an*, 106.

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African American schools, on the other hand, had not kept pace with white schools, as was typical of the early twentieth century. African American students still attended a one-room school until 1918 when the Black schools were consolidated. A new four-room school, the Wakefield-Zebulon School, was built on Rocky Mount Road, now old US Highway 64, around 1920.<sup>115</sup> In 1925, this frame building was replaced by a brick school with seven classrooms and an auditorium, as well as a two-room shop building. These buildings were funded in part through the Rosenwald school program, which provided grants to build African American school buildings throughout the South in the 1920s and 1930s.<sup>116</sup>

The Zebulon Baptist Church was destroyed by fire after a lightning strike in 1920, in spite of efforts to save the building using the town's unfinished water system.<sup>117</sup> Services were held temporarily in the auditorium at Wakelon School while the congregation built a new building at the corner of North Arendell and East Gannon avenues, east of the historic district, which was completed in 1924.<sup>118</sup> The Zebulon First Baptist Church on East Barbee Street was severely damaged by a windstorm in 1919, but the church was quickly rebuilt.<sup>119</sup>

#### Depression and War – 1929 to 1945

Tobacco farmers in North Carolina, and many areas of the South, had begun to struggle by the 1930s. As more and more farmers produced tobacco, the markets became flooded and prices began to drop considerably. To combat this problem, and similar price drops with other crops, the Agricultural Adjustment Act (AAA) was passed in 1933. The AAA was a voluntary crop reduction program that encouraged farmers to decrease the acreage dedicated to the target crops in exchange for benefit payments. The U.S. Department of Agriculture prioritized wheat and cotton, and intended to address tobacco in the Act's second year. However, when the 1933 markets opened in North Carolina, prices had fallen to an average of just ten cents per pound. Governor J.C.B. Ehringhaus declared a tobacco market holiday and went to Washington, D.C. to press for immediate inclusion of tobacco in AAA activities. As a result, the AAA offered a parity price for tobacco in 1933 if farmers agreed to reduce their acreage in 1934 and 1935.<sup>120</sup> In spite

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<sup>115</sup> Johnson and Murray, *Wake, Volume II*, 657; Roberson, "Schools' History Older Than Town," 37; Tippett, *History of Zebulon*, 89.

<sup>116</sup> Tippett, *History of Zebulon*, 89; Fisk University, "Zebulon School," *Rosenwald Database*, <http://rosenwald.fisk.edu> (accessed October 2019); North Carolina State Historic Preservation Office, "Rosenwald Schools Documented in the Files of the North Carolina State Historic Preservation Office," [https://files.nc.gov/ncdcr/historic-preservation-office/PDFs/Rosenwald\\_Schools\\_in\\_NCHPO\\_Survey.pdf](https://files.nc.gov/ncdcr/historic-preservation-office/PDFs/Rosenwald_Schools_in_NCHPO_Survey.pdf) (accessed October 2019).

<sup>117</sup> Johnson and Murray, *Wake, Volume II*, 656; Cross, *Railroad Born*, 45-46; Tippett, *History of Zebulon*, 60, 79.

<sup>118</sup> Johnson and Murray, *Wake, Volume II*, 656; Cross, *Railroad Born*, 45-46; Tippett, *History of Zebulon*, 79-80.

<sup>119</sup> Johnson and Murray, *Wake, Volume II*, 656; Cross, *Railroad Born*, 49-50; Tippett, *History of Zebulon*, 82.

<sup>120</sup> Adrienne Monteith Petty, *Standing Their Ground: Small Farmers in North Carolina Since the Civil War* (New York, NY: Oxford University Press, 2013), 101-103.



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of Governor Ehringhaus's success in getting immediate action for bright leaf tobacco farmers, the Zebulon tobacco market never reopened.<sup>121</sup>

Farmers no longer had goods to trade or money to spend in Zebulon, and as a result, the businesses in Zebulon suffered as well. The Bank of Zebulon and Citizens Bank merged in 1925 to become Zebulon Banking and Trust Company, however, the new bank was unable to survive the Great Depression and closed in 1930.<sup>122</sup> In an effort to save money, the town hall discontinued renting a room in the Perry Building at 106 West Horton Street and moved to the vacant, town-owned power plant on East Vance Street in 1932.<sup>123</sup> It was renovated for use as town hall and contained offices, a court and assembly room, a jail, and storage space.<sup>124</sup> Even after a new municipal building was constructed in 1951, the power plant remained in use for storage by Public Works.<sup>125</sup> The *Zebulon Record* had about 600 subscribers when it was sold to Theodore B. Davis, who decreased the annual subscription price from \$1.50 to \$1.00 to try to keep subscribers during the Depression. Still concerned that people would be unable to afford the newspaper, he also started a barter system, accepting items such as "one fat hen or a bushel of sweet potatoes," and well into the 1960s, the paper accepted clean cotton rags for cleaning the printing equipment in exchange for an annual subscription.<sup>126</sup>

As in all small towns, Zebulon's unemployment rates increased dramatically during the Depression. A variety of entertainment came to the historic district on North Arendell Avenue to occupy this newfound free time. Many residents played checkers at Kannon's Café, horseshoes at the City Barber Shop, or visited Runt's Pool Hall or the bowling alley.<sup>127</sup> African Americans enjoyed visits to the Down Beat night club, just outside of downtown, and to Griffin Todd's Drive-In.<sup>128</sup> Others simply left Zebulon to seek opportunities elsewhere, and the population dropped from 953 people in 1920 to 860 people in 1930.<sup>129</sup>

Fortunately, the downtown commercial district began recovering from the Depression by the late 1930s. This was in part due to plans for the construction of North Carolina Highway 64, which would stretch east-west across the state. Initial plans took the highway south of Zebulon, but a group of community leaders advocated strongly for the new highway to come through Zebulon instead, and were ultimately successful.<sup>130</sup> In 1935, the People's Bank and Trust Company opened in the former bank building at 100 North Arendell Avenue in the historic district.<sup>131</sup> The

<sup>121</sup> Lally, *Historic Architecture*, 210; Johnson and Murray, *Wake, Volume II*, 654; Cross, *Railroad Born*, 25.

<sup>122</sup> Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Tippett, *History of Zebulon*, 70.

<sup>123</sup> Lally, *Historic Architecture*, 211; Roberson, "Many Buildings House Offices," 11-12; Tippett, *History of Zebulon*, 60-61.

<sup>124</sup> Tippett, *History of Zebulon*, 60-61.

<sup>125</sup> Roberson, "Town Emerges Out of Pine Forest," 3.

<sup>126</sup> Roberson, "Town has Newspaper in Early Days," *Remembering 75 Years in Zebulon*, 25, 27, 29; Cross, *Railroad Born*, 26.

<sup>127</sup> Cross, *Railroad Born*, 30.

<sup>128</sup> Cross, *Railroad Born*, 42.

<sup>129</sup> Roberson, "Town Emerges Out of Pine Forest," 4; Tippett, *History of Zebulon*, 109.

<sup>130</sup> Roberson, "Foster D. Finch: Memories of Early Business," 22-24.

<sup>131</sup> Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 26; Tippett, *History of Zebulon*, 71.

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following year, a new movie theater, the Wakelon Theater, opened at 114 North Arendell Avenue, also in the historic district.<sup>132</sup> The theater was segregated, and African Americans could only be seated in the balcony.<sup>133</sup> Funeral services were provided by Zebulon Supply Co. – Furniture and Funeral Directors, which by the 1940s was known as Whitley Furniture Co. – Furniture and Funeral Directors, and was located just outside the historic district.<sup>134</sup> The population also reflected the town's recovery, increasing from 860 people in 1930 to 1,070 people by 1940.<sup>135</sup> To accommodate this growing population, the telephone system was upgraded to a dial system in 1938,<sup>136</sup> and the Chamber of Commerce formed in 1947 to support continued commercial growth in Zebulon.<sup>137</sup>

Industry also recovered fairly quickly in the 1930s, in large part due to the arrival of the Dixie Fireworks Company in 1933. It was one of the largest wholesale distributors of fireworks in the southeast and became a primary employer in Zebulon. An explosion at the plant killed two workers in 1938, but the company recovered and continued to operate until the North Carolina General Assembly prohibited the sale and manufacture of fireworks in 1946.<sup>138</sup> In 1944, Beck Brothers Veneer Company opened in the former Zebulon Hosiery Mill building. When the company struggled to find enough laborers to run the plant, it hired women to work in traditionally male positions for the first time.<sup>139</sup>

By 1931, Wakelon School remained the largest rural school in Wake County with 971 students taught by twenty-eight teachers.<sup>140</sup> Two tractor-trailer buses transported students, who came from not just Zebulon, but also Rolesville and rural eastern Wake County. Each bus transported approximately 150 students, some having to stand, and traveled nearly twenty miles one-way. Since the buses were tractor-trailers, a bus captain rode in the back and used a bell to signal the driver in the cab when students had finished getting on or off the bus.<sup>141</sup> A gymnasium was added to the campus in 1936, followed by a vocational building in 1939.<sup>142</sup> Twelfth grade was added at Wakelon School in 1946.<sup>143</sup>

The Wakefield-Zebulon School added high school courses in 1930, and in 1943 the school was renamed the James E. Shephard High School in honor of the founder of North Carolina Central

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<sup>132</sup> Roberson, "Foster D. Finch: Memories of Early Business," 22-24; Cross, *Railroad Born*, 28.

<sup>133</sup> Cross, *Railroad Born*, 42.

<sup>134</sup> "Brown-Wynne Funeral Home," *Remembering 75 Years in Zebulon*, 42.

<sup>135</sup> Roberson, "Town Emerges Out of Pine Forest," 4; Tippet, *History of Zebulon*, 109.

<sup>136</sup> Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 20.

<sup>137</sup> Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 34.

<sup>138</sup> Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 26.

<sup>139</sup> Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 34; Tippet, *History of Zebulon*, 71.

<sup>140</sup> Lally, *Historic Architecture*, 214; Cockshutt, "Wakelon School;" "Zebulon and Wakefield Loyal to Their Joint Institution," *Zebulon Record*.

<sup>141</sup> David Roberson, "Hopkins a Big Part of Town History," 5.

<sup>142</sup> Roberson, "Schools' History Older Than Town," 37; Tippet, *History of Zebulon*, 88.

<sup>143</sup> Cross, *Railroad Born*, 23.

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University.<sup>144</sup> The principal in the 1930s, Charles A. Marriott, used personal funds to purchase a bus for the school, the first for African American students in Wake County. The bus transported students from Knightdale, Shotwell, Wilder's Grove, Riley Hill, Wendell, White Oak, and Pilot. The school was also renovated during that time to add classrooms, central heating, and indoor bathrooms.<sup>145</sup>

A semi-pro baseball team was formed in Zebulon in the 1930s and played in the Tobacco State League.<sup>146</sup> The Tobacco State League formed first in 1935 and operated intermittently until 1950. Zebulon's team, named Wakelon, participated in the league during the 1937, 1938, and 1939 seasons. The league was based in Eastern North Carolina, and other teams included Sanford, Erwin, Clayton, Angier, Fayetteville, and Laurinburg. Players were a combination of college athletes hoping to earn a paycheck, and local players hoping to supplement low-paying jobs. They played four games a week, and over fifty games each season.<sup>147</sup> The team used the Wakelon School's baseball field, which was fenced-in and had wooden stands for spectators. The field was so close to the school building that it was common for home runs to break the school's windows.<sup>148</sup>

In 1942, the Zebulon Baptist Church added an education wing to its 1924 sanctuary building.<sup>149</sup> The Zebulon First Baptist Church faced great adversity during the 1930s and 1940s. The church was destroyed by fire in 1938, but the congregation could not afford to rebuild. For several years, they met anywhere they could find space, including Wakefield-Zebulon High School, Mount Zion Holiness Church, the Whitley Building at 130 North Arendell Avenue, in the homes of congregants, and in the basement of the burned church. In 1941, a new pastor came to the church, Reverend Avery Horton. Horton was a carpenter, and he spent several years rebuilding the church.<sup>150</sup>

When World War II began, Zebulon's residents made contributions to the war effort similar to many Americans at that time. They planted victory gardens, bought war bonds, had planned blackouts, and rationed supplies. Many also joined the military, serving in the Army or Air Force.<sup>151</sup>

### Modern Zebulon – 1945 to 1970

<sup>144</sup> Johnson and Murray, *Wake, Volume II*, 657; Roberson, "Schools' History Older Than Town," 37; Tippett, *History of Zebulon*, 89-90.

<sup>145</sup> Tippett, *History of Zebulon*, 89-90.

<sup>146</sup> Cross, *Railroad Born*, 29.

<sup>147</sup> Chris Holaday, *The Tobacco State League: A North Carolina Baseball History, 1946-1950* (Jefferson, NC: McFarland & Company, Inc., 2017), 7-9.

<sup>148</sup> Cross, *Railroad Born*, 29.

<sup>149</sup> Zebulon Baptist Church, "History"; Cross, *Railroad Born*, 45-46; Tippett, *History of Zebulon*, 80.

<sup>150</sup> Cross, *Railroad Born*, 49-50; Tippett, *History of Zebulon*, 82.

<sup>151</sup> Cross, *Railroad Born*, 31.

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One of the most dramatic changes in Zebulon during the postwar period was the rapidly increasing popularity of personal automobiles. J&M Chevrolet had been operating since the 1920s, and in 1944, N.R. Gill left his position with the company to start Gill Motor Company, an automobile repair shop. He began selling Reo trucks in 1946, which helped spark the company's growth. In 1949, Gill added Buick sales to the business and relocated from downtown to West Gannon Avenue.<sup>152</sup> In 1969, Carlyle's Paint and Body Shop opened on Horton Street.<sup>153</sup> The use of rail for transportation of goods and people went into drastic decline. Both passenger and mail service to the Zebulon depot was discontinued in 1951, followed by telegraph service in 1952, although freight continued to move in and out of the Zebulon depot.<sup>154</sup>

The population grew from 1,070 people in 1940 to 1,378 people by 1950 and 1,534 people by 1960, driven in part by expanding industry in Zebulon following the Great Depression and in part by veterans returning from World War II.<sup>155</sup> To accommodate the growing population, the northern portion of the historic district was subdivided and platted as "Wakelon Heights," which included Glenn, Lee, Franklin, McIver, and Judd streets, as well as the northern sections of Wakefield, Church, and Poplar streets and Arendell Avenue. This area was platted in 1954, and development began first on the west side of Arendell Avenue through the 1960s, then continued to the east side of Arendell Avenue, east of the historic district, starting around 1970. During these decades, laborers from nearby farms and sawmills came to Zebulon on weekends to do their shopping and enjoy local entertainment.<sup>156</sup> As a result, the downtown continued to grow and new businesses came to town. In 1959, Crafton Hudson and Norman and Helen Screws purchased the funeral business from the Whitley Furniture Company, establishing Screws and Hudson Funeral Home at 416 North Arendell Avenue, just west of the historic district and no longer extant.<sup>157</sup> First Federal Savings and Loan Bank opened at 214 North Arendell Avenue in the historic district in 1960.<sup>158</sup> New businesses for African Americans included Toney's Funeral Home, established in the 1940s, and a shoe shop that opened on East Barbee Street, south of the historic district, by the 1960s.<sup>159</sup>

In 1945, the *Zebulon Record* moved to new offices on North Arendell Avenue, and in addition to printing the newspaper, the company offered general printing services. In the 1950s, the newspaper reduced its circulation from weekly issues to biweekly issues. By 1966, the demands of the general printing services had grown considerably, so the newspaper and general printing services were divided into separate businesses, Theo. Davis Sons Printing and the *Zebulon Record*. The newspaper moved to an office on West Horton Street, then to the southwest corner

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<sup>152</sup> "Gill Buick-Pontiac, Inc.," *Remembering 75 Years in Zebulon*, 27; Cross, *Railroad Born*, 34.

<sup>153</sup> "Carlyle's Paint and Body Shop," *Remembering 75 Years in Zebulon*, 27.

<sup>154</sup> Roberson, "Railroad Led to the Birth of a New Town," 22.

<sup>155</sup> Roberson, "Town Emerges Out of Pine Forest," 4; Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Tippett, *History of Zebulon*, 109.

<sup>156</sup> Roberson, "Hopkins a Big Part of Town History," 5.

<sup>157</sup> "Brown-Wynne Funeral Home," 42.

<sup>158</sup> Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Tippett, *History of Zebulon*, 71.

<sup>159</sup> Cross, *Railroad Born*, 41-42.

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of North Arendell Avenue and West Vance Street the following year when it was acquired by Gold Leaf Publishers, Inc.<sup>160</sup>

Although most of Zebulon's industries had shut down during the Great Depression, industry began to return by the 1950s.<sup>161</sup> Wakelon Gin opened in 1948, and later became F.S. Royster Mercantile.<sup>162</sup> The Wakelon Grain Company also formed in the 1940s, and in 1952 was sold and renamed Wakelon Agri-Products.<sup>163</sup> Devil Dog Manufacturing Company opened a plant just outside Zebulon in 1954 that served as its headquarters in the region. The plant produced children's clothing and outerwear, and it was one of the few integrated employers in town.<sup>164</sup> Zebulon Industrial Properties, Inc., formed in the late 1960s to encourage industrial growth.<sup>165</sup> Thanks in part to the organization's efforts, Naomi Knitting Mills opened a plant east of downtown in 1967.<sup>166</sup> In 1968, the Hi-Cone division of Illinois Tool Works opened a manufacturing plant producing plastic can carriers.<sup>167</sup> That same year, Omark Industries, a timber harvesting company came to Zebulon, with its offices originally on the second floor of the former Zebulon Drug Company Building at 123 North Arendell Avenue. In 1969, Omark opened a hydraulic materials handling plant just outside of town on Highway 64, which produced hydraulic log loading equipment. By the 1980s, the plant employed 140 laborers.<sup>168</sup>

Another notable change in Zebulon in the mid-twentieth-century was the construction of the Wendell-Zebulon Hospital southwest of Zebulon in 1961. The only hospital in the eastern portion of the county, it had twenty beds to serve Zebulon, Wendell, and the surrounding rural areas.<sup>169</sup> Although some practitioners remained downtown, the area adjacent to the hospital became a center for medical services in Zebulon when several medical offices relocated in the early 1960s. Dr. Ben Thomas arrived in 1946 and opened an office above the Zebulon Drug Company at 123 North Arendell Avenue before moving his practice to a house at the corner of North Arendell Avenue and East Lee Street, just east of the historic district. In 1961, he relocated again, this time to offices adjacent to the new hospital.<sup>170</sup> Dr. George Tucker built an office at 116 East Horton Street, in the historic district, where he practiced from around 1954 until

<sup>160</sup> Roberson, "Town has Newspaper in Early Days," 25, 27, 29.

<sup>161</sup> Roberson, "Town Emerges Out of Pine Forest," 4.

<sup>162</sup> Cross, *Railroad Born*, 35.

<sup>163</sup> Cross, *Railroad Born*, 35.

<sup>164</sup> Roberson, "Businesses Preceded the Town," 17-18, 21, 23; "Devil Dog Manufacturing," *Remembering 75 Years in Zebulon*, 26; Cross, *Railroad Born*, 37, 42; Tippett, *History of Zebulon*, 71.

<sup>165</sup> Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 37; *Hill's Raleigh Suburban (Wake County, N.C.) Directory*, (Richmond, VA: Hill Directory Company, 1974).

<sup>166</sup> Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 37; Tippett, *History of Zebulon*, 71.

<sup>167</sup> Roberson, "Businesses Preceded the Town," 17-18, 21, 23; "Hi-Cone Salutes Zebulon on its 75<sup>th</sup> Anniversary," *Remembering 75 Years in Zebulon*, 30; Cross, *Railroad Born*, 37; Tippett, *History of Zebulon*, 71.

<sup>168</sup> Roberson, "Businesses Preceded the Town," 17-18, 21, 23; "Omark Industries," *Remembering 75 Years in Zebulon*, 19; Cross, *Railroad Born*, 37; Tippett, *History of Zebulon*, 71.

<sup>169</sup> Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 37; Tippett, *History of Zebulon*, 75.

<sup>170</sup> Cross, *Railroad Born*, 9.

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1989.<sup>171</sup> Dr. Jesse F. Coltrane retired from his dental practice in the 1950s, and Dr. Luther Massey moved his practice from the second floor of 123 North Arendell to the corner of Church and Sycamore streets, where he was joined by his niece, Dr. Zyba K. Massey. Dr. Heber Windley opened a dental practice in 1965 near the new hospital.<sup>172</sup> Dr. N. Perry Grogan opened an optometry office in 1962, also near the new hospital.<sup>173</sup>

Public services were also updated to serve the growing population in the postwar years. The police department had been operating since before the town was incorporated, but through the 1940s, it had only two officers and no squad cars. In 1951, the department purchased its first police car, which had a one-way radio, and in 1964 a third officer was hired. The department grew to nine officers and three squad cars by the 1980s.<sup>174</sup> The fire department had also been formed during Zebulon's earliest years, at least by 1908. By the 1940s, the fire department still had its Model A Ford truck, which had been purchased in 1928, customized by the local firemen, and stored in a metal building on Horton Street. The town bought a new Mack firetruck in 1947.<sup>175</sup> Fire protection was expanded beyond the downtown into the surrounding rural area when the Zebulon Rural Fire Department was established in 1953.<sup>176</sup>

Construction began on a new municipal building at 111 East Vance Street, east of the historic district, in 1951, and upon completion in 1953, it included the town offices, fire department, police department, jail, town court, and driver's license center.<sup>177</sup> By the mid-1940s, the town's water system could not keep pace with the town's growing needs for water. The lines carrying water from Little River to the water plant had become clogged, making the plant no longer functional by 1947. The town tried a new well system to replace the water plant, but it too was insufficient. A new water plant with new water lines was built on Little River in 1964 to serve the needs of the growing population and industry.<sup>178</sup>

Community amenities were expanded in the 1950s as well. Whitley Memorial Park is situated at the intersection of North Wakefield and West Glenn streets in the historic district. Colon Vaiden Whitley donated the funds to purchase 2.7 acres from Dr. Charles E. Flowers in 1952 for the establishment of a public park at 689 North Wakefield Street. An additional one-acre parcel at 511 North Wakefield Street was owned by Whitley's heirs but utilized as park open space, and in 2005 the town of Zebulon purchased the parcel. The park offers picnic shelters, playgrounds, a

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<sup>171</sup> Cross, *Railroad Born*, 9.

<sup>172</sup> Cross, *Railroad Born*, 10; Tippet, *History of Zebulon*, 75.

<sup>173</sup> Tippet, *History of Zebulon*, 75.

<sup>174</sup> Roberson, "Hopkins a Big Part of Town History," 5; David Roberson, "Zebulon Police History Recounted," *Remembering 75 Years in Zebulon*, 9; Cross, *Railroad Born*, 27, 34-35.

<sup>175</sup> Roberson, "Hopkins a Big Part of Town History," 5; Edie Evans, "Fire Squads are Organized Early," *Remembering 75 Years in Zebulon*, 11, 13; Cross, *Railroad Born*, 33.

<sup>176</sup> Roberson, "Town Emerges Out of Pine Forest," 4; Evans, "Fire Squads are Organized Early," 11, 13; Tippet, *History of Zebulon*, 61.; Tippet, *History of Zebulon*, 61-62.

<sup>177</sup> Roberson, "Many Buildings House Offices," 11-12; Cross, *Railroad Born*, 38-39; Tippet, *History of Zebulon*, 61.

<sup>178</sup> Roberson, "Town Emerges Out of Pine Forest," 4; Roberson, "Hopkins a Big Part of Town History," 5; Cross, *Railroad Born*, 34

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performance pavilion, restrooms, and tennis courts.<sup>179</sup> In 1960, the Zebulon Swimming Pool Association opened a pool at 309 West Glenn Street, across the street from Whitley Park and also in the historic district. The Wakelon School continued to grow during this time as well. In 1953, a new Modernist-style elementary school building, known as the Primary Building, was added to the campus. The campus also included a cafeteria and a music building by this time.<sup>180</sup>

A National Guard unit came to Zebulon in 1949 and occupied the former power plant until a new Armory was completed in 1954 at 301 South Arendell Avenue, south of the historic district. It was named for Lt. Eric F. Davis who was the first Zebulon soldier to be killed in action during World War II.<sup>181</sup> The post office was moved to 109 East Horton Street in 1950, and it stayed in this location until a new post office was built at 139 East Vance Street, its current location in the historic district, in 1966.<sup>182</sup> The community library moved from its location in the Women's Club building to the former post office building that year.<sup>183</sup> It was segregated, allowing white patrons only. Two bookmobiles also served Zebulon, one for whites and one for African Americans.<sup>184</sup> By 1965, the Phillip R. Bunn Airport, also known as the Field of Dreams Airport, had been built two miles northwest of Zebulon for small, private aircraft.<sup>185</sup>

By the 1940s, the Methodist congregation was outgrowing its church building, which also needed substantial upgrades and repairs. A new sanctuary with an education wing was completed in 1949 and remains standing today in the same location as the original building at 121 West Gannon Street in the historic district. A new parsonage soon followed and was completed in 1960 at 204 West Glenn Street in the historic district. The original parsonage on North Church Street served as an annex with meeting rooms until it was demolished for a parking lot in the 1970s.<sup>186</sup> The Zebulon Baptist Church purchased several adjacent lots on North Arendell Avenue west of the historic district in 1961, and the church built a new parsonage in 1966 at 801 North Wakefield Street in the historic district.<sup>187</sup> In 1964, the Zebulon First Baptist Church on East Barbee Street, south of the historic district, renovated its sanctuary with the addition of central heat and air conditioning, as well as new windows. The first pews were added to the church in 1967.<sup>188</sup> Mount Zion Holiness Church on East Stronach Avenue, east of the historic district,

<sup>179</sup> Tippett, *History of Zebulon*, 93.

<sup>180</sup> Tippett, *History of Zebulon*, 88.

<sup>181</sup> David Roberson, "Armory Named for Local War Victim," *Remembering 75 Years in Zebulon*, 15; Cross, *Railroad Born*, 32, 38; Tippett, *History of Zebulon*, 92.

<sup>182</sup> Roberson, "Hopkins a Big Part of Town History," 5; Roberson, "Local Post Offices Saw Many Moves," 10; Cross, *Railroad Born*, 38; Tippett, *History of Zebulon*, 72.

<sup>183</sup> Cross, *Railroad Born*, 38; Tippett, *History of Zebulon*, 94-95.

<sup>184</sup> Cross, *Railroad Born*, 42.

<sup>185</sup> *Hill's Wendell and Zebulon (Wake County, N.C.) City Directory* (Richmond, VA: Hill Directory Company, 1965); *Hill's Raleigh Suburban (Wake County, N.C.) Directory* (Richmond, VA: Hill Directory Company, 1970); J.D. Lewis, "North Carolina – Wake County Airports," [https://www.carolana.com/NC/Transportation/aviation/nc\\_wake\\_county\\_airports.html](https://www.carolana.com/NC/Transportation/aviation/nc_wake_county_airports.html) (accessed October 2019); "Phillip R. Bunn Airport," <https://www.airnav.com/airport/51NC> (accessed October 2016).

<sup>186</sup> Davis, "Zebulon Methodist Church History," 21-26, 37-38, 50, 53-54; Cross, *Railroad Born*, 47-48; Tippett, *History of Zebulon*, 77-78.

<sup>187</sup> Tippett, *History of Zebulon*, 80.

<sup>188</sup> Cross, *Railroad Born*, 49-50.

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underwent many renovations in the 1950s, including new floors, roof, stained glass windows, pulpit, bathrooms, porch, and baptismal pool.<sup>189</sup> A new church formed in the postwar years as well. The Zebulon Church of God was established in 1946 and met first in the homes of the congregants. The following year, they built a sanctuary at 210 West Horton Street, west of the historic district. In 1954, an education wing was added to the church building, and in 1964 it was remodeled with brick veneer.<sup>190</sup>

### Zebulon Today – 1970 to the Present

The Civil Rights Movement came to Zebulon in the 1960s, although there was relatively little protest activity. In addition to segregated neighborhoods, schools, and businesses, employment opportunities were segregated as well. Most African American women worked as domestic laborers, while men found jobs on farms or in factories. In order to be permitted to vote, African Americans were forced to pass literacy tests during which they recited portions of the Constitution. There were no restrooms for African Americans in downtown Zebulon until 1953 when the new municipal building was completed. And some restaurants either refused to serve African American patrons or required them to order food from a side entrance.<sup>191</sup>

When the integration of schools was required in 1970, racial tension reached its peak in Zebulon. Wakelon School became Zebulon Elementary School, and Shepard High School became the junior and senior high school, renamed Zebulon High School.<sup>192</sup> Graduation ceremonies were originally planned to take place in the gymnasium at Zebulon High School, which, because African American schools did not receive the same funding as white schools, did not have an auditorium. The event was moved to the smaller Zebulon Elementary School auditorium because it was a nicer facility, however, as a result, attendance was limited to only the parents of the graduates. The African American community protested when the school board refused to reconsider, however the white and Black communities were able to come to an agreement and the ceremony was held in the elementary school auditorium without incident.<sup>193</sup>

Zebulon's transportation network changed extensively in the late twentieth century. As trucking and air transport became increasingly common, railroads in many small towns, including Zebulon, fell out of use. Freight service to the Zebulon depot ended in 1975, and the depot was closed permanently. It was sold in 1978 and moved to a new site southwest of Zebulon for use as a child care center.<sup>194</sup> Instead, highways took over as the primary means of transportation. Around 1970, Interstate 95 was completed, traveling north-south through the state approximately twenty miles east of Zebulon. The original Highway 64 route, which follows Gannon Avenue, became Business 64, while a new U.S. Highway 64 freeway was routed just north of the historic

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<sup>189</sup> Cross, *Railroad Born*, 51.

<sup>190</sup> Tippet, *History of Zebulon*, 85.

<sup>191</sup> Cross, *Railroad Born*, 41-43.

<sup>192</sup> Roberson, "Schools' History Older Than Town," 37.

<sup>193</sup> Cross, *Railroad Born*, 44.

<sup>194</sup> Roberson, "Railroad Led to the Birth of New Town," 22.



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district in 1975. In the late 1990s, U.S. Highway 264, which had originally been built east of Zebulon in the 1930s, was extended west of Zebulon to Raleigh. U.S. 64 and U.S. 264 now run together from Raleigh to Zebulon, where U.S. 64 turns northeast toward Rocky Mount while U.S. 264 turns southeast toward Wilson, and both have interchanges with Interstate 95.

Since Zebulon remained well connected through its highway system, it continued to thrive in the late twentieth and early twenty-first centuries. By 1970, the population had grown to 1,839 people, and after the town limits were expanded that year, there were just over two thousand people living in Zebulon.<sup>195</sup> By 1975, that number grew to 2,320 people.<sup>196</sup> To meet the needs of the still growing population, public services were expanded again during this time. The fire department was removed from the municipal building on East Vance Street in 1974, and a new fire department was built at 113 East Vance Street, east of the historic district.<sup>197</sup> The municipal building was renovated that year, extending the front wing to create a new entrance and converting the former fire department garage into offices, but by 1976 the town offices had outgrown their renovated building. The town purchased the former People's Bank and Trust Company building at 100 North Arendell to provide additional space. The East Vance Street building retained the police, recreation, and community development departments, the magistrate, and the driver's license center, while the North Arendell building housed the mayor and town manager's offices, meeting rooms, and additional town employee offices.<sup>198</sup> The water and sewer systems were also expanded in the 1970s.<sup>199</sup>

Recreational opportunities were also expanding in the late twentieth-century to serve Zebulon's growing population. Residents enjoyed a country club and golf course, a theater, and the swimming pool at Whitley Park on North Wakefield Street, and they could join local organizations including the Chamber of Commerce, Lions Club, Rotary, Jaycees, Junior and Senior Women's Clubs, Masons, and Scouts.<sup>200</sup> In the 1990s, Zebulon attracted a new baseball team. Five County Stadium was completed east of Zebulon in 1991 and became the home of the Carolina Mudcats. The team played as a Double-A team in the Southern League until 2011. In 2012, the Kinston Eagles relocated to Zebulon and became the Carolina Mudcats, the Carolina League Class-A affiliate of the Milwaukee Brewers.<sup>201</sup>

Several new businesses and institutions opened in the late 1900s as well. In 1971, Central Carolina Bank opened its Zebulon branch at 208 North Arendell Avenue in the historic

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<sup>195</sup> *Hill's Raleigh Suburban (Wake County) Directory*, 1974; Roberson, "Town Emerges Out of Pine Forest," 4; Tippett, *History of Zebulon*, 109.

<sup>196</sup> *Raleigh (Wake County, N.C.) Suburban Directory* (Richmond, VA: Hill Directory Company, 1980); Roberson, "Town Emerges Out of Pine Forest," 4.

<sup>197</sup> Evans, "Fire Squads are Organized Early," 11, 13; Roberson, "Many Buildings House Offices," 11-12; Cross, *Railroad Born*, 39.

<sup>198</sup> Roberson, "Many Buildings House Offices," 11-12; Cross, *Railroad Born*, 39.

<sup>199</sup> Roberson, "Town Emerges Out of Pine Forest," 4.

<sup>200</sup> *Hill's Raleigh Suburban (Wake County, N.C.) Directory*, 1974; *Raleigh (Wake County, N.C.) Suburban Directory*, 1980.

<sup>201</sup> Cross, *Railroad Born*, 85.

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district.<sup>202</sup> Guardian Care of Zebulon, a sixty-bed nursing home, opened adjacent to the Wendell-Zebulon Hospital in 1973.<sup>203</sup> The hospital was renamed Eastern Wake Hospital by the 1980s, and today the two facilities are WakeMed Rehab and Zebulon Rehab Center.<sup>204</sup> Screws and Hudson Funeral Home was acquired by Brown-Wynne Funeral Home of Raleigh in 1977. By 1992 the North Arendell Street location had been closed and sold to the Zebulon Baptist Church, and the funeral home was demolished by 1999 to make way for the new church sanctuary.<sup>205</sup> In 1978, the *Zebulon Record* moved to 110 North Arendell Avenue in the historic district, and in 1982 it was acquired by the *News and Observer (Raleigh)*.<sup>206</sup> A new library was built on Dogwood Drive, north of the historic district in the 1990s, and the former library building at 109 East Horton Street was used for Town Council Chambers into the early 2000s.<sup>207</sup> Glaxo, Inc., opened a plant just northwest of the historic district, adjacent to the former Wakelon School, and Monarch Foods, which became U.S. Foods, opened a distribution center east of Zebulon.<sup>208</sup>

Although downtown was still attracting new businesses, other businesses were moving out of the downtown area. J&M Chevrolet Oldsmobile moved from North Arendell Ave and East Sycamore Street to a location west of downtown in 1971.<sup>209</sup> Two major shopping centers opened in the late twentieth century, pulling shoppers away from the downtown. The Wedgwood Shopping Center opened on West Gannon Avenue in 1968,<sup>210</sup> followed by Triangle East Center north of the historic district in the 1980s.<sup>211</sup>

The community also nearly lost the historic Wakelon School building, a local landmark by the late 1900s. In 1980, Zebulon Elementary School had 830 students in kindergarten through sixth grade, while 625 students in seventh through twelfth grades attended Zebulon High School.<sup>212</sup> In 1982, a new elementary school was built in Wakefield, and the 1909 Wakelon School was closed permanently. By 1988, only the original 1909 Wakelon School building and the 1953 Primary Building remained extant.<sup>213</sup> In 1991, pharmaceutical company Glaxo, Inc., opened a training center in the original school building.<sup>214</sup> In 2007, Glaxo, Inc., sold the Wakelon School property back to the Town of Zebulon. The 1909 building now houses municipal offices, and the 1950s

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<sup>202</sup> Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Tippet, *History of Zebulon*, 71.

<sup>203</sup> *Hill's Raleigh Suburban (Wake County) Directory*, 1974; "Some Important Facts about Zebulon, North Carolina," *Remembering 75 Years in Zebulon*, 2; "The Hillhaven Corporation," *Remembering 75 Years in Zebulon*, 41.

<sup>204</sup> "Some Important Facts about Zebulon, North Carolina," 2.

<sup>205</sup> "Brown-Wynne Funeral Home," 42.

<sup>206</sup> Roberson, "Town has Newspaper in Early Days," 25, 27, 29.

<sup>207</sup> Cross, *Railroad Born*, 38.

<sup>208</sup> Cross, *Railroad Born*, 85.

<sup>209</sup> "J&M Chevrolet Oldsmobile," 33.

<sup>210</sup> *Hill's Raleigh Suburban (Wake County, N.C.) Directory*, 1974; *Raleigh (Wake County, N.C.) Suburban Directory*, 1980; Roberson, "Businesses Preceded the Town," 17-18, 21, 23.

<sup>211</sup> Cross, *Railroad Born*, 38.

<sup>212</sup> *Raleigh (Wake County, N.C.) Suburban Directory*, 1980; *Raleigh, North Carolina, Suburban Directory* (Richmond, VA: R.L. Polk & Co., 1984-1985).

<sup>213</sup> Roberson, "Schools' History Older Than Town," 37.

<sup>214</sup> Lally, *Historic Architecture*, 213-214; "Town of Zebulon to Glaxo Inc.," Deed Book 5000, Page 50, April 1, 1991, Wake County Register of Deeds, Raleigh, North Carolina.

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school building houses the Police Department.<sup>215</sup> The Zebulon High School campus saw changes during this time as well. When the original Rosenwald school building at Zebulon High School was severely damaged by a tornado in 1996, most of the building was demolished.<sup>216</sup>

Meanwhile, the churches were also growing to keep pace with the growing population. The Zebulon Baptist Church removed its 1942 education wing and built a new education building in 1979. A new, larger sanctuary was completed in 1993, and the 1924 church building was demolished between 2005 and 2010.<sup>217</sup> The Zebulon Methodist Church built a new education building and fellowship hall in 1984.<sup>218</sup> In the 1990s, the Zebulon First Baptist Church also added a fellowship hall.<sup>219</sup> The Zebulon Church of God added a fellowship hall in 1971, and in 1973 purchased a new parsonage at 213 West Sycamore Street in the historic district.<sup>220</sup>

### Community Planning and Development Context

The Zebulon Historic District is a tidy grid of commercial buildings and homes resulting from careful planning that began before the town was even established. The first town in the Zebulon area was Wakefield, a stagecoach stop on Tarboro Road settled by the 1820s and incorporated in 1899. When the Raleigh and Pamlico Sound Railroad began its expansion from Raleigh to Wilson in 1906, Wakefield rebuffed the railroad company's interest in running the line through the town and building a depot there. Instead, the railroad passed about one mile to the south, through present-day Zebulon.<sup>221</sup> Several new towns, including Wendell and Knightdale, formed along the railroad lines as they expanded across Wake County in the late 1800s and early 1900s. Meanwhile, existing towns that were bypassed declined, along with the stagecoach roads that had previously sustained them.<sup>222</sup>

Anticipating that the area's economy would shift away from the stagecoach road town of Wakefield and instead move toward the new railroad depot to its south, Edgar Barbee, a stockholder in the Raleigh and Pamlico Railroad and cotton broker from Raleigh, partnered with Falconer Arendell, a journalist and schoolbook salesman from Wakefield, to form the Zebulon Land Company in 1906.<sup>223</sup> Prior to the formation of the town, the Horton farm, the Bell farm, the Midway School, and a large acreage owned by the Whitley family was all that occupied the

<sup>215</sup> Richard Stradling, "Former Wake School Remains Special," *News and Observer (Raleigh)*, March 13, 2009, <https://www.newsobserver.com/news/local/education/article10357787.html> (accessed October 2019); "SmithKline Beecham Corporation to Town of Zebulon," Deed Book 12670, Page 2355, July 24, 2007.

<sup>216</sup> "Zebulon Middle School," File WA2241, North Carolina State Historic Preservation Office, Raleigh.

<sup>217</sup> Zebulon Baptist Church, "History"; Cross, *Railroad Born*, 45-46.

<sup>218</sup> Cross, *Railroad Born*, 47-48.

<sup>219</sup> Cross, *Railroad Born*, 49-50.

<sup>220</sup> Tippet, *History of Zebulon*, 85.

<sup>221</sup> Lally, *Historic Architecture* 209; Tippet, *History of Zebulon*, 24, 30-31, 47; Cross, *Railroad Born*, 4; Johnson and Murray, *Wake, Volume II*, 222; Amis, *Historical Raleigh*, 266.

<sup>222</sup> Johnson and Murray, *Wake, Volume I*, 648; Lally, *Historic Architecture*, 82-83.

<sup>223</sup> Lally, *Historic Architecture*, 209; Roberson, "Town Emerges Out of Pine Forest," 3; Cross, *Railroad Born*, 5-6; Tippet, *History of Zebulon*, 50-51; "The Zebulon Company," Deed Book B, Page 305, February 15, 1906, Wake County Register of Deeds, Raleigh, North Carolina.

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area.<sup>224</sup> Barbee and Arendell purchased forty-nine acres of land from the Whitley family and an adjacent fifty acres from the Horton family adjacent to the railroad. They platted portions of the town in 1906 and 1907, with a final plat in 1908 that extended west to Liberty Street (now Rotary Drive), east beyond Whitley Street, south to Oak Street, north to Gannon Avenue on the east side of Arendell Avenue, and north to Wakelon Street (now Glenn Street) on the west side of Arendell Avenue.<sup>225</sup>

Barbee and Arendell laid out the town in a grid aligned with the railroad tracks, with each block and individual lot numbered. Historians Linda Flint McClelland and David L. Ames note that this grid-style plan of development was widely used through the mid-to-late nineteenth and early twentieth centuries as an “efficient and inexpensive way to subdivide and sell land in small lots.”<sup>226</sup> Downtown commercial lots, concentrated on both sides of the railroad on Vance and Barbee streets, were twenty-three feet wide and 125-135 feet deep. These streets were 70-80 feet wide, designed to accommodate heavier traffic, as well as buggy or wagon parking. Although the commercial district was planned on the streets parallel to the railroad tracks, the smoke and noise of the trains pushed business owners north along Arendell Avenue instead, running perpendicular to the railroad tracks. These lots were initially laid out for residential use at 60-100 feet wide and 150-200 feet deep, but many were subdivided to accommodate narrower commercial buildings, with buyers purchasing only the northern or southern half of a particular lot. Meanwhile, the reverse occurred on Vance Street, where buyers often purchased multiple narrow lots for their homes. Much of the area south of the railroad tracks on Barbee and Oak streets, south of the historic district, was never developed, and only a small portion of the originally platted Oak Street remains today.<sup>227</sup>

The remainder of the residential area extended north and included Horton Street, Sycamore Street, and Gannon Avenue. Like Arendell Avenue, these lots were designed to accommodate housing, typically 60-100 feet wide and 150-200 feet deep. These streets were also narrower, at just sixty feet wide. Zebulon’s oldest houses are located on these streets, with most having been

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<sup>224</sup> David Roberson, “Town Emerges Out of Pine Forest,” *Remembering 75 Years in Zebulon*, Supplement to the *Zebulon Record*, July 1, 1982, Olivia Raney Library, Raleigh, North Carolina, 3; David Roberson, “Schools’ History Older Than Town,” *Remembering 75 Years in Zebulon*, 37; *Born*, 4, 15; Tippet, *History of Zebulon*, 44-45; Amis, *Historical Raleigh*, 266.

<sup>225</sup> Wake County Register of Deeds, “Frances T. Whitley to E.B. Barbee,” Deed Book 203, Page 447, February 2, 1906; Wake County Register of Deeds, “Heirs at law of J.W. Horton to E.B. Barbee,” Deed Book 203, Page 429, February 14, 1906; Wake County Register of Deeds, “Mrs. M.L. Horton et als to E.B. Barbee,” Deed Book 212, Page 148, August 28, 1906; Wake County Register of Deeds, “Zebulon, Wake County, N.C.,” Book of Maps 1885, Page 68, March 17, 1908; Wake County Register of Deeds, “E.B. Barbee to the Zebulon Company,” Deed Book 203, Page 582, March 14, 1906; Wake County Register of Deeds, “E.B. Barbee Trustee et al to Zebulon Company,” Deed Book 203, Page 583, March 14, 1906.

<sup>226</sup> Linda Flint McClelland, David L. Ames, and Sarah Dillard Pope, “Historic Residential Suburbs in the United States, 1830-1960,” National Register of Historic Places Multiple Property Documentation Form, Section E, Page 14.

<sup>227</sup> Wake County Register of Deeds, “Zebulon, Wake County, N.C.,” Book of Maps 1885, Page 68, March 17, 1908.

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built between 1906 and the 1940s.<sup>228</sup> Although the Zebulon Land Company surveyed, laid out, and filed a plat for these lots, the homes were built by the individual owners, as was typical to development during this era.<sup>229</sup>

Another small neighborhood was also platted in 1908. The “Zebulon Place” neighborhood extended along Gill Street from Sycamore Street to Stronach Avenue. The southernmost block of this neighborhood is included in the historic district. Raleigh Real Estate & Trust Company and George E. Gill purchased fifteen acres from John M. Whitley and his wife. This neighborhood is laid out at an angle to the original town grid, with Gill Street in a nearly true north-south orientation. This neighborhood was designed similarly to the residential areas laid out by the Zebulon Land Company. The lots were 50-70 feet wide and 150-155 feet deep, and the street was fifty feet wide.<sup>230</sup> The neighborhood illustrates the common practice of new neighborhoods expanding outward from existing ones as adjacent large parcels were subdivided for new construction, and like the residential areas laid out by the Zebulon Land Company, this area was laid out by a developer, but the homes were built by the individual lot owners.<sup>231</sup>

As Zebulon continued to grow, especially during the post-World War II period as veterans returned home and industry expanded in Zebulon, the residential areas extended further north toward the Wakelon School campus. In 1954, the “Wakelon Heights” neighborhood in the northern section of the historic district was platted on land owned by Victor E. Bell, Jr., and R.P. Holding. Bell’s portion of the property was acquired from his grandfather, Dr. George M. Bell, who had the area surveyed and subdivided in 1907. This earlier plat, which referred the area as “Wakelon,” extended from North Street to Judd Street, adjacent to the Wakelon School campus, and from Poplar Street (east of the historic district) to Pine Street (now North Church Street). However, only a few lots on North and Glenn streets at the southernmost part of this neighborhood were developed at that time. The 1954 plat encompassed this earlier area and extended further west to North Wakefield Street, as well as subdividing many of the earlier larger lots into “A” and “B” sections. The neighborhood was laid out in similar fashion to the earlier Zebulon Land Company plat, following the same grid pattern with lots typically fifty feet wide and 150-200 feet deep, and sixty-foot-wide streets. Development in this part of Zebulon took place from 1955 until about 1970, and nearly all of these lots were purchased as full lots or as multiple lots. This resulted in more spacious residential lots than those closer to the downtown, which better accommodated the wider Ranch and Modernist architectural styles common to that time period.<sup>232</sup>

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<sup>228</sup> Wake County Register of Deeds, “Zebulon, Wake County, N.C.,” Book of Maps 1885, Page 68, March 17, 1908.

<sup>229</sup> McClelland, Ames, and Pope, “Historic Residential Suburbs in the United States, 1830-1960,” Section E, Page 8.

<sup>230</sup> Wake County Register of Deeds, “John M. Whitley & Wife to Raleigh Real Estate & Trust Co., & Geo. E. Gill,” Deed Book 235, Page 32, November 17, 1908; Wake County Register of Deeds, “Zebulon Place,” Book of Maps 1885, Page 99, November 20, 1908.

<sup>231</sup> McClelland, Ames, and Pope, “Historic Residential Suburbs in the United States, 1830-1960,” Section E, Page 8.

<sup>232</sup> Wake County Register of Deeds, “Map of Wakelon,” Book of Maps 1885, Page 153, date unknown; Wake County Register of Deeds, “Wakelon Heights’ – Zebulon, N.C.,” Book of Maps 1954, Page 91, September 1954.

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## Architectural Context

The earliest buildings in the Zebulon Historic District were constructed immediately after the railroad was completed in 1906. Development of the town began adjacent to the railroad, with vernacular commercial buildings constructed on Arendell Avenue and the intersecting blocks of Vance and Horton streets. Residential construction extended east and west beyond the commercial district on Vance and Horton streets, as well as north of it on Gannon Avenue and North Street. These include late examples of the Queen Anne style and the transitional Queen Anne/Colonial Revival style; examples of popular early twentieth century styles, including primarily Colonial Revival and Craftsman styles; and one example each of the Italian Renaissance Revival and the Georgian Revival styles. However, most of these early houses are vernacular buildings that feature modest Queen Anne, Colonial Revival, or Craftsman details applied primarily to hip-roof forms, some with intersecting gables, although triple-A and side-gable forms are also common. As the town continued to grow, the residential district expanded northward to Glenn, Lee, Franklin, McIver, and Judd streets. Styles common to this area include Period Cottages with either Colonial Revival or Tudor Revival details, Minimal Traditional, and Modernist, with the vast majority of houses in the northern part of the district built in the Ranch style with archetypal, Colonial Revival, and contemporary variations.

Among the earliest commercial and institutional buildings in the Zebulon Historic District are brick Italianate-style buildings. The Italianate style, popular in the antebellum era in some parts of North Carolina, is characterized by multi-story forms, heavy brackets, tall, narrow windows, often arched with heavy molding, and sometimes square cupolas or towers.<sup>233</sup> The c.1909 Citizens Drug Company (also known as the Whitley Building) at 130 North Arendell Avenue is the only example of the style in Zebulon, and one of the finest and best-preserved commercial buildings in the downtown area. This two-story, brick building retains its original storefront featuring an inset entrance with double-leaf doors flanked by large display windows and topped with an elaborate stained leaded glass transom added sometime after 1939. Italianate styling is reflected in the second-floor windows on the front and side elevations, which are set in segmental arch surrounds and topped with heavy keystone lintels. The side elevation also contains entry bays set in segmental arch openings. The façade is framed by projecting brick pilasters that narrow at the second floor and are topped with corbelled capitals matching the three-part parapet, which features decorative brickwork, corbelling, and a centered sign panel. The 1908-1909 Wakelon School at 1001 North Arendell Avenue also incorporates elements of the Italianate style. This two-story school features a central tower and is clad in red brick with tan brick quoins. The first floor entrances are accessed by recessed porches that feature open arches on the front and outer side faces, each of tan brick with keystones springing from tan brick imposts. The second-floor windows feature stilted segmental-arched lintels of tan brick with keystones, which are linked and spring at each corner from a molded band atop the quoining, creating a continuous segmental-arched arcade across the upper façade.

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<sup>233</sup> Catherine W. Bishir and Michael T. Southern, *A Guide to the Historic Architecture of Piedmont North Carolina* (Chapel Hill: University of North Carolina Press, 2003), 539; Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015), 283-302.

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With the exception of the Italianate-styled Citizens Drug Company building, the remainder of commercial buildings in Zebulon, totaling thirty-seven buildings, can be classified as vernacular commercial architecture. Usually of brick construction, most are one- or two-story buildings with parapet roofs, minimal detailing, and storefronts with large, rectangular display windows flanking a centered, inset entrance. The c.1906 Caviness Building at 120-122 North Arendell Avenue is one of the most decorative and best preserved. The first floor contains two inset storefronts with large display windows topped with prism-glass transoms. The second-floor detailing includes a decorative geometric pattern of white terra cotta panels and brick rowlocks, a cast-stone belt course serving as the window sills, and a brick rowlock and cast-stone cornice. Most of Zebulon's commercial buildings were built in the early twentieth century but display mid-twentieth-century updates to the storefronts. The 1907 Zebulon Drug Company building at 123 North Arendell Avenue and the c.1910 Debnam's Hardware building at 117 North Arendell Avenue, both of which house Debnam's Hardware today, illustrate typical changes. The Zebulon Drug Company retains its 1907 detailing at the second floor with paired windows set in slightly recessed, corbelled brick panels and decorative brickwork in the parapet and at the cornice. The storefront at 117 North Arendell Avenue, a one-story commercial building, was updated in 1954 with aluminum-framed display windows and a pent roof, which were extended to 123 North Arendell Avenue in 1972 when Debnam's Hardware expanded.

The earliest residential style extant in Zebulon is the Queen Anne style. This style was popular in the late-1800s, reaching its peak in North Carolina from 1890 to 1910, but it remained popular in Zebulon into the 1920s. It is characterized by asymmetrical forms, large porches, variety of material textures, steeply pitched gables, and abundant ornamentation.<sup>234</sup> There are six examples of the Queen Anne style in Zebulon, most of which are located on Sycamore Street. The c.1907 R.J. Whitley House at 116 East Sycamore Street is a one-story, pyramidal-roof house with the asymmetrical form and complex massing of the Queen Anne style. The façade is dominated by a hip-roof, wrap-around porch supported by turned posts with decorative sawn brackets with pendants, and there is an arched gable over the entrance. The porch wraps around polygonal bay with a projecting gable above, and the house has a stamped tin roof and finials at the roof peaks. The c.1921 G.B. and Katherine Brantley House at 118 West Sycamore Street also features the complex roofline and elaborate sawnwork of the Queen Anne style. The main block of this one-story house is a hip roof form with projecting front and side gables. The hip-roof porch, supported by turned posts with delicate sawn brackets, extends across the façade, wraps around the projecting front-gabled polygonal bay, and has a gable above the entrance. The c.1920 William and Delanie Wiggs House at 214 East Sycamore Street is a two-story example of the style, and features a complex hip-roof form with cross gables. The hip-roof, wrap-around porch is supported by square posts with sawn brackets and a matchstick balustrade. A small gable emphasizes the entrance, and to the right of the main entrance there is a large, oval multi-light window.

Many later examples of Queen Anne-style architecture, including five examples in Zebulon, also feature elements of the subsequent Colonial Revival style, and are often classified as transitional

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<sup>234</sup> Bishir and Southern, *A Guide to the Historic Architecture of Piedmont North Carolina*, 541; McAlester, *A Field Guide to American Houses*, 346-370.

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Queen Anne/Colonial Revival style houses. Most have irregular Queen Anne-style massing, but with Colonial Revival entrances and porch details. The c.1912 Chamblee-Dawson House at 201 West Gannon Avenue is a two-story house displaying the transition between styles with the irregular massing of the Queen Anne style combined with Colonial Revival details. The house features a gambrel roof, unusual in Zebulon, with projecting front and side gables. A wide, hip-roof, wrap-around porch features a pedimented gable over the entrance and is supported by round Classical columns. The main block features a multi-light elliptical window in the gambrel roof peak, a semi-circular lunette in the front gable, and a multi-light stained glass window left of the entrance. The 1915 Strickland-Temple House at 104 East Sycamore Street is a one-and-a-half-story, pyramidal-roof house that also exemplifies the transitional Queen Anne/Colonial Revival style. It has the complex roofline and massing of the Queen Anne style, with the front porch extending across the façade and wrapping around the east elevation. The porch is supported by round Classical wood columns, and a turned balustrade was added in 1996. The porch roof is hipped with a small gable over the entrance. The façade also features a large gable with a partially returned cornice and lunette window, and the east and west elevations also feature slightly projecting gables with lunette windows and shed-roof dormers.

The Colonial Revival style became popular nationally in the late nineteenth century and remained common into the mid-twentieth century. In Zebulon, there are thirteen examples of Colonial Revival architecture dating from 1915 to 1958. The style is characterized by a symmetrical façade, often with a central entrance; dormers; and paired, multi-paned, double-hung windows. Elaborate front entrances usually have pilasters and an entablature, sidelights, or fanlights.<sup>235</sup> The finest example of the Colonial Revival style in Zebulon is the 1954 Thomas E. and Joyce H. Hales House at 805 North Church Street. This two-story house features a symmetrical façade, multi-light double-hung windows, and a one-story, flat-roof porch supported by grouped Tuscan columns. The entry door is centered on the façade and features sidelights, an arched six-light fanlight, and a fluted pilaster surround. The 1939 Long House at 311 West Horton Street is a more modest example of the style. The house is one-and-a-half-stories and asymmetrical, with a slightly off-center entrance in the four-bay façade. On either side of the entrance, there are paired, six-over-one wood-sash windows, and the façade also features three gabled dormers.

The Colonial Revival style was also utilized for religious buildings in Zebulon, including the 1949-1951 Zebulon United Methodist Church at 121 West Gannon Avenue. A square tower with an octagonal steeple is located off-center on the façade, facing West Gannon Street, and contains the entrance, which features double doors topped with a multi-light fanlight and an arched brick lintel with a cast-stone keystone. The sanctuary features tripartite stained glass windows with a double-hung sash in the center, multi-light fanlights, and arched brick lintels. The North Church Street elevation features a pedimented gable.

The Craftsman style, an extension of the Arts and Crafts movement of the early twentieth century, originated in California and was dominant nationally starting around 1905. It spread

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<sup>235</sup> McAlester, *A Field Guide to American Houses*, 409-432.



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quickly through magazines and pattern books, becoming popular in North Carolina by the 1910s, with twenty-two examples of the style in Zebulon dating from 1914 into the 1930s. Craftsman-style bungalows offered modern living, unpretentious natural materials, and were inexpensively and easily built. Characteristic detailing includes widely overhanging eaves with knee braces, porches with heavy, tapered posts, usually on brick piers, exposed rafters and purlins, and the use of natural construction materials.<sup>236</sup> Perhaps the finest example of this style is the 1914 George and Neva Barbee House at 216 West Gannon Avenue (National Register 2007). The house is two-and-a-half-stories with a hipped roof, a gabled dormer, and widely overhanging eaves. The façade is dominated by a wide, hip-roof porch that wraps around the front and side elevations, forming a porte-cochere on the west. The porch is supported by heavy square posts with grouped pilasters, which are set on brick piers topped with cast-stone, and shelters the entrance, which has leaded glass sidelights and transom. The windows are twenty-four-over-one and twelve-over-one Craftsman-style wood windows with cast-stone lintels and sills. The c.1928 Talton-Moser House at 223 West Gannon Avenue is a more modest example of the style, with a one-and-a-half-story, side-gabled form with two hip-roof dormers. A wide shed-roof porch extends along the façade and is supported by grouped square posts on brick piers with decorative exposed rafter tails under the widely overhanging eaves. The porch extends beyond the west elevation to form a porte-cochere. At least two houses in the historic district were constructed using Aladdin pattern books: the 1919 Dr. Charles E. and Carmen Flowers House at 500 North Wakefield Street and the 1921 S.G. and Marie Flowers House at 113 East Sycamore Street. The two houses are nearly identical and feature Craftsman style detailing, including a large, wrap-around porch supported by wood posts on brick piers and widely overhanging eaves with heavy, decorative brackets.

Vernacular residential forms were common in the Zebulon Historic District in the early twentieth century. Vernacular houses represent some of the earliest buildings in the historic district, with forty examples dating from 1907 to 1927, all generally located in the southern part of the district, nearest the railroad. Vernacular houses in Zebulon typically feature pared-down Queen Anne, Colonial Revival, or Craftsman detailing. Most are hip-roof forms, some with gables intersecting the hip roof, although triple-A and side gable forms are also common. There are also a small number of front or cross gable examples. The c.1911 Gay-Bunn House at 124 East Horton Street features a complex hip-roof form with intersecting front and side gables, partial gable returns, and diamond-shaped vents in the gables. The hip-roof porch, added c.1934, features elements of the Craftsman style with tapered wood posts on brick piers. The 1918 William and Ella Brantley House at 201 East Sycamore Street is a one-story house featuring a complex hipped-triple-A roofline with finials and semi-circular vents decorating the gables. The hip-roof porch extends across the façade and is supported by replacement Classical wood columns. The entrance is centered on the façade and flanked by paired one-over-one wood windows on each side.

Two unusual, early-twentieth-century revival styles are also present in Zebulon. The 1928 C.V. and Nelle Whitley House at 324 West Gannon Avenue was built in the Italian Renaissance Revival style. Relatively uncommon in North Carolina, the style was popular from 1890 through

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<sup>236</sup> Bishir and Southern, *A Guide to the Historic Architecture of Piedmont North Carolina*, 535; McAlester, *A Field Guide to American Houses*, 567-578; Catherine W. Bishir, *North Carolina Architecture* (Chapel Hill: University of North Carolina Press, 1990), 498-505.

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the 1930s especially for high-style, landmark buildings in urban areas. Generally considered more true to its Italian precedents than the earlier Italianate style, the Italian Renaissance Revival style is characterized by low-pitched hip roofs, often with clay tiles; widely overhanging eaves with decorative brackets; round arches above doors, first-floor windows, or porches; and entrances accented with Classical columns or pilasters.<sup>237</sup> The Whitley House illustrates the elements of this style with a low-pitched, hip roof covered with in ceramic tiles. The entrance is set in an arched bay with Corinthian colonnettes, and above the entrance is a pair of fixed windows in arched surrounds separated by a thin colonnette. The first-floor windows are also set in arched surrounds.

The 1942 J.K. and Lillian Barrow House at 310 West Gannon Avenue is an example of the Georgian Revival style. This style became popular after 1910 and is characterized by symmetrical façades with centered entrances ornamented with pilasters and entablature; pedimented gables; and dentil detailing at the cornice.<sup>238</sup> The Barrow House illustrates the style with two-story, hip-roof form and a symmetrical five-bay façade. The entrance is centered on the façade and set in a slightly projecting bay with a pedimented front gable and dentil detailing. The door is sheltered by an arched gable porch and ornamented by a Classical surround with fluted pilasters supporting a heavy entablature.

Tudor Revival was a popular residential style in early twentieth century North Carolina, characterized by irregular forms, half-timbered walls, tall narrow windows or diamond-pane casement windows, steep gables, and arched entryways.<sup>239</sup> Relatively uncommon in Zebulon, elements of this style are often seen in Period Cottages, which were built in the historic district from 1932 through 1950. These houses are pared down examples of revival styles with simplified details of the Tudor Revival or Colonial Revival styles applied to smaller one- or one-and-one-half-story forms of Depression and World War II era housing. There are twenty examples of Period Cottages with Tudor Revival and/or Colonial Revival details in the historic district, most with brick veneers, prominent gabled entrances, and brick or stone chimneys. The 1939 Clarence and Lillian Hocut House at 701 North Arendell Avenue is a one-and-a-half-story Period Cottage with Tudor Revival details. It features a projecting gabled entrance bay containing a paneled door and fixed window topped by a large, half-round stucco panel. Left of the entrance is a front gable with a flared extended eave over a screened porch with large arched bays. The 1939 Robert and Ruby Jenkins House at 301 North Wakefield Street is another example with Tudor Revival detailing. This one-and-one-half-story, brick-veneered house features a projecting front-gable bay with a flared eave on its north slope, which shelters a porch with wide arched bays. A tapered brick chimney on the facade features a decorative blond brick arch containing basketweave brick and a letter "J" on the stack. The c.1942 Wallace and Rachel Temple House at 501 North Arendell Avenue is a Period Cottage with both Tudor Revival and Colonial Revival detailing. This one-and-a-half story house is clad in brick veneer and features a

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<sup>237</sup> McAlester, *A Field Guide to American Houses*, 497-508.

<sup>238</sup> McAlester, *A Field Guide to American Houses*, 201-214; Bishir and Southern, *A Field Guide to the Historic Architecture of Piedmont North Carolina*, 537.

<sup>239</sup> Bishir and Southern, *A Guide to the Historic Architecture of Piedmont North Carolina*, 543; McAlester, *A Field Guide to American Houses*, 449-466.

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steeply-pitched, side-gable roof with two hip-roof dormers. The entrance is located in a projecting front-gabled bay with an elaborate Classical surround featuring pilasters supporting an entablature and heavy broken scrolled pediment. South of the entrance, there is an engaged shed-roof enclosed porch with arched openings, and north of the entrance, there is a gabled bay containing a cantilevered bay window with a rounded arch window in the gable.

Zebulon experienced a period of slow growth caused by economic depression and World War II in the 1930s and early 1940s. When construction resumed in the 1950s, smaller houses with restrained ornamentation were constructed on vacant lots throughout the historic district. Characterized by a very simple rectangular, side- or front-gabled form, flush eaves, and a lack of architectural detail, Minimal Traditional-style houses were a response to the limited resources of the Depression and World War II, followed by rapid home building after the war. The small size and compact footprints of these houses were well-suited to existing urban lots.<sup>240</sup> There are approximately twenty-eight examples of the style throughout the historic district, dating from the mid-1940s through the late-1950s. This style is common in the northern part of the historic district, most of which was developed after 1950, including the 1956 W. Ray and Annie Wheeler Goodwin House at 613 North Church Street. This one-story, side-gable house features flush eaves, a central projecting front-gable bay, a recessed porch supported by wrought iron columns, and no other ornamentation. Other examples of the Minimal Traditional style were constructed as infill in the older areas of Zebulon, including the 1957 James and Eleanor Richardson House at 216 East Sycamore Street. This one-and-a-half-story house is a side-gable form with a front gable that contains the entrance, which is sheltered by a small stoop with a gabled hood supported by brackets. The house features the small scale, flush eaves, and minimal ornamentation that characterize the Minimal Traditional style.

Through the mid-twentieth century, housing shifted from the traditional forms and minimal detailing of the Minimal Traditional style to the streamlined, modern aesthetic of the Ranch house. The Ranch house originated in California in the 1930s and became the dominant house form nationwide by the 1950s. It is by far the most common style in the Zebulon Historic District, with about ninety-three examples (about one-third of the historic district) primarily dating from 1948 through the 1960s, although a small number were built through the end of the twentieth century. Ranch-style houses are typically a broad one-story form built low to the ground with a low-pitched roof, wide roof overhangs, and off-centered entry. Their long, low form was well-suited to the wider lots in the northern section of the historic district. Picture windows, horizontal paned windows, and attached carports or garages are also characteristic of the style, emphasizing the horizontality of the form. Ranch-style houses are often constructed with brick veneer and sometimes with accents of other materials, such as vertical wood siding or permastone. These low-maintenance alternatives to siding, which required regular painting, made the style attractive to working-class families. Additionally, the open floor plans with centrally located kitchens represented the family-centered focus of the 1950s house, a direct response to the fragmentation of rooms separated by hallways that earlier house forms provided.<sup>241</sup>

<sup>240</sup> McAlester, *A Field Guide to American Houses*, 586-589.

<sup>241</sup> McAlester, *A Field Guide to American Houses*, 597-611.

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Architectural historian Ruth Little has identified three subtypes of Ranch-style houses in Wake County, all of which are present in Zebulon. The archetypal Ranch sub-type features a side-gable roof, a combination of picture window with horizontal pane windows, a combination of brick veneer and other exterior cladding types, sometimes with an attached carport or garage. They are minimal in form, with a rectangular footprint and fewer than four bays in width.<sup>242</sup> One example is the 1962 Winston and Ercelle Perry House at 513 North Church Street, which is a side-gable, four-bay-wide house with an asymmetrical façade. Like many other Ranch-style houses built during this period in Zebulon, this one is clad in multi-colored Roman-brick veneer, and there is vinyl siding in the side elevation gables. The entrance, a wood door with three narrow horizontal lights, is accessed by a brick and terra cotta tile stoop. Left (south) of the entrance there are two-over-two horizontal-pane wood windows, and right (north) of the entrance is a larger two-over-two horizontal-pane wood window with matching two-over-two sidelights. The north elevation features an attached carport. The 1961 Jimmy and Rebecca Spivey Duplex at 310 West North Street is another example of a minimal archetypal Ranch house. The side-gable duplex features widely overhanging eaves, boxed cornices, weatherboard in the gables, and apartments that mirror each other. Each apartment is three bays wide with a centered two-light slab door. In the central bays, between the entrances, each apartment has a picture window flanked by two-over-two wood windows, and on the outer bays, each apartment has a two-over-two horizontal-pane wood window. Each entrance is accessed by an uncovered brick stoop.

The Colonial Ranch sub-type is identified by double-hung windows, Classical door surrounds, brick veneer or weatherboard cladding, and sometimes a Colonial Revival-style porch. They may be a minimal form or a rambling form, with front or rear wings, carports, or garages.<sup>243</sup> There are fewer Colonial Ranch houses in Zebulon than the other sub-types, but the 1964 Margaret Parker Bowling House at 808 North Wakefield is a nice example. This side-gable, brick-veneer Ranch house features a five-bay, symmetrical façade. The center three-bay section of the house is clad in vertical wood siding, and the widely overhanging eaves form an engaged porch supported by square posts, which shelters the entrance and two pairs of eight-over-eight wood windows with paneled wood aprons. The end bays of the house have a slightly lower side-gable wing, each containing a pair of eight-over-eight wood windows with paneled wood aprons. The 1967 Hendricks-Alford House at 202 West Glenn Street is another example, and features a similar side-gable form with a projecting five-bay central mass and slightly lower, single-bay wings on each end. A front-gable bay projects from the center mass of the front elevation forming a narrow porch supported by Classical columns with a metal railing. The porch sheltered the entrance, which is centered on the porch and features a Classical surround with fluted pilasters, and two nine-over-nine wood windows. The remaining four windows on the façade are also nine-over-nine wood sash. The house is clad in brick veneer with weatherboard in the gables.

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<sup>242</sup> M. Ruth Little, "Post-World War II and Modern Architecture in Raleigh, North Carolina, 1945-1965," National Register of Historic Places Multiple Property Documentation Form, 2009, Section F, Pages 22-23, North Carolina State Historic Preservation Office.

<sup>243</sup> Little, Architecture in Raleigh, North Carolina, 1945-1965," Section F, Pages 22-23.

Zebulon Historic District  
Name of Property

Wake County, North Carolina  
County and State

The contemporary Ranch sub-type incorporates stylistic elements of the mid-century Modern movement, including large grouped windows, narrow windows set under the eaves, wide eaves with exposed rafter tails, patios and porches that provided connection to the outdoors, and often a rambling form.<sup>244</sup> The 1955 George and Gladys Jones House at 119 West Glenn Street, designed by Raleigh architect F. Carter Williams, is a fine example of a contemporary Ranch house in Zebulon. The L-shaped house has a series of hipped roofs of varying heights, and the house is clad in a combination of brick veneer and aluminum siding. The entrance, set within the L, consists of a three-light slab door sheltered by the widely overhanging eaves. The wing extending left of the entrance features paired windows set high on the wall under the eaves, while the wing extending right of the entrance features a bay of short one-over-one windows and an attached carport supported by a wide brick wall. The 1965 Nathaniel and Mary Grogan House at 204 West McIver Street is another example, with a large, projecting front-gable bay on the façade with widely overhanging eaves supported by decorative groupings of wood posts. This bay contains a recessed entrance that features white Roman brick and an accent wall of large wood slats, and a low brick planter extends along the bay. Left of the entrance, there is a bank of aluminum windows with large fixed panes above and smaller awning windows below. A carport extends from the left end of the façade.

A number of Ranch houses in the “Wakelon Heights” development in the northern portion of the historic district were designed and built by W. Floyd Edwards, although he was not a trained architect or engineer, including his own house at 209 West Lee Street. This side-gable Ranch house is five bays wide with an attached carport on the west elevation. The widely overhanging eaves form a small porch that extends from the entrance to the carport and is supported by decorative metal posts. The entrance features a two-light slab door. Left (east) of the entrance there are two two-over-two horizontal-pane wood windows and a built-in stone planter. Right (west) of the entrance there is a picture window flanked by two-over-two windows. A wide interior chimney separates the eastern portion of the house, which is clad in brick veneer, from the western portion, which is clad in vertical wood sheathing and contains a pair of two-over-two horizontal-pane wood windows. Edwards also built the 1962 Thomas and Pauline Arnold House at 708 North Wakefield Street. This side-gable Ranch house is four bays wide and clad in a combination of Roman brick veneer and permastone. The entrance is a two-light slab door accessed by an uncovered brick stoop, and left (north) of the entrance, there is a picture window flanked by two-over-two wood windows. On the south end of the house, there are two two-over-two horizontal-pane wood windows and an interior brick chimney. A slightly lower side-gable carport is attached to the north end of the house.

Modernism was introduced to North Carolinians in the late 1940s with the establishment of the School at Design at North Carolina State College, now North Carolina State University, but like most architectural styles, it was slow to reach small towns and rural areas.<sup>245</sup> In spite of its proximity to Raleigh, modernism did not become popular in Zebulon. However, there are four examples of residential, commercial, and institutional buildings with distinctive Modernist

<sup>244</sup> Little, *Architecture in Raleigh, North Carolina, 1945-1965*,” Section F, Pages 22-23.

<sup>245</sup> Little, “Post-World War II and Modern Architecture in Raleigh, North Carolina, 1945-1965,” Section E, Page 11.

Zebulon Historic District  
Name of Property

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detailing in the historic district, featuring flat and shed roofs with deep overhangs, exposed roof beams and purlins, large banks of windows, blind walls, recessed entries, and natural materials. The 1957 Zyba K. Massey House at 611 North Church Street is a residential example. This one-story, side-gable, brick-veneer house has a plain façade with awning windows set high under the eaves. A recessed entrance is located on the south end of the façade and accessed by a brick porch with a slightly lower side-gable roof supported by decorative wrought iron posts. A one-car garage with a slightly lower side-gable roof is attached to the north elevation. The side elevations have vertical wood siding in the gables. The 1953 Primary Building at the Wakelon School campus at 1001 North Arendell Avenue is an institutional example. This one-story, flat-roof, brick building is irregularly shaped. A portion of the center of the front (north) elevation is inset and contains an aluminum framed public entrance bay with glass doors and large fixed windows. The wings on either side of the entrance feature large banks of windows and monitor roofs with clerestory windows. A commercial example in the district is the c.1969 First Federal Saving and Loan at 214 North Arendell Avenue, an irregularly shaped, one-story, brick-veneered bank building with a flat roof. The west elevation has three tiers that step back from North Arendell Avenue. The right (south) tier is a blind brick wall, while the center and left (north) tiers have large, tinted fixed windows. The main entrance is located in the side (north) elevation. The building has widely overhanging eaves, and the I-beam roof supports jut out from each of the corners of the building beneath the eaves. The 1971 Central Carolina Bank and Trust at 208 North Arendell Avenue is a one-story building with blond brick veneer, a flat roof, and widely overhanging eaves. The main entrance faces south toward a small parking lot and has mirrored glass doors. The west elevation has three pairs of mirrored fixed windows with stone sills and lintels. Concrete steps landscaped with planters and a low brick wall lead to the building from North Arendell Avenue.

The architecture of the Zebulon Historic District includes nationally popular styles, as well as vernacular residential and commercial forms, during the period of significance, 1906 to 1971. The historic district is anchored at the southern end by the former Raleigh and Pamlico Sound Railroad and at the northern end by the former Wakelon School campus. Early-twentieth-century architectural styles are concentrated nearest the railroad in the southern section of the district, which developed first, and mid-twentieth-century styles dominate the northern section of the historic district as the population grew and neighborhoods expanded northward towards the school.

Zebulon Historic District  
Name of Property

Wake County, North Carolina  
County and State

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Zebulon Historic District  
Name of Property

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County and State

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- 2 previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** WA8680

**10. Geographical Data**

**Acreeage of Property** 158.5 acres

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

- |                        |                       |
|------------------------|-----------------------|
| 1: Latitude: 35.831224 | Longitude: -78.321791 |
| 2: Latitude: 35.832037 | Longitude: -78.319919 |
| 3: Latitude: 35.830976 | Longitude: -78.319222 |
| 4: Latitude: 35.828632 | Longitude: -78.317591 |
| 5: Latitude: 35.824826 | Longitude: -78.315086 |
| 6: Latitude: 35.825374 | Longitude: -78.311888 |
| 7: Latitude: 35.825544 | Longitude: -78.311234 |
| 8: Latitude: 35.824930 | Longitude: -78.308418 |

Zebulon Historic District  
Name of Property

Wake County, North Carolina  
County and State

|                         |                       |
|-------------------------|-----------------------|
| 9: Latitude: 35.824456  | Longitude: -78.308235 |
| 10: Latitude: 35.823756 | Longitude: -78.308343 |
| 11: Latitude: 35.821277 | Longitude: -78.310461 |
| 12: Latitude: 35.819766 | Longitude: -78.313884 |
| 13: Latitude: 35.820807 | Longitude: -78.317859 |
| 14: Latitude: 35.821235 | Longitude: -78.321987 |
| 15: Latitude: 35.821735 | Longitude: -78.322092 |
| 16: Latitude: 35.825748 | Longitude: -78.322767 |
| 17: Latitude: 35.826222 | Longitude: -78.323084 |
| 18: Latitude: 35.826901 | Longitude: -78.323400 |
| 19: Latitude: 35.827923 | Longitude: -78.322488 |
| 20: Latitude: 35.828867 | Longitude: -78.322199 |

**Or**  
**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

|          |          |           |
|----------|----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

**Verbal Boundary Description (Describe the boundaries of the property.)**

The National Register boundary is shown by a black line on the accompanying map, drawn at a 1"=200' scale. The boundary line follows tax parcel lines with the exception of the former Raleigh and Pamlico Sound Railroad tracks at the south end of the district. Here, the boundary extends northeast from the southeast corner of the parcel at 101-105 South Arendell Avenue, following the rear (south) parcel lines of the buildings on East Vance Street for 490 feet, then turns southeast and extends 140 feet to the northeast corner of the parcel at 109 South Arendell Avenue, then turns southwest and extends 540 feet following the north parcel line of 109 South Arendell Avenue to the intersection with South Arendell Avenue, then continues southwest on this line another 610 feet, then turns northwest 140 feet to the southwest corner of the parcel at 149 West Vance Street, then turns northeast 555 feet, following the rear (south) parcel lines of the buildings on West Vance Street to the southeast corner of 101 West Vance Street.

Zebulon Historic District  
Name of Property

Wake County, North Carolina  
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**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries of the Zebulon Historic District were determined according to the density of contributing structures built between 1906 and 1971, encompassing the main periods of growth and economic development in Zebulon. The district includes a portion of the former Raleigh and Pamlico Sound Railroad tracks, reflecting the importance of the railroad in the establishment and prosperity of town, as well as residential, commercial, and institutional buildings that contributed to the development of Zebulon as a commercial center for the region. It excludes properties to the north and west that were largely constructed after the period of significance, as well as properties to the northeast, and south which, while mostly constructed within the period of significance, have been altered and no longer retain sufficient integrity to convey the district's significance.

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**11. Form Prepared By**

name/title: Cheri Szcodronski, Architectural Historian  
name/title: Heather Slane, Architectural Historian  
organization: Firefly Preservation Consulting  
street & number: 58 Fox Hill Court  
city or town: Chelsea state: MI zip code: 48118  
e-mail: cheri@fireflypreservation.com  
telephone: 919-590-5636  
date: December 2019

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Zebulon Historic District  
Name of Property

Wake County, North Carolina  
County and State

### Photo Log

Name of Property: Zebulon Historic District  
City or Vicinity: Zebulon  
County: Wake State: NC  
Photographer: Cheri Szcodronski and Preservation Zebulon  
Date Photographed: February 2019, June 2019, and November 2020–December 2020

Photo #0001:  
100-130 North Arendell Avenue  
Facing Southeast  
1 of 22

Photo #0002:  
214-302 East Horton Street  
Facing Southwest  
2 of 22

Photo #0003:  
209-219 West Lee Street  
Facing Southwest  
3 of 22

Photo #0004:  
1001 North Arendell Avenue  
Facing southwest  
4 of 22

Photo #0005:  
204-208 West McIver Street  
Facing Northwest  
5 of 22

Photo #0006:  
216-224 West Franklin Street  
Facing Northeast  
6 of 22

Photo #0007:  
715-811 North Church Street  
Facing Northwest  
7 of 22

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Name of Property

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County and State

Photo #0008:  
701-713 North Arendell Avenue  
Facing Northwest  
8 of 22

Photo #0009:  
111-115 West Glenn Street  
Facing Southeast  
9 of 22

Photo #0010:  
500-512 North Wakefield Street  
Facing Southeast  
10 of 22

Photo #0011:  
500 North Wakefield Street  
Facing Northeast  
11 of 22

Photo #0012:  
200-204 West North Street  
Facing Northeast  
12 of 22

Photo #0013:  
509-513 North Church Street  
Facing Northwest  
13 of 22

Photo #0014:  
121 West Gannon Avenue  
Facing Southeast  
14 of 22

Photo #0015:  
220-224 West Gannon Avenue  
Facing Northwest  
15 of 22

Photo #0016:  
221-223 West Gannon Avenue  
Facing Southeast  
16 of 22

Zebulon Historic District  
Name of Property

Wake County, North Carolina  
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Photo 0017:  
324 West Gannon Avenue  
Facing Northeast  
17 of 22

Photo 0018:  
111-115 West Sycamore Street  
Facing Southwest  
18 of 22

Photo 0019:  
108-116 East Sycamore Street  
Facing Southwest  
19 of 22

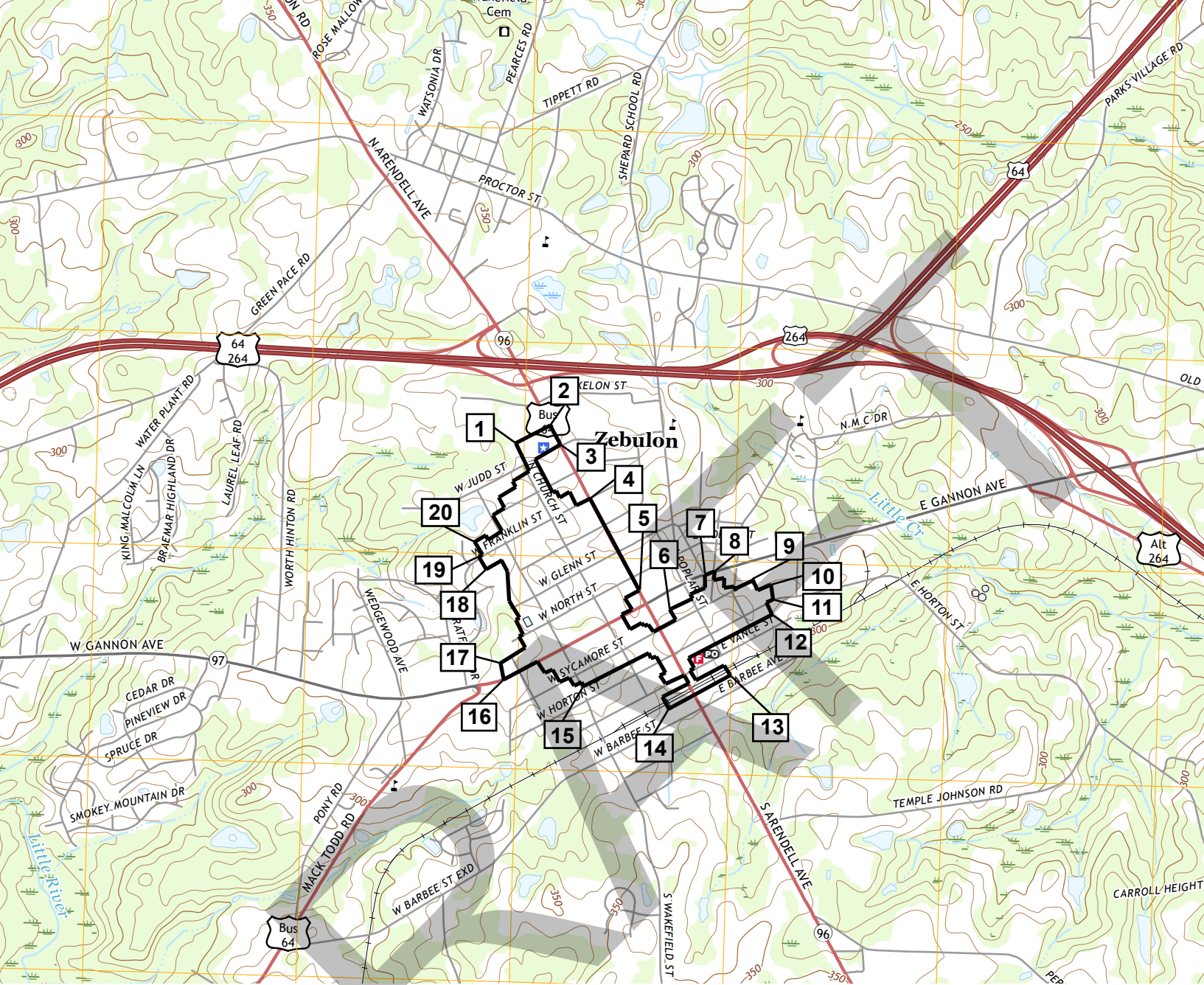
Photo 0020:  
111 East Horton Street  
Facing Northeast  
20 of 22

Photo 0021:  
103-123 North Arendell Avenue  
Facing Southwest  
21 of 22

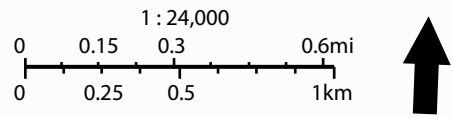
Photo 0022:  
100-104 East Vance Street - 101-105 South Arendell Avenue  
Facing Northeast  
22 of 22

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



National Register of Historic Places Nomination  
**Zebulon Historic District**  
 Zebulon, Wake County, North Carolina  
**National Register Location Map**  
 ——— Zebulon Historic District Boundary











Source: USGS 7.5 minute Topographic map, Zebulon Quadrangle (NC) 2019

Latitude/Longitude Coordinates (WGS84):

|                         |                          |                          |
|-------------------------|--------------------------|--------------------------|
| 1: 35.831224 -78.321791 | 8: 35.824930 -78.308418  | 15: 35.821735 -78.322092 |
| 2: 35.832037 -78.319919 | 9: 35.824456 -78.308235  | 16: 35.825748 -78.322767 |
| 3: 35.830976 -78.319222 | 10: 35.823756 -78.308343 | 17: 35.826222 -78.323084 |
| 4: 35.828632 -78.317591 | 11: 35.821277 -78.310461 | 18: 35.826901 -78.323400 |
| 5: 35.824826 -78.315086 | 12: 35.819850 -78.313734 | 19: 35.827923 -78.322488 |
| 6: 35.825374 -78.311888 | 13: 35.820807 -78.317859 | 20: 35.828867 -78.322199 |
| 7: 35.825544 -78.311234 | 14: 35.321990 -78.321990 |                          |



# Zebulon National Register Historic District Boundary Map Zebulon, Wake County, North Carolina

-  Zebulon Historic District Boundary
-  Contributing Building
-  Non-Contributing Building
-  000 Street Address
-  VL Vacant Lot
-  ← 1 Photo View
-  1 Coordinates
-  Parcel Associated with Adjoining Parcel



Note:  
Contributing Status is indicated for primary resources only. See inventory list for status of outbuildings and associated resources.

0 500 1000

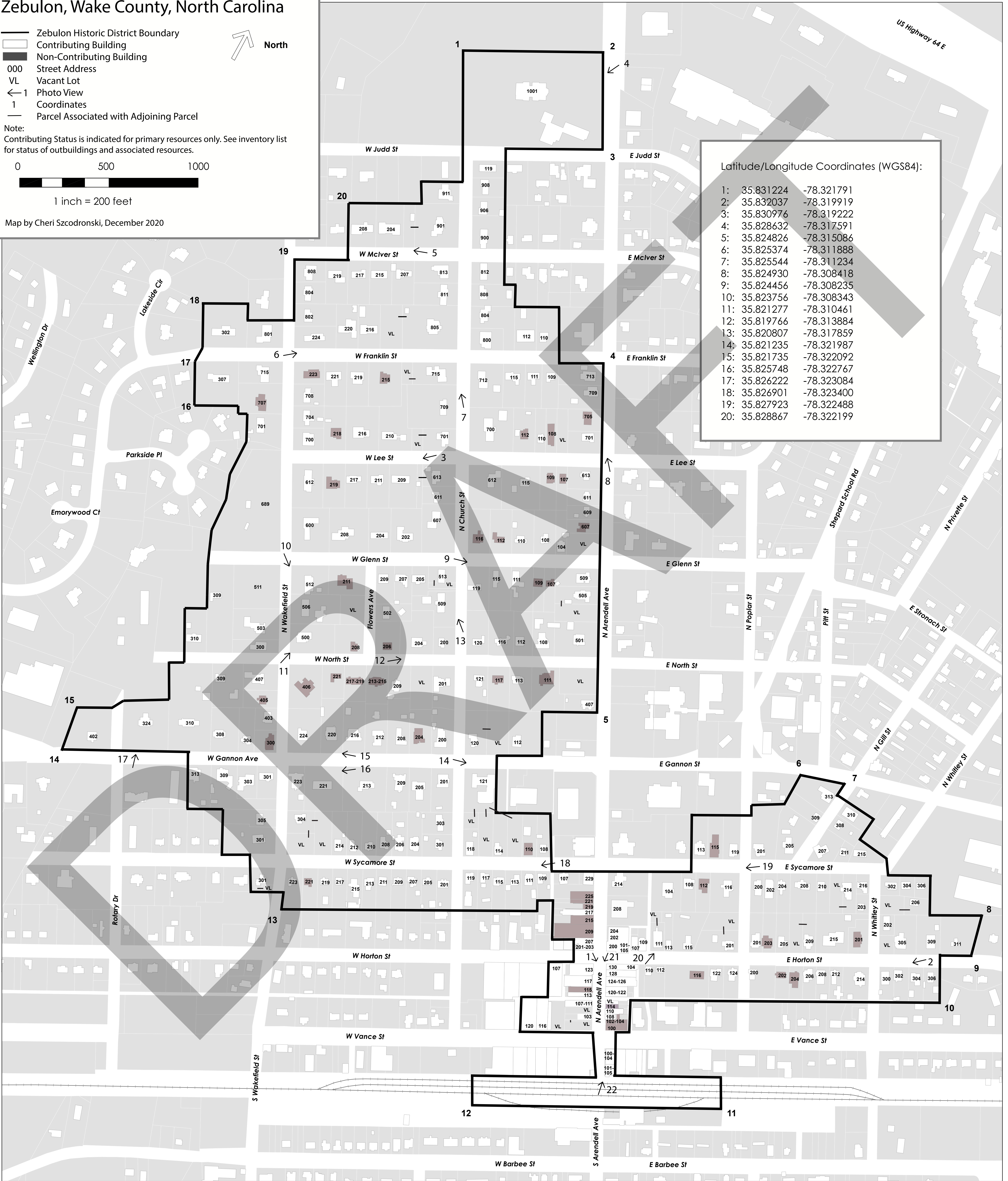


1 inch = 200 feet

Map by Cheri Szczodronski, December 2020

Latitude/Longitude Coordinates (WGS84):

|     |           |            |
|-----|-----------|------------|
| 1:  | 35.831224 | -78.321791 |
| 2:  | 35.832037 | -78.319919 |
| 3:  | 35.830976 | -78.319222 |
| 4:  | 35.828632 | -78.317591 |
| 5:  | 35.824826 | -78.315086 |
| 6:  | 35.825374 | -78.311888 |
| 7:  | 35.825544 | -78.311234 |
| 8:  | 35.824930 | -78.308418 |
| 9:  | 35.824456 | -78.308235 |
| 10: | 35.823756 | -78.308343 |
| 11: | 35.821277 | -78.310461 |
| 12: | 35.819766 | -78.313884 |
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| 16: | 35.825748 | -78.322767 |
| 17: | 35.826222 | -78.323084 |
| 18: | 35.826901 | -78.323400 |
| 19: | 35.827923 | -78.322488 |
| 20: | 35.828867 | -78.322199 |



# ZEBULON

NORTH CAROLINA

1003 N. Arendell Avenue  
Zebulon, NC 27597  
919.823.1800

www.townofzebulon.org

June 8, 2021

Dr. Alicia McGill, Chair  
National Registry Advisory Committee

Dear Dr. McGill;

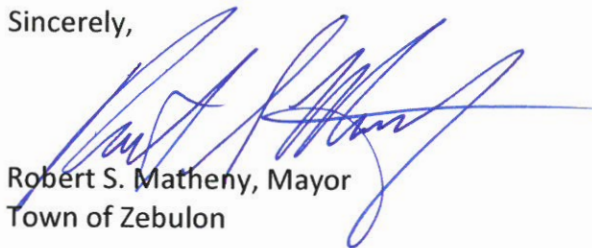
The Board of Commissioners of the Town of Zebulon voted unanimously to request that the proposed historic district for the Town of Zebulon, presented by Preservation Zebulon, be denied.

Attached are two documents:

1. Resolution 2021-10 adopted June 7, 2021, by Zebulon Board of Commissioners
2. Certified Copy of Wake County Historic Preservation Commission Letter dated May 25, 2021

If there are any questions, please feel free to contact us.

Sincerely,



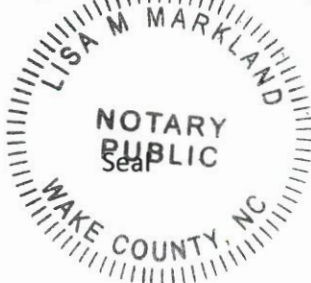
Robert S. Matheny, Mayor  
Town of Zebulon

- CC:
- C. Edward Morris, Chair Wake County Historic Preservation Commission
  - Sarah Woodard Davis, Survey & National Register Branch Supervisor, SHPO
  - Ramona Bartos, Administrator, SHPO
  - Gary Roth, President & CEO Capital Area Preservation
  - Jennifer Brosz, North Carolina State Historic Preservation Office National Register Coordinator
  - Joseph M. Moore II, Zebulon Town Manager

NORTH CAROLINA  
WAKE COUNTY

I, Lisa M. Markland, a Notary Public for Wake County, North Carolina, do hereby certify that Robert S. Matheny personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8<sup>th</sup> day of June, 2021.



  
 \_\_\_\_\_  
 Signature of Notary Public

My Commissioner Expires 3/29/2025

**RESOLUTION 2021-10  
REQUESTING THAT NATIONAL REGISTER ADVISORY  
COMMITTEE REJECT THE NOMINATION OF THE  
ZEBULON HISTORIC DISTRICT**

**WHEREAS**, the Zebulon Board of Commissioners, believing an informed decision regarding the application of the Zebulon Historic District to the National Register could not be made absent the following information:

1. A more formal and robust discussion among the District's residents and Zebulon's interested citizens to weigh and consider their concurrence or objection to the creation of the Zebulon National Historic District as currently proposed through an unrestricted public meeting convened by the Zebulon Board of Commissioners, and
2. A thorough evaluation by Town Staff on whether the Zebulon Historic District supports or detracts from the Town's policy objectives and fiscal responsibilities, and
3. A thorough evaluation by the Wake County Historic Preservation Commission, as traditionally performed for other towns who are members of this Interlocal Agreement with Wake County.

Thereby requested the National Register Advisory Committee table the nomination of the Zebulon Historic District, at a minimum, until their meeting on June 10, 2021; and

**WHEREAS**, subsequent to the National Register Advisory Committee's decision to table consideration of the Zebulon Historic District, the Town of Zebulon convened a Special Called Public Hearing on May 6, 2021; and

**WHEREAS**, the Town of Zebulon Board of Commissioners invested in the space and technology at the Zebulon Community Center to convene a safe meeting within COVID-19 restrictions for Zebulon's citizens, appointed officials of the Wake County Historic Preservation Commission and the Zebulon Planning Board to hear and engage information presented by Preservation Zebulon, Inc., the State Historic Preservation Office, and Zebulon Staff; and

**WHEREAS**, upon closing the Public Hearing, the Wake County Historic Preservation and Zebulon Planning Board discussed the Zebulon Historic District application independently at subsequent meetings to develop recommendations for the Zebulon Board of Commissioners to consider when submitting their comments to the National Register Advisory Committee; and

**WHEREAS**, on May 11, 2021 the Wake County Historic Preservation Commission expressed concerns regarding the process and characteristics of the nomination and established a subcommittee to illustrate those concerns to the Zebulon Board of Commissioners and the National Register Advisory Committee; and

**WHEREAS**, on May 17, 2021 the Zebulon Planning Board recommended that the Zebulon Board of Commissioners recommend tabling of the proposed National Historic District and to allow a process to include all applicable stakeholders and interest groups; and

**WHEREAS**, the letter dated May 25, 2021 from the Wake County Historic District Commission expresses concerns with the proposed district in terms of size and content and expresses concerns with the process and encourages that Reid Wilson, Secretary, NC Department of Natural and Cultural Resources, be contact to review the proposal and process to prevent recurrence; and

**WHEREAS**, we the Board of Commissioners, of the Town of Zebulon, North Carolina, upon hearing all feedback conclude the following:

1. Absent robust community engagement focused and centered around adopted community goals such as the Town of Zebulon Vision 2030 Strategic Plan, the proposed district is “at once too large and too small”. The proposed district includes areas above North Street that have no relationship to the core story of Zebulon as a railroad, tobacco, and textile town; and is too small, in its exclusion of African American neighborhoods that do have a relationship to that core story; and
2. The elimination of participation by the Town of Zebulon and the Wake County Historic Preservation Commission in the application process appears counter to the intent of the Historic Preservation Act to achieve historic preservation through collaborative efforts; and

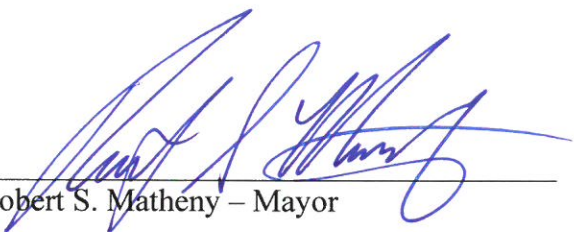
**NOW THEREFORE**, we the Zebulon Board of Commissioners resolve to request the National Register Advisory Committee deny the nomination of the Zebulon Historic District as presented to allow an all-inclusive and transparent process that will involve the Town, Wake County Historic Preservation Commission, Preservation Zebulon, and all Citizens of Zebulon to better understand and represent the districts comprising the different periods of significance in Zebulon’s growth and development; and

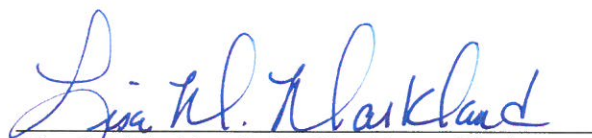
**FURTHERMORE**, we the Zebulon Board of Commissioners resolve to request that an after-event review be conducted by Secretary Wilson of the North Carolina Department of Natural and Cultural Resources to determine the appropriate process in an effort to prevent recurrence in other communities.

Adopted this the 7<sup>th</sup> day of June 2021

Effective this the 7<sup>th</sup> day of June 2021



  
Robert S. Matheny – Mayor

  
Lisa M. Markland, CMC – Town Clerk

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# ZEBULON

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NORTH CAROLINA

1003 N. Arendell Avenue  
Zebulon, NC 27597  
919.823.1800

[www.townofzebulon.org](http://www.townofzebulon.org)

North Carolina  
Wake County  
Town of Zebulon

I, Lisa M. Markland, Clerk to the Board of Commissioners of the Town of Zebulon, do hereby certify that the foregoing is a true and accurate copy of the letter dated May 25, 2021 from C. Edward Morris, Chair of the Wake County Historic Preservation unanimously.

Witness my hand and the seal of the Town of Zebulon, this 8<sup>th</sup> day of June 2021.



---

Lisa M. Markland, Clerk to the  
Board of Commissioners of the  
Town of Zebulon



May 25, 2021

The Honorable Robert Matheny  
Mayor, Town of Zebulon  
500 N. Wakefield Street  
Zebulon, NC 27597

Dear Mayor Matheny,

On behalf of the Wake County Historic Preservation Commission (WCHPC), I would like to commend you and Zebulon Town Staff for organizing a highly informative public meeting on May 6. For the vast majority of those present – including the Boards, Commissions and eighty members of the public who either attended in person, called-in, or viewed it online – this was their first opportunity to understand the range, scope and magnitude of the proposed National Register Historic District. This meeting underscores why you and we so strongly appealed to the National Register Advisory Committee (NRAC) to delay consideration of the proposed district until such a public meeting could occur.

Having listened to the presentations as well as to the discussion that followed, we are of the opinion that the district, as proposed, is at once too large and too small. Too large, in that it includes areas above North Street that have no relationship to the core story of Zebulon as a railroad, tobacco, and textile town; and, too small, in that it excludes African American neighborhoods that do have a relationship to that core story. This is not to say that the post-war neighborhoods with their minimal traditional and ranch houses do not have merit, but rather that these structures, common to all of Wake County, are not unique to Zebulon and do not relate to the character-defining elements of Zebulon's core story.

Furthermore, to contend, as was stated at the meeting, that these neighborhoods *must* be included to tell the "whole story of Zebulon" while at the same time leaving out African American neighborhoods because they may "lack architectural merit," and suggesting that the African American community fund its own separate application was troubling.

Based on the above and with the understanding gained at the meeting that no changes can be made to the nomination, we respectfully advise the Zebulon Board of Commissioners to ask the NRAC to reject the nomination as presented and to request the State Historic Preservation Office (SHPO) work with the WCHPC, the Town of Zebulon, Preservation Zebulon and stakeholders from the African American community toward developing a modified or new nomination that ameliorates the issues with the current application document.

While our own preference would be a district, including African American neighborhoods and businesses, that is focused on the core story of Zebulon and ending around 1945, we are cognizant that others may have different views. In the end, the most important thing is that different views should be expressed and resolved through an open and transparent process that includes all parties.

As to funding a modified or new nomination, such as we propose, we note that Preservation Zebulon has already demonstrated its prodigious fundraising abilities, and the Town may have resources as well. To match these funds, WCHPC is prepared to endorse a pass-through grant application from those two entities working together for a Preservation Fund grant during the next cycle.

In conclusion, we offer a few words on process. Since the WCHPC's creation in the 1990s, we have reviewed all National Register nominations for districts and individual properties within our jurisdiction. Some of these have been funded by Town Governments while others by private organizations and individuals. In no case have we witnessed the lack of communication between SHPO, the Town and a private group proposing such a nomination. Right or wrong, it has appeared to many of us that rather than a neutral party, SHPO has been an active participant with the private sponsor in opposition to the Town. Had the process been transparent from the start, to our knowledge, none of the concerns presented at the public meeting would have been new or unresolvable.

Sudden intervention by the National Park Service (*solicited or not*) to eliminate participation by the Town and by the WCHPC in the review process – thus reversing the process as laid out in writing by SHPO to Town officials in January 2020, the very process that had been in place for as long as any of us can remember – only added fuel to the fire.

We urge you to join with us in calling on Secretary Wilson of the North Carolina Department of Natural and Cultural Resources to conduct an urgent after-action review to find out what happened in this case and ensure that it does not reoccur going forward.

Sincerely,



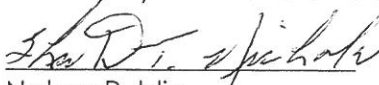
C. Edward Morris, Chair  
Wake County Historic Preservation Commission

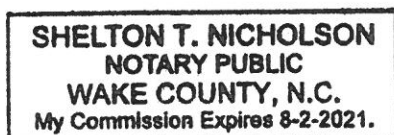
- CC: The Honorable Reid Wilson, Secretary, NC Department of Natural and Cultural Resources  
Ms. Ramona Bartos, Administrator, SHPO  
Ms. Sarah Woodard David, Survey & National Register Branch Supervisor, SHPO  
Mr. Joe Moore, Zebulon Town Manager  
Mr. Michael Clark, Zebulon Planning Director

## NORTH CAROLINA

## WAKE COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, do hereby certify that C. Edward Morris personally came before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purposes and intents therein expressed. Witness my hand and official stamp or seal, this the 26 day of MAY, 2021.

 My Commission Expires: 8-2-2021  
Notary Public  
Stamp/Seal





1003 N. Arendell Avenue  
Zebulon, NC 27597  
919.823.1800

[www.townofzebulon.org](http://www.townofzebulon.org)

August 18, 2021

**Via Electronic Mail (Joy\_Beasley@nps.gov)  
With Original to Follow Via Overnight Delivery**

National Park Service  
National Register of Historic Places  
Attn: Joy Beasley, Keeper of the National Registry  
1849 C Street NW (7228)  
Washington, DC 20240

**RE: Petition to the Keeper of the National Registry to Reject the Nomination of the Zebulon Historic District to the National Register of Historic Places**

Dear Ms. Beasley:

Pursuant to 36 C.F.R. § 60.6(t), the Town of Zebulon, a North Carolina municipal corporation (the "Town") hereby petitions the Keeper of the National Registry to reject the nomination of the Zebulon Historic District (the "District") to the National Register of Historic Places and hereby requests that the Keeper conduct a substantive review of the nomination. The grounds for rejecting the nomination are as set forth herein.

**1. The Zebulon Historic District, as proposed, does not meet the criteria for listing in the National Register.**

The two principal considerations for property nominated to the National Register are "significance" and "integrity."<sup>1</sup> A property may have "significance" for, among other reasons, association with important events or patterns of history (Criterion A) and/or as an important example of period architecture, landscape, or engineering (Criterion C). In addition to "significance", a property must also have "integrity" of "location, design, setting, materials, workmanship, feeling, and association."<sup>2</sup> In particular, the property must maintain its historical physical character, such that it adequately represents the applicable historical period.

The nomination put forth by Preservation Zebulon, Inc. ("Preservation Zebulon") fails to meet the criteria for listing in the National Register. Preservation Zebulon alleges that the proposed District tells the story of Zebulon's role as an agricultural trading and commercial center on the Raleigh and Pamlico Sound Railroad. However, the District, as proposed, fails to tell the whole story and, as emphasized by the Wake

<sup>1</sup>State Historic Preservation Office of Archives and History North Carolina Department of Natural and Cultural Resources, *National Register Criteria for Evaluation*, available at <https://files.nc.gov/ncdcr/historic-preservation-office/survey-and-national-register/NRfacts2-Criteria.pdf>.

<sup>2</sup> *Id.*



County Historic Preservation Commission in a letter dated May 25, 2021, "is at once too large and too small."

First, the District is "too large" because it includes properties that are not locally significant. The District includes properties north of North Street that are not associated with Zebulon's railroad, tobacco and textile history. A partial list of structures, identified by street address, that are north of North Street and fail to meet Department of Interior standards is attached to this petition. Furthermore, the selected historical period – 1906 through 1971 – is too expansive in that it includes post-war neighborhoods that are not unique to Zebulon. The minimal traditional and ranch style homes constructed after World War II lack "significance" and "integrity" as they are common to all of Wake County. Therefore, those portions of the District that are not associated with Zebulon's railroad, tobacco and textile history and/or that were constructed after 1945, and which are not unique to Zebulon, should be excluded from the District for failure to meet Criteria A and C of the National Register.

Second, the District is "too small" because it excludes African American communities that are integral to Zebulon's railroad, tobacco and textile heritage. It is of grave concern that the District would proceed while blatantly failing to include African American homes and businesses. To suggest that the African American community should fund its own separate application is extremely troubling. It is the Town's belief that the nomination process should be one that is all-inclusive and recognizes the significant contributions made by the African American community to Zebulon's history.

**2. Prejudicial procedural error occurred in the nomination process.**

The State did not satisfy the notification requirements set forth in 36 C.F.R. § 60.6. First, the State did not adequately consult with the Wake County Historic Preservation Commission and the Town throughout the nomination process. Second, the State failed to notify the Town in writing at least 30, but not more than 75 days in advance, of the State Review Board meeting of the State's intent to nominate the District. Third, the notifications sent to property owners by a private, non-profit – instead of the responsible State entity – were potentially disregarded, misunderstood or misinterpreted in their intent, importance, and impact. The procedural errors have resulted in substantial harm, namely a proposed district that does not adequately represent Zebulon's significant history.

**3. An error in professional judgment occurred as to whether the Zebulon Historic District meets the criteria for evaluation.**

Significant error in professional judgment, namely a nomination process driven by private interests, is largely to blame for the District's failure to satisfy the criteria for listing in the National Register. While the regulations controlling the nomination of properties to the National Register set forth in 36 C.F.R. § 60.6 provide for a State-led process, the reality is that a private entity, Preservation Zebulon, controlled the process, resulting in a district that does not represent the public interest.

**4. The Town of Zebulon and the County of Wake North Carolina are parties to a Joint Historic Preservation Commission Agreement.**

The Joint Historic Preservation Commission Agreement dated March 21, 2017 by and between the Town of Zebulon and the County of Wake establishes a joint historic preservation commission whereby, pursuant to the North Carolina General Statutes, Section 160A-400.7, the Wake County Historic

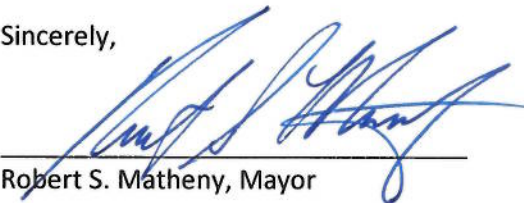
Preservation Commission has the power to exercise its statutory authority within the planning district of Zebulon. It is in that capacity and pursuant to that authority that the Wake County Historic Preservation Commission delivered its objections to the proposed Historic District in a letter dated May 25, 2021, a copy of which is attached to this petition.

**The Keeper should reject the nomination of the Zebulon Historic District to the National Register of Historic Places and direct the State renew the nomination process from the beginning. A fresh start will allow the State, the Wake County Historic Preservation Commission, the Town of Zebulon, Preservation Zebulon and stakeholders from the African American community the opportunity to collaboratively propose a district that is inclusive and accurately represents the significance and integrity of Zebulon's history.**

Proceeding with the District, as proposed, would result in significant harm to our community. The proposed district fails to adequately capture Zebulon's history and blatantly excludes African American communities from that history. The suggestion by the State and Preservation Zebulon that these issues can be addressed by a separate application is not only offensive to those communities that have been excluded, but it also fails to acknowledge the realities of a small town like Zebulon. The creation of a historical district creates certain administrative and financial burdens on a municipality. While the creation of a historic district is invaluable to preserving Zebulon's rich history, it is also imperative that such a district is done in a manner that represents the public's interests and ensures the appropriate allocation of municipal resources. Proceeding with a district that includes properties that are not "significant" or do not have "integrity" means that the Town's limited resources will be misallocated. Instead, the Town's resources should be invested in preserving property that accurately reflects the Town's rich American history.

The Town hereby requests that the Keeper reject the District nomination and direct the State to renew the nomination process so that the appropriate stakeholders may propose a new district that is inclusive and satisfies the National Register criteria. As noted by the Wake County Historic Preservation Commission, the Commission is prepared to endorse a pass-through grant application from Preservation Zebulon and the Town working together for a Preservation Fund grant during the next cycle. The Town is committed to preserving our heritage, but we must do so in a manner that accurately captures our history.

Sincerely,



Robert S. Matheny, Mayor

CC: James Gabbert (James\_Gabbert@nps.gov)  
Sherry Frear (Sherry\_Frear@nps.gov)

Enclosures: 1. May 25, 2021 letter from the Wake County Historic Preservation Commission  
2. Agreement dated March 21, 2017  
3. Partial List of Non-Contributing Properties North of North Street



Historic District  
Attachment 3

May 25, 2021

The Honorable Robert Matheny  
Mayor, Town of Zebulon  
500 N. Wakefield Street  
Zebulon, NC 27597

Dear Mayor Matheny,

On behalf of the Wake County Historic Preservation Commission (WCHPC), I would like to commend you and Zebulon Town Staff for organizing a highly informative public meeting on May 6. For the vast majority of those present – including the Boards, Commissions and eighty members of the public who either attended in person, called-in, or viewed it online – this was their first opportunity to understand the range, scope and magnitude of the proposed National Register Historic District. This meeting underscores why you and we so strongly appealed to the National Register Advisory Committee (NRAC) to delay consideration of the proposed district until such a public meeting could occur.

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Furthermore, to contend, as was stated at the meeting, that these neighborhoods *must* be included to tell the "whole story of Zebulon" while at the same time leaving out African American neighborhoods because they may "lack architectural merit," and suggesting that the African American community fund its own separate application was troubling.

Based on the above and with the understanding gained at the meeting that no changes can be made to the nomination, we respectfully advise the Zebulon Board of Commissioners to ask the NRAC to reject the nomination as presented and to request the State Historic Preservation Office (SHPO) work with the WCHPC, the Town of Zebulon, Preservation Zebulon and stakeholders from the African American community toward developing a modified or new nomination that ameliorates the issues with the current application document.

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We urge you to join with us in calling on Secretary Wilson of the North Carolina Department of Natural and Cultural Resources to conduct an urgent after-action review to find out what happened in this case and ensure that it does not reoccur going forward.

Sincerely,



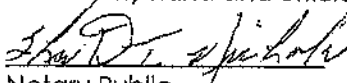
C. Edward Morris, Chair  
Wake County Historic Preservation Commission

CC: The Honorable Reid Wilson, Secretary, NC Department of Natural and Cultural Resources  
Ms. Ramona Bartos, Administrator, SHPO  
Ms. Sarah Woodard David, Survey & National Register Branch Supervisor, SHPO  
Mr. Joe Moore, Zebulon Town Manager  
Mr. Michael Clark, Zebulon Planning Director

#### NORTH CAROLINA

#### WAKE COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, do hereby certify that C. Edward Morris personally came before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purposes and intents therein expressed. Witness my hand and official stamp or seal, this the 26 day of MAY, 2021.

 My Commission Expires: 8-2-2021  
Notary Public  
Stamp/Seal



ROCT 14533  
CT 20170418... 10143

**AGREEMENT DESIGNATING A JOINT HISTORIC PRESERVATION COMMISSION  
IN WAKE COUNTY BETWEEN  
THE COUNTY OF WAKE  
and  
THE TOWN OF ZEBULON (Collectively the Parties).**

**WITNESSETH:**

**WHEREAS**, in May 1992, the Wake County Board of Commissioners adopted a historic preservation ordinance (the Wake County Historic Preservation Ordinance, which established the Wake County Historic Preservation Commission (Commission)).

**WHEREAS**, in order to create a countywide commission, which could best foster a comprehensive and cooperative approach to protecting historic resources throughout the county, municipalities were requested to adopt the Wake County Historic Preservation Ordinance through an interlocal agreement with the County of Wake (County).

**WHEREAS**, the Town of Zebulon (the Town) is a municipality located within Wake County and is requesting the Commission exercise those powers and duties given it by the Wake County Historic Preservation Ordinance within the Town's respective planning jurisdictions in the same manner and under the same terms as participating Wake County municipalities who have entered into an interlocal agreement with the County (Participating Municipalities).

**NOW THEREFORE**, in consideration of the foregoing recitals and the mutual covenants herein contained, the Parties hereto agree as follows:

**1. PURPOSE.**

This is an agreement between the County and the Town for the purpose of designating the Commission as a joint historic preservation commission authorized to exercise those powers and duties given it by the Wake County Historic Preservation Ordinance within the Town's planning jurisdiction.

**2. DESIGNATION OF A JOINT HISTORIC PRESERVATION COMMISSION.**

Pursuant to the authority provided in Section 160A-400.7 of the North Carolina General Statutes, the County and the Town hereby designate the Wake County Historic Preservation Commission (Commission) as a joint historic preservation commission, to be governed by the provisions set forth in the Wake County Historic Preservation Ordinance, as adopted by the Wake County Board of Commissioners on May 4, 1992, and as has been subsequently amended on 11-16-1992, 5-15-1995 & 5-17-1999. The Commission shall have authority to exercise, within the planning jurisdictions of the Town as a Participating Municipality, all the powers and duties given it by the Wake County Historic Preservation Ordinance.

**3. COUNTY AMENDMENTS TO THE WAKE COUNTY HISTORIC PRESERVATION ORDINANCE.**

If the County proposes any amendment to the Wake County Historic Preservation Ordinance, it will provide each Participating Municipality, including the Town, written notice of the proposed amendment and provide the Participating Municipality a reasonable opportunity to review and comment on the proposed amendment before the County holds a public hearing on the amendment.

**4. FUNDING OF THE COMMISSION.**

(a) The County will provide the staffing, materials, and funding it deems necessary to support the Commission's basic activities in inventorying historic resources, recommending designation of historic landmarks and districts, and providing advice and education about historic preservation.

(b) The County will provide the staffing, materials, and funding it deems necessary to support the Commission's activities in reviewing all applications for Certificates of Appropriateness for historic landmarks, enforcing the Certificates of Appropriateness issued for historic landmarks, and acquiring, restoring, preserving, and operating historic landmarks. The County will also provide the staffing, materials, and funding it deems necessary to support the Commission's activities in reviewing applications for Certificates of Appropriateness for properties within historic districts designated within the County's planning jurisdiction, enforcing the Certificates of Appropriateness issued within those districts, and acquiring, restoring, preserving, and operating historic properties within those districts.

(c) If the Commission, on request by the Town, assumes authority for issuing Certificates of Appropriateness within a historic district designated within the Town's planning jurisdiction, the Town will provide the County the additional funding necessary to enable the County to support the Commission's activities in reviewing applications for Certificates of Appropriateness for properties within the district, enforcing the Certificates of Appropriateness issued within the district, and acquiring, restoring, preserving, and operating historic properties within the district. If the County and the Town agree, the Town's contribution to support of the Commission's activities may include providing additional Commission staffing and materials in lieu of providing some or all of the needed additional funding. The type and amount of the contribution will be set forth in the interlocal agreement by which the Town authorizes the Commission to issue Certificates of Appropriateness within the historic district.

**5. APPOINTMENT OF COMMISSION MEMBERS.**

The Town, shall be notified of vacancies on the Commission when the vacant seat involves a district that includes the Town within its boundaries. The Town shall be given a period of 30 days to offer names of qualified candidates for consideration by the Wake County Board of Commissioners.

**6. JURISDICTIONAL CONFLICT.**

If the Town retains authority for issuing Certificates of Appropriateness within historic districts, then the Town's historic districts commission shall process requests for Certificates of Appropriateness for historic landmarks located within a municipally-designated historic district.

**7. WITHDRAWAL FROM AGREEMENT.**

Any Participating Municipality, including the Town, may withdraw from this agreement by providing the County 90-day written notice of its withdrawal.

**8. AMENDMENT AND REPEAL OF THE AGREEMENT.**

This agreement may be amended or repealed at any time on adoption of a resolution amending or repealing the agreement by the County and all Participating Municipalities.

**9. EFFECTIVE DATE.**

This agreement becomes effective with respect to the County and the Town when it has been adopted by both the County Board of Commissioners and the governing body of the Town, and has been executed below by a duly authorized representative on behalf of both the County Board of Commissioners and the governing body of the Town.

**10. OTHER PROVISIONS.**

(a) **No Third Party Beneficiaries.** This Agreement is not intended for the benefit of any third party. The rights and obligations contained herein belong exclusively to the Parties hereto, and shall not confer any rights or remedies upon any person or entity other than the Parties hereto.

(b) **Ethics Provision.** The Parties acknowledge and shall adhere to the requirements of N.C.G.S. 133-32, which prohibits the offer to, or acceptance by any state or local employee of any gift from anyone with a contract with the governmental entity or from a person seeking to do business with the governmental entity.

(c) **Governing Law, Venue.** The Parties acknowledge that this Agreement shall be governed by the laws of the State of North Carolina. Venue for any disputes arising under this Agreement shall be in the courts of Wake County, North Carolina.

(d) **Entire Agreement.** The terms and provisions herein contained constitute the entire agreement by and between the Parties hereto and shall supersede all previous communications, representations or agreements, either oral or written between the Parties hereto with respect to the subject matter hereof.

(e) **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be deemed an original.

(f) **Real Property.** This Agreement does not involve the acquisition or ownership of real property.

(g) **Representations and Warranties.** The Parties each represent, covenant and warrant for the other's benefit as follows:

(1) Each Party has all necessary power and authority to enter into this Agreement and to carry out the transactions contemplated by this Agreement, and this Agreement has been authorized by Resolution spread upon the minutes of each Party's governing body. This Agreement is a valid and binding obligation of each Party.

(2) Neither the execution and delivery of this Agreement, nor the fulfillment of or compliance with its terms and conditions, nor the consummation of the transactions contemplated by this Agreement, results in a breach of the terms, conditions and provisions of any agreement or instrument to which either Party is now a party or by which either is bound, or constitutes a default under any of the foregoing.

(3) To the knowledge of each Party, there is no litigation or other court or administrative proceeding pending or threatened against such Party (or against any other person) affecting such Party's rights to execute or deliver this Agreement or to comply with its obligations under this Agreement. No Party's execution and delivery of this Agreement, nor its compliance with its obligations under this Agreement, requires the approval of any regulatory body or any other entity the approval of which has not been obtained.

(h) **Dispute Resolution.** In the event of conflict or default that might arise for matters associated with this Agreement, the Parties agree to informally communicate to resolve the conflict. If any such dispute cannot be informally resolved, then such dispute, or any other matter arising under this Agreement, shall be subject to resolution in a court of competent jurisdiction.

(i) **No Waiver of Non-Compliance with Agreement.** No provision of this Agreement shall be deemed to have been waived by any Party hereto unless such waiver shall be in writing and executed by the same formality as this Agreement. The failure of any Party hereto at any time to require strict performance by the other of any provision hereof shall in no way affect the right of the other Party to thereafter enforce the same. In addition, no waiver or acquiescence by a Party hereto of any breach of any provision hereof by another Party shall be taken to be a waiver of any succeeding breach of such provision or as a waiver of the provision itself.

(j) **Assignment.** No Party may sell or assign any interest in or obligation under this Agreement without the prior express written consent of the other Parties.

(k) **No Waiver of Sovereign Immunity.** Nothing in this Agreement shall be construed to mandate purchase of insurance by Wake County or the Town; or to be inconsistent with Wake County's "Resolution Regarding Limited Waiver of Sovereign Immunity" enacted October 6, 2003; or to in any other way waive any Party's defense of sovereign or governmental immunity



from any cause of action alleged or brought against any Party for any reason if otherwise available as a matter of law.

(l) **Liability of Officers and Agents.** No officer, agent or employee of any Party will be subject to any personal liability or accountability by reason of the execution of this Agreement or any other documents related to the transactions contemplated hereby. Such officers, agents or employees will be deemed to execute such documents in their official capacities only, and not in their individual capacities. This section will not relieve any such officer, agent or employee from the performance of any official duty provided by law.

(m) **Execution in Counterparts/Electronic Version of Agreement.** This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. Any Party may convert a signed original of the Agreement to an electronic record pursuant to a North Carolina Department of Natural and Cultural Resources approved procedure and process for converting paper records to electronic records for record retention purposes. Such electronic record of the Agreement shall be deemed for all purposes to be an original signed Agreement.


(n) **Iran Divestment Act.** The Parties hereby certify that they, and all permitted subcontractors, if any, are not on the Iran Final Divestment List created by the North Carolina State Treasurer pursuant to N.C.G.S. 147-86.58.

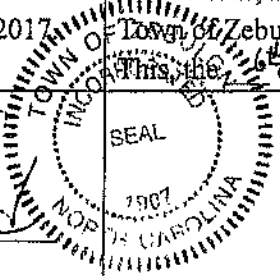
[Signature pages follow this page]

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed in their corporate names by their duly authorized officers, evidenced by Resolution or Certification of Minutes, as of the date written in the signature blocks below.

WAKE COUNTY, NORTH CAROLINA

|   |   |
|---|---|
| <p>WAKE COUNTY, NORTH CAROLINA</p> <p>By: <u>[Signature]</u><br/>Sig Hutchinson, Chair,<br/>Board of Commissioners</p> <p>This, the <u>21<sup>st</sup></u> day of <u>March</u>, 2017.</p>   | <p>This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act.</p> <p><u>N/A</u><br/>Finance Director<br/>Wake County, North Carolina<br/>This, the ___ day of _____, 2017.</p> |
| <p>[Seal]</p> <p>ATTEST:</p> <p>By: <u>[Signature]</u><br/>Denise Hagan<br/>Clerk</p> <p><u>[Signature]</u><br/>Bank Hope, Community Services Director</p>  |   |

|   |  |
|---|--|
| <p>TOWN OF ZEBULON</p> <p>By: <u>[Signature]</u><br/>Robert S. Matheny, Mayor</p> <p>This, the <u>6<sup>th</sup></u> day of <u>March</u>, 2017.</p>               | <p>This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act.</p> <p><u>[Signature]</u><br/>Robert Fitts, Finance Director<br/>Town of Zebulon, North Carolina<br/>This, the <u>6<sup>th</sup></u> day of <u>March</u>, 2017.</p> |
| <p>ATTEST:</p> <p>By: <u>[Signature]</u><br/>Lisa M. Markland, Town Clerk</p>  |  |

## Partial List of Non-Contributing Properties North of North Street, Zebulon, NC

This review was based on the Secretary of the Interior Standards that would be applicable.

<https://www.nps.gov/tps/standards/rehabilitation.htm>

|   |   |
|---|---|
| 908 N. Church Street                              | Enclosure of previous open carport with modern materials.   |
| 813 N. Church Street                              | Aftermarket vinyl windows and use of modern vinyl siding on side/back of structure.   |
| 712 N. Church Street                              | Aftermarket vinyl siding and replacement windows.   |
| 715 N. Church Street                              | Attached garage addition with use of vinyl siding, replacement windows, multiple driveways.   |
| 612 N. Church Street                              | Appears to have a large garage addition into the front of the structure, clad in vinyl, and changed roof line.  |
| 116 W. Lee Street                                 | Aftermarket vinyl siding, replacement windows, inappropriate shutters for scale and position of windows.  |
| 701 N. Arendell Street                            | Attached two-story garage addition onto back of structure (corner street) creating additional driveway off Lee Street. Significant changing to the massing of the structure. Construction of brick pillars around patio area. |
| 611 N. Arendell Street                            | Aftermarket vinyl siding and windows.   |
| 609 N. Arendell Street                            | Aftermarket vinyl siding and windows.   |
| 108 W. Glenn Street                               | Aftermarket vinyl siding.   |
| 115 W. Glenn Street                               | Aftermarket vinyl siding.   |
| 309 North Street<br>(Zebulon Swim<br>Association) | Nondescript cinder block building – both pools in complete disrepair, vinyl slats added to chain link fence for privacy, parking lot in disrepair.  |
| 512 N. Wakefield Street                           | Aftermarket vinyl siding. Rooftop ornamentation that is not original to that architectural style.   |

Attachment 4



## United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, NW  
Washington, DC 20240

H32(2280)

September 17, 2021

The Honorable Robert S. Matheny  
Town of Zebulon  
1003 N. Arendell Avenue  
Zebulon, NC 27597

Via email to [bmatheny@townofzebulon.org](mailto:bmatheny@townofzebulon.org)

Dear Mayor Matheny:

Thank you for your letter of August 18, 2021, petitioning the Keeper of the National Register of Historic Places (Keeper) pursuant to 36 C.F.R. § 60.6(t) to reject the nomination of the Zebulon Historic District (District) to the National Register of Historic Places (National Register).

The nomination for the District was received by the Keeper on July 7, 2021, noting the proposed historic district as locally significant under Criteria A for commerce, community planning and development, and education; and Criteria C for architecture, for the period 1906 to 1971. Your petition extended the typical 45-day review period by 30 days from the date of receipt of your petition. During this extended review period, the nomination and materials submitted by you (the Town) and the North Carolina State Historic Preservation Office (SHPO) were substantively reviewed.

In addition to the materials submitted by the Town and the SHPO, in order to evaluate your contentions regarding procedural errors in the nomination process and the objections of the Wake County Historic Preservation Commission, I also reviewed the June 20, 1994, "Certification Agreement for Local Governments" among, *inter alia*, the North Carolina State Historic Preservation Office, Wake County, and the Town of Zebulon, which was approved by the National Park Service on January 31, 1994, and is attached to this letter. Because the District is within the jurisdiction of a Certified Local Government (CLG), the procedural requirements of 54 U.S.C. § 302504 apply.

Accordingly, your petition that the nomination for listing of the Zebulon Historic District be rejected is granted and the nomination will be returned to the SHPO for consistent with 54 U.S.C. § 302504 and other applicable laws and regulations.

Sincerely,

JOY  
BEASLEY

Digitally signed by JOY  
BEASLEY  
Date: 2021.09.17  
13:43:24 -04'00'

Joy Beasley  
Associate Director, Cultural Resources,  
Partnerships, and Science  
Keeper of the National Register

Enclosure: June 20, 1994, "Certification Agreement for Local Governments among, *inter alia*, the North Carolina State Historic Preservation Office, Wake County, and the Town of Zebulon

cc: Ramona Bartos, Administrator and Deputy State Historic Preservation Officer  
[ramona.bartos@ncdcr.gov](mailto:ramona.bartos@ncdcr.gov)

Wake County Historic Preservation Commission, Jeremy Bradham, Board Clerk,  
[jbradham@cappresinc.org](mailto:jbradham@cappresinc.org)

Sherry Frear, Chief, National Register of Historic Place and Deputy Keeper,  
[sherry\\_frear@nps.gov](mailto:sherry_frear@nps.gov)

James Gabbert, Historian, National Register of Historic Places,  
[james\\_gabbert@nps.gov](mailto:james_gabbert@nps.gov)

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# ZEBULON

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NORTH CAROLINA

**TOWN OF ZEBULON  
PLANNING BOARD**

**January 10, 2022**

**Following 6:30 pm Joint Public Hearing  
East Wake Academy 821 Charter School Way**

**I. CALL TO ORDER**

**II. APPROVAL OF THE AGENDA**

**III. NEW BUSINESS**

**Zebulon National Historic District:** A request from Preservation Zebulon to the State Historic Preservation Office and the National Park Service establish a National Historic District in Zebulon.

**IV. ADJOURNMENT**