

ZEBULON
BOARD OF COMMISSIONERS
AGENDA
February 1, 2021
7:00pm

I. PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA

III. SCHOOL RECOGNITION

A. Wakelon Elementary School

1. Wilmer Hererra – Student
2. Rebecca Cone – Teacher

IV. PUBLIC COMMENT PERIOD

Due to COVID-19 we will be taking public comments in writing. 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 3:00pm on February 1, 2021.

V. CONSENT

A. Minutes

1. September 23, 2019 – Joint Public Hearing
2. December 14, 2020 – Joint Public Hearing
3. January 4, 2021 – Regular Meeting

B. Finance

1. Monthly Items
 - a. Wake County Tax Report – November 2020
 - b. Financial Report as of January 18, 2021
 - c. Budget Amendment
 - i. Ordinance 2021-53 – Planning and Fire vehicles

C. General

1. Quarterly Reports for Fire, Planning and Public Works

VI. OLD BUSINESS

1. Zebulon Historic District – Resolution 2021-06

VII. BOARD COMMENTS

VIII. MANAGER'S REPORT

1. Joint Public Hearing Preview
2. Cancel Retreat February 18-19
3. Fire recognition of control-burn participants

**Town of Zebulon
Joint Public Hearing
Minutes
September 23, 2019**

Matheny: Robert S. Matheny, Mayor
B. Clark: Beverly Clark, Commissioner
Beck: Dale Beck, Commissioner
Strickland: Curtis Strickland, Commissioner
A. Moore: Annie Moore, Commissioner
Bumgarner: Don Bumgarner, Commissioner
Slater: Sam Slater, Town Counsel
Markland: Lisa Markland, Town Clerk
M. Clark: Michael J. Clark, Planning Director
Bradshaw: Meade Bradshaw, Assistant Planning Director
J. Moore: Joe Moore, Town Manager
Blount: Gene Blount, Planning Board Member
Baxter: Shannon Baxter, Planning Board Member
Nowell: Stan Nowell, Planning Board Member
Luther: Jessica Luther, Planning Board Member
Johnson: Laura Johnson, Planning Board Member
Jenkins: Stephanie Jenkins, Planning Board Member
Ray: Larry Ray, Planning Board Member
Hayworth: Tim Hayworth, Police Chief
Hollander: Reed Hollander, Applicant Attorney
Weeks: Mike Weeks, Applicant Attorney
Natelli: Michael Natelli, Applicant, Natelli Communities
Goodman: Jasper Goodman, Applicant, Landstar Investment Group
Massengill: Brian Massengill, Natelli Communities
Pike: Adam Pike, Site Designer, Stewart Engineering
Kirkland: Rich Kirkland, MAI, Kirkland Appraisals
Reinke: Josh Reinke, Traffic Engineer, Ramey Kemp
Pearce: Dallas Pearce, Realtor
Boykin: Brooks Boykin, Wakefield Mercantile
Grizzard: Jason Grizzard, Resident
Amerault: Jim Amerault, Resident
Roberts: Richard Roberts, Resident
Desper: Amanda Desper, Resident

[INAUDIBLE]

Matheny: Okay, call the meeting to order, and welcome everyone here this evening. This is for the purpose of two public hearings, the Town Board sitting here, the Planning Board across the front. Just so that you understand how it works, first let's—let me back up. Let's just get the agenda approved with a manager report added just in front of the adjournment. Do we have a motion on that?

Clark: So moved.

Bumgarner: Second.

Matheny: All in favor. Motion carries. Okay, thank you. We have two hearings that are quasi-judicial hearings, and the reason I want to talk about that for a minute is to be sure that everybody understands this is not like a public hearing, where somebody just gets up and speaks their piece and life goes on. It is run like a court of law. You might want to think of me as being the judge and the panels here being the jury.

Sitting next to me is our town attorney, and he will be the parliamentarian, to make rules, if necessary, or to interpret those rules. But it is an evidentiary hearing. And it's very much, again, like a court proceeding, and all persons giving evidence must be sworn in or affirmed and state their name, address, and be sworn or affirmed. And you need to come to the podium to do that.

Speaking to both boards, you must request to be recused if you have a fixed opinion on the matter, any undisclosed ex parte conversation. And if so, that needs to be shared. If you have a close familial business or other associational relationship with the applicant, any financial interests in the outcome, and the board must agree to recuse someone by motion and vote before

they are excused. So I'll ask both boards if you have any of these problems. If so, speak up now.

Beck: I had one of the owners who—does the accounting for us, to ask us [ph], after the annexation, whether we would approve the annexation or not, and I told them I had no idea.

Matheny: Okay. But it did—you don't think it affected your—

Beck: No.

Matheny: Okay, thank you.

Again, and I know I'm being a little redundant here, but decisions are to be made on the evidence presented, not hearsay or unsubstantiated personal opinion. If you're concerned about being able to consider any testimony, then ask our attorney for an opinion before proceeding. After each speaker has finished, then questions may be asked, first by the boards and then by interested parties. Once the hearing is closed, there's no further evidence can be presented. Any board member absent from the public hearing must become familiar with the evidence before voting on the issue, most commonly by listening to or hearing the tapes. So if anybody has any problems with any of that, or lack of understanding, speak up.

SU 2019-08 – Pearces Road

Okay. Having said all of that, I will call the first public hearing to order, SUP 2019-08, Pearces Road, and request a staff report.

Markland: Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Bradshaw: I do.

Markland: State your name and address, please.

Bradshaw: Meade Bradshaw, Town of Zebulon Planning Department. Good evening, board members, Planning Board members. The first case before you tonight is SUP 2019-08, Pearces Road. This will be the last special use permit that will require—the last subdivision that will require a special use permit. We recently adopted a text change that require subdivisions to have a conditional zoning. So subdivisions will not have to go through this quasi-judicial procedure anymore.

But getting on with the case, the request is Stewart, Inc. The property owner is Zebulon Investment Properties. The site addresses are 1309 and 1333 Pearces Road, looking right around at 112 acres. The current use is vacant. And the existing zoning is Residential-13. That was—rezoning was approved by the Board of Commissioners earlier this month.

The request before you today is to obtain a special use permit for a major subdivision consisting of 377 dwelling units. This is a vicinity map. The parcels outlined in red, you have a vacant property in the county to the adjacent north, the Weaver's Pond subdivision within town limits to the adjacent west. To the adjacent south, you have a county subdivision, the Hunters Greene, and then you have Pearces Road running north and south in this location. And this property is just north of the intersection of Pippin and Pearces Road.

This is the zoning data. Current zoning is R-13, within town limits. To the north, you have R-30 zoning, which is county zoning. To the east, you have

R-30 county zoning. To the south, residential 30 county zoning. And to the adjacent west, you have R-13 zoning within the Town of Zebulon.

So, the sign posted looking south on Pearces Road, this is looking north on Pearces Road. As you can see, Pearces Road is a two-lane road—single-family detached dwellings on Pearces Road. This is a posted sign where the existing stub street is in the Hunters Greene subdivision. These are single-family detached dwellings within the Hunters Greene subdivision. And this is the posted sign at the stub street of Weaver's Pond to the west. And these are single-family detached dwellings within the Weaver's Pond subdivision.

This is the concept plan that the applicant submitted, to kind of orient yourself. Pearces Road is running right along this area, and you have the single-family detached dwellings within the county to the adjacent south, Weaver's Pond to the adjacent east—or west, I'm sorry.

Some features of the subdivision. There will be a 30-foot perimeter buffer around the property. The only place you would not see this 30-foot buffer is along Pearces Road, and they would have additional—just a different streetscape along Pearces Road.

The road improvements the town is calling for in the transportation plan is along Pearces—on Pearces Road is a three-lane ditch-to-ditch section, which is 44 feet width in pavement. And the ultimate right-of-way dedication is they're dedicating half of 100 feet of right of way, which, ultimately, will be a five-lane section.

Throughout the subdivision, all streets will have sidewalks on both sides of the street. Of the homes within the subdivision, they'll be slab on grade. They will have a 24-inch masonry water table along all the single-family detached dwellings. The townhome units would have an 18-inch masonry water table. All of the—all elevations will have windows on all exterior sides. All front windows will have shutters and trim. Any corner side yard—corner side yard elevations will have windows, and they'll be treated as a front elevation.

There are stub streets to adjacent properties. This plan is showing an adjacent—two adjacent stub streets to the parcel to the adjacent north. They're showing a stub to the existing Weaver's Pond, to the west, and a stub to the adjacent south to the Hunters Greene subdivision.

The minimum open space provided is 20%, roughly 20 acres of the development will be open space, and the site's main access will be on Pearces Road. Looking at—looking around about 170 townhome units and then right around 200 single-family detached dwelling units. These are the findings of fact that you'll be used to evaluate the case when it is time for a vote. And the staff's recommendation is, well, we won't make a recommendation. That concludes my presentation. I'm available for any questions.

Matheny: Questions? From either board.

[INAUDIBLE]

Baxter: Is this on? Okay. So this one right here, Meade. This map. Talk to me about the wetlands that are pictured throughout. It looks like they are going to be building the road over a portion of the wetland.

Bradshaw: In this location?

Baxter: Yeah.

Bradshaw: Okay.

Baxter: Yes, they are?

Bradshaw: Yes, the street is—will impact the wetlands.

Baxter: Has there been any kind of analysis done as to what kind of impact that's going to be for the wetlands?

Bradshaw: I'll let the applicant elaborate on what kind of approvals or what kind of conversations they've had with the Department of Environmental Resources.

Baxter: Okay. And the stub street that is going down into Hunters Greene, does that mean that that's going onto county property from town property, to the south?

Bradshaw: Yes, that street will connect with a county—it's not a county street, but it's surrounded by county property, but it's public right of way.

Baxter: Okay. And then, to the east of the long row of townhouses on the eastern portion of that map, is there going to be a 30-foot buffer there, as well?

Bradshaw: In this location?

Baxter: Yes.

Bradshaw: Yes. There will be a 30-foot buffer here.

Baxter: And is that a question for the applicant, as to what's going to be placed in that buffer?

Bradshaw: The plan is to keep it—the existing vegetation there.

Baxter: Okay.

Bradshaw: But for whatever reason, if it does need to be disturbed, then the town would require a Type C buffer in place of the existing vegetation.

Baxter: Okay, thank you.

Matheny: Other questions? Other questions by any interested parties?

Grizzard: I have a question about the property—

Matheny: You have to come up here and be sworn in.

Grizzard: I'm Jason Grizzard. I live off Pearces Road.

Matheny: You have to be sworn in, sir. No. Put your hand on the Bible. Raise your—

Markland: Left hand on—

Grizzard: First time doing this, sir.

Matheny: I know. That's fine. I'm trying to help you.

Markland: Left hand on the Bible. Raise your right. Do you swear—

Grizzard: Left and raise the right. That's great.

Markland: Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Grizzard: Yes, ma'am.

Markland: State your name and address, please.

Grizzard: Jason Grizzard, 1304 Pearces Road. My concern is, are y'all going to take property from the residents on the eastern side of Pearces Road? Or are y'all going to use y'all's property to extend Pearces Road?

Matheny: I can't answer that question.

Grizzard: Well, who could?

Matheny: I know. I understand.

Bradshaw: The only road improvements would be along the site's frontage.

Grizzard: Yes, so I'm to the east. I want to know if y'all are going to try to take my property from me.

Bradshaw: Okay. Where—can you point where you are, up there?

Grizzard: Sure. So I'm right here.

Bradshaw: Okay. So no.

Grizzard: So I could go ahead and start planting trees?

Bradshaw: You would have to call NCDOT.

Grizzard: Well, if I plant on my property, I don't need to talk to them, right? If y'all aren't going to take it.

Bradshaw: Yeah, that's a conversation with NCDOT. Everything involved with this case is in this location, right here, on this side of the street.

Grizzard: So you aren't going to be moving the right of way over to the east?

Bradshaw: The right of way that's currently there is there, and if there is dedication, then that'll be done at a future date. But with this project, it's not—there's no impact on the west or the east side of Pearces Road.

Grizzard: Okay, that's a good thing. And one other concern, is all these loaded dump trucks going to be turning onto Pearces or possibly going down Hunters Greene? That's going to tear the road all to pieces—at least, definitely Hunters Greene. So is there a plan in place to maintain these roads?

Bradshaw: Usually they'd get a construction entrance. I don't know.

Grizzard: It's just that curve, they're going to have to turn really sharply. And all that weight is going to tear the road up.

Bradshaw: I don't know where the construction entrance would be. That's something maybe the applicant can elaborate on.

Grizzard: Okay. Just wanted to bring those things up.

Matheny: Okay.

Slater: Thanks. I want to remind everybody and counsel them (the Boards) as to the nature of this hearing. I appreciate the concerns and the turnout from everybody. The inquiry at this time is into the findings of fact that the board has to make as to the four issues. And so, you know, the town wants to hear the questions and concerns, but to the extent it's a question and not competent, material, and substantial evidence to be offered, related to one of the findings that this—these boards have to make tonight, that is what we're here to consider, so.

Matheny: Okay, thank you. Anybody else? Yes, sir.

Amerault: My name's Jim Amerault.

Matheny: You need to be sworn in, sir.

Amerault: That's what I'm waiting for.

Markland: Left hand on the Bible. Raise your right. Raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Amerault: I do.

Markland: State your name and address, and speak into the mic, please.

Amerault: My name's Jim Amerault, I am a resident of Hunters Greene, 9209 Hunters Greene Drive. My question for everyone here, is it necessary for this development to have an entrance onto Hunters Greene Drive, and if so, why?

Matheny: Okay, we are not in a position to answer those questions. The people that will be testifying can answer those questions, if you want to come back and ask them later. But this—neither of these boards have any say-so in that at this point.

Amerault: Because of the great impact that more traffic coming down Hunters Greene is going to have, I would like to have that, perhaps, in the record, as to why, when you have another entrance on this new development, 150 yards down the street, why does Hunters Greene have to be saddled with this extra entrance?

Matheny: And I understand your question. Again, the person to ask is the developer, when they come forward and testify, because we do not make that—

Amerault: Would you ask—

Matheny: No, sir. It—

Amerault: Would you ask that question for me?

Matheny: No, sir. It's up to you to come up and ask it. And you can come up, you're welcome to come up and ask the question. I'm not trying to fend you off, here; it's just not our responsibility to interpret, at this point in time. That time will come, but it's not right now.

Amerault: Tonight?

Matheny: It'll come later. The Planning Board may meet tonight, they may not. But they will meet, have a—I know, I'm sorry. But this is the way it is. They meet. They have a discussion, and then they make their recommendations back to this board, and then this board makes the final decision. And so in either case, there can be discussion.

Baxter: But, Mayor, he can come up and ask that question tonight.

Matheny: That's what I just said. You can come back and ask it.

Baxter: You can come back up tonight.

Matheny: We can't ask it. You can ask it.

Amerault: Tonight?

Matheny: Yes, sir.

Amerault: Thank you.

Matheny: Sorry, that's just the way it is.

Amerault: Yeah.

Matheny: I know, okay. Thank you. Anyone else? Okay. I'm sorry, folks, that's just the way the rules—the way this quasi-judicial—a regular public hearing is not run this way, but a quasi-judicial is, so I'm sorry. It's my job to interpret the rules. Okay, do you have anything else for me?

Amerault: No, sir.

Matheny: Okay. All right, then I would call forward anyone wishing to present evidence in favor of this development.

Markland: Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Hollander: I do.

Markland: State your name and address, please.

Hollander: My name is Reed Hollander, and my address is 4140 Parklake Avenue in Raleigh.

Matheny: All right, sir.

Hollander: Good evening, Mayor Matheny and members of the Town Commissioners and chair and members of the Planning Board. As I said, my name is Reed Hollander.

I'm an attorney representing Natelli Communities with regard to this special use permit hearing. I'm here tonight to respectfully ask that the Planning Board recommend the Town Commissioners' approval of the Pearces Road Subdivision Special Use Permit 2019-08.

Meade did an excellent job of describing the project, so I won't go over the things he already said. Joining me tonight are a few people I'm going to call up as witnesses in support of this project. We have with us tonight Michael Natelli and Brian Massengill of Natelli Communities, who are the developers of the project. Adam Pike with Stewart Engineering, the civil engineer and site designer who designed the site plan for this project. Josh Reinke, traffic engineer with Ramey Kemp, who performed the traffic impact analysis for this project. And Rich Kirkland, MAI appraiser with Kirkland Appraisals, who prepared a report that I will provide to you at the appropriate time, regarding the impact of the project on the value of adjoining and abutting properties.

As you've already said, and as these boards both know, this special use permit request is a quasi-judicial hearing, meaning that the Town Board acts like a judge in hearing the case. As the applicant, we have the burden to prove by competent material and substantial evidence the four required findings of fact under your ordinance at the time of our application. And those findings are set forth in Attachment 12 of your agenda items and were shown a moment ago on the screen.

I'd like to do so with our experts, and if I have your permission, Mr. Mayor, I'd like to call Adam Pike as a witness first.

Matheny: All right.

Markland: Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Pike: I do.

Markland: State your name and address, please, and speak into the mike.

Pike: Adam Pike, 608 Chapanoke Road, Raleigh.

Hollander: Mr. Pike, will you briefly describe for these boards your education and background?

Pike: Yes, sir. Adam Pike, graduated from NC State University with a Bachelor's in Science of Civil Engineering. Been practicing land development for over 13 years now, with various experiences, throughout the Triangle.

Hollander: And do you hold any professional licenses in the State of North Carolina?

Pike: I do. I'm a professional engineer in the State of North Carolina.

Hollander: Are you familiar with the area encompassed by this project?

Pike: I am, I am very familiar.

Hollander: Okay. Did you have any involvement in the site plan that's been submitted to the town planning staff?

Pike: I have. I worked with Natelli and the Town of Zebulon to create a site plan that was both in harmony with neighboring communities and also to—excuse me—to a standard to the standard of ordinances that they have provided.

Hollander: And just so the record is clear, which company do you work with?

Pike: Stewart, Incorporated.

Hollander: And you submitted the application for the special use permit?

Pike: I did, I did.

Hollander: Can you briefly describe the plan, beyond the items that have already been discussed?

Pike: Mm-hmm. Yes. Meade did a wonderful job giving a brief explanation of the site. To add to it, we have met all roads to the standards of the Town of Zebulon. We have included greenways connection and activity and recreation for the proposed lots that will have opportunity to have an experience around some of the natural features that we are preserving. We also are meeting the lot size requirements as specified in the code. As mentioned, connectivity is being provided that is key for a life safety standpoint and also for just sharing neighboring communities. That is the intent for the number of connection points that has been requested by the Town of Zebulon. And we also provided future connection points for any future development to the north so that there would be no issue on a later date with that connection point.

From a utility standpoint, we've coordinated with the City of Raleigh, done the necessary due diligence to understand that there will be adequate water and fire suppression present for the proposed development of 377 units, and also with a sewer capacity for downstream improvements, as necessary. That has been vetted out with the City of Raleigh. And as you can see in the site plan, those gray spaces, we have necessary storm water control measures throughout the site that will detain runoff during an event so that it will be less than or equal to—at a minimum equal to the runoff predevelopment. So ensuring that we don't have any negative impacts downstream.

Hollander: There was a question earlier about one of the roads—

Pike: Yes.

Hollander: —that crosses that blue section. Can you just speak to that?

Pike: Absolutely. We've had a preliminary analysis done. These wetlands were flagged by a professional, S&EC, and we took the information—the flagged information—and put it on our plans and we'll be crossing wetland. We have not yet engaged the Army Corps or NCDEQ as far as for necessary permitting, but that will be a requirement. And their requirements require us to make it as minimal as possible without very expensive mitigation costs. So it will be as minimal as physically possible to construct the road. That is the only crossing we have shown, so with the amount of features present, we feel the site does a good job in preserving the environmental features present.

Hollander: All right. Now, have you evaluated whether this proposed use would materially endanger the public health, safety, and welfare?

Pike: I have. As mentioned through necessary storm water features, maintenance, and open space provided, all efforts were put forth to ensure that the development not be a negative impact to the Town of Zebulon and neighboring parcels.

Hollander: So is it your professional opinion as an engineer that the proposed use would not materially endanger public health, safety, and welfare?

Pike: It is my opinion, yes, sir.

Hollander: And how is the site located with respect to things like fire and police protection, water and sewer? You spoke to that a bit, but can you just describe briefly?

Pike: Water will be—water mains will be—have a connection on Weaver’s Pond. The water main will run along the street inside the right of way, for the entirety of all collector and subcollector streets. Sewer will be captured mainly through gravity to the southwest, with the remainder having being gravity-fed to the northernmost part, where a lift station—a proposed lift station—will be installed. And a force main would then pump the wastewater to the sanitary sewer that connects to Weaver’s Pond.

Hollander: And are all the public safety facilities that you’ve described adequate to serve the site?

Pike: They are. They’re sized appropriately.

Hollander: Okay. And have you analyzed whether the site—the proposed use would be in conformity with the town’s ordinances and policies and land use plans?

Pike: I have. They meet or exceed all requirements specified in Town of Zebulon’s code. We are providing two sidewalks on both sides of the street. Only sidewalks present are required on one side of the street. Along with additional parking scattered throughout the site to help with visitors who would come to the subdivision, not create a potential concern with life safety or just connectivity. These spaces will help keep the roads in good travel—and provide good travel.

Hollander: All right. I have no more questions at this time.

Matheny: Thank you. Any questions from the board?

Baxter: Yep. All right, so the storm water runoff measures, none of those are going to be run off into any of the wetland areas?

Pike: They should not. We will have a discharge to the buffer to the north, but it will have to meet necessary diffuse flow requirements. That is a Department of Environmental Quality requirement that we'll have to meet.

Baxter: Okay, and the pump station that you were talking about, or you called it a lift station—you're talking about the pump station?

Pike: Yes, ma'am.

Baxter: And when you were talking about significant areas in this 20 acres of open space for recreation, can you point, on the map, where that's going to be? Because there's an awful lot of wetlands in this area.

Pike: Understood. If you look to the south, there's a dashed line with a gazebo shown. That's implied to be active, open space for the community's use. We also have an amenity center that is planned that will be for the town along with, I think, our multiple micro parks scattered throughout, just to give an opportunity for green space, for people to enjoy something.

Baxter: Are any of those micro parks going to be infringing on the wetland space?

Pike: None of them will be infringing on the wetland space. We are not allowed to encroach in that area.

Baxter: Okay.

Matheny: Other questions from either board? All right, questions from any interested party?
Yes.

Roberts: Richard Roberts, 3232 Lacewing Drive, Zebulon.

Matheny: Okay.

Markland: Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Roberts: I do.

Markland: Thank you.

Matheny: Go ahead.

Roberts: Using your pointer, right here, my residence is approximately right about here. My understanding is that Weaver's Pond development provides from our rear lot line a 30-foot buffer to the new property. And from what you're saying, there's going to be, then, additional 30 foot to the back of those lot lines. So are you saying that you can assure that there's going to be roughly a 60-foot buffer from our lot line to the lot line right there?

Pike: It's code requirement to provide that, yes, sir.

Roberts: Okay. In this area right here, within our 30-foot buffer and your 30-foot buffer, there's a stand of trees that runs approximately 150 yards, and I'm not a botanist or anything like that, but I say these trees are at least 30 to 50 years old. Are you going to clear/cut all of those trees?

Pike: I cannot say for certainty. We'll do our best efforts to maintain them, but we have yet to dive that level into the grading plan to understand what impacts there'll be.

Roberts: Okay, and one last question is that, somebody from—I'll have to, for no other word, assume, which I don't like to use, but somebody came in and put in survey stakes approximately right here, here, and here. Those survey stakes are actually on the rear of all the Weaver Ponds residents' lot lines. Can you identify what those stakes are?

Pike: I cannot, without visually seeing them.

Roberts: Because those stakes encroach the 30-foot buffer that Weaver's Pond has.

Pike: Well, this project will have no ability to encroach into that land. We would have to meet that 30-foot requirement.

Roberts: Well, I guess my concern is, did Weaver's Pond build inappropriately to their plans?

Pike: I can't speak to that. I would have to look.

Roberts: I would like the board to be aware of that, that there are survey stakes from this organization that actually come within and encroach into the back of the lot lines on Weaver's Pond. Thank you.

Matheny: Thank you. Other questions? All right, sir. Call your next witness.

Hollander: Thank you, Mr. Mayor. I'd like to ask Josh Reinke from Ramey Kemp to come up.

Markland: Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Reinke: I do.

Markland: State your name and address, please.

Reinke: Joshua Reinke, 5808 Faringdon Place, Raleigh, North Carolina, registered professional engineer in the State of North Carolina and North Carolina traffic lead at Ramey Kemp & Associates, and I performed the traffic impact analysis for this.

Hollander: Well, you just went through three questions.

Reinke: Sorry, I blew through you.

[LAUGHTER]

Hollander: Moving along. So I would tender Mr. Reinke as an expert in traffic design. You said you conducted a traffic impact analysis?

Reinke: Correct. I've worked with the town and NCDOT from the scoping, through the review process with the traffic impact analysis. I have received comments back from DOT that we're in agreement with the mitigation we showed in the traffic impact analysis.

Hollander: Okay. And the traffic impact analysis is part of the information that, I believe, is in the agenda materials that both boards have before you. So you prepared a report that was provided to the town staff?

Reinke: Correct, yes. So—oh, sorry.

Hollander: And after it was provided to the town staff, did you discuss it with them or get their feedback?

Reinke: We've been working with—they have an on-call consultant that does their review.

Hollander: Okay, and who is that?

Reinke: WSP.

Hollander: That's a company name?

Reinke: Yes, correct. And I believe Sravya is out of town, I believe, but she has been working with us on the review.

Hollander: All right. And did you receive comments or feedback from her with regard to your report?

Reinke: Nothing that had anything to do with a difference in the recommendations.

Hollander: Okay. So she agreed with the recommendations that—

Reinke: Well, we haven't gotten the final from the town or WSP, only from DOT, to be implemented in the driveway permit. So we have gotten the DOT's comments back. They are in agreement, and the town's, we have not gotten the official, final comments.

Hollander: So the DOT is in agreement with the plan you've—

Reinke: Correct, yes.

Hollander: Okay. Had you analyzed whether the proposed special use would endanger public health, safety, and welfare?

Reinke: Yes, we have.

Hollander: And what conclusion did you come to?

Reinke: In my professional opinion, with the current layout and the mitigation provided in the traffic impact analysis that was agreed upon with DOT, it would not cause any safety concerns.

Hollander: All right. Now, as part of the site or the traffic study that you performed, there were certain discussions that took place between the town staff and the developer regarding certain special conditions? And are you familiar with those?

Reinke: Yes, I am. Go ahead, sorry.

Hollander: And did you review those special conditions?

Reinke: I did. In particular, one that differed from the traffic impact analysis and the DOT's approval was at the site driveway itself. And it was the southbound right-turn lane that showed in the—it showed a hundred-foot southbound right-turn lane, where DOT and the traffic impact analysis, due to the small number of vehicles expected to make that turn, did not recommend a turn lane there.

Hollander: Okay, so your analysis and the DOT's review both indicated that no right-turn lane was going to be needed. And can you show, using this—

Reinke: Yes.

Hollander: —diagram above, what right-turn lane you're—right-turn area you're talking about?

Reinke: Okay. Correct, yes, I can. So that is correct. So in the conditions, it showed the left-turn lane into the site, which was recommended in our traffic impact analysis and agreed upon with DOT. And then there is also a right-turn lane shown there, so it would be coming down and then turning right into the site. That was nothing that was needed to meet the town's development ordinance, any DOT standards, definitely not a safety concern, a capacity issue. It is something that, you know, like I said, was kind of a surprise when I saw that, as it wasn't recommended in the traffic impact analysis, wasn't brought up at any point, and wasn't part of the DOT's comments.

Hollander: Okay. So with respect to that piece, our request to the Town Board and the Planning Board is that that requirement of a 100-foot right-turn lane at that intersection be removed from the special conditions, based on the testimony that it's not needed. It wasn't part of the original traffic impact analysis and isn't required by NCDOT requirements. Are you—

Reinke: Yes, I—

Hollander: —in agreement with that?

Reinke: I agree.

Hollander: All right. And there was a concern expressed earlier about possible traffic congestion. Can you speak to that?

Reinke: Sure. And I think it was the potential connection—

Hollander: —into a neighborhood.

Reinke: Yeah. And that—not really my area of expertise as to why there's that connection. I think it has to possibly do with the development ordinance, typically, that would have to do with safety concerns if there were something at another driveway that blocked that off, to make sure that emergency vehicles can respond within the site. We did actually study. One of the study area intersections in the traffic impact analysis was the connection of Hunters Greene to Pearces, and that showed to be at acceptable levels of service. We did assume some of the site traffic would utilize that, and that was considered in the traffic impact analysis.

Hollander: No further questions.

Matheny: Okay, thank you. Questions by either board?

Baxter: Okay, Josh. So on E2, under number four, it says that the town and NCDOT had determined a 3% growth rate, and that's with regards to how you performed your study, yes?

Reinke: Correct, yes.

Baxter: Okay. So does that take into account the increase that's going to occur with the added traffic from the proposed development, or is that just current conditions now, without the development?

Reinke: That's a good question. It's going to be a little complex of an answer. So it is a growth rate that we use. So we go out and get existing counts for the traffic impact analysis. We'll take that growth rate to the buildout year. Then we also included some adjacent development. So typically, if there are known developments in the area that you say, "We know this is going in. It has nothing to do with general growth." It's pretty specific to that area. We include those, also. Then, on top of that, we include our site traffic. So it is a combination of the growth rate, adjacent development traffic, and our site's traffic, are all in the traffic impact analysis.

Baxter: So just so I'm clear, it's—you've also taken into account the developments that are on the books but not necessarily built out yet?

Reinke: Correct, yes.

Baxter: Okay. All right. And so on some of these, I'm seeing the current LOS, level of service, for some of these roads are F's and E's and D's. And then, with the proposed conditions—let me just find the—

Reinke: Probably the Proctor Street one, I think, is one of the worst ones that shows.

Baxter: Correct. Correct. It still shows that the level of service is going to be pretty dismal.

Reinke: So, what we did there is it shows, you're correct, in background conditions—that's without the site but with the growth and the adjacent development, you start to see levels of service F. That's always a red flag for us. Obviously, when we look at combined conditions with the site traffic, it doesn't get better; it gets worse. So we looked at providing turn lanes there. Additionally, we looked at

signalization there. So when we look at a traffic signal, it must meet certain NCDOT warrants. Typically in residential areas, areas near school, it hits peak-hour warrants because there's a lot of traffic in a concentrated time.

What DOT prefers to see, but it isn't always just the case, is a longer time period of bad traffic. So four eight-hour warrants are other things they consider. So what we've recommended in this study, essentially, is saying, "You need a signal to make this work in an acceptable level of service." We recommend turn lanes. That's good for safety. To get to the level of service that's desirable, we need a signal. We recommend, essentially, this be monitored for signalization. So if you see these delays, do a signal warrant analysis, that DOT could potentially then require the installation of a signal.

Baxter: So do we still—we need signal analysis studies done for it?

Reinke: Correct. It would be monitoring, and I think some of this might come up in the—is it possibly the site plan, where they'd say, "Okay, some of these off-site things," I believe, and I don't want to misspeak here. But I know it is something that it is—DOT has indicated that, also, that we're going to monitor for signalization there.

Baxter: And what can we expect as far as improvement goes, if signalization occurs?

Reinke: Well, it's—at that particular intersection, we're looking at left-turn lanes for the eastbound and westbound, and then the potential traffic signal there, at the intersection. So then it would be at an overall level of service B with no approach worse than a C, which is better than existing conditions. That—sorry—that I'm

talking as Pearces and Proctor. And I'm not sure—is there another intersection, in particular?

Baxter: I was looking, also, at Zebulon and Pippin. And just so I have an understanding of what you consider acceptable—

Reinke: Yeah.

Baxter: —what level of service is that?

Reinke: So typically, level of service D. So we follow the town's development ordinance and the NCDOT guidelines, and I think at, once again, at Zebulon and Pippin, that—and I think E5 is a figure that'll show there are some improvements at that intersection that are part of the Weaver's Pond. So it starts to actually look better in background conditions, because they will be required to put in some improvements there. So it's actually—looks worst in the existing conditions, and it starts to get slightly better.

Baxter: Just from the flow that's going to happen from the development being put in, or—

Reinke: It's from the improvements that are tied to Weaver's Pond. So Weaver's Pond has improvements tied to their traffic study, much like our traffic study will have improvements tied to it.

Baxter: Okay. So—and there are a couple of these, where the level—the service level is an F. And where does it tell me what—[OVERLAPPING]

Reinke: Sorry, which intersection is the—?

Baxter: Pearces and Proctor.

Reinke: Okay. So that's, once again, as you work your way down, it has the existing background combined. And then, the ones with bold, with improvements, that's

where you start to see the level service improve. So we looked at the left-turn lanes there, as part of this site, installing left-turn lanes there. And you can see the F's go away. We still have D's and one E. And then we said, we ran an analysis with a signal. Once again, I can recommend a signal, but the NCDOT ultimately controls whether that's installed.

Baxter: And that's where it brings it up to a B?

Reinke: That, correct. Overall, yes, yes.

Baxter: All right. Okay. Thank you.

Reinke: So we're saying it is necessary. It's something that's outside of our control, so we looked at any other mitigation that can go in there that could help, knowing that the signal is the ultimate, but it's something that we can't just say, "Put in a signal." I wish I had that power, but I don't. DOT ultimately has to make that call, so we made other recommendations and kind of split it out there.

Baxter: Okay, so more studies need—the signalization study needs to be done. Otherwise, we might still be at—

Reinke: It looks like—

Baxter: An E?

Reinke: An E for one of the approaches in the a.m. It looks like it's C or better in the p.m. Once again, better than even in background conditions without our site, because we're providing some mitigation. So it more than compensates for our site's traffic. It even helps what would happen just with the growth and the other developments in the area. But it doesn't get it to that level service D or better without a signal.

Baxter: Okay, thank you, Josh.

Reinke: No problem.

Matheny: Okay. Other questions by board members?

[INAUDIBLE]

Johnson: Okay, my question is regarding that traffic on Pearces and Proctor.

Reinke: Yes.

Johnson: And you were saying it's not enough for a signal, but what about a roundabout?

Reinke: Well, now, I don't want to say it's not enough. I don't want to be misquoted here. I'm saying the NCDOT essentially—as things build out, because there's a lot of unknowns right now. It's the growth continues to grow at that, Weaver's Pond comes in, our development comes in, and typically, before our development would build out, they'd say, "Now that we're closer to that future year, we want you to study it and show that that traffic still exists that you projected." And whether we should have a signal out there.

In terms of a roundabout, I don't—it's not something that the DOT talked about throughout the process or the town. I don't want to say it would work or didn't, because we haven't analyzed that. It could be a potential alternative that could be brought up with DOT, but right now, they are considering a signal, I'd say. But I like your way of thinking outside the box. We need that quite often.

Matheny: Okay. Questions? Any other questions from the board? Questions from an interested party? Yes, sir.

Amerault: Is this the time for my question?

Matheny: Yes, sir. Now is your time. Come on up.

Amerault: Do I need to be sworn in again?

Matheny: You've been sworn in. You're fine. Thank you.

Markland: Please just state your name, for the record.

Amerault: Jim Amerault. My question is regarding the entrance of this new development onto Hunters Greene—Hunters Greene Drive. Is that entrance necessary for this development to take place?

Reinke: Once again, I think this is really coming down to a development ordinance requirement more so than a capacity, but no, it's not necessary from a capacity, because we're providing mitigation at our driveway to accommodate traffic, and obviously, more mitigation could be provided if it was necessary. We did analyze it as such. It was our understanding that's a requirement, is the connectivity, and typically that is safety concern, is they want to make sure emergency vehicles can access. So we're required to study that as well as Hunters Greene where it connects to Pearces, to see if there would be any mitigation necessary there, because we would have some traffic that, likely, would go through that development.

So, I don't want to say it's necessary from a capacity, because it's not. I think it's just more of a safety concern that the town has put in their development ordinance to promote that connectivity and not force everything to come out at individual points on more major roads, and allow for emergency vehicles. But once again, you know, I'm not sure I'm the best, other than from a traffic capacity analysis standpoint, it would not be necessary.

Amerault: That would not be necessary.

Reinke: From a capacity standpoint. And once again, I'm not sure if this is really as much of a traffic question, here, as a development-ordinance-specific question.

Amerault: So where does my question go now for an answer? I wouldn't make such an issue out of this, but it's going to change my whole neighborhood. This entrance and exit is going to change our whole neighborhood, here. And I would sure like to know why it's necessary to put that entrance in there.

Matheny: Does staff want to try to answer that question?

Bradshaw: All right, so we have a Code of Ordinances Section 152.181(A)(3). Whenever a subdivision street continues an existing street that formally terminated outside the subdivision, or when it is expected that a subdivision street will be continued beyond the subdivision at some future time, the classification of this street will be based upon the street in its entirety, both within and outside of the subdivision. What that means is, this street, Hunters Greene, the plan for it was never a cul-de-sac. It was a dead-end street, and it was always meant to be continued for when this parcel came in for development.

Matheny: Meade, can you speak to the safety issue?

Bradshaw: Well, as far as the safety component, we always want different access from different areas to get into the site. So if something were to ever happen to this entrance, right here, emergency response would need another way to get into the subdivision. So whether that's, if they're coming from the west, they can come in from Weaver's Pond, or if they're coming up Pearces Road, this would provide another way to get into this subdivision for emergency access.

Matheny: Okay, thank you.

Amerault: There's no way that I can truly tell you what safety issues you're bringing to Hunters Greene. Twenty years ago, when Hunters Greene was built there, they ended it in the road ending and not a cul-de-sac simply from a standpoint of the cost. They didn't know that there was going to be a Weaver's Pond back there, 25 years ago. They simply ended the road. If we need several entrances to get into a subdivision, we've existed for 25 years with a single entrance. So in our subdivision, for 35 homes and 35 families in there. But a single entrance was enough for us. You have several.

Matheny: Thank you, sir. Anyone else with a question?

Markland: Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Desper: Yes.

Markland: State your name and address, and speak into the mic, please.

Desper: I'm Amanda Desper, 9009 Hunters Greene Drive. I live in the last, the triangle lot, right there on Hunters Greene. So it's going to be right there at my property line, where the road adjoins. I just have a question. Since we are not in the town, and my understanding is it won't be taken into the town, who will maintain or fix our road based on the added traffic that will be using our road? Who—I mean, that neighborhood is going to have the sidewalks and all that for the safety, but all of those cars that are now going to impact our road, you know, where does the safety come for our neighborhood and the—what it's going to do to just the wear and tear on our road. That's a lot of extra cars on a road that's not really maintained now. So I don't know if—

Matheny: Meade?

Bradshaw: So in the county, the streets are maintained by NCDOT. The streets within this subdivision would be maintained by the Town of Zebulon.

Desper: So is—will the county then actually start coming out and watching there? Because right now, there's really no need. Nobody ever really comes on our road to check anything, really.

Bradshaw: It won't be the county. It will be the State of North Carolina, or North Carolina Department of Transportation.

Desper: So we—when there starts being wear and tear on that, we have to contact them, or—?

Bradshaw: Yes.

Matheny: Okay?

Desper: Okay.

Matheny: Thank you. Other questions from interested parties?

Grizzard: I just have one more quick question. Jason Grizzard again. There's a lot of speeding going on Pearces Road—I would say some cars in excess of 65 miles an hour—and I would like y'all to consider dropping the speed limit down to 35, and possibly putting a four-way stop or something at Pippin, because the school is right there. I think that's an area that really needs to be looked at, and I just wanted to bring that up.

Matheny: Let me try to respond to that.

Grizzard: Yes, sir.

Matheny: Pearces Road is a state road.

Grizzard: Yes, sir.

Matheny: So we do not have the authority to modify the speed limit. What we can do is request modification by NCDOT. And we have done that in other cases. But a lot of people think that we can just say, "Oh, we're going to change the speed limits," and we can't. It's a little more complicated than that. To look at it, sure. You know? But just to get it done, it has to go through DOT.

Grizzard: I understand.

Matheny: They're usually fairly cooperative, especially if development comes along.

Grizzard: I think there was recently a wreck on Pippin and Pearces, and we know there's been four or five accidents along that curve, where y'all want to put the entrance. And I would foresee more accidents occurring and it's just—it really needs to be looked at.

Matheny: Well, I just wanted you to understand the process.

Grizzard: I understand, sir.

Matheny: Okay, thank you. All right, other questions.

Baxter: Could we have, Josh, could you speak to that a little bit as far as, like, traffic and speed? Is that anywhere in your wheelhouse?

Reinke: I'm going to say it's one of those things that I'd say I can—you know, it could be mentioned to DOT. It probably actually pulls more weight coming from the town than, you know, me. It's something that would ultimately be the DOT, so I couldn't make any promises, any which way, with that.

Baxter: Is that going to affect, of course, the level of service for all of the different—

[OVERLAPPING]

Reinke: The speed limit, it would be minimal. Like I said, we do have the left-turn lane at the site driveway, which, you know, is always a good safety thing, to get a left turner out of the main line of traffic. And it would be designed based on the speed of the road, so that means a longer taper, those sort of things come into play. But right now, all those assumptions are based with the speed limit as it currently is.

Baxter: Thank you.

Matheny: Okay. Other questions?

Nowell: One, I got one from a development standpoint, I guess. Is there street parking, internally?

Reinke: Tag off to the site engineer.

Pike: We have five local spaces with various amounts of parking spaces scattered throughout the site. On-street parking is not expected.

Nowell: Will there be any type of limits as far as how many vehicles a homeowner can have?

Pike: We have to meet the Town of Zebulon's parking requirements based off single-family lots. So there will be a space—a number of spaces that are required to meet based off bed count.

Nowell: Is there any way that visitor parking can be managed or—to make sure, what I'm trying to get to, the homeowners are not occupying the visitors parking to where there is no visitors parking available, when needed.

Pike: The signage can be placed notifying that it's visitor parking spaces only, would be one approach. But as far as providing fines for it, I don't think that's in our purview.

Nowell: Okay, that's all. Thank you.

Pike: You're welcome.

Strickland: I want to ask him something. Adam, look, in my map, I cannot read—either my eyes is going bad or I can't read anything. Even that, I can't read. What is in the middle, the green in the middle, right there? What is that?

Pike: The—

Strickland: Is that a pool or—?

Pike: Let me see. You're talking about this right here?

Strickland: Uh-huh. What is that?

Pike: That's going to be the mini center, a clubhouse with a pool.

Strickland: Okay. And where's the mail kiosk? Is that—

Pike: The mail kiosk would be in that general vicinity, too, associated with the clubhouse.

Strickland: In that area, too?

Pike: Yes, sir.

Strickland: Okay, I just couldn't figure out what that was right there.

Pike: Fair enough.

Strickland: Thank you.

Pike: You're welcome.

Matheny: Okay, other questions. Yes?

Roberts: Richard Roberts, again. I just wanted to clarify and ask—not ask a question. I have no objections, whatsoever, to the subdivision. There’s—I mean, it is what it is, and I’d like to see our community grow. But my concern again about the buffers and with the developer.

Our prior meeting—and I failed to mention it—I spoke to the property owner, and I spoke to some of the representatives that were there. But still, I have a concern about the survey flags. They have pink and blue flags on them, the survey stakes. Speaking with the developer, this evening, nobody knows what these pins are. Nobody knows who’s put it in. I spoke with representatives of Weaver’s Pond. They did not do it. They assured me that our lot lines have a 30-foot buffer, from our lot to the property line of your property. These pins, again, encroach it. Can the Planning Department validate if Weaver’s Pond built per the specifications of the original approval that we’re going through now for Pearces Landing? Because I would like to see that 60-foot buffer from my lot line to their lot line and not it only being 30 feet.

And it concerns me that nobody knows what these survey flags are. And they’ve been out there twice. And the surveyors will not speak with us.

Bradshaw: Town staff can look to see what the buffer requirement was to Weaver’s Pond. Off the top of my head, I can’t tell you what that is.

Roberts: They said they were 30 feet.

Bradshaw: Okay. Town—we can look at that and provide feedback to you. If I can get your contact—

Roberts: Richard Roberts, 3232 Lacewing.

Bradshaw: Phone number?

Roberts: 770-825-2369.

Bradshaw: Okay.

Roberts: And I am speaking with approval from fellow members that live along Lacewing Drive, where those pins actually encroach our lot lines. Thank you.

Baxter: And Adam, you don't know anything about this, right? Nobody was dropping pins or surveying that portion?

Pike: I do not. I know that we require, through the SUP, to do a boundary survey, which legally determines the property and its location. I can't verify if those stakes were work that was done on our part or someone else. I don't know [ph].

Baxter: Do you know the last time you had guys out there, shooting lines?

Pike: We did the boundary survey, I think, in the winter, February or so would be—

Baxter: Okay. And, sir, you said that this has happened post-February, so after they—

Roberts: No, this is prior, why they were—when you cut the road in the back, to do the parking to see if it was buildable? That's when those—

Amerault: That was a number of years ago.

Roberts: All right.

Matheny: Wait a minute, look. If somebody wants to testify, you've got to come forward.

Roberts: I'm sorry.

Matheny: We can't just have open [OVERLAPPING] discussion.

Roberts: These pins were put in approximately three months ago, and they were out there again probably three weeks, maybe four weeks ago.

Baxter: Okay.

Matheny: So you know, if somebody wants to try to answer his question, you're welcome to come forward.

Roberts: My apologies for not following—my apologies for not following protocol.

Matheny: No, that's fine. I'm just trying to get everybody back and do the right thing because, again, it's different. It's a different type of hearing, and I'm sorry. But I want to get your answer—your questions answered. But you may have someone that could answer that, speaking to the attorney.

Roberts: Well, it's surprising that all the representatives are here, and nobody knows what these pins and flags are for.

Matheny: Okay.

Roberts: Somebody had to pay for them.

Matheny: Right. Okay.

Roberts: And it was done during the same timeline that somebody did the exploratory road into the back of the proposed Pearces Pond, and they came in there, I'm going to say, about two-and-a-half months ago, and cut a road into the back of it. It was at the same time. Thank you.

Matheny: All right. Other questions for either of the witnesses? Do you have others to call, sir?

Hollander: One more.

Matheny: Okay. All right.

Hollander: Thank you, Mr. Mayor. I'd like to call Rich Kirkland.

Markland: Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Kirkland: I do.

Markland: State your name and address, please.

Kirkland: Rich Kirkland, 9408 Northfield Court, Raleigh, North Carolina. Kirkland Appraisals.

Hollander: Mr. Kirkland, will you describe briefly your education and background?

Kirkland: Sure, I graduated from UNC Chapel Hill. After that, I went to appraising, went through an apprenticeship through that process. I've been a North Carolina certified general appraiser for about 23 years now. I've been working in the Triangle that entire time. I've also received my MAI through the Appraisal Institute, which is a national degree put out through the Appraisal Institute.

Hollander: And I'd like to tender Mr. Kirkland as an expert in appraisal. Mr. Kirkland, did you prepare an impact analysis with respect to this property?

Kirkland: I did.

Hollander: Okay, and I have copies, Mr. Mayor, if I may approach and hand out copies.

Matheny: You can give them to the clerk, if you'd like, and she can distribute them.

Hollander: Mr. Mayor, I'd like to request that the document that's just been handed out be added to the record in this matter. Mr. Kirkland, can you briefly describe what this report was designed to look at, what it was you did in preparing this report?

Kirkland: Yeah, certainly. This is an impact analysis, which really relies on a matched pair, or paired sales analysis. Paired sales analysis is really what the Appraisal Institute shows, is how you measure whether there's an impact on property value. It's simply where you look at a property that, you're looking for whatever you're testing for. In this case, I was looking at adjacency of large-lot subdivision next

to a small-lot subdivision, to see if there was any impact on property value. And so you look at a large lot in this case that's next to a subdivision, small lots, and you compare it to other places and other comparables that are not in that same situation. And you just measure for all other differences. You check for, you know, whether they have the same type of garage, or fireplace, square footage, things of that nature. But once you've netted everything else out, if there's anything left over, you would attribute that impact to the impact of that adjacency or that thing you're testing for.

So, I've gone through and I've done that analysis, looking at a couple of different types of properties in similar situations to this. And I've also looked at just general development patterns showing that this type of ongoing subdivision townhome mixed community is very common and typical in the area.

Hollander: Okay. What conclusions did you draw from the analysis that's shown in this report?

Kirkland: I found no impact on adjoining property values due to that ongoing daisy chain of subdivisions, as well as the mix of uses in that location.

Hollander: So do you have a professional opinion whether the proposed special use would or would not substantially injure the value of adjoining or abutting property?

Kirkland: I do.

Hollander: Okay. What's your opinion?

Kirkland: It's my professional opinion that the proposed project here will have no impact on the adjoining property values.

Hollander: And do you have an opinion about whether the proposed special use is in harmony with the area in which it's located?

Kirkland: I do.

Hollander: And what is that?

Kirkland: It's my professional opinion that this is in harmony with the area. It's consistent with the patterns you would see anywhere.

Hollander: No further questions.

Matheny: All right, sir. Questions from either board?

B. Clark: When you did this analysis, did you take into account that, if they put that road through, how that would affect Hunters Greene?

Kirkland: I looked at that, but again, any—the question that I'm looking at in this is—whether this development, anything unique about this one. Because given the zoning that's located on that property, any development of this property would require using Hunters Greene at a similar density. So there's nothing specific about this development that would be different from—that would have an impact on those—that would be any different from any other use of that same tract, to the highest, best use.

Matheny: Okay. Other questions?

Strickland: My question is, when you do appraisal—I read your report [ph]. But what does it do to farmland, a subdivision next to farmland? What does it do to that farm? Does it raise the value or—

Kirkland: Well, I appraise subdivisions and obviously appraise them in Wake County, this area, all the time. There's not a lot of farmland actually in Wake County. Most

of the farmland in Wake County is really subdivision land waiting to be developed. And you'll find that to be the case. And so that subdivision encroaching, go in that direction, is generally speaking, it's talking about increasing value, because it's bringing the development closer and closer to it.

Strickland: I didn't know if you took that in consideration when you did this report. I'm just curious because there's a lot of farmland in that area right there.

Kirkland: Right, again, but the land specifically in Wake County—most of the land in this county is really—it's land currently being used in agriculture as opposed to land that will be agriculture for the ongoing future.

Strickland: I'm afraid I know that.

Matheny: Okay, other questions from the board? All right, questions from interested parties? Okay, thank you, sir.

Kirkland: Thank you.

Matheny: Oh, I'm sorry. Excuse me.

Desper: Amanda Desper, again. And I'm in the triangle lot. And I don't guess I really have a question, just confusion. Because, like I said, I'm at the dead end of the road, and I don't see how adding all of those car—we have a very safe neighborhood right now. We have little children who run up and down the road, people who ride their bikes and walk. And with—again, with us not having the sidewalks and all, and you add all these cars coming through our street—that's got to—I don't see how my lot right there is not going to decrease in value, with adding all this in my backyard, but also now the traffic coming through. I don't see how my—the value of my lot will stay the same.

And our neighbors at the end lot just sold as soon as they knew this was happening, and they're going to—the new people don't even know yet, but they're going to have four backyards coming up to their side yard. I don't see how that is going to—it's not—I don't see how—it's not harmonious to us as a neighborhood, and I don't see how that can't decrease the value of my property, putting all that compacted right beside my two acres. That doesn't make sense to me. So it's more a statement. I don't really have a question, I don't guess.

Matheny: Okay.

Baxter: Can you explain a little bit about how that can increase or have no impact, please?

Kirkland: Well, again, as I was saying before, given the requirements for interconnectivity, this land was always going to require that. Once it's got that zoning on there, any development this site is going to have that type of interconnectivity, and the zoning density allows for—even if you came down, even a little—you'd still have a similar situation, no matter what happens on this site. So that's neither here nor there.

Baxter: But that's also kind of not answering what I asked.

Kirkland: Well, what I can say is that the interconnectivity and that—that you've gotten that, it's typical; it's common in the area to have that interconnectivity—excuse me. You're going to have traffic that may use that road, and I would suspect it would. I think that anyone who bought along that road in the near—especially, I know that specifically. I looked at that end unit I think she was talking about that recently was purchased. They purchased it backing up to Weaver's Pond and having, again, when I looked at that, analysis-wise, it didn't have any impact on

the purchase or sale of that property. I don't know whether nor how knowledgeable that person was about interconnectivity, as far as it goes, but it's not a cul-de-sac. It's a dead-end road that's, clearly, going to have future development next to it.

You can just look at the same thing—any of the homes inside Weaver's Pond, itself. The homes that are out there that have later phases, that are going to be developed past it, all those are going to have additional traffic that come past them, as well. But people who bought homes in the early phases of phase one are clearly buying into all of the homes that sell after them.

Baxter: I can't speak for the woman that just came up, but I'm assuming that you're doing appraisals with the understanding that all of the streets that are going to be built out will have, like, sidewalks and all of these things that Hunters Greene doesn't currently have. And you're saying that that doesn't make any difference as far as the appraisal rate goes?

Kirkland: Again, I don't have—see a basis for that, no.

Baxter: All right.

Matheny: Other questions? All right. Thank you, sir.

Kirkland: Thank you.

Hollander: I have no further witnesses, Mr. Mayor, just a few concluding remarks, members of the Planning Board. The applicant, in hearings such as this, has the burden of proving the four required findings of fact by substantial, competent, and material evidence. I would note that the town planning staff, in their report, indicated that they found that number four of the four findings is met. They recommended that

you find that the proposed special use is in general conformity with the town's ordinances and policies, land use plan, et cetera.

The other three requirements are to find that the special use would not materially endanger the public health, safety, or welfare and not substantially injure the value of adjoining or abutting property, and that it will be in harmony with the area in which it's to be located.

You've heard today from three expert witnesses who testified, to their professional opinions, that the special use, as proposed, would not cause any of those harms, and that it meets the requirements of the town's ordinance. The burden then shifts to any opponents. There were a number of people who made comments, or rather, asked questions. No expert testimony was presented on behalf of any opponent, and they presented no evidence to contradict any of the findings that these boards require to make with substantial, competent, and material evidence. And as the North Carolina courts have said, competent evidence is not unsupported or speculative claims or unsubstantiated fears.

So we respectfully ask that the boards determine that the permit be issued as a matter of law and that the Planning Board recommend to the Town Board approval of the permit. Thank you.

Matheny: Thank you, sir. Okay, now we'll call for anyone wishing to present evidence in opposition to this permit. Okay, hearing none, we will close the public hearing, and I will remind the board that only testimony backed up with evidence is to be considered. So we will close the public hearing, and refer the matter to the

Planning Board that will come back with a recommendation to us at some future date.

SU 2019-10 – 1701 N. Arendell Avenue

Matheny: Okay, next, we have special use permits. Same rules apply. I'm not going to read them to you again, but Special Use 2019-10, 1701 North Arendell Avenue. I'll ask for staff report. And you'll probably need to be sworn in again; it's a different hearing.

Markland: Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Bradshaw: I do.

Markland: State your name and address, please.

Bradshaw: Meade Bradshaw, Town of Zebulon planning staff. All right, this is Special Use Permit 2019-10, 1701 North Arendell Avenue, internet café. The request is by Landstar Investment Group of NC, Inc. The property owner is Wakefield Mercantile, Inc. The site address is 1701 North Arendell Avenue. We're looking at a parcel that's just over an acre in size. The current use is a vacant building. The existing zoning is heavy business, and the proposed use is an internet café.

The applicant is seeking approval for a special use permit for an internet café. This is a vicinity map, outlined in red. You have North Arendell Avenue, running along to the northwest here. And it's right at the intersection of Green Pace Road, which runs to the southwest.

The subject's site is a discontinued commercial use. To the adjacent north, there's another discontinued commercial use. To the south, across Green

Pace Road, is an office complex, which is a BB&T, and then to the adjacent west, we have vacant property. This is a zoning map. Parcels to the north are zoned heavy business. As I stated earlier, the subject's site is heavy business. To the adjacent west, you have Residential-40, which is a watershed. Across Green Pace Road, to the south, you have heavy business. And then to the east, across North Arendell Avenue, you have heavy business and Residential-20.

This is a posted sign along North Arendell Avenue. This is the existing building on the property. This is looking northwest on North Arendell Avenue. This is looking southwest on Green Pace Road. This is the adjacent property, to the west, and this is that discontinued use, to the adjacent north.

This is the concept plan submitted by the applicant. The existing building is in this location, right here. You have North Arendell Avenue shown on this concept plan, at this location, and Green Pace Road located in this location.

The Code of Ordinances Section 152.1466, these are the general requirements for all internet cafes. Hours of operation, Monday through Thursday are 7:00 to 11:00, Friday through Saturday, 7:00 a.m. to midnight, and Sunday, 1:00 p.m. to 8:00 p.m. Another regulation is no screens, curtains, blinds, partitions, or other obstructions shall be placed between the entrance to the room where games are played and the rear wall of the room. So that a clear view of the interior may be viewed from the street. Standard C, there must be an adult, 18 years of age or older, managing the business on the premises at all times during the hours of operation. Standard D, the maximum number of machines, terminals, or computers for any operations business is 20. Standard E, no alcoholic

beverages shall be served or consumed on the premises of the operation. Standard F, there shall not be more than one internet café on the same property or in the same building structure or portion thereof. Standard G, no internet café shall locate within a thousand feet of the front door of any other internet café, school, adult establishment, or sexually oriented business. And Standard H, no one under the age of 18 can enter the premises.

Based on the photo that you previously saw, staff has determined that this is a discontinued use. To kind of summarize this bullet is that any use that has been discontinued for a consecutive period of 80 days shall meet all current code regulations. The town staff contacted the City of Raleigh Public Utilities, and the last water reading on the property was May 24th of 2018. Staff is of the opinion that, because of this, this property and building has been discontinued for more than 180 consecutive days.

If this were approved, to bring this up to all code regulations, on Green Pace Road, staff would require additional right-of-way dedication and street construction and bike lane construction or striping. Along Zebulon Road, we would require a right-of-way dedication, road construction, a 10-foot sidewalk, and light pole installation that mirrors the North Carolina 96 study cross-section. We would require a curb and gutter along Green Pace Road and north—Zebulon Road or North Arendell Avenue. This would create a controlled driveway access on Green Pace Road and Zebulon Road. Staff would require paved parking and striping for the vehicular service area. In doing so, this would have to conform to our parking ordinance. We require the site to be brought up [ph] to all

landscaping ordinance requirements, solid-waste conformance, lighting ordinance or conformance, and then any restrictions, because a portion of this property is in the watershed.

These are the findings of fact, and then, because of conversations between the applicant and staff and the concept plan submitted, staff does not feel it means finding of fact number four. That concludes my presentation. I'm available for any questions.

Matheny: Okay. Questions from either board? Questions from any interested party?

Weeks: Mr. Mayor, commissioners, members of the Planning Board. I got to be sworn in first.

Matheny: You need to be sworn in. There you go. Thank you.

Markland: Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Weeks: I do.

Markland: State your name and address, please.

Weeks: My name is Mike Weeks. I live at 612 North Wakefield Street in Zebulon. Mr. Mayor, commissioners, members of the Planning Board, I'm here on behalf of the applicant today, and we do take exceptions to the findings by the staff that this property has, in essence, been—has not met—has been abandoned for 180 days, and therefore much of our evidence will be presented in that respect.

I will make these general statements, as of what I'm aware of. This building on this property was owned by the Boykin family, who've been members of this community for many years. The actual building itself was constructed in

1973 and was owned by Mr. and Mrs. Boykin for that period of time. And based on the information—well, actually, based on my observation, it was always operated as a convenience store. 1995, Mrs. Boykin, the last surviving parent, died, and at the time she died, it was still being operated as a convenience store, and the name of it was La Campaña. And it continued to be operated as a convenience store until a night of 2018. And—am I out of order at this point? Making these statements?

Matheny: Are you what?

Weeks: Out of order.

Matheny: I don't think so.

Weeks: Okay. In any event, in 2000—prior to 2018, our evidence will show that the property, the Boykin family made the decision because of their ages, the fact that they had some—they lived some distance from town, that they wanted to sell this property. So in January of 2018, they placed it with Dallas Pearce, and much of the testimony that you will hear today with reference to what took place after 2018 will be presented by him. And the evidence will also show that in May of 2018, La Campaña closed almost—in fact, the owners of the property didn't discover it until they came back to sell and to check on the building and to see where the rent was, and they found that it had been closed.

So, having said that as my opening remarks, we would like to call as our first witness, Dallas Pearce.

Markland: Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Pearce: I do.

Markland: State your name and address, please.

Pearce: Dallas Pearce, 434 Rogers Road.

Weeks: Dallas, what is your profession?

Pearce: I am a realtor. I'm the owner of Dallas Pearce Realty here in Zebulon.

Weeks: And in addition to being a realtor, do you also have experience in licensing to be an appraiser of property?

Pearce: I am. I am a certified appraiser. I hold a SRA designation and I also am a general certified appraiser, appraising all types of properties and have been doing that for many years, and I did it full-time for 11 or 12 years.

Weeks: And could you give us some of your educational background—

[OVERLAPPING]

Markland: I'm sorry, Mr. Weeks, I cannot hear you. Can you speak into the microphone, please?

Weeks: Yes, I will. Could you tell us your qualifications and the educational background you have to qualify you as an appraiser?

Pearce: Yes. I went—I graduated in real estate, UNC-Chapel Hill, GRI designation. I'm a broker. I, again, went back to UNC-Chapel Hill and received my appraisal certification and degree, and I am also a general certified appraiser by the State of North Carolina.

Weeks: We'd like to tender that Dallas Pearce as an expert witness in the appraisal of real property. Dallas, when did you first get involved with the property that's now—that's before the Planning Board at this time?

Pearce: When I listed it, you mean?

Weeks: Yes.

Pearce: Yeah, I listed the property January 26th, 2018.

Weeks: And, at the time that you reviewed the property and you listed it, what, in your opinion, was the best use for that property?

Pearce: Highest and best use for that property was, in some way, using the present improvement to enhance the value of the property. There's more demand for that type of property than, obviously, it would be if it was vacant.

Weeks: And at the time that you listed it for sale, was the property, in fact, occupied?

Pearce: It was. Right around that time, it was occupied, and then shortly thereafter, the tenant did move out.

Weeks: And at the time, were you involved with the Boykin family and advising them at the time the tenant did move out?

Pearce: Yes. Yes, I was.

Weeks: And when you listed the property, what did you note were the improvements to the property in addition to the building?

Pearce: You mean as far as what they had spent on the property?

Weeks: Yes.

Pearce: Well, there had been a new roof put on, and they'd had some other improvements done inside the building, as well, but the roof was substantial, and a new roof had been put on it earlier—a few years back.

Weeks: And is it your understanding that, since 1990, they, in fact, expended over \$50,000—[OVERLAPPING]

Pearce: Yes, they did. I do.

Weeks: I mean, I'm sorry, 2010.

Pearce: Right.

Weeks: And is in your—to your knowledge, is this property served by a city sewer system or is it served by a septic tank?

Pearce: Septic tank.

Weeks: And was it your understanding, too, when you listed the property, it may very well have been served by a well that was located on the property?

Pearce: Yes, there's a well on the property, and I don't recall, but I think that perhaps Mr. Boykin may have said that it was hooked to city water, at that time, but it definitely was not hooked to city sewer.

Weeks: Now, what would your recommendations have been if you had learned that the property was hooked to city water? Would your recommendations have been that it should be disconnected from the water supply while you had it listed?

Pearce: Yes. It's our policy. Any property, whether it's vacant for a week or time much longer than that, we always recommend to our clients to disconnect the water. And the reason we do that is because of, even in summertime, you can have a water leak. And we have had tremendous problems with water damage. We've had to go in and have it remediated for mold. It's just a mess. So we—it's a whole lot easier just to disconnect the water and not worry about that happening.

Weeks: And that's why you're trying to sell it.

Pearce: Yes.

Weeks: Okay. Now did—to your knowledge, did the Boykin family continue to maintain electrical power to the property?

Pearce: They sure did. They absolutely did.

Weeks: In fact, it's connected now.

Pearce: It's connected now. It was never turned off.

Weeks: And have other parties been making use of this property? Well, was another party also making use of this property prior to the tenant moving out of the building?

Pearce: Yes. There's been, prior to the tenant moving out and to date, to present, there's a food truck that uses this about—I think five days a week. And he also uses the electrical hookup from the building to operate his food truck.

Weeks: And to your knowledge, is he presently paying rent to the Boykin family?

Pearce: He is. I believe he's paying 400 a month. I think that's what I heard or was told.

Weeks: And was it consistent with your recommendations and your efforts to market this property in its current zoning, heavy business, that they not lease the property to another tenant?

Pearce: Yes. We, in going along with our sales approach, we—once the tenant decided he was going to leave, I instructed Mr. Boykin that it would be in the best interest of our marketing plan not to put another tenant in there because—so we wouldn't have to work around the availability of them being there for us to show the building. And many times, if a tenant is occupying the building, most of the time, that make it a little hard for us to get in and out, because we've got to do it on their schedule.

Weeks: Now, in your opinion, based upon your marketing of property and selling property throughout this area, did you ever—did you believe that they ever intended to abandon this property?

Pearce: No. They never did. It was—in fact, almost all the feedback we got from everyone we showed the property to, they were interested solely in the building. That was the main reason they wanted to see the property, was because of the building and the contribution of value that the building placed on that property.

Weeks: And based on your knowledge of the situation since January 1 of 2018, did they intend to discontinue the use of the property by La Campaña?

Pearce: No.

Weeks: That was out of their control?

Pearce: It was out of their control.

Weeks: And are you familiar, generally, with the proposed special use, that the applicant intends to make of this property if the special use permit is approved? In other words, the internet café, are you familiar with—[OVERLAPPING]

Pearce: Yes, I am.

Weeks: —requirements of that? And do you—in your opinion, is it—will the proposed special use by the applicant materially endanger the public health, safety, or welfare of the people around the property?

Pearce: Not in my opinion, no.

Weeks: And in your opinion, would the proposed special use substantially injure the value of adjoining or abutting property?

Pearce: No, there's nothing about the operations of business that would degrade or diminish the value of any adjacent properties.

Weeks: Would it have any more impact on the adjacent properties than the past operation of a convenience store there?

Pearce: No.

Weeks: And based upon your appraisal of this property and your offer of this property for sale and your marketing plan, does the proposed venture—will the proposed venture at least be in harmony with the area in which it is to be located?

Pearce: Yes, it will. It's already zoned heavy business, and it's in the zoning classification that allows this type of business and other types of similar business, as well.

Weeks: And based upon your having lived in the Town of Zebulon and selling real estate here for many years and appraising property in this area, is the proposed best use—will it be in general conformity with the ordinances, policies, land use plan, thoroughfare plan or other plan officially adopted by the Board of Commissioners?

Pearce: It will.

Weeks: And do you agree with the findings by the Planning Department that this property has been abandoned and, therefore, they discontinued their use of the property for 180 days?

Pearce: I do not agree with that.

Weeks: That's all the questions.

Matheny: Okay, thank you. Questions?

Baxter: Mr. Pearce.

Pearce: Yes.

Baxter: Please explain to us your qualifications to speak to number one of our findings of fact? How are you qualified to make a statement about public health, safety, and welfare?

Pearce: Well, the only way I can answer that is in the valuation of property, there is a form of obsolescence. And that form of obsolescence is either physical to the property or external to the property. My estimate of value says that this use will not have any external obsolescence to any adjacent property or anyone else that has anything to do with that property.

Baxter: So again, do you have special training? Do you have any certificates? Do you have any certifications that enable you to make statements about the safety—

Pearce: I have training to make the statement, value of the property, this property is or is not affected and/or properties of any other are not affected or not affected.

Baxter: Okay, so you've given us testimony outside your wheelhouse, then, correct?

Pearce: Not necessarily, I don't think. In my opinion, I don't think it would have any adverse effect on what we're talking about.

Baxter: Okay, thank you.

Matheny: Other questions? Thank you, Mr. Pearce. Mike?

Weeks: Next witness will be Mr. Brent Boykin.

Markland: I'm sorry, can you speak into the microphone? I cannot hear you.

Weeks: Next witness will be Mr. Brent Boykin.

Markland: Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Boykin: I do.

Markland: State your name and address.

Boykin: My name is Brooks Boykin—it's close. Brooks Boykin, 4630 Oakwood Circle, Winston-Salem, N.C. 27106.

Weeks: Mr. Boykin, are you currently involved in the family business that owns the property in question?

Boykin: Yes, as you stated, in 1995, when my mother passed away, the family—immediate family members inherited the property, and we set up the Subchapter S, Wakefield Mercantile, to give us an umbrella under which to operate. And we have bylaws and codes that we all have to agree to, and we have. And I have been serving as the treasurer since 2008.

Weeks: And as part of your duties as treasurer, are you familiar with the operation of this business—the business La Campaña?

Boykin: Yes.

Weeks: And have they—was La Campaña a tenant of this property from the time, from 1995 until May of 2018?

Boykin: Yes, they were.

Weeks: And how was it determined by the business that La Campaña had vacated the property?

Boykin: Well, first I heard of it was from some locals, some of my friends and relatives around here. So I will have to say this was an Hispanic operation. It was an

Hispanic curb market. And communications was difficult. We normally had to send letters. We always had those translated. Sometimes we could talk to Mr. Luis Rodriguez's son, but he was only there some of the time, but bottom line is communication was very difficult. And no one locally in the family, really, wanted to have anything to do with this. So most of the operations were done by me in Winston-Salem, and my other brother—oldest brother—who lives in Dallas.

Weeks: Now, at the time the property was vacated by La Campaña, were you or any members of the family aware that it was—that the water supply came from the City of Raleigh?

Boykin: No. Everything I've known about that over the years, it has a well, and it has a septic tank, and that I was assuming it was continuing to operate that way. But on that topic, I know we did pay for the water/wastewater assessment to the city. The last payment we made on that was in August of 2009. That payment was \$318.88, and the previous yearly amounts were \$333.75. I don't know exactly how many years that went on, but I think it was about 10. So, but we did pay the assessment.

Weeks: So at the time that La Campaña vacated this property, you did not make any inquiries with the City of Raleigh about the water?

Boykin: I did not, correct.

Weeks: Did the family make a decision about whether to continue to have energy supplied to the building by Duke Energy?

Boykin: Yes, we immediately—we assumed the power bill, and it was never turned off.
And I have bills to prove it.

Weeks: And as part of the services you buy from Duke Energy, do you also have two area lights that are outside the—

Boykin: Yes. There is a general area lot that lights the parking area. It's—they used to be mercury lights up on the poles. And there is also a directional light that shines onto the front of the store to keep it illuminated.

Weeks: And when did the company decide to sell the property?

Boykin: Well, as you previously stated, in January of 2018, we had a contract with Dallas Pearce. But my oldest brother—he likes to do things like this, and I'm grateful for that. He sold his own house, and so for a couple of years, he listed the property himself, including running ads in the Raleigh paper. And that was done 2017 and 2016, I know, and I don't have the exact dates. But it was for about a two-year term, and we had no luck with that. And seeing what was happening, we decided to go with Dallas Pearce, put a professional on it.

Weeks: Okay, at the time that it was listed with Dallas Pearce—which I believe was on January 1 of 2018—La Campaña still occupied the building, is that correct?

Boykin: Yes, yes. And on that point, there has been continuous, uninterrupted economic activity from this site since the building was built in 1973.

Weeks: Now, from 2010 through date, how much money did the family spend on maintaining this building?

Boykin: Okay, you had the total almost correct. The total is \$50,600. And here's how it went. In December of 2010, this building has a flat roof. We had that entire roof

replaced. That cost was \$21,500. I can email receipts, I mean, contracts to anyone who needs to see this, as necessary. Creech Roofing did that. We had to do the guttering the next month, \$500. In September of 2011, we had the parking lot repaved. It had some potholes and so forth. Champs in Wendell did that. That was \$14,762. A year later, per his suggestion, we had the parking lot resealed and re-stripped. That was \$1,393. And if you remember from the pictures that we showed earlier, the front of that building, what you saw was some really good steel put in there. But earlier, it had shingles, and it was in rough shape. So that whole works was rebuilt and recovered in 50-year-guaranteed steel. That—the cost of doing that was \$12,412. That adds up to a total of \$50,600. So that's what we've put into that building over the past several years.

Weeks: Now, in addition to La Campaña, was someone—did you have another tenant on—or was there another person operating on the property?

Boykin: Yes, as mentioned earlier, I can also get his name to you. I don't have it in memory right now. But I have all of these records. There was—a food truck was operating, and he was operating on that property. I don't know exactly when it started, but he was operating also on that property in the year 2017. I know that for a fact.

Weeks: Did he also—was he continue to operate through 2018?

Boykin: Yes, he has operated continuously at that site and still does today. And you were right. He pays us \$400 a month to do that.

Weeks: And do you provide him with electrical power from the property?

Boykin: Yes, we—as I've stated, the electrical power never was cut off. It was continuous. We pay the bills. You know, I have copies of some of the bills. One came as I was leaving my driveway to come up here today. The current bill came, and I can show you that. But we have kept the power on continuously.

Weeks: Now, in addition to having that particular tenant there since May of 2018, have you also arranged for the property to be maintained by one of your nephews?

Boykin: Yes. The two of us who do most of the work—as I've said, I live in Winston-Salem. My other brother lives in Dallas, so we work over the phone a lot. But the truck operator agreed—we have an agreement with him. He agreed, too, for this paying this rent, we supplied the electricity and he agreed that he would cut—keep the grass cut—there's only a little of it around there—and keep the place neat—trash pickup and so forth.

But we also—I have a nephew who lives within two miles of this store. And he's 14 years old now. And any time you offer him a chance to make money, he jumps at it. So once a week he goes by. He's our backstop to make sure the property is in good shape, and he sets out the trash and recycle bins for Monday pickup. So we do have someone locally to be our eyes on the property.

Weeks: Now, since 1995, when your company has owned the property, have you ever had anyone to complain to you or any members of your family that the way you were using the property endangered the public health?

Boykin: No, none whatsoever. To my knowledge, there's never been any adverse incident at this property, ever, in my—since 1995.

Weeks: And had any complaints from others that they were concerned about their safety or welfare?

Boykin: None whatsoever.

Weeks: And have you received any complaints from the adjoining—people who own the adjoining property of which you were an owner of some of the adjoining property until recently, is that correct?

Boykin: That's correct, but it's—it was farmland. It still is. So there were no residents on any of our property living close by. It was only land.

Weeks: And the property was adjoining you to the north when it was actually being occupied. That was also a business, is that correct?

Boykin: The property immediately to the north, I don't think, has had any activity for a long time.

Weeks: Okay.

Boykin: Immediately to the north. Now, just to the north of that, there is a—my best understanding, it's kind of an automotive maintenance facility. You know, they've never complained to us whatsoever.

Weeks: And were you aware that the proposed venture use was not in general conformity with the ordinances prior to being advised to—by me that that was a position that the town staff took?

Boykin: Could you repeat that? [LAUGHS]

Weeks: Were you aware that the town staff was of—said that you were no longer in compliance with the ordinances of the Town of Zebulon because you had discontinued the use of the—[OVERLAPPING]

Boykin: No, the first I knew of that was in the last two or three days.

Weeks: No further questions.

Matheny: Thanks.

Boykin: Can I look over my notes? Could I make—maybe make an additional remark or two? Okay.

Worth noting is that before we—and this is kind of a repeat, but I want to repeat it. Before we listed the property with Dallas Pearce, we tried to sell it ourselves. Now previously, a remark has been made about the age of the owners. The youngest family members in this are in their early 60s. And the oldest is 86, and I'm kind of in the middle of that. So what was mentioned earlier—the fact that we wanted to sell it, was partially for that reason, because of our ages. Also, worth noting is the fact—I mean, we have tried to get someone to buy and operate that property for several years now.

One thing that has happened that is worthy of note is, just a quarter mile to the south—I mean, those of you around here know this—all of where the Sheetz gas station is down there. I mean, there's a lot of development there, and all of that has obsoleted our property in terms of value, in terms of a curb market. So that's just a fact of life, something that, you know, we have no control over, for sure. And you know, it's—it can't compete with what's just to the south.

I also want to say the property taxes are current on this property. And it was in August, I paid the bill. It was in late August. The property passed the fire inspection. We paid that, \$60. And the insurance has never lapsed on the building. So we have not been negligent in any way in those regards. Also, I

would like to state that having a viable economic operation at this location can only help the area. And I don't see what's being mentioned as the purpose of this facility being an internet café, I don't really see the traffic as being any—having any more of an impact from that operation than it did from its operation as an Hispanic curb market.

Matheny: Okay.

Boykin: And I think that's it.

Matheny: All right, thank you. Mike?

Boykin: I mean—

Weeks: No further questions.

Boykin: Okay.

Weeks: We call as our next witness Mr. Goodman.

Matheny: I did not ask if there were any questions from either board. My apology for that.
Yes?

Boykin: Any questions?

Matheny: No, hold on. I'm asking. Any questions from an interested party?

Markland: Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

M. Clark: I do.

Markland: State your name and address, please.

M. Clark: Michael Clark. I currently serve as the planning director for the Town of Zebulon. And the question, specifically, is to the current property owner.

Matheny: Mr. Brooks, would you please go back to the podium?

M. Clark: Can you tell me, sir, if the—as the owner of the property, are you aware if the food truck that has been operating there for several years has obtained the necessary permits in accordance with Section 152 of the ordinance, specifically, a mobile food vendor permit?

Boykin: I don't know. I know he may have a permit; you know, whether or not he has a permit for this particular property, I don't know about that. But he has been operating his food truck for some time.

M. Clark: Okay, and can you tell me if the permits have been renewed each year in accordance with the required applicable section of the ordinance?

Boykin: I do not know.

M. Clark: Okay. Thank you.

Matheny: Other questions? Thank you.

Weeks: We call as our next witness Mr. Jasper Goodman.

Markland: Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Goodman: I do.

Markland: State your name and address, please.

Goodman: Jasper Goodman, 4501 New Bern Avenue, Raleigh, North Carolina.

Weeks: Mr. Goodman, are you a principal in the Landstar Investment Group?

Goodman: I am.

Weeks: And have—and is Landstar Investment Group the company that has applied for the special use permit?

Goodman: It is.

Weeks: And is Landstar Investment Group getting into a contract to purchase this property from the Boykin family?

Goodman: Yes.

Weeks: And sir, could you tell us, generally, about what your profession is?

Goodman: I'm a real estate investor. I buy residential and commercial real estate.

Weeks: And in addition to that, do you also have interest in other internet cafés?

Goodman: I do. I managed several for about three or four years, and then I just opened one myself about nine months ago.

Weeks: And where have those internet cafés been generally located?

Goodman: In Raleigh.

Weeks: And as part of your management of the those cafés and the one that you own, are you on the premises very often?

Goodman: I am.

Weeks: And could you tell us generally about what hours of those particular cafés you managed are?

Goodman: 9:00 a.m. to 12:00 a.m. Monday through Thursday, and then Friday and Saturday it's 9:00 a.m. to 2:00 a.m.

Weeks: And was the site plan, which has been submitted to the commissioners and Planning Board, was that site plan prepared at your request?

Goodman: Yes.

Weeks: And was that generally how you plan the number of stations and so forth, you plan to have in the building that you have offered to buy from the family if this special use permit is approved?

Goodman: Yes.

Weeks: Now, can you tell us, generally, so far as traffic is concerned, what type of traffic do you generally have to your internet cafés in your other areas, and at what time of day your traffic is highest?

Goodman: I would say from 9:00 to maybe 4:00 is very minimal. Maybe from about 5:00 p.m. to 8:00 p.m. is maybe, I would say, 10 to 15 cars.

Weeks: There'll be 10 or 15 cars there at any one time?

Goodman: Yes, but basically between those hours.

Weeks: And what—when you designed this building for use as an internet café, how many entrances were you going to have there?

Goodman: How many entrances?

Weeks: Entrances, yeah.

Goodman: Just one.

Weeks: And can you tell us what kind of security you're going to have in the building?

Goodman: We have an armed security licensed firm that we use for all our cafés.

Weeks: And are they going to be—will they be present for all hours of the operation?

Goodman: No, sir. They normally come in from 5:00 to close.

Weeks: And based upon your past management of the internet cafés and your ownership of the current one, have you had any problems with maintaining order in these internet cafés?

Goodman: None.

Weeks: Have you ever had any complaints so far as your operation of other internet cafés, for any activities that took place outside?

Goodman: No, not to my knowledge.

Weeks: And are you familiar with the ordinance that the Town of Zebulon has for internet cafés?

Goodman: Yes.

Weeks: And do you see any problem that you can operate an internet café on the Boykin property that is in compliance with that ordinance?

Goodman: No, I don't see any problems with that.

Weeks: Okay. And in your experience in operating internet cafés, are you aware of any actions that have taken place that have endangered the public health?

Goodman: No.

Weeks: And in your experience in operating internet cafés, have they ever posed, to your knowledge, a threat to community safety?

Goodman: No, sir.

Weeks: Or welfare?

Goodman: No.

Weeks: No further questions.

Matheny: Okay. Hold one second. Questions from either board? Okay, now, questions from—

Boykin: I have one final remark.

Matheny: Now, wait a minute, whoa, whoa, whoa. You have a question for this gentleman?

Boykin: No.

Matheny: Okay, thank you. Does any interested party have a question? All right. Thank you, sir.

Goodman: Thank you.

Matheny: Mike, do you want to call your other witness back? Mr. Boykin?

Weeks: Mr. Boykin?

Boykin: Brooks Boykin, again. Okay. One thing I need—felt like was necessary to mention, and here again, I can provide proof if I need to give—

Matheny: Let me be clear about that.

Boykin: Yes?

Matheny: If you don't bring it here tonight, you can't submit it.

Boykin: Okay. I have it.

Matheny: So, but I mean, if you want to submit it as evidence, you can do so, but you can't do it once we close the public hearing.

Boykin: Right, so I can do that after I make this remark.

Matheny: Yes, sir. You can do so.

Boykin: This is just a monetary statement. I'm the treasurer. Right now, this concern, Wakefield Mercantile, we have a total of \$21,217.50. That is the total financial worth, in cash, of this entity. And the only reason I mention this is if this request is denied, then the food truck guy pays us \$400 a month—the insurance on this property, right now, is \$200 a month; the power bill runs 120 to 170 or \$80. So the money from the food truck basically just keeps us floating in that regard, in terms of those expenses. The property tax on this property currently is \$4,402. This year's bill is \$4,402. So even if the food truck operator continues to operate on that site, we only have enough cash to get us through about three years. So I

just wanted to make that remark, and I will have copies of the statements that prove what I just said, and I will—you know, I don't have copies for everyone.

Matheny: If you want to share any of that with Ms. Markland, over here. It's just, you know, once we close this—[OVERLAPPING]

Boykin: Right. I understand that. That's why.

Matheny: Okay. Mike?

Weeks: Yeah, I was going to see if anybody else had any further questions. I don't have any.

Matheny: Well, I need to do that. Sorry. Does anybody have any questions? All right, thank you. Do you have anything else, Mike?

Weeks: I don't have anything further. I'd like to make some closing remarks after—

Matheny: All right. Okay, is there anyone that would like to present evidence in opposition?

M. Clark: The town would like to call Chief Hayworth up to provide testimony based on his personal experience of the property and similar activities and uses.

Markland: Do you swear to tell the truth, the whole truth, and nothing but the truth, so help you God?

Hayworth: I do.

Markland: State your name and address, please.

Hayworth: Tim Hayworth, 1001 North Arendell Avenue, Zebulon, North Carolina.

M. Clark: Chief, can you provide a brief description of the previous activities that occurred when the previous business was in operation, in terms of any illegal activity or other events?

Hayworth: Yes, armed robberies have went back at this location for many years. In fact, in 1992, which was before my time as a police chief, but in 1992, the owner of the store at that location, Joe Perry, was killed in an armed robbery at that location. I personally have been at two armed robberies at a location, at the Hispanic grocery store, which was located at Green Pace and North Arendell. And in one of those situations, we had a clerk was shot in the hand and in the face. And another clerk was grazed by a bullet in that particular shooting.

And after that, the store that operated at that time actually hired off-duty police officers because they had—continually—they had issues involved with people entering that store with weapons and trying to rob that store. They hired off-duty police officers for nearly a year. Every single night of the week, a police officer sat in that parking lot from, I think it was 8:00 p.m. until closing.

And it's the location on the edge of town, with many different escape routes for drivers, has just made that a dangerous place to operate.

M. Clark: Okay. The first of the findings of facts notes that the proposed special land use, or proposed special use, will not materially endanger the public health, safety, or welfare. In your professional opinion, have you heard testimony tonight that would lead you to be confident that that finding has been met?

Hayworth: In my professional opinion, the internet cafés are inherently dangerous. And I have, for many years, worked with law enforcement all across North Carolina as we have looked at various legislation involving internet cafés. I've been involved in studies, I've been involved in surveys, I've been involved in conversation with other police chiefs, and I've had personal knowledge of the crimes that occur.

These are cash businesses. There's a large amount of cash on hand. The applicant tonight spoke about a security guard.

In Burlington, in 2018, a security guard was murdered in an internet café in an armed robbery. There's been recent armed robberies in Williamston. There's been recent armed robberies in Raleigh. The fact that these businesses are open late at night and they have cash on hand, and people in the parking lot have cash on hand, make them inherently dangerous.

M. Clark: Thank you.

Hayworth: Thank you, sir.

Matheny: Questions from either board? Questions from interested parties?

Baxter: Chief?

Matheny: Oh, I'm sorry.

Baxter: So considering where this is located and the proximity to the highway, do you think it would be taxing at all on your personnel if they were engaged in other areas of our town, to have to go to a potential armed situation at that location?

Hayworth: I believe so, and because of the fact, this location was taxing on the police department when it was a convenience store. And so where it's located, there are what—we look at 64 as a corridor, and several years ago, I presented, in the town budget, corridor crime that comes off of that freeway. And also the connection between these roadways and Henderson, North Carolina, and Oxford, North Carolina. We have this transient crime that uses the corridor 64 and 96. And with taking those things into consideration, I do believe that location is inherently dangerous for this sort of operation.

Baxter: Thank you.

Matheny: Okay. Other questions from either board?

Strickland: Do we have any more in town, Chief? Any more internet cafés?

Hayworth: Excuse me, I couldn't understand—

Strickland: Do you have any more in town, internet cafés?

Hayworth: There is—there was operating an internet café over on Gannon Avenue, and that's the only one that we've had here.

Strickland: Is it still operating?

Hayworth: It is, I believe. It's a very different location, and it's a different scenario. And I think it's definitely—

Strickland: Location.

Hayworth: That location to this location is apples to oranges.

Strickland: So any problems at that one? Any—

Hayworth: We've had a few. Not very many.

Strickland: Okay. Thanks.

Matheny: Okay. Oher questions from the board? All right, interested-party questions?
Mike?

Weeks: Chief, you caught me off guard.

Hayworth: Good.

Weeks: But I like to cross-examine. But are you aware that PNC Bank in town has been robbed three times over the last five years?

Hayworth: Not in the last five years. It's been robbed, but not three times.

Weeks: That's been the last seven years?

Hayworth: It may have been robbed three times in the last seven.

Weeks: Okay. And by virtue of PNC Bank having been robbed three times in the last seven years—and these were armed robberies, is that correct?

Hayworth: Yes.

Weeks: Does that make that an inherently dangerous operation?

Hayworth: Banking is inherently dangerous. There's a lot of things that banks have set up, with cameras—and the amount of cash that they have on hand—they do a lot to control that. And in fact, but we've had no injuries in any of our banks.

Weeks: The fact that they're inherently dangerous, then, based upon what you're saying, then they probably should have their own security sitting in there, is that correct?

Hayworth: It would not be a bad idea.

Weeks: But they're not dangerous enough that they do that, isn't that correct?

Hayworth: It's correct.

Weeks: And yet we have Mr. Goodman here, says that each one of his operations, that he provides armed security.

Hayworth: Mr. Weeks, it's very different. These banks aren't open until two o'clock in the morning.

Weeks: Well, they actually—the state—the town ordinance won't allow this to be open past 11 o'clock in the evening.

Hayworth: I'm sorry. I thought I heard testimony that it would be open until 2:00 in the morning.

Weeks: He has some that's been open until two o'clock in the morning. He also testified that he hadn't had any problem at either of his establishments, and he's been

managing and he's been operating it for several times. And he operates them in the City of Raleigh.

Hayworth: Is that a question?

Weeks: Well, I'll say, he operates them in the City of Raleigh. Would you say that Zebulon, just by nature of being Zebulon, is inherently more dangerous than the City of Raleigh?

Hayworth: No, I would not.

Weeks: You wouldn't say that?

Hayworth: No.

Weeks: Okay. So it all comes down to a matter of opinion with you, as to whether or not it's inherently more dangerous or not. Is that correct?

Hayworth: It is my professional opinion. I've been on this job for 31 years, so.

Weeks: But you haven't done a detailed study of these things and written reports about how much more dangerous they are.

Hayworth: No. I've done studies, but I've not written a report, no.

Weeks: And you're not recommending that the banks have armed guards in them or be closed in order to justify their existence, are you?

Hayworth: No, I'm not.

Weeks: Okay, and there are other operations in town that do have their issues, as well, such as restaurants and bars and so forth.

Hayworth: Certainly.

Weeks: Okay. But you're not contending that all bars and restaurants be closed because—or not be permitted because they're inherently dangerous, are you?

Hayworth: No, I'm not.

Weeks: Okay. Thank you.

Matheny: Thank you. Other questions? From either of the boards or—yes.

Boykin: [INDISCERNIBLE]. Do I need to go up there?

Matheny: Yes, sir. But it needs to be a question.

Boykin: Brooks Boykin. Do you have stats from lots of different businesses that point to the fact that this particular location is, in fact, inherently dangerous? Can you give us stats from other businesses around town to back up what you're saying?

Hayworth: I've been the chief here 19 years. I know how many times businesses in town have been robbed.

Boykin: Right, but the numbers you quoted, you know, I don't have the stats either, but other places have problems, also, robberies—homes included. So, you know.

Hayworth: We have, outside of the—actually, First Citizens Bank, we've had—there's no place in town that's been robbed more times than that location. And there's been no place in town with the amount of violence that's occurred in the robberies than that place. None.

Boykin: Well, you know, if I don't have a report to see that empirically compares site by site by site, you know, I basically have to take your word for it, and that's it, right?

Hayworth: Yes, sir. Thank you, sir.

Matheny: All right, any other questions? Thank you, Chief.

Hayworth: Thank you, sir.

Matheny: Mike, you had closing remarks?

Weeks: Speaking to, first of all, the question of whether or not it's a danger to the public, I think that the fact that Mr. Goodman has stated that he intends to control the access to this property through one door, that he also has—that he will have security after five o'clock at night and till regular operating hours to prevent any untoward events. And furthermore, the fact that he is an experienced operator and operated in a much larger metropolitan area, and that the evidence from him is that he's never had any problems with these things—that there's nothing inherently dangerous about this particular business that he proposes to operate here under the special use permit.

And the main issue, I think, and one—and the other main issue in front of the boards is the question of whether or not there's been a discontinuation of the use of this property. And for 180 continuous days. And, of course, it is a nonconformity. The property, as it was being used, up until the La Campaña moved out, the property, at that time, was in nonconforming use. But it was not nonconforming when it was first opened. It was a conformed use, and it continues to be a conforming use on a heavy business, continues to be a conforming use on a heavy business as a convenience store.

What made it nonconforming, as so often happens in towns—and no fault of anyone—is as towns grow, they change the requirements for the sites. And the site requirements are what make this, now, a nonconforming use. So it's nothing that the property owners, themselves, have done to create a nonconforming use there. And because, when they opened the property and began using it, it did

conform, they actually have a vested property right in continuing to use this property for uses permitted by heavy business.

So, as I understand it, once we make a prima facie case that we have complied with the four requirements under the special use permit, it is up to the town to carry the burden of proof to prove, by the greater weight of the evidence, that we have failed to prove our case.

The other thing is, on the discontinuance, as required—as the ordinance says, there was a case that was handed down in 1989. It was entitled *Flowerree versus City of Concord*, and that dealt with where there was a nonconforming use of a duplex. And the duplex went vacant for three months. And then when the landlord found a tenant for the duplex, the Planning Department took possession that he had forfeited his right to continue the nonconforming use. And so, of course, he appealed it to the Superior Court and eventually it went to the Court of Appeals. And the head note stated that the Court of Appeals concluded in affirming the decision of the Superior Court that said that they had not forfeited their right to continue as a nonconforming use, that the unoccupancy of property by tenants should not be equated with succession of nonconforming use thereby resulting in forfeiture of entitlement to nonconforming use, so as to preclude consideration of other attendant circumstances.

And then the court went on to remand it back to the Superior Court and back to the Planning Board, for them to look at the total circumstances involved. That's the reason why we have presented evidence to show that the property was vacated by the tenant, and since that date, the owners of that property have made

every extensive effort to try to sell this property and to put someone back in it. And as Dallas Pearce has testified, they have been vigorous in their marketing efforts to put someone into the tenant.

And if they are required to forfeit their vested rights in that property by these happenstance of someone vacating the property, then it puts them in the position that they've lost a significant economic right and such a great economic right that eventually it would be almost—it may be very difficult for them to ever sell the property.

Also, there's been a lot of evidence to show that the property has been somewhat occupied by the tenant that was there running the food truck. There's not been any evidence offered by the town from their records, and they've got the records that this—that the food truck—operator of the food truck did not have a license. And I'll assume that they were aware the food truck was out there because they said it was out there five out of seven days a week.

So, this is an unusual factual situation. The owners of this property have done everything they could to keep this property occupied and to continue to exercise their use on it, including the fact they've kept power to the building and kept the area lights going. They've kept the property cleaned up. All while they were trying to find someone to buy the property or to occupy it.

So, we would submit that we have met all the requirements that, under special use that require—that we have to meet under to be allowed a special use permit to operate this as an internet café. Thank you.

Matheny: Thank you, sir. Anyone have a question for Mr. Weeks? Hearing none, thank you. Any other remarks? Or evidence, I should say. Not remarks. All right. Well, we will close the public hearing. I need to give a reminder that only evidence presented—not hearsay or unsubstantiated testimony—can be considered. You can have no ex parte conversations until this has been decided by this board. So once the Planning Board makes the recommendation, that doesn't mean y'all can go out and talk about it. So it's got to be the decision of this board.

As I stated earlier, no additional evidence beyond tonight, and I think that about covers all of my points. So having said that, I will close the public hearing and refer the matter to the Planning Board for their recommendation. We have a manager's report.

J. Moore: Sorry, I got a little anxious, there. I've been waiting [LAUGHTER]. Thank you, Mayor. We continue to press very hard on completion of the UDO. And in that light, we have a working draft available for you and the Planning Board that both the clerk and deputy clerk are going to pass out. I need to emphasize that this is a working draft. Underline "working." You'll note when you look in here that we don't have the tables for Chapter 3 or 5 complete, and you'll see that Chapter 6 is yet to be inserted. This is really just to get you acclimated with what the book likes—looks like. Get you acclimated with the different parts of it. Our goal, if we're going to keep schedule with having a public hearing on October 14th, is we have to provide a final draft to you and the Planning Board and the general public no later than October 4th. I don't think that the Planning Board is going to do this,

but Chad is here to present what he presented to you all on Wednesday of last week, and so if you all did not get enough of that presentation, you can certainly hang out and see if the Planning Board is going to have that discussion, as well. And that's it. That's all I've got.

Matheny: All right. Well, appreciate you all hanging in here. Is there a motion to adjourn?

Strickland: So moved.

Clark: Second.

Matheny: We're adjourned.

[END RECORDING]

Adopted this the 1st day of February 2021.

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk

**Zebulon
Joint Public Hearing
Minutes
December 14, 2020**

Present: Robert S. Matheny, Beverly Clark, Annie Moore, Glenn York, Shannon Baxter, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Stacie Paratore-Deputy Town Clerk, Michael Clark-Planning, Meade Bradshaw-Planning, Sheila Long-Parks and Recreation, Sam Slater-Attorney

Planning Board Present: Laura Johnson, Michael Germano, Jessica Luther, Gene Blount, Stephanie Jenkins, David Lowry

Mayor Matheny called the meeting to order at 7:00pm.

Mayor Matheny asked to amend the agenda to add a Manager's report.

Commissioner Loucks made a motion, second by Commissioner York to approve the agenda as amended. There was no discussion and the motion passed unanimously.

Mayor Matheny welcomed David Lowry to the Planning Board.

PUBLIC HEARING

A. RZ 2020-01 – 0, 601, 703, 705, 709 E. Gannon Ave.
Mayor Matheny opened the public hearing.

Michael Clark explained staff was proposing a rezoning request from Thurston Debnam on behalf of Providence Bank for 601, 703, 705, and 709 E. Gannon Avenue from R-2 Residential to HC Heavy Commercial without conditions. The parcel size was approximately 37.44 acres. The request is due to a technical error where the subject properties were rezoned from the former HB-Heavy Business zoning to R-2 Residential as part of the UDO update. The aerial map, zoning map, and pictures of the property were shown.

Staff recommended approval of the rezoning request.

Mayor Matheny asked if either Board had questions. There were none.

Mayor Matheny asked if anyone wished to speak in favor.

Thurston Debnam, an attorney representing Providence Bank, stated the properties zoned as R-2 was an error and asked the properties go back to the closest zoning designation as they were prior to the change.

A two-hour neighborhood meeting was held at the Zebulon Chamber of Commerce with one person in attendance.

Mayor Matheny asked if anyone else wished to speak in favor. There was none.

Mayor Matheny asked if anyone wished to speak in opposition. There was none.

Mayor Matheny closed the public hearing and referred the matter to the Planning Board for their recommendation.

B. CZ 2020-04 – 201, 313, 469 Green Pace Road

Mayor Matheny opened the public hearing.

Meade Bradshaw explained staff was proposing a conditional zoning map amendment for 201, 313, 469, Green Pace Road from Heavy Commercial District (HC) to Light Industrial Conditional Zoning District (LI-C). This was a legislative case.

The applicant was Thomas Craven and the owner was Site Investments, LLC. The parcel size was approximately 34.3 acres. The aerial map, zoning map, and pictures of the site were shown.

Staff recommended approval of the conditional zoning request with the following conditions:

In accordance with Section 2.2.6 of the Town of Zebulon Unified Development Ordinance and NCGS 160D-703, the following conditions were agreed upon for request CZ 2020-04.

1. Any use allowed as a Permitted Use or Special Use within the Light Industrial district, except for the uses listed below as Not Permitted. Also, among the permitted uses will be any use in the Heavy Commercial district that is listed below. Any Heavy Commercial Use not listed below is not permitted unless it is a Permitted or Special Use within the Light Industrial district.

Light Industrial Uses that are not Permitted:

- Airport and Related Facilities
- Auditorium
- Cemetery, Columbarium or Mausoleum
- College or University
- Coliseum or Arena
- Conference or Convention Center
- Drug/Alcohol Treatment Facility
- Fraternal Club or Lodge
- Helicopter Landing Pad
- Telecommunications Tower, Major
- Utility Major
- Utility Minor
- Bar, Cocktail Lounge or Private Club
- Campground
- Heavy Equipment Sales, Rental, Repair
- Parking Structure

- Pool Hall
- Race Track
- Recreational Vehicle Park
- Truck Stop
- Heavy Manufacturing
- Asphalt or Concrete Plant
- Extractive Industry
- Manufacturing, Heavy
- Recycling Center
- Salvage or Junkyard
- Waste Composting
- Wind Energy Conversion

Heavy Commercial Uses That Are Permitted

- Adult Day Care
- Child Day Care Center
- Community/Youth/Senior Center
- Cultural Facility, Library or Museum
- Post Office
- Religious Institution
- School, Elementary
- School, High/Middle
- Urgent Care Facility
- ABC Store
- Automotive Parts and Accessory Sales
- Bottle Shop (with on premises consumption)
- Clothing Rental
- Event Venue
- Financial Services Establishment
- Flea Market
- Golf Course or Driving Range
- Grocery Store
- Gymnasium/ Fitness Center
- Hair, Nails and Skin Related Care
- Laundry or Cleaning Service
- Office, Sales or Service
- Outdoor Commercial Recreation
- Package and Printing Service
- Pharmacy
- Farmers Market

- Plant Nursery

2. District Dimensional Standards

District Dimensional Standards

Standard	Non-Residential Development
Minimum Residential Density	N/A
Minimum Lot Area (square feet)	30,000
Minimum Lot Width (linear feet)	200
Maximum Lot Coverage (% of lot area)	80
Minimum Street Setback (feet)	30
Minimum Side Setback (feet)	5*
Minimum Rear Setback (feet)	25
Maximum Building Height (feet/stories)	50; height may increase by 2 feet for each additional foot of setback up to 100 feet in height
Minimum Spacing Between Principal Buildings on the Same Lot (feet)	25

*5 foot Minimum Side Yard Setback shall be subject to TRC approval and fire code requirements, but in no case shall the Minimum Side Yard Setback be greater than 10 feet.

3. The constraints of the septic system design and location of suitable soils shall take precedence over setbacks, parking location, building location and other spatial constraints of the UDO. The TRC will work with the applicant regarding the site layout of the building and vehicular areas in relation to the septic system design, and the septic system design shall allow encroachment into the Type D buffer.
4. Minimum parking stem length shall be 25 feet for all parking lots.
5. Due to the variable location of suitable soils for septic tank drain fields, and since sufficient access exists to each proposed lot, the parking lot connections are encouraged where appropriate, but not required.
6. All uses within Green Pace Park shall be exempt from the Commercial Design Standards UDO Article 5.3.1.D., E, and F, however:
 - The primary customer building entrance shall be visually prominent and shall include at least two of the features listed in i through ix.

7. Metal building walls shall be allowed on all facades of all building within Green Pace Park other than facades directly facing Green Pace Road which shall provide that all of the façade directly facing Green Pace Road, exclusive of windows and doors, shall be brick, masonry, stone, stucco or EIFS; however, no EIFS shall be installed within 36” of the ground.
8. Article 5.1.8.C. states that “Parking lot connections are not required when any of the following conditions are present:”
 - 3. “Significant natural features exist in the only viable location for parking lot connections”. The suitable soils for septic disposal are a significant natural feature that warrant an exception of 5.1.8.
 - 5. “Sufficient access already exists without need for additional parking lot connections”. Each of the proposed lots with Green Pace Business Park have at least 200 feet of frontage on Green Pace Road and will apply for individual driveway permitting from NC Department of Transportation. No additional access is necessary. Each of the proposed lots will be under separate individual ownership. Under this ownership model, there is no shared parking and interconnected parking lots are an insurance complication and a security risk.
9. The maximum illumination level at the lot line applicable to Green Pace Park will be 2.5 FC on lots lines interior to the Park, 2.0 FC on the perimeter lot lines of the Park, and 5.0 along the right of way of Green Pace Road.
10. In cases where a Type C or D perimeter buffer is required but the lot line abuts unbuildable land within a riparian buffer, the FHO, a Town designated tree save area , a reforestation area, or other Town designated conservation area where existing vegetation will not be removed, the required perimeter buffer width and amount of required landscaping material may be reduced by 50%, and the existing vegetation that is to be preserved will be credited toward the remaining required planting.
11. For a Type C Semi-Opaque or Type D Opaque Buffer - The provision of a fully opaque fence, wall, or berm; or increasing the planting requirements by an additional 25%, allows the buffer width to be reduced to 20 feet.
12. The perimeter buffers along the northern property line adjacent to the 4.25 acre parcel owned by Yellow Dog Investments, LLC and identified by Wake County PIN 1796815202 and along the southern property line adjacent to the 3.65 acre parcel owned by the Highs and identified by Wake County PIN 1795793708 shall both be a Type D Opaque Buffer, subject to the modification of buffer width with increased plantings listed above.

13. Crushed stone surfacing material will be allowed in any vehicular area other than the off street parking spaces required by the UDO and the driveway that directly connects to those required spaces. Vehicular areas surfaced with crushed stone material will be screened with a semi opaque fence such as a chain link fence with pvc slats or privacy screening and an evergreen hedge row with a minimum height of 6 feet at the time of planting.
14. No driveway shall access Green Pace Road at a point closer than 200 feet north of the existing northern corner along the right of way of Green Pace Road of the 3.65 acre parcel owned by the Highs and identified by Wake Co PIN 1795793708.
15. The driveway spacing between driveways to Green Pace Road serving these properties shall be a minimum of 200 feet from one another measured from center line of driveway to center line of driveway.

*All other applicable Unified Development Ordinance requirements shall remain as written and the requirements by other agencies will be reviewed and regulated at the time of Technical Review Committee review process.

Michael Germano inquired about the property being down zoned Heavy Commercial District (HC) to Light Industrial Conditional Zoning District (LI-C). Meade Bradshaw explained the property was vacant for several years and the only way to have sewer to the site was to go under Hwy 64 which was not cost effective. The zoning change allowed for other types of businesses that could operate on a septic system.

David Lowry asked if a traffic impact analysis had been performed. Meade Bradshaw explained if the use for the site exceeded the threshold then a traffic impact analysis may be requested at that time.

There was a question about impacts on the adjacent veterinary hospital. Staff explained one of the conditions was to increase the buffer width.

Mayor Matheny asked if either Board had questions. There were none.

Mayor Matheny asked if anyone wished to speak in favor.

Tommy Craven, with Priest Craven and Associates, spoke on behalf of the property owner to express their concern of the property rezoning. Mr. Craven provided some history of the property. Each parcel required their own septic system. The soil scientist found suitable soil to have a septic tank on each lot.

Mayor Matheny asked if anyone else wished to speak in favor. There was none.

Mayor Matheny asked if anyone wished to speak in opposition. There was none.

Mayor Matheny closed the public hearing and referred the matter to the Planning Board for their recommendation.

C. Transportation Plan Amendment

Mayor Matheny opened the public hearing.

Michael Clark explained staff was proposing an amendment to the current Transportation Plan to include a two-lane median divided connector between E. Gannon Avenue and the eastern end of Innovation Way. An aerial map of the proposed connector was shown. Staff explained the connection would reduce the already occurring traffic volume and congestion. The proposed roadway cross section would be a two-lane median divided road.

Staff recommended approval of the transportation plan amendment.

Mayor Matheny inquired about the driveway permitting from NCDOT. Staff explained the Transportation Plans were not engineered specific, but were a way to connect point A to point B. This would allow a business to work with NCDOT for the construction of the road as opposed to just a driveway.

Mayor Matheny asked if either Board had questions.

Jessica Luther asked if there were any thoughts on making the connector road an access into the Wal-Mart shopping center. Staff explained there was a parcel located between the shopping center and connector road, but if the parcel was developed in the future the UDO required cross access agreements when applicable.

Mayor Matheny asked if either Board had questions. There were none.

Mayor Matheny asked if anyone else wished to speak in favor. There was none.

Mayor Matheny asked if anyone wished to speak in opposition. There was none.

Mayor Matheny closed the public hearing and referred the matter to the Planning Board for their recommendation.

MANAGER'S REPORT

A. Work Session Overview Memo

Joe Moore provided an overview memo for the work session on December 16, 2020.

B. COVID Related Operating Impacts

1. Community Center
2. Rental Facilities
3. Town Hall
4. Town Hall Impacts

Joe Moore explained due to the rising COVID numbers the Zebulon Community Center would be closed on December 18 through January 15. All recreation programs and rentals would be

Joint Public Hearing
Minutes
December 14, 2020

suspended on December 19. More details regarding closings would be shared at the December 16 work session.

Commissioner Loucks made a motion, second by Commissioner Baxter to adjourn the meeting. There was no discussion and the motion passed unanimously.

Adopted this the 1st of February 2021.

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk

Zebulon Board of Commissioners
Minutes
January 4, 2021

Present: Robert S. Matheny, Beverly Clark, Annie Moore, Larry Loucks, Shannon Baxter, Glenn York, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Stacie Paratore-Deputy Town Clerk, Chris Ray-Public Works, Jacqui Boykin-Police, Chris Perry-Fire, Sheila Long-Parks & Recreation, Bobby Fitts-Finance, Michael Clark-Planning, Eric Vernon-Town Attorney

Mayor Matheny called the meeting to order at 7:00pm.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Town Attorney, Eric Vernon.

APPROVAL OF AGENDA

Mayor Matheny asked to amend the agenda to add a closed session as permitted by NCGS 143-318.11(a)(3) for the purpose to consult with the Town Attorney; and to move Town Charter Amendment: Clerk Appointment from New Business to the closed session.

Commissioner Baxter asked to move Governor's Crime Commission Grant Application from Consent to Old Business.

Commissioner Baxter made a motion, second by Commissioner Moore to approve the agenda as amended. The motion passed with a vote 4 to 1 with Commissioners Baxter, York, Loucks and Moore voting in favor, and Commissioner Clark voting in opposition.

SCHOOL RECOGNITION

Mayor Matheny recognized student Nia Long and teacher Ella Hunter, both from East Wake High School.

PUBLIC COMMENT PERIOD

No one signed up to speak.

CONSENT

A. Minutes

Commissioner Clark made a motion, second by Commissioner York to approve the minutes of the December 7, 2020 meeting. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner York to approve the minutes of the December 16, 2020 Work Session. There was no discussion and the motion passed unanimously

B. Finance

Commissioner Clark made a motion, second by Commissioner York to approve the January Financial Report. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner York to approve Ordinance 2021-49 – Appropriation of Donations for Shop with a Cop. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner York to approve the Wake County Tax Report – October 2020. There was no discussion and the motion passed unanimously.

OLD BUSINESS

A. Planning

1. Conditional Zoning of 201, 313, and 469 Green Pace Road

Meade Bradshaw explained staff was proposing a conditional zoning map amendment for 201, 313, 469, Green Pace Road from Heavy Commercial District (HC) to Light Industrial Conditional Zoning District (LI-C). This was a legislative case.

The applicant was Thomas Craven and the owner was Site Investments, LLC. The parcel size was approximately 34.3 acres. The aerial map, zoning map, and pictures of the site were shown.

Staff recommended approval of the conditional zoning request with the following conditions:

In accordance with Section 2.2.6 of the Town of Zebulon Unified Development Ordinance and NCGS 160D-703, the following conditions were agreed upon for request CZ 2020-04.

1. Any use allowed as a Permitted Use or Special Use within the Light Industrial district, except for the uses listed below as Not Permitted. Also, among the permitted uses will be any use in the Heavy Commercial district that is listed below. Any Heavy Commercial Use not listed below is not permitted unless it is a Permitted or Special Use within the Light Industrial district.

Light Industrial Uses that are not Permitted:

- Airport and Related Facilities
- Auditorium
- Cemetery, Columbarium or Mausoleum
- College or University
- Coliseum or Arena
- Conference or Convention Center
- Drug/Alcohol Treatment Facility
- Fraternal Club or Lodge
- Helicopter Landing Pad
- Telecommunications Tower, Major
- Utility Major
- Utility Minor
- Bar, Cocktail Lounge or Private Club
- Campground

- Heavy Equipment Sales, Rental, Repair
- Parking Structure
- Pool Hall
- Race Track
- Recreational Vehicle Park
- Truck Stop
- Heavy Manufacturing
- Asphalt or Concrete Plant
- Extractive Industry
- Manufacturing, Heavy
- Recycling Center
- Salvage or Junkyard
- Waste Composting
- Wind Energy Conversion

Heavy Commercial Uses That Are Permitted

- Adult Day Care
- Child Day Care Center
- Community/Youth/Senior Center
- Cultural Facility, Library or Museum
- Post Office
- Religious Institution
- School, Elementary
- School, High/Middle
- Urgent Care Facility
- ABC Store
- Automotive Parts and Accessory Sales
- Bottle Shop (with on premises consumption)
- Clothing Rental
- Event Venue
- Financial Services Establishment
- Flea Market
- Golf Course or Driving Range
- Grocery Store
- Gymnasium/ Fitness Center
- Hair, Nails and Skin Related Care
- Laundry or Cleaning Service
- Office, Sales or Service
- Outdoor Commercial Recreation

- Package and Printing Service
- Pharmacy
- Farmers Market
- Plant Nursery

2. District Dimensional Standards

District Dimensional Standards

Standard	Non-Residential Development
Minimum Residential Density	N/A
Minimum Lot Area (square feet)	30,000
Minimum Lot Width (linear feet)	200
Maximum Lot Coverage (% of lot area)	80
Minimum Street Setback (feet)	30
Minimum Side Setback (feet)	5*
Minimum Rear Setback (feet)	25
Maximum Building Height (feet/stories)	50; height may increase by 2 feet for each additional foot of setback up to 100 feet in height
Minimum Spacing Between Principal Buildings on the Same Lot (feet)	25

*5 foot Minimum Side Yard Setback shall be subject to TRC approval and fire code requirements, but in no case shall the Minimum Side Yard Setback be greater than 10 feet.

3. The constraints of the septic system design and location of suitable soils shall take precedence over setbacks, parking location, building location and other spatial constraints of the UDO. The TRC will work with the applicant regarding the site layout of the building and vehicular areas in relation to the septic system design, and the septic system design shall allow encroachment into the Type D buffer.
4. Minimum parking stem length shall be 25 feet for all parking lots.
5. Due to the variable location of suitable soils for septic tank drain fields, and since sufficient access exists to each proposed lot, the parking lot connections are encouraged where appropriate, but not required.

6. All uses within Green Pace Park shall be exempt from the Commercial Design Standards UDO Article 5.3.1.D., E, and F, however:
 - The primary customer building entrance shall be visually prominent and shall include at least two of the features listed in i through ix.
7. Metal building walls shall be allowed on all facades of all building within Green Pace Park other than facades directly facing Green Pace Road which shall provide that all of the façade directly facing Green Pace Road, exclusive of windows and doors, shall be brick, masonry, stone, stucco or EIFS; however, no EIFS shall be installed within 36” of the ground.
8. Article 5.1.8.C. states that “Parking lot connections are not required when any of the following conditions are present:”
 - 3. “Significant natural features exist in the only viable location for parking lot connections”. The suitable soils for septic disposal are a significant natural feature that warrant an exception of 5.1.8.
 - 5. “Sufficient access already exists without need for additional parking lot connections”. Each of the proposed lots with Green Pace Business Park have at least 200 feet of frontage on Green Pace Road and will apply for individual driveway permitting from NC Department of Transportation. No additional access is necessary. Each of the proposed lots will be under separate individual ownership. Under this ownership model, there is no shared parking and interconnected parking lots are an insurance complication and a security risk.
9. The maximum illumination level at the lot line applicable to Green Pace Park will be 2.5 FC on lots lines interior to the Park, 2.0 FC on the perimeter lot lines of the Park, and 5.0 along the right of way of Green Pace Road.
10. In cases where a Type C or D perimeter buffer is required but the lot line abuts unbuildable land within a riparian buffer, the FHO, a Town designated tree save area , a reforestation area, or other Town designated conservation area where existing vegetation will not be removed, the required perimeter buffer width and amount of required landscaping material may be reduced by 50%, and the existing vegetation that is to be preserved will be credited toward the remaining required planting.
11. For a Type C Semi-Opaque or Type D Opaque Buffer - The provision of a fully opaque fence, wall, or berm; or increasing the planting requirements by an additional 25%, allows the buffer width to be reduced to 20 feet.
12. The perimeter buffers along the northern property line adjacent to the 4.25 acre parcel owned by Yellow Dog Investments, LLC and identified by Wake County

PIN 1796815202 and along the southern property line adjacent to the 3.65 acre parcel owned by the Highs and identified by Wake County PIN 1795793708 shall both be a Type D Opaque Buffer, subject to the modification of buffer width with increased plantings listed above.

13. Crushed stone surfacing material will be allowed in any vehicular area other than the off street parking spaces required by the UDO and the driveway that directly connects to those required spaces. Vehicular areas surfaced with crushed stone material will be screened with a semi opaque fence such as a chain link fence with pvc slats or privacy screening and an evergreen hedge row with a minimum height of 6 feet at the time of planting.
14. No driveway shall access Green Pace Road at a point closer than 200 feet north of the existing northern corner along the right of way of Green Pace Road of the 3.65 acre parcel owned by the Highs and identified by Wake Co PIN 1795793708.
15. The driveway spacing between driveways to Green Pace Road serving these properties shall be a minimum of 200 feet from one another measured from center line of driveway to center line of driveway.

*All other applicable Unified Development Ordinance requirements shall remain as written and the requirements by other agencies will be reviewed and regulated at the time of Technical Review Committee review process.

The Planning Board recommended approval at the December 14, 2020 meeting.

Commissioner Clark made a motion, second by Commissioner York to approve Ordinance 2021-50. There was no discussion and the motion passed unanimously.

2. Rezoning of 0, 601, 700, 703, 705, and 709 E. Gannon Avenue

Michael Clark explained staff was proposing a rezoning request from Thurston Debnam on behalf of Providence Bank for 601, 703, 705, and 709 E. Gannon Avenue from R-2 Residential to HC Heavy Commercial without conditions. The parcel size was approximately 37.44 acres. The request is due to a technical error where the subject properties were rezoned from the former HB-Heavy Business zoning to R-2 Residential as part of the UDO update. The aerial map, zoning map, and pictures of the property were shown.

Staff recommended approval of the rezoning request.

The Planning Board recommended approval at the December 14, 2020 meeting.

Commissioner Baxter made a motion, second by Commissioner York to approve Ordinance 2021-51. There was no discussion and the motion passed unanimously.

3. Transportation Plan Amendment: Innovation Way Connector

Michael Clark explained staff was proposing an amendment to the current Transportation Plan to include a two-lane median divided connector between E. Gannon Avenue and the eastern end of Innovation Way. An aerial map of the proposed connector was shown. Staff explained the connection would reduce the already occurring traffic volume and congestion. The proposed roadway cross section would be a two-lane median divided road.

Staff recommended approval of the transportation plan amendment.

The Planning Board recommended approval at the December 14, 2020 meeting.

Commissioner York made a motion, second by Commissioner Baxter to approve the Transportation Plan Amendment: Innovation Way Connector. There was no discussion and the motion passed unanimously.

B. Police

1. Governor's Crime Commissioner Grant Application

Commissioner Baxter inquired why staff was bringing this grant before the Board as opposed to being pursued independently.

Jacqui Boykin explained Power DMS would require funding when the grant project ended. The grant funds did not require a match at this time. At the fourth year, the Police Department would become responsible for the maintenance cost of the software package. The cost for the software maintenance would be approximately \$5,000 to \$6,000 and would increase approximately 3% each year. The uses and benefits of the software were explained.

Commissioner Baxter made a motion, second by Commissioner York to approve the Governor's Crime Commission Grant Application. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. Public Works

1. Acceptance of Barrington's Phase I Roadway and Storm Drainage Infrastructure

Chris Ray asked the Board to consider acceptance of roadway and storm drain infrastructure within Barrington Subdivision Phase 1 for ownership and maintenance. Staff explained the infrastructure was installed per the approval of Special Use Permit 2017-01 and complied with the latest version of the Town of Zebulon street and storm drainage standards and specifications. Staff recommended approval of Resolution 2021-04.

Commissioner Clark made a motion, second by Commissioner Moore to approve Resolution 2021-04. There was no discussion and the motion passed unanimously.

2. Weaver's Pond Phase 8 Roadway and Storm Drainage Infrastructure Acceptance

Chris Ray asked the Board to consider acceptance of roadway and storm rain infrastructure within Weaver's Pond Phase 8 for ownership and maintenance per the executed Special Use Agreement. The infrastructure was installed per approved Special Use Permit 2013-03 and complied with latest

version of the Town of Zebulon street and storm drainage standards and specifications. Staff recommended approval of Resolution 2021-05.

Commissioner York made a motion, second by Commissioner Loucks to approve Resolution 2021-05. There was no discussion and the motion passed unanimously.

3. NCDOT Traffic Signal Agreement – Old Bunn and Shepard School Road Intersection
Chris Ray asked the Board to consider a Traffic Review and Inspection Agreement with NCDOT. The Town was responsible for funding the design, design review, easement acquisition, construction, and inspection of this project through Transportation Impact Fees. NCDOT would be responsible for the annual utility and maintenance costs.

Staff recommended approval of the NCDOT Traffic Signal Agreement – Old Bunn and Shepard School Road Intersection.

Commissioner Baxter asked who was responsible for replacement after the useful life of the traffic signal. Staff explained NCDOT would be responsible for replacement of the signal.

Commissioner Baxter made a motion, second by Commissioner York to approve of the NCDOT Traffic Signal Agreement – Old Bunn and Shepard School Road Intersection. There was no discussion and the motion passed unanimously.

B. Administration

1. Human Resource Office Budget Amendment

Joe Moore explained at the December 16, 2020 meeting the Board directed the Town Manager to make improvements to update and furnish a new office for Human Resources.

Commissioner Baxter asked about the damage to the windows, repairs needed and the costs for repair. Joe Moore explained the windows and seal had water damage. The cost to repair the windows, window seals and walls was included within the painting costs.

Commissioner Loucks made a motion, second by Commissioner Moore to approve Ordinance 2021-52. There was no discussion and the motion passed unanimously.

BOARD COMMENTS

Commissioner Clark wished everyone a Happy New Year.

Commissioner Baxter encouraged everyone to use wise safety and social distancing practices and thanked those working on the front lines.

Commissioner York wished everyone a prosperous and safe New Year.

MANAGER'S REPORT

1. NC Main Street Program Kick-off

Joe Moore provided schedule updates. January 6 was the kick-off to the Town's NC Main Street Program.

2. Joint Public Hearing January 11

- a. Rezoning "clean-up"
- b. Commercial Building Maintenance Code

Joe Moore gave some detail about the upcoming Joint Public Hearing.

3. Work Session January 20 at Wendell Falls Fire Station

- a. Design Process
- b. Citizens' Engagement Process

Joe Moore spoke about the upcoming work session on January 20 at the Wendell Falls Fire Station and the items to be presented to the Board.

Mayor Matheny stated the Board needed a motion to go into closed session as permitted by NCGS 143-318.11(a)(3) for the purpose to consult with the Town Attorney.

Commissioner Baxter made a motion, second by Commissioner York to go into closed session. There was no discussion and the motion passed unanimously.

Note: In closed session Commissioner York made a motion, second by Commissioner Loucks to come out of closed session. There was no discussion and the motion passed unanimously.

Commissioner York made a motion, second by Commissioner Moore to adopt the Town Charter Amendment for the Town Clerk to work for the Board of Commissioners. The motion passed with a vote 4 to 1 with Commissioners Baxter, York, Loucks and Moore voting in favor, and Commissioner Clark voting in opposition.

Commissioner Baxter made a motion, second by Commissioner York to have closed session minutes for December 16, 2020 archived with Wyrick Robbins Yates & Ponton LLP. There was no discussion and the motion passed unanimously.

Commissioner York made a motion, second by Commissioner Loucks to adjourn. There was no discussion and the motion passed unanimously.

Adopted this the 1st day of February 2021.

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk



Board of Commissioners
P.O. Box 550 • Raleigh, NC 27602

TEL 919 856 6180
FAX 919 856 5699

MATT CALABRIA, CHAIR
VICKIE ADAMSON, VICE-CHAIR
MARIA CERVANIA
SUSAN EVANS
SIG HUTCHINSON
SHINICA THOMAS
JAMES WEST

January 5, 2021

Ms. Lisa Markland
Town Clerk
Town of Zebulon
1003 North Arendell Avenue
Zebulon, North Carolina 27597

Dear Ms. Markland:

The Wake County Board of Commissioners, in regular session on January 4, 2021, approved and accepted the enclosed tax report for the Town of Zebulon.

The attached adopted actions are submitted for your review; no local board action is required.

Sincerely,

Yvonne Gilyard
Deputy Clerk to the Board
Wake County Board of Commissioners

Enclosure(s)

Tax Committee Meeting: 12/10/2020

Board of Commissioners Meeting: 01/04/2021

TO: Wake County Board of Commissioners and Town Board of Zebulon

FOR: Consideration of Requests for Adjustments, Rebates, and/or Refunds of Penalties

Approved by: 

The Wake County Tax Committee has approved the following policy to recommend relief of the late listing and/or vehicle penalties when at least one of the following conditions apply:


Relief Codes:

- 1. New to North Carolina
- 2. First time listing
- 3. Previous year listing on time
- 4. Omitted item(s) from listing - Current/previous listing on time
- 5. Military Deployment
- 6. Provided proof of timely listing

Item #	Taxpayer(s)	Description Jurisdiction	Account # / Year For Payment Status	Late List Appealed	Appeal/Request Type	Recommendation	Relief Code
17147	ADVANTAGE SALES & MARKETING LLC ADVANCED PROPERTY TAX COMPLIANCE 1611 N INTERSTATE 35E STE 428 CARROLLTON TX 75006-8616	BUSINESS PERSONAL PROPERTY ZEBULON	0006707784 2020 Not Paid	\$0.99	Late List Penalty	Granted	6

This List Requires Board Action

Tax Committee Members: Natasha Baldwin, City Of Raleigh
Kim Lorbacher, Wake County Finance
Jessica Murphy-Rhem, Town Of Cary


Marcus Kinrade, Tax Administrator

Board Report

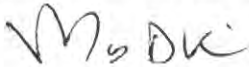
Return

Date: 01/04/2021

Approved By: *Marcus D. Kinrade*

TO : WAKE COUNTY BOARD OF COMMISSIONERS

RE: CONSIDERATION OF REFUND FOR TAXES, INTEREST AND PENALTIES FOR ZEBULON

No.	Name of Tax Payer	Account Number	Tax and Penalties	Total Rebate	Total Refund	Request Status
1	CORELOGIC PO BOX 9202 COPPELL TX, 75019 - 9760	0000211786- 2020- 2020- 000000	City 247.50 County 270.00	517.50	517.50	Refund
2	CORELOGIC PO BOX 9202 COPPELL TX, 75019 - 9760	0000444441- 2020- 2020- 000000	City 247.50 County 270.00	517.50	517.50	Refund
3	FIVE COUNTY MINI STORAGE LLC 1420 OLD US 264 ZEBULON NC, 27597	0000211562- 2020- 2020- 000000	City 538.25 County 587.18	1,125.43	1,125.43	Refund
4	FIVE COUNTY MINI STORAGE LLC 1420 OLD US 264 ZEBULON NC, 27597	0000220685- 2020- 2020- 000000	City 399.22 County 435.52	834.74	834.74	Refund
Marcus D. Kinrade			Total City Rebated	1,432.47		
Wake County Tax Administrator			Total County Rebated	1,562.70		
			Total Rebate/Refund	2,995.17	2,995.17	

CC:

*Refund amount may differ from rebated total due to released interest or application of payment to any balance due on the account.



Wake County Tax Administration

Rebate Details

11/01/2020 - 11/30/2020

ZEBULON

DATE

12/07/2020

TIME

4:12:00 PM

PAGE

1

REBATE NUMBER	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
BUSINESS ACCOUNTS											
771588	0.00	0.00	5.12	0.00	5.12	11/18/2020	0006560405	2020	2020	000000	HAJOCA CORPORATION #593
770496	109.54	0.00	10.96	0.00	120.50	11/05/2020	0006531914	2020	2020	000000	SCHMIDT AUTO SERVICES, LLC
SUBTOTALS FOR BUSINESS ACCOUNTS											
	109.54	0.00	16.08	0.00	125.62		2	Properties Rebated			
BUSINESS REAL ESTATE ACCOUNTS											
770021	4,101.55	0.00	0.00	0.00	4,101.55	11/03/2020	0000113606	2020	2020	000000	LNP INC
770485	262.76	0.00	0.00	0.00	262.76	11/05/2020	0000095282	2020	2020	000000	TIDEWATER INVESTORS I LLC
SUBTOTALS FOR BUSINESS REAL ESTATE ACCOUNTS											
	4,364.31	0.00	0.00	0.00	4,364.31		2	Properties Rebated			
INDIVIDUAL PROPERTY ACCOUNTS											
771262	108.41	0.00	10.84	0.00	119.25	11/16/2020	0006792713	2020	2020	000000	MITCHELL, PRISCILLA HARRIS
SUBTOTALS FOR INDIVIDUAL PROPERTY ACCOUNTS											
	108.41	0.00	10.84	0.00	119.25		1	Properties Rebated			



Wake County Tax Administration
 Rebate Details
 11/01/2020 - 11/30/2020
ZEBULON

DATE: 12/07/2020
 TIME: 4:12:00 PM
 PAGE: 2

REBATE NUMBER	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	BILLING YEAR	BILLING TYPE	OWNER
INDIVIDUAL REAL ESTATE ACCOUNTS											
771854	247.50	0.00	0.00	0.00	247.50	11/20/2020	0000211786	2020	2020	000000	FANNIN, MEDLEY RICHARD
SUBTOTALS FOR INDIVIDUAL REAL ESTATE ACCOUNTS											
	<u>247.50</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>247.50</u>		1	Properties Rebated			
TOTAL REBATED FOR ZEBULON											
	<u>4,829.76</u>	<u>0.00</u>	<u>26.92</u>	<u>0.00</u>	<u>4,856.68</u>		6	Properties Rebated for City			



Wake County Tax Administration
Rebate Details
11/01/2020 - 11/30/2020
ZEBULON

DATE: 12/07/2020
TIME: 4:12:00 PM
PAGE: 1

REBATE NUMBER	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	BILLING FOR	OWNER TYPE
Grand Total:					<u>323,003.90</u>	<u>462.50</u>	<u>7,694.13</u>	<u>0.00</u>	<u>331,160.53</u>	<u>235</u> Properties Rebated for All Cities

Topic: FY 2021 Monthly Financial Statement Update

Speaker: Bobby Fitts, Finance Director (if pulled from Consent)

Prepared by: Bobby Fitts, Finance Director

Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

This monthly report summarizes the status of the Town's revenues and expenditures.

Background:

The attached financials are a summary of revenues and expenditures to date. These are provided to keep the Board informed, on a monthly basis, of how revenues and expenditures are trending throughout the year. The enclosed statements are through January 18, 2021.

Information:

Expenditures

At 6 ½ months into Fiscal Year 2021, the Town has spent approximately 42% (~\$5,900,000) of its General Fund budget of \$14,146,125. The higher percentage of Powell Bill expenditures is a reflection of the recently completed Street Improvements paving project.

Revenues

- Property Tax (largest revenue stream)
 - + \$6,793,000 collected to date (92.0% of budgeted revenues (\$7,579,300)).
 - + 10.1% more than collected this time last fiscal year (\$6,331,782).
 - + Most of the larger taxpayers have now paid their FY 2021 taxes.
 - + FY '22 Revenue forecasting:
 - i) We are monitoring the personal property values of our larger taxpayers.
 - ii) Values for FY 2022 will not be known until later this fiscal year.

- Sales Tax (second largest revenue stream)
 - + FY '21 October totals (sales tax reports lag 3-months):
 - i) \$3,851 (3.8%) more than last October for all sales tax.
 - ii) \$733 (1.6%) more than last October for Art. 39 sales tax ("local" sales).
 - + FY '21 Year to Date (first four months of fiscal year):
 - i) \$25,282 (6.5%) more than FY '20 YTD.
 - ii) 40% of budget collected to date with eight months remaining in fiscal year.
 - iii) Stronger collections & conservative budgeting will buffer recreation fee shortfall (COVID-19 restrictions limited offerings and participation).

- Utilities Sales Tax (5% of revenue stream): second quarterly disbursement due March 15

- Permits & Zoning
 - + \$160,882 collected to date (107.3% of budgeted revenues (\$150,000))
 - + 30% more than what was collected this time last fiscal year (\$124,216).
 - + An indication of development activity and corresponding support services.

- Transportation Impact Fees
 - + \$274,928 collected to date (196% of budgeted revenues (\$140,000)).
 - + 24% more than what was collected to date this time last fiscal year (\$222,453).
 - + Revenue placed in reserve for transportation projects to be spent within 10 years

Policy Analysis: N/A

Financial Analysis: Budgeted revenue is \$14,146,125 while year to date revenue collected is \$9,210,159 (65.1% of budgeted). As shown in the chart on the Revenue Statement, 76% of year to date revenues come from property taxes.

Staff Recommendation:

No staff recommendation or Board action is necessary. These are informational only.

Attachments:

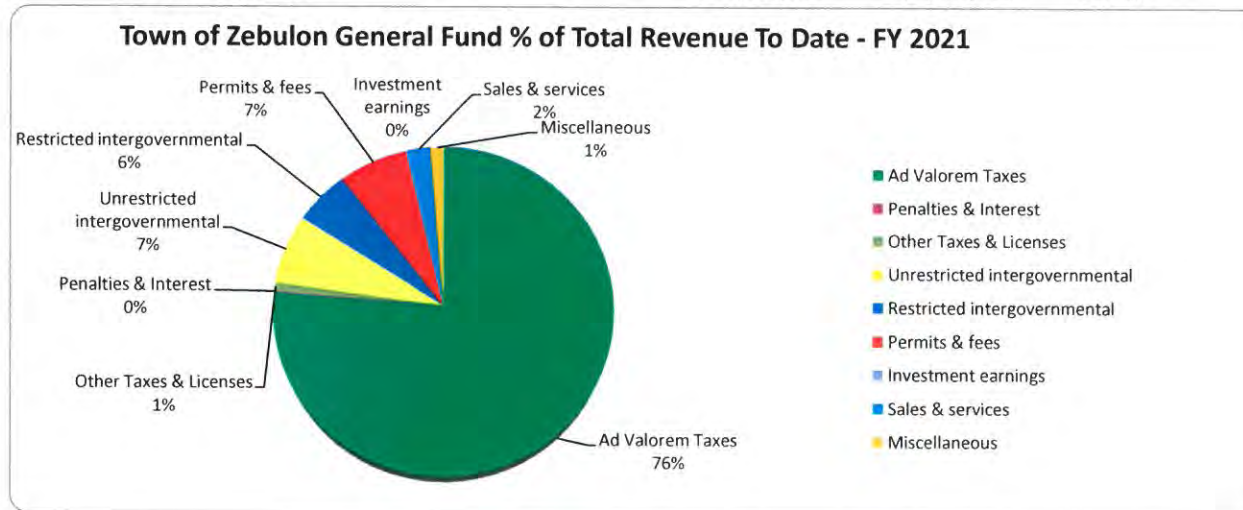
1. General Fund Fiscal Year 2021 Expenditure Statement and Revenue Statement (as of January 18, 2021)
2. Sales Tax – FY 2021

ZEBULON

NORTH CAROLINA

TOWN OF ZEBULON
 Revenue Statement: 2020 - 2021 As of 1/18/2021
 for Accounting Period 6/30/2021
 GENERAL FUND

<u>Revenue Categories</u>	<u>Estimated Revenue</u>	<u>Revenue YTD</u>	<u>% Collected</u>	<u>% of Total Revenue YTD</u>
Ad Valorem Taxes	\$7,623,800	\$7,029,894	92.2%	76.3%
Penalties & Interest	\$11,000	\$12,395	112.7%	0.1%
Other Taxes & Licenses	\$95,500	\$68,932	72.2%	0.7%
Unrestricted intergovernmental	\$1,742,600	\$630,169	36.2%	6.8%
Restricted intergovernmental	\$884,500	\$507,398	57.4%	5.5%
Permits & fees	\$412,500	\$623,149	151.1%	6.8%
Investment earnings	\$120,000	\$2,042	1.7%	0.0%
Sales & services	\$699,500	\$217,263	31.1%	2.4%
Miscellaneous	\$97,384	\$118,917	122.1%	1.3%
Fund Balance Appropriated	\$2,459,341	\$0	0.0%	0.0%
Total Revenues	\$14,146,125	\$9,210,159	65.1%	100%





TOWN OF ZEBULON
 Expenditure Statement:2020 - 2021
 for Accounting Period 6/30/2021
 GENERAL FUND

As of 1/18/2021

<u>Dept #</u>	<u>Department</u>	<u>Approp Amount</u>	<u>Expenditure YTD</u>	<u>% Exp.</u>
410	GOVERNING BODY	\$437,594	\$179,558	41.0%
420	FINANCE	\$412,250	\$182,524	44.3%
430	ADMINISTRATION	\$1,014,265	\$445,959	44.0%
490	PLANNING AND ZONING	\$908,257	\$370,059	40.7%
500	PUBLIC WORKS-PROPERTY & PROJECT MGMT	\$2,228,127	\$869,739	39.0%
510	POLICE	\$2,683,857	\$1,263,144	47.1%
520	PUBLIC WORKS-OPERATIONS	\$2,282,858	\$1,051,263	46.1%
530	FIRE	\$2,703,024	\$1,009,335	37.3%
570	POWELL BILL	\$129,500	\$103,998	80.3%
620	PARKS & RECREATION	\$1,116,706	\$408,778	36.6%
690	COMMUNITY & ECONOMIC DEVELOPMENT	\$229,687	\$31,940	13.9%
	Total Expenditures	\$14,146,125	\$5,916,297	41.8%

Sales Tax

FY 2021

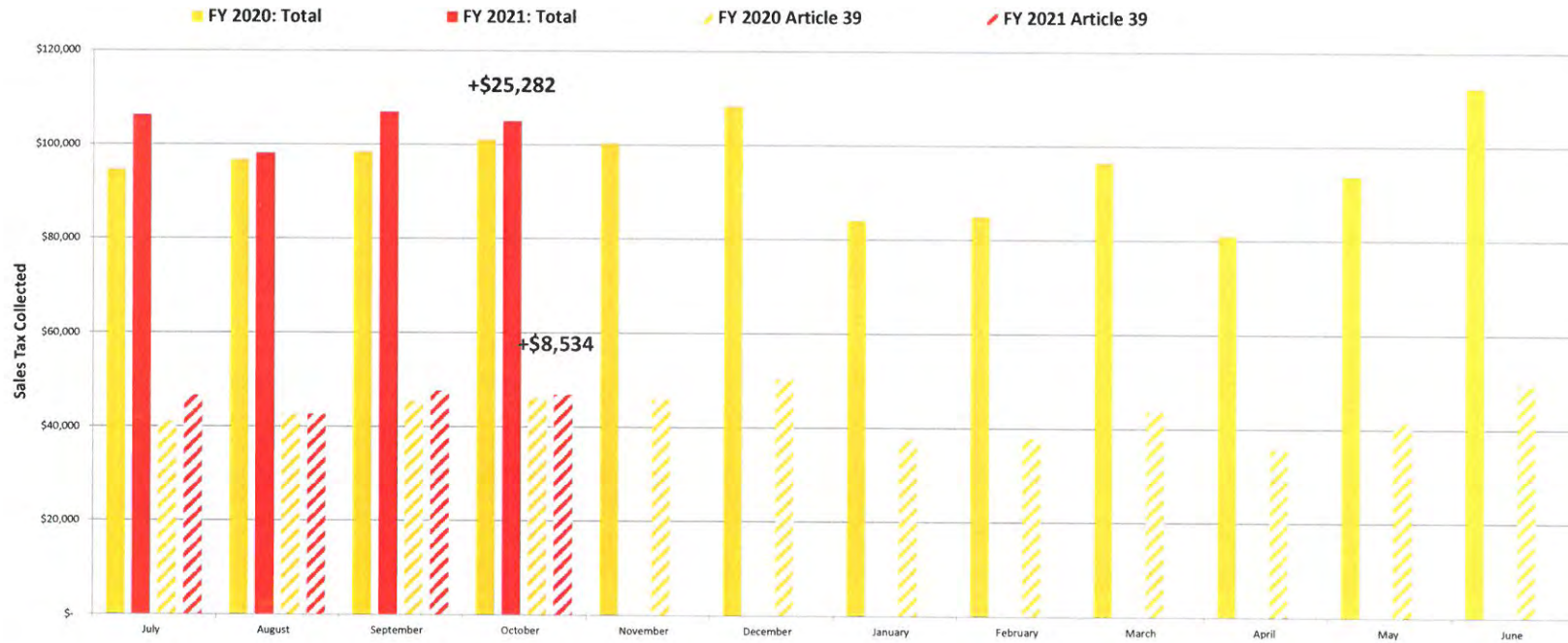
Month	Article 39 (1) *	Article 40 (1/2)	Article 42 (1/2)	Article 44 (1/2)	City Hold Harmless	FY 21 Totals	Prior Year (FY 2020)	% Inc (Dec) from Prior Yr
July	\$ 46,727	\$ 19,891	\$ 23,331	\$ (7)	\$ 16,351	\$ 106,293	\$ 94,711	12.2%
August	42,713	18,626	21,327	11	15,457	98,134	96,820	1.4%
September	47,770	19,733	23,858	(2)	15,658	107,017	98,482	8.7%
October	46,956	19,326	23,433	(13)	15,354	105,056	101,205	3.8%
November	-	-	-	-	-	-	100,498	-100.0%
December	-	-	-	-	-	-	108,478	-100.0%
January	-	-	-	-	-	-	84,115	-100.0%
February	-	-	-	-	-	-	85,027	-100.0%
March	-	-	-	-	-	-	96,647	-100.0%
April	-	-	-	-	-	-	81,112	-100.0%
May	-	-	-	-	-	-	93,940	-100.0%
June	-	-	-	-	-	-	112,742	-100.0%
Total	\$ 184,167	\$ 77,575	\$ 91,949	\$ (12)	\$ 62,821	\$ 416,501	\$ 391,219	6.5%

FY 2020

Month	Article 39 (1) *	Article 40 (1/2)	Article 42 (1/2)	Article 44 (1/2)	City Hold Harmless	FY 20 Totals	Prior Year (FY 2019)	% Inc (Dec) from Prior Yr
July	\$ 41,205	\$ 17,900	\$ 20,548	\$ 43	\$ 15,016	\$ 94,711	\$ 82,490	14.8%
August	42,670	18,069	21,290	1	14,791	96,820	90,393	7.1%
September	45,534	17,330	22,718	1	12,899	98,482	89,061	10.6%
October	46,223	17,994	23,069	(1)	13,920	101,205	89,671	12.9%
November	46,102	17,842	22,999	9	13,546	100,498	97,904	2.6%
December	50,451	18,922	25,168	2	13,935	108,478	104,983	3.3%
January	37,739	15,421	18,827	0	12,127	84,115	76,871	9.4%
February	38,082	15,647	18,979	0	12,318	85,027	75,834	12.1%
March	43,777	17,750	21,887	(1)	13,235	96,647	104,736	-7.7%
April	35,710	15,381	17,829	(0)	12,193	81,112	97,795	-17.1%
May	41,524	17,658	20,749	(0)	14,009	93,940	101,771	-7.7%
June	49,544	21,107	24,751	(0)	17,341	112,742	105,892	6.5%
Total	\$ 518,561	\$ 211,021	\$ 258,812	\$ 54	\$ 165,330	\$ 1,153,778	\$ 1,117,401	3.3%

* Net proceeds of the Article 39 tax are returned to the county of origin.

Monthly Summary of Sales Tax Collected



STAFF REPORT
ORDINANCE 2021-53
VEHICLE FUNDS TRANSFER
FEBRUARY 1, 2021

Topic: ORDINANCE 2021-53 – Vehicle Funds Transfer

Speaker: Bobby Fitts, Finance Director (if pulled from Consent)
From: Bobby Fitts, Finance Director
Prepared by: Bobby Fitts, Finance Director
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider transferring funds from the Parks & Recreation Vehicle funds to the Planning and Fire Department Vehicles line items.

Background:

During the FY 2021 budget process, Enterprise Fleet Management was an option that the Fleet Committee investigated as a way to remedy some of the issues we have experienced across all departments with aging vehicles and escalating maintenance costs. Capital funds for fleet were allocated with the intention of holding onto these funds and waiting to see how revenues such as property tax and sales tax were coming in. We are meeting projected revenues, so we are now releasing these funds for expenditure. Transferring these previously budgeted amounts between capital line items requires Board approval.

Discussion:

The discussion before the Board is whether to approve the transfer of funds to enter into the lease with Enterprise Fleet Management.

Policy Analysis:

NCGS 159-15, as part of The Local Government Budget and Fiscal Control Act, allows amendments to the budget ordinance with Board approval.

Financial Analysis:

Funds sufficient enough to cover the lease payments were budgeted in the original FY 2021 budget. This transfer would allocate the funds to the correct departments to cover the respective lease payments.

Staff Recommendation:

Staff Recommends approval of the transfer of funds from Parks & Recreation Vehicles to Planning Vehicles and Fire Vehicles and adoption of Ordinance 2021-53.

Attachments:

1. Ordinance 2021-53

ORDINANCE 2021-53

BE IT ORDAINED by the Board of Commissioners of the Town of Zebulon, that pursuant to North Carolina General Statutes 159-15, the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2021.

Section 1. To amend the General Fund budget as follows:

	INCREASE	DECREASE
REVENUES		
EXPENDITURES		
Planning—Vehicles	\$3,000.00	
Fire—Vehicles	5,000.00	
Parks & Recreation—Vehicles		8,000.00

Section 2. Copies of this amendment shall be furnished to the Town Clerk, and to the Budget Officer, and to the Finance Officer for their direction.

Adopted: February 1, 2021

Effective: February 1, 2021

Robert S. Matheny - Mayor

ATTEST:

Lisa M. Markland, CMC - Town Clerk

TOWN OF ZEBULON FIRE DEPARTMENT 2ND QUARTER REPORT (OCTOBER-DECEMBER) FEBRUARY, 2021



EXECUTIVE SUMMARY

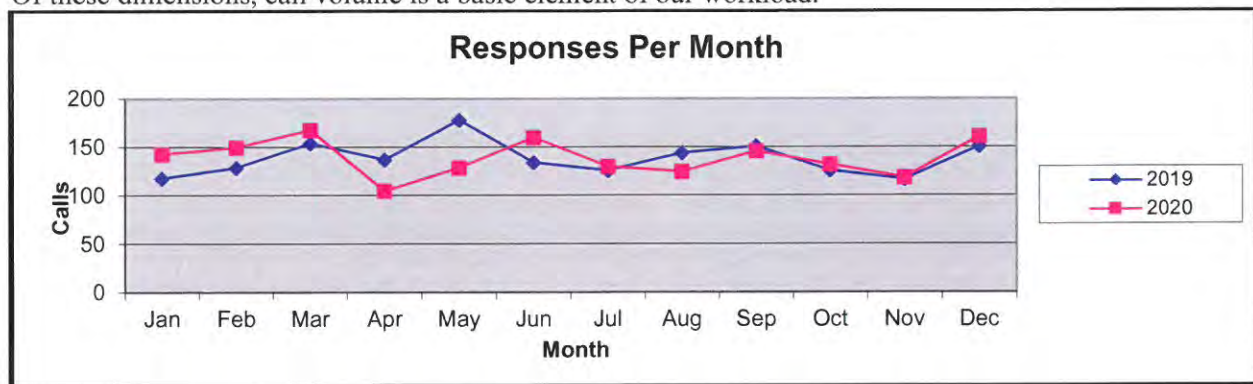
The Fire Department quarterly report summarizes the service trends/benchmarks, personnel updates, project updates, and emerging issues. Incident workload continues to trend on a slight increase with increasing demands for fire code enforcement and fire/life safety education programs.

SERVICE TRENDS/BENCHMARKS

Several dimensions are constantly monitored to track trends related to our service delivery, identify emerging needs and/or issues, and as a means of quality control. Call volume and the departmental activities are two of the workload indicators.

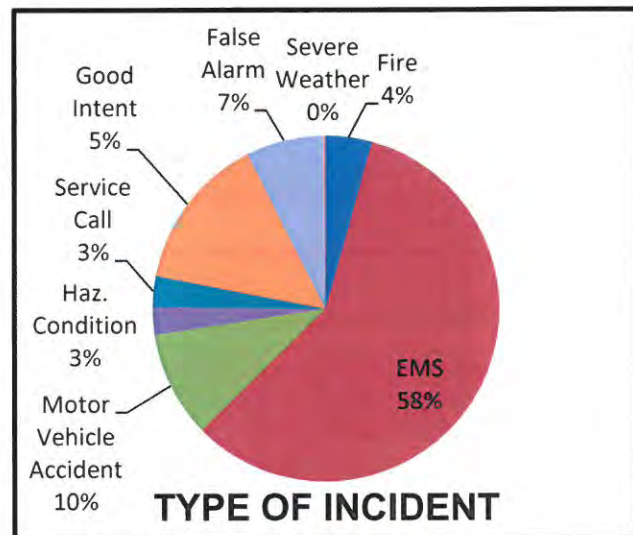
CALL VOLUME

Of these dimensions, call volume is a basic element of our workload.



Take-Aways:

- 2020 call volume was slightly higher than 2019, even after the extreme impact of COVID (as seen in April and May). Trending over the last ten years indicates that call volume continues to increase each year.
- A year without COVID would have resulted in call volume significantly higher than previous years.
- Emergency medical service calls have reduced (as a percentage of the whole) due to reduced response related to COVID.



Did you know? One indicator of workload is when multiple fire department incidents occur at the same time. This requires additional resources to try to minimize the delay in receiving services. Our **overlapping incidents** continue to increase, with more than one incident active at the same time **257** times in 2020.

OUTREACH/EDUCATION

The month of October is always a busy month for outreach and education for our department, with Fire Prevention Week activities throughout the month. Due to COVID, things were much different for us this year, as very few in-person events were held.

This year, we provided on-line fire safety information which was used by school children at home and in their virtual classroom.



With much technical work from Parks and Recreation staff, six public safety announcement videos were developed for Fire Prevention Week, one of which was released each day. The videos were:

- Fire Department Overview/Introduction
- Cooking Safety
- Tour of a Fire Truck
- Fire Escape Plans
- Book Reading with Sparky
- Tour of the Fire Station

There were over 16,000 views of the videos, with the Tour of the Fire Station being the most popular (almost 4,000 views).



PERSONNEL DEVELOPMENT

COVID has hampered our training activities, resulting in staff being engaged in more online training resources than in years prior; however, we were able to complete our fall live fire training evolution with the controlled burning of a farm house on Perry-Curtis Road.



Additionally, we were glad to have Commissioners Beverly Clark and Shannon Baxter participating in the burn to gain a better understanding of our operations.



PERSONNEL UPDATES

Since the last quarterly report, the following individuals received these recognitions:

Senior Firefighter Justin Lee received the 2020 Career Firefighter of the Year award and **Firefighter Peyton Richardson** received the 2020 Volunteer Firefighter of the Year award.



Firefighter Joe Montague was promoted to fill our vacant volunteer fire captain position. Captain Montague works with the City of Raleigh Fire Department. He has been with our department about eleven years.



Lieutenant John Winstead has been hired to fill a vacant position. He previously was affiliated with Nash Community College and Rocky Mount Fire Department. Lieutenant Winstead started on December 21, 2020 and has been assigned to B Shift.

Zebulon 2021

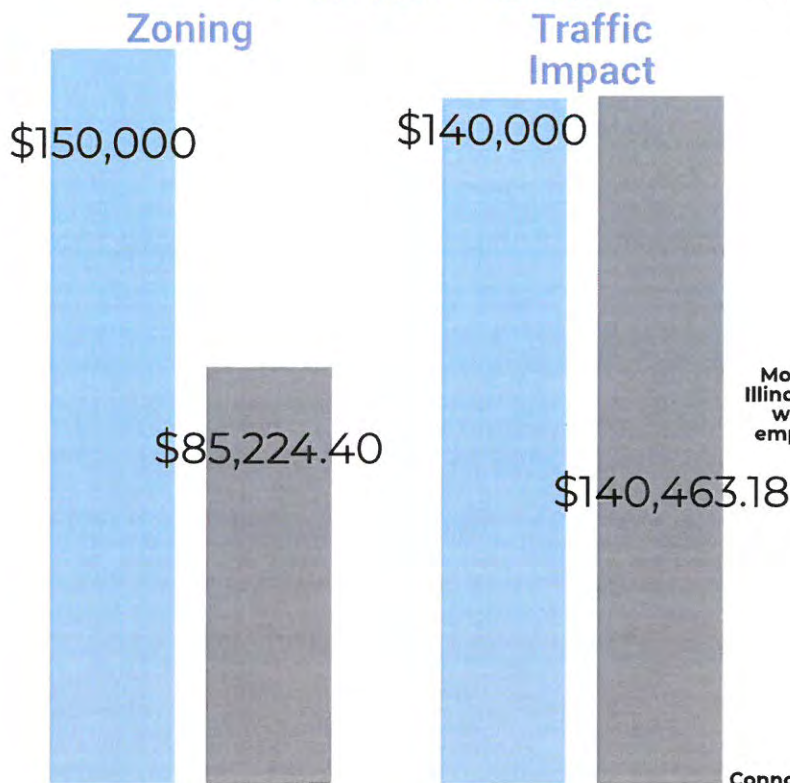
New Employees

PLANNING Q2 REPORT



Sara is a Planning Technician graduating from North Carolina State University. She will guide you through the permitting process and with customer service. She enjoys softball, paddling, and music festivals.

FY2021 FEES



Morgan is a Planner I/GIS Technician graduating from Southern Illinois University - Edwardsville. Morgan will be your first contact with anything mapping related. She has GIS experience with employers in Colorado and Wyoming. She has trained and gave horseback tours through the Garden of the Gods



Connor is another new Planning Technician graduating from Appalachian State. Connor will assist you with the permitting process and customer service. He is a big Carolina Hurricanes, Appalachian State Mountaineers, & Ohio State Buckeyes Fan. He likes ice Cream, Hiking, and Star Wars

Cases

Finalized in Q1

Technical Review Committee

- Sidney Creek
- Five County Mini Storage

Annexations

- 1007 Bell Street

Plat Recording

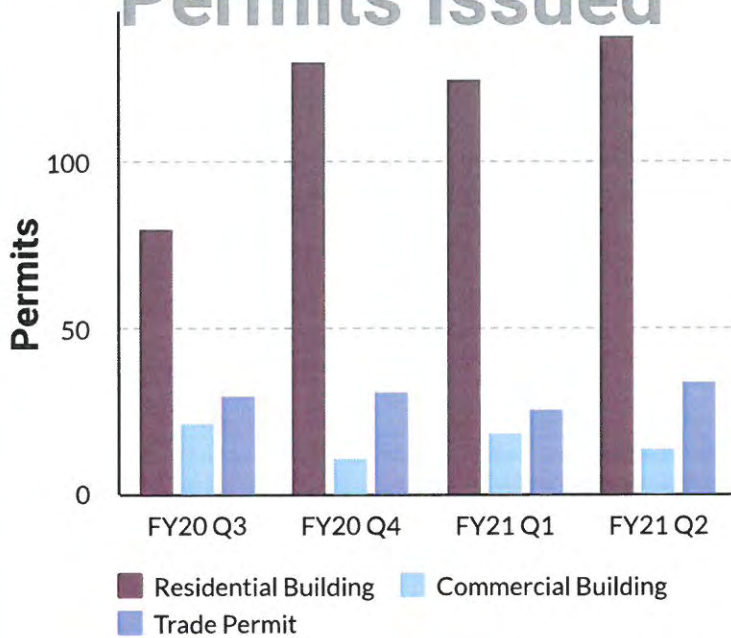
- Weaver's Pond Phases 7 & 8

Rezoning

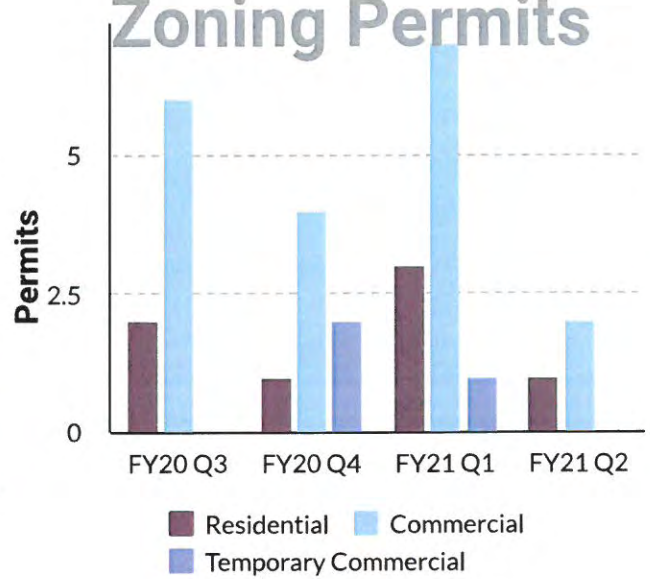
- 1500 & 1512 N. Arendell Ave. to Heavy Commercial Conditional (HI-C)
- 201, 313, 469 Green Pace Road to Light Industrial Conditional (LI-C)
- 0, 601, 703, 705, 709 E Gannon Avenue to Heavy Commercial (HC)

Permitting

Permits Issued



Zoning Permits

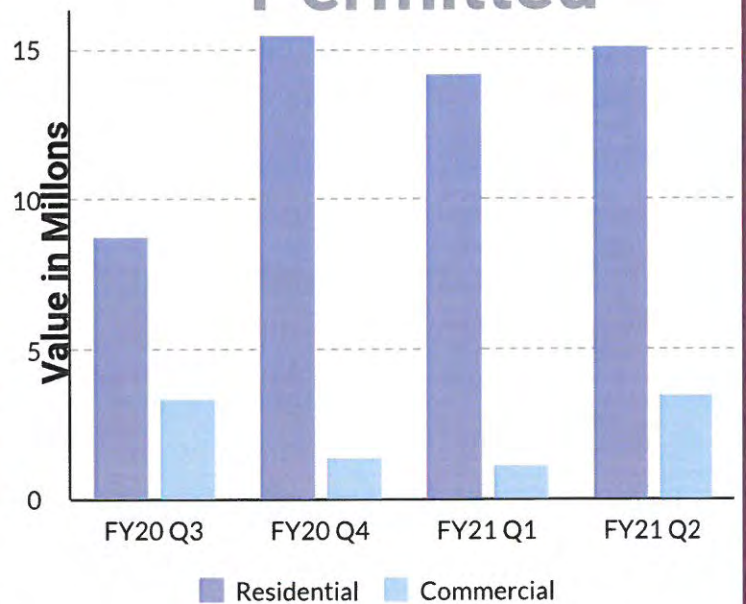


Homes Permitted



The average builders' cost of a new home was \$128,624.30 in Q1 of FY2021.

Value of Work Permitted



Code Enforcement

Minimum Housing Cases



Opened: 1
Closed: 0

Code Enforcement Cases



Opened: 12
Closed: 92

Stop Work Orders



Issued: 0

ZEBULON

NORTH CAROLINA

Quarterly
Report

October - December
2020

Zebulon Public Works



Public Works is committed to providing the citizens of the Town of Zebulon with the highest level of service and protection of the environment.

Service Trends

Site Finals

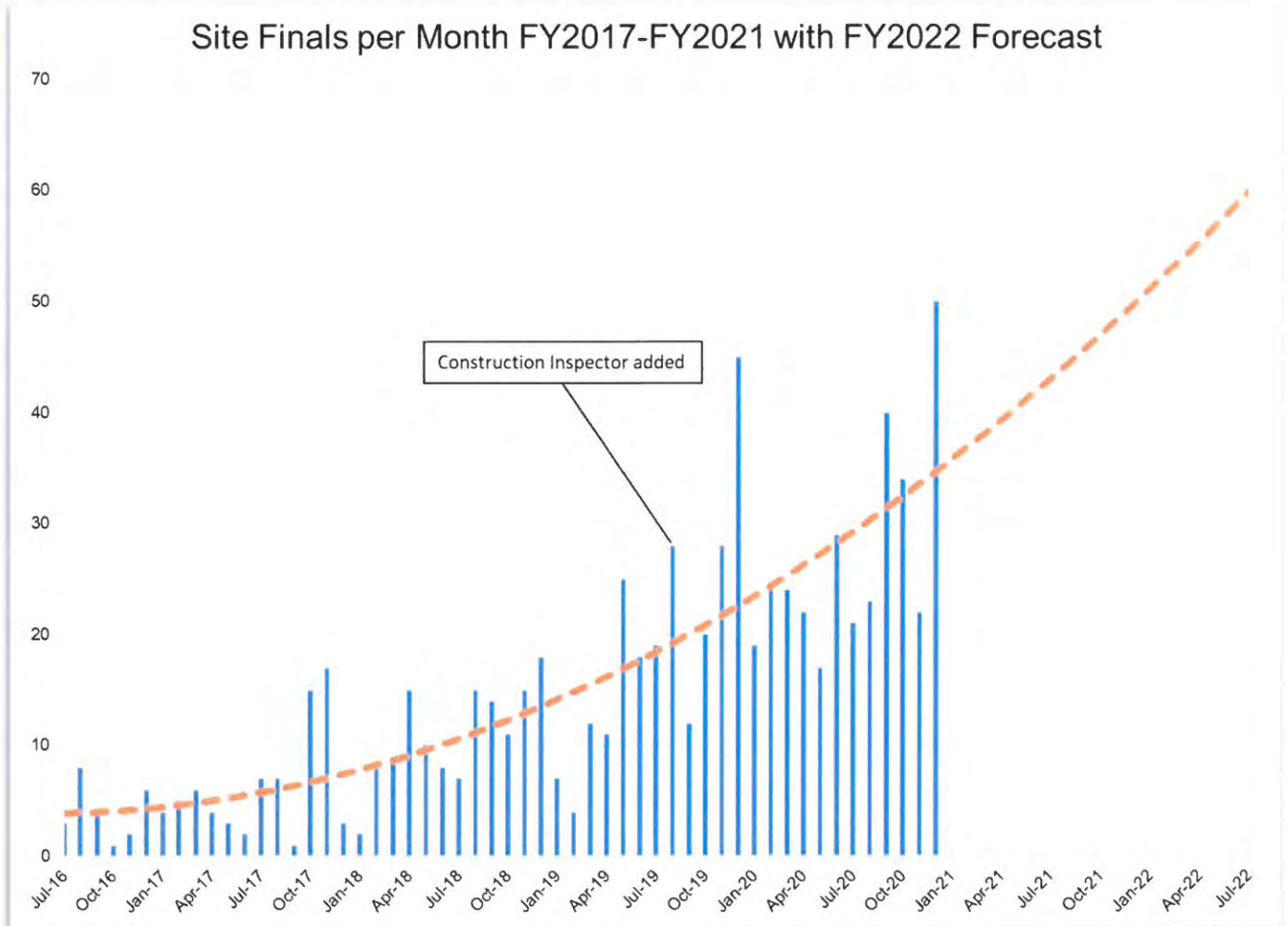


Chart Takeaways:

- ◆ The increased rate of development in Zebulon is reflected in the increased volume of site finals performed by the Construction Inspection team.
- ◆ December 2020 site finals are at 833% of the December 2016 volume.
- ◆ FY2020 site finals volume is at 598% of the FY2017 volume.
- ◆ The projected volume of site finals by the end of the next fiscal year will average 3 per day.

DID YOU KNOW? For every Certificate of Occupancy issued by planning, Public Works performs a "site final." We inspect the concrete forms and poured concrete for sidewalks, driveways, & access ramps. We also ensure the street numbers are on the building, the landscaping is complete per the plans, the booster pump is installed (if applicable), all Special Use Permit requirements are met, & the site has proper drainage & erosion control.

Events & Activities

Decorating for Christmas

Every year, Public Works staff decorate Town Hall and downtown Zebulon for Christmas by installing the town's large Christmas tree and hanging lights, banners, pole-mounted decorations, and wreaths. We inspect, test, and install 10,000+ lamps in Christmas decorations throughout town:

- ◆ 20 Pole decorations on Arendell Avenue
- ◆ 17 Pole decorations fixtures on Gannon Ave
- ◆ String lights on 38 trees downtown
- ◆ String lights on 14 trees at Town Hall



On average, it takes a 3-person crew 2 weeks to install and uninstall the town's Christmas decorations.

Project Updates



Beaverdam Creek Greenway

- ◆ Under construction
- ◆ Expected completion: Spring 2021
- ◆ Finished clearing, grubbing, storm drainage installation, & raising subgrade—ready for paving!
- ◆ Drone video: <https://fb.watch/36VhiyHPYK/>

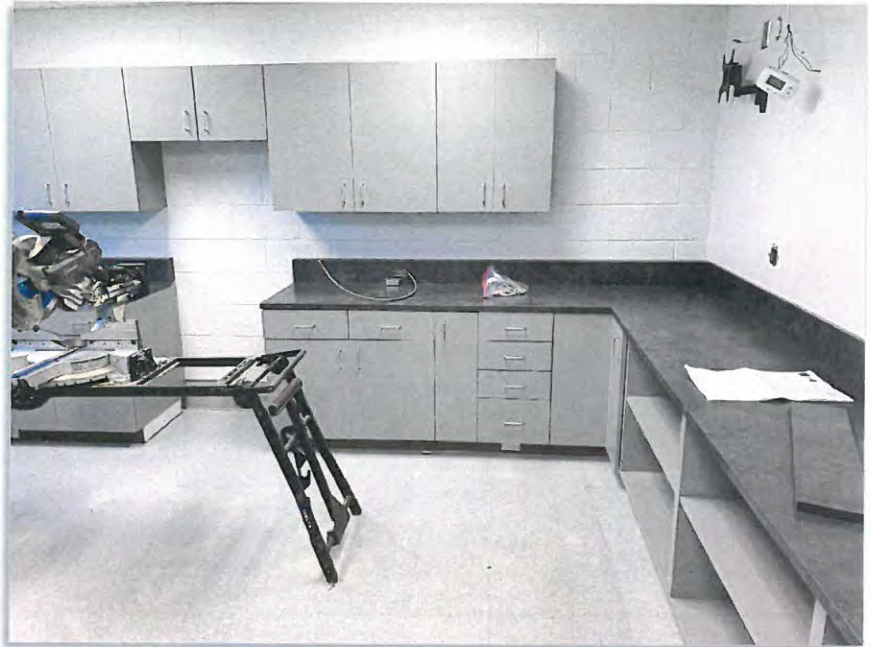
North Arendell Avenue Sidewalk Extension

- ◆ Project complete!
- ◆ Installed sidewalks, access ramps, curb, gutter, & stamped-asphalt crosswalk



Police Station Breakroom Renovation

- ◆ Upgrades: appliances, commercial sink, coffee station, water bottle filler, cabinetry
- ◆ Complete: demolition, electrical & plumbing modifications, casework
- ◆ Substantial completion: end of January 2021



West Vance Street Drainage Repair

Project:

- ◆ remove & replace 61' of 24" RCP stormwater pipe & structures
- ◆ relocate cast iron water line
- ◆ repair asphalt, curb, & gutter

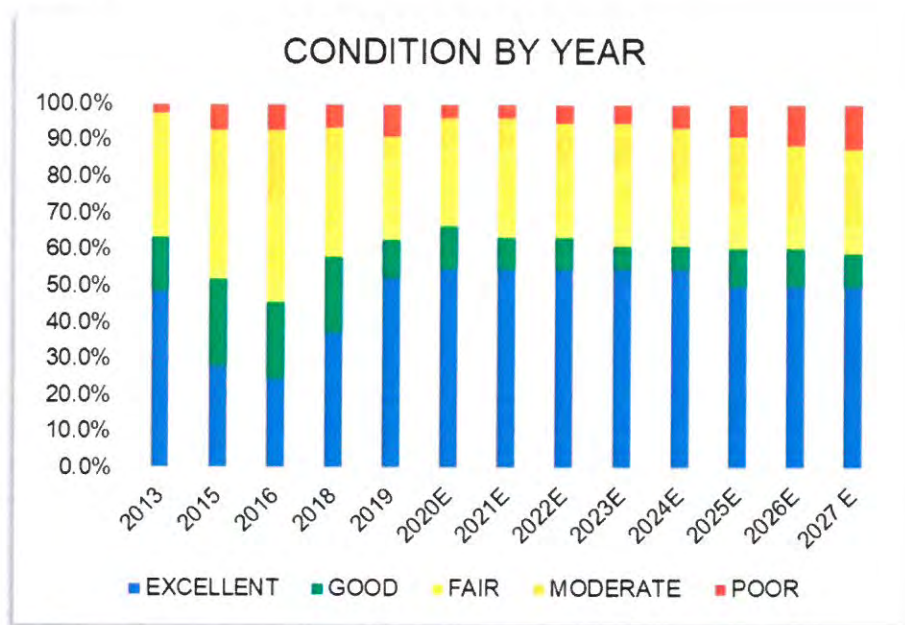
Project complete!



DID YOU KNOW? The Town of Zebulon has agreements with the owners of 5 properties to receive easements for the North Arendell Avenue Access & Operational Improvements project. Easements for 5 other properties have been recorded, and easements for the 6 remaining properties are under review.

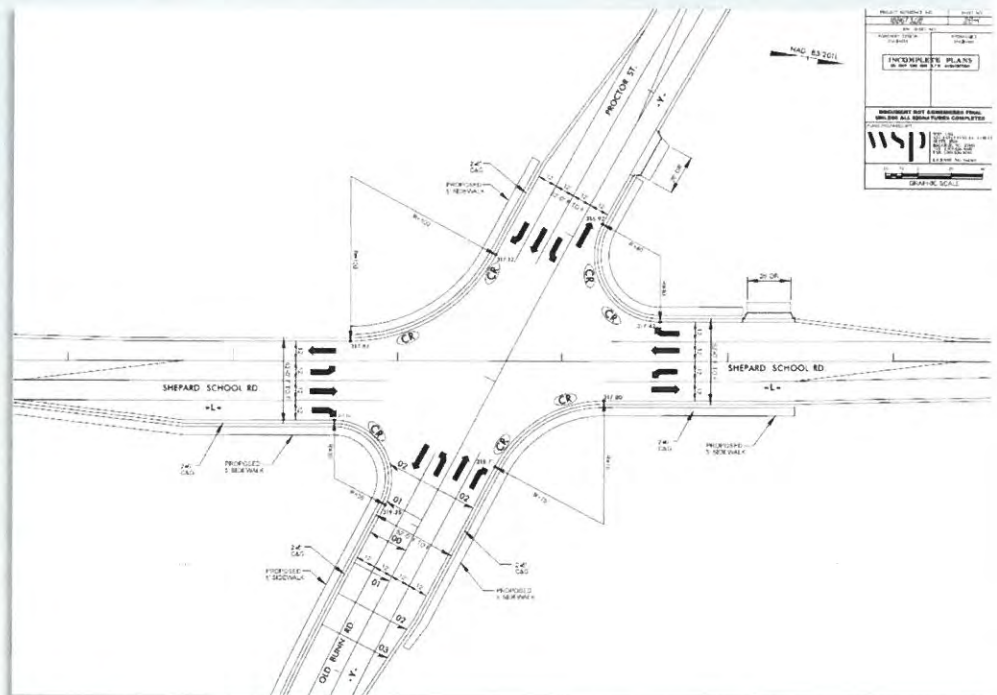
2020 Biannual Street Paving

- ◆ Project complete!
- ◆ Actual bids & repair costs were below estimates
- ◆ Original Project: Repair and pave 1.25 miles of roadway
- ◆ Final project: repair & pave 1.94 miles of roadway
- ◆ Added East McIver Street, West North Street, & West Sycamore Street (200 block)
- ◆ Target: 2.8 miles/2 years



Shepard School & Old Bunn Roadway & Signal Improvements

- ◆ Project: Installing turn lanes with tapers & storage, traffic signals, & pedestrian signals at the intersection of Shepard School Road & Old Bunn Road/Proctor Street
- ◆ 30% Drawings complete
- ◆ Feb BoC request for speed limit reduction for safety & constructability



Social Media Update



Zebulon Public Works
Create Page @Username
Home

If you leave home, know your Ws!



WEAR
a cloth face covering.



WAIT
6 feet apart. Avoid close contact.



WASH
your hands often or use hand sanitizer.

@NCDHHS #StayStrongNC

Like 

800 Likes



Follow us on Facebook

878 Followers



3 posts reached 1,000+ people

Personnel Updates

Congratulations!

The 2020 Five Star Award goes to Jarrett Blaylock! This award is given each year to the Public Works employee who most exemplified five key traits during the year: high character, high performance level, dependability, team player, & positive attitude. Congratulations, Jarrett!



Topic: ZEBULON HISTORIC DISTRICT

Speaker: Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Zebulon Board of Commissioners will consider commenting upon the application independently submitted by Preservation Zebulon, Inc. to place more than 320 properties, located within the approximately 160 acres bounded by, and adjacent to, Wakefield St., Vance St., Arendell Ave., and Judd St., onto the National Register of Historic Places.

Background:

The National Register of Historic Places is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation for their significance in American history, architecture, archaeology, and culture. The National Register was established by the National Historic Preservation Act of 1966 to encourage historic preservation initiatives by state, local governments and the private sector. By example, the Wakelon School and the George and Neva Barbee House were individually listed on the National Register in 1976 and 2007 respectively.

Nominations to the National Register of Historic Places are reviewed by the National Register Advisory Committee (NRAC) at one of three meetings per year (see attached "National Advisory Committee: 2021 meeting schedule"). The NRAC then makes recommendations to the National Park Service on placing districts onto the National Register of Historic places.

Preservation Zebulon, Inc., a 501(c)(3) non-profit organization registered with the NC Secretary of State, was established by its members to "advocate for the preservation of historic districts, buildings, and landscapes in Zebulon." Preservation Zebulon, Inc. independent of input or oversight by the Town of Zebulon, has nominated the Zebulon Historic District for inclusion on the National Register of Historic Places.

The Zebulon Historic District (see map in attached "Zebulon Historic District Registration Form") includes 389 buildings, 3 sites, 15 structures, and 2 objects on 320+ properties. The District covers close to 160 acres and is "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". The District is largely residential but includes some commercial resources along the 100 and 200 blocks of North Arendell, and the 100 blocks of West Vance Street, West Horton Street, and East Horton Street. The District reflects construction spanning the time period from 1906 to 1971.

The Town of Zebulon, citing the limited ability of residents within the District and interested citizens elsewhere to fully participate in a public meeting amidst COVID-19 related restrictions, requested Preservation Zebulon, Inc. withhold submitting the nomination until NRAC's June meeting. The Mayor specifically offered to come to a Preservation Zebulon, Inc. meeting to more fully explain the reasoning behind this

request. Preservation Zebulon, Inc. is moving their application forward and the nomination is scheduled to go before the NRAC's February 11, 2021 meeting (see attached "Preservation Zebulon response").

Preservation Zebulon, Inc. independently notified all property owners within the District and placed a legal advertisement of a meeting they are hosting (see attached "Legal Advertisement and property owner letter"). While this notification and meeting may comply to the letter of the nominating process (re.: North Carolina Administrative Code (07 NCAC 04R.0304), United States Code of Federal Regulations (36 C.F.R. 60.4)), it is clearly not a "public hearing" as stated in the property owner letter and the meeting's limited access and participation functions outside the intent to offer property owners "the opportunity to object to the nominations" (07 NCAC 04R.0304(e)).

Additionally, Preservation Zebulon, Inc.'s meeting does not meet the requirements or intent of North Carolina's Open Meeting Law (N.C. G.S. §143-318). Therefore, the Zebulon Board of Commissioners, as the only "public body" with legislative and policy making authority for Zebulon, is precluded from participating as a Board at Preservation Zebulon, Inc.'s meeting. Thereby denying the Board an opportunity to understand and comment upon the Zebulon Historic District's nomination to the National Register of Historic Places.

If the Zebulon Board of Commissioners, as both owners of property within the District and elected representatives of the District's residents and interested citizens of Zebulon, wish to provide comment to the NRAC regarding the nomination of the Zebulon Historic District they must do so at their regularly scheduled meeting on February 1, 2021.

Discussion:

The decision before the Board is whether they want to comment to the National Register Advisory Committee regarding the nomination to place the Zebulon Historic District on the National Register of Historic Places.

Policy Analysis:

The Town of Zebulon has not participated in the development of the nomination. Copies of the nomination were received by request on January 12, 2021 and Staff has not had sufficient opportunity to offer a policy analysis for the Board's consideration.

Upon cursory review, the span of construction timeframe and style, and the expansive area of consideration, is well outside the timeframe and area defined as the focus of Zebulon's policies toward creating a "Vibrant Downtown." As such, designating such a large area with a wide array of timeframe and styles could dilute, and possibly conflict with, the goals of the Board's adopted policies ("2030 Zebulon Strategic Plan" (adopted 2018), "Unified Development Ordinance" (adopted 2019)).

Fiscal Analysis:

Again, Staff has not had sufficient opportunity to offer a fiscal analysis for the Board's consideration.

Upon cursory review, the Federal tax incentive opportunities associated with a National Historic District (see attached "Historic Rehabilitation Tax Credits") appear exclusive to the owners of the commercial resources located within the much smaller and distinct portion of the District. Financial analysis may reveal the Town's current and proposed incentive programs offer a more flexible and responsive method for owners to invest in their commercial buildings and properties downtowns.

Additionally, satisfying the pre-requisite and the post-review obligations of the rehabilitation work overseen by Federal and State agencies may be too rigorous and restrictive for residential property owners to realistically pursue and receive a tax credit. Taxpayers should consult a tax advisor, NC Department of Revenue, or the Internal Revenue Service for help in determining tax and other financial implications.

Staff Recommendation:

Staff recommends the Board request the National Register Advisory Committee table the nomination at least until their meeting scheduled for June 10, 2021 to allow:

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 Historic District as currently proposed, through an unrestricted public meeting convened by the Zebulon Board of Commissioners at the Zebulon Town Hall, and.
2. A thorough evaluation by Town Staff on whether the Zebulon Historic District as currently proposed, 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.

If the Board concurs with this recommendation, they may adopt the Resolution (see attached "Resolution 2021-06").

Attachment(s):

1. **National Register Advisory Committee: 2021 Meeting Schedule**
2. **Zebulon Historic District Registration Form**
3. **Legal Advertisement and Property Owner letter** (highlights by author)
4. **Preservation Zebulon, Inc. response**
5. **Tax credits** (highlights by author)
6. **Resolution 2021-06**

NATIONAL REGISTER ADVISORY COMMITTEE: 2021 MEETING SCHEDULE

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE

North Carolina State Historic Preservation Office (HPO) staff log and review nominations expeditiously as possible, generally in the order received. **Please submit your complete first draft nomination packet at your earliest convenience, after the property has been approved for the North Carolina National Register Study List.** The National Register listing process takes at least one year from initial application to approval by the National Park Service, depending on the volume of pending nominations, complexity of the nominated property and length of time the author requires to complete edits. When a nomination is up for review, HPO staff work closely with the applicant and nomination preparer to provide detailed professional feedback, creating optimal likelihood for approval by NC NRAC and NPS upon first submission. HPO staff will first complete a technical review of your submission. After passing the technical review checklist, HPO will log the draft nomination for substantive review.

Factors that may affect the nomination review schedule and placement on the NC National Register Advisory Committee (NRAC) agenda are a heavy influx of draft nominations (including drafts of federal grant-funded nominations that must be reviewed according to contract schedules), receipt of drafts completed without the assistance of a professional preparer, receipt of drafts for several large historic districts, or the need to review multiple intermediate drafts. **Final-draft deadlines directly determine the NRAC meeting at which a nomination can be presented. These deadlines account for legal notification timelines required by federal regulation prior to NRAC's consideration of the nomination. Meeting the deadline stated below does not guarantee that the nomination will be ready for review by the time of the targeted meeting. A final draft packet is one that the NC State Historic Preservation Office has determined is complete and correct.**

FEBRUARY 11, 2021 MEETING

Study List Applications for consideration at the above meeting are due on or before Wednesday, December 30, 2020

National Register Nominations (within Certified Local Governments)

Complete **Final Draft Packets** due no later than **Tuesday, December 1, 2020**

National Register Nominations (outside Certified Local Governments)

Complete **Final Draft Packets** due no later than **Monday, December 21, 2020**

JUNE 10, 2021 MEETING

Study List Applications for consideration at the above meeting are due on or before Thursday, April 29, 2021

CLG National Register Nominations (within Certified Local Governments)

Complete **Final Draft Packets** due no later than **Monday, March 29, 2021**

Non-CLG National Register Nominations (outside Certified Local Governments)

Complete **Final Draft Packets** due no later than **Tuesday, April 27, 2021**

OCTOBER 14, 2021 MEETING

Study List Applications for consideration at the above meeting are due on or before Thursday, September 2, 2021

CLG National Register Nominations (within Certified Local Governments)

Complete **Final Draft Packets** due no later than **Monday, August 2, 2021**

Non-CLG National Register Nominations (outside Certified Local Governments)

Complete **Final Draft Packets** due no later than **Wednesday, September 1, 2021**

***NRAC meetings begin at 10:00 a.m. and are held in the third-floor conference room of the Archives and History/State Library Building at 109 East Jones Street, Raleigh, the second Thursday of February, June, and October. Due to health and safety precautions, in early 2021 HPO staff will assess whether 2021 meetings will be virtual or in person.

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 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 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 local

Applicable National Register Criteria:

A B C D

Signature of certifying official/Title:

Date

North Carolina Department of Natural and Cultural Resources

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official: _____ **Date** _____

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>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 19TH & EARLY 20TH CENTURY REVIVALS – COLONIAL REVIVAL
- ____ LATE 19TH & EARLY 20TH CENTURY REVIVALS – ITALIAN RENAISSANCE
- ____ LATE 19TH & EARLY 20TH CENTURY MOVEMENTS – CRAFTSMAN
- ____ MODERN MOVEMENT – MODERNIST
- ____ MODERN MOVEMENT – RANCH
- ____ OTHER: 19TH & 20TH 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.

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.¹ 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 perma-stone 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

¹ 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 2003.²

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.³ From 1952 until 1961, Lowery Insurance Agency was located on the second floor.⁴

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

² "Kannon's Café," *Remembering 75 Years in Zebulon*, 9.

³ "Antone's," *Remembering 75 Years in Zebulon*, 20.

⁴ "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.⁵

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.⁶

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.⁷

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,

⁵ 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.

⁶ 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.

⁷ 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.⁸ 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.⁹ 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 1972.¹⁰

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

Contributing Building

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

⁹ Tippet, *History of Zebulon*, 65.

¹⁰ "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.¹¹

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

¹¹ Tippet, *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.¹² 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.¹³ 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 1972.¹⁴ Dr. Ben Thomas operated his physician's practice on the second floor for a short time starting in 1946.¹⁵ The Debnam family purchased the building in 1971, and it was incorporated into Debnam's Hardware, which expanded from 117 North Arendell Avenue, in 1972.¹⁶

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.¹⁷

128 North Arendell Avenue

W.B. Bunn and Company – 1954

Contributing Building

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

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

¹⁴ "Debnam Hardware, Inc.," *Remembering 75 Years in Zebulon*, 4.

¹⁵ Cross, *Railroad Born*, 9.

¹⁶ "Debnam Hardware, Inc.," *Remembering 75 Years in Zebulon*, 4.

¹⁷ "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.¹⁸ In 1969, Robert Jenkins purchased the building and opened the Jenkins Red & White Supermarket, which closed in 2001.¹⁹ 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 1944.²⁰

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

¹⁸ Tippett, *History of Zebulon*, 65.

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

²⁰ 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 1978.²¹

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.²²

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.

²¹ Cross, *Railroad Born*, 19.

²² "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, 1970.²³ 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.²⁴ 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

²³ "1st Federal Savings," *Remembering 75 Years in Zebulon*, 11.

²⁴ "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.²⁵ 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

²⁵ 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 portecochere 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
Lorraine 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

Contributing Building

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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

Contributing Building

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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.

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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-veneer 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-veneer, 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.

700 North Church Street

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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

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.

Non-Contributing Building

Shed – c.2010

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.

Non-Contributing Building

804 North Church Street

Joe R. and Margaret Sawyer House – 1950

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.

Contributing Building

Dwelling – 1974

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.

Non-Contributing Building

805 North Church Street

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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-veneer 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-veneer 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.

906 North Church Street

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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

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.

Contributing Building

Garage – c.1966

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.

Contributing Building

WEST FRANKLIN STREET

109 West Franklin Street

Bobby and Louise Sherron House – 1955

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.

Contributing Building

110 West Franklin Street House – 1959

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.

Contributing Building

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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.

Contributing Building

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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.²⁶ 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

²⁶ 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

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.

Contributing Building

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

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

Contributing Building

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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.

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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.

119 West Glenn Street

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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 1989.²⁷ 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

²⁷ 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's 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 Gladys 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

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.

Contributing Building

206 East Horton Street

Bunn-Finch House – c.1919, c.1930

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.

Contributing Building

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

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.

Contributing Building

Garage – 1925

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 facade 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-vener 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

Contributing Building

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

Carport – 1983

Non-Contributing Structure

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.

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

Contributing Building

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.

Shed – c.1995

Non-Contributing Building

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.

Shed – c.2000

Non-Contributing Building

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.

304 East Horton Street

John and Estelle Terry House – 1960

Contributing Building

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

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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 facade 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 facade 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 1952.²⁸ 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

²⁸ 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

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.

Contributing Building

204 West North Street

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

Building

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.

Contributing

205 West North Street – VACANT

This lot has historically been vacant.

206 West North Street

Patricia Baker House – 2014

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-veneer 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.²⁹ 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

²⁹ 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-vener 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.

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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 Alford 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.

Contributing Building

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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.

120 West Vance Street

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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 Buffalo, 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

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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

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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 facade. 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

Contributing Building

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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-veneer 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-veneer 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 prowd 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.³⁰

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.³¹

³⁰ 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 (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).

³¹ 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.³² 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.³³ 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.³⁴

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.³⁵ Zebulon was chartered in 1907, while many of the commercial buildings downtown were still under construction.³⁶ 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.³⁷ A passenger and freight depot followed in 1909, and S.W. Gabriel served as the railroad agent.³⁸ The depot was built in the southwest corner of the railroad tracks and South Arendell

³² 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.

³³ 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.

³⁴ 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.

³⁵ 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 (accessed October, 2019); Cross, *Railroad Born*, 5; Tippet, *History of Zebulon*, 49.

³⁶ Kally, *Historic Architecture*, 209; Johnson and Murray, *Wake, Volume II*, 222; Tippet, *History of Zebulon*, 54.

³⁷ 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.

³⁸ 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.³⁹ 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.⁴⁰ 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.⁴¹ This group served until the first election was held in 1907.⁴²

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 1932.⁴³ 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."⁴⁴

The population grew quickly in the new town, with 483 people by 1910.⁴⁵ 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

³⁹ 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.

⁴⁰ Roberson, "Town Emerges Out of Pine Forest," 3; Cross, *Railroad Born*, 6; Tippet, *History of Zebulon*, 50-51.

⁴¹ 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.

⁴² Cross, *Railroad Born*, 11; Tippet, *History of Zebulon*, 52, 55.

⁴³ 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.

⁴⁴ Johnson and Murray, *Wake, Volume II*, 650.

⁴⁵ 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.⁴⁶ 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.⁴⁷

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.⁴⁸ 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.⁴⁹ 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.⁵⁰ 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.⁵¹ 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.

⁴⁶ 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.

⁴⁷ 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.

⁴⁸ 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.

⁴⁹ "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.

⁵⁰ 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.

⁵¹ 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.⁵² 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.⁵³ 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 1909.⁵⁴ Other professionals by this time included a lawyer and three insurance agents.⁵⁵

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.⁵⁶ As a result, an important tobacco market formed in Zebulon.⁵⁷ 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 1907.⁵⁸ The following year, over 765,000 pounds of tobacco moved through these two warehouses.⁵⁹ In 1914, a group of local businessmen formed the Zebulon Tobacco Company.⁶⁰ 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

⁵² *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; Tippett, *History of Zebulon*, 65-66, 74.

⁵³ 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; Tippett, *History of Zebulon*, 74.

⁵⁴ 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; Tippett, *History of Zebulon*, 75.

⁵⁵ "North Carolina Year Book and Business Directory," 1910, 1911, 1912.

⁵⁶ Johnson and Murray, *Wake, Volume II*, 138.

⁵⁷ "North Carolina Year Book and Business Directory," 1909, 1910; Johnson and Murray, *Wake, Volume II*, 138, 654; Tippett, *History of Zebulon*, 67.

⁵⁸ Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 16; Tippett, *History of Zebulon*, 67.

⁵⁹ "North Carolina Year Book and Business Directory," 1909, 1910; Johnson and Murray, *Wake, Volume II*, 138, 654; Tippett, *History of Zebulon*, 67.

⁶⁰ "New Incorporations," *United States Tobacco Journal*, May 9, 1914, 8, 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.⁶¹ These tobacco-related buildings were concentrated south of the historic district adjacent to the railroad tracks.⁶²

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.⁶³ 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 1913.⁶⁴ By 1910, at least four lumber companies and sawmills were operating in Zebulon, although they only lasted as long as their supply of trees.⁶⁵ The town also had a gristmill that operated from 1913 to 1916.⁶⁶ 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.⁶⁷

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.⁶⁸ 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.⁶⁹ 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.⁷⁰

⁶¹ 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.

⁶² Sanborn Map Company, "Zebulon, Wake County, North Carolina," 1923, www.nclive.org (accessed October 2019).

⁶³ 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.

⁶⁴ 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.

⁶⁵ 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.

⁶⁶ Johnson and Murray, *Wake, Volume II*, 653.

⁶⁷ Cross, *Railroad Born*, 13.

⁶⁸ Johnson and Murray, *Wake, Volume II*, 654.

⁶⁹ 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.

⁷⁰ 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.⁷¹ 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.⁷² 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.⁷³ By 1913, enrollment had grown to over four hundred students with ten teachers.⁷⁴ 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.⁷⁵ A farm-life department including agriculture and domestic sciences was also added, and a fifteen-acre farm plot was gifted to the school.⁷⁶ 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.⁷⁷ A one-room schoolhouse on East Barbee Street, south of the historic district and no longer extant, served African American children.⁷⁸

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.⁷⁹ 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

⁷¹ 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; Tippett, *History of Zebulon*, 86; Amis, *Historical Raleigh*, 268; Catherine W. Cockshutt, "Wakelon School," Nomination to the National Register of Historic Places, 1976.

⁷² 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."

⁷³ Tippett, *History of Zebulon*, 87; Cockshutt, "Wakelon School."

⁷⁴ Amis, *Historical Raleigh*, 268.

⁷⁵ "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."

⁷⁶ 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."

⁷⁷ Tippett, *History of Zebulon*, 44-45.

⁷⁸ Johnson and Murray, *Wake, Volume II*, 657; Roberson, "Schools' History Older Than Town," 37; Tippett, *History of Zebulon*, 89.

⁷⁹ 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; Tippett, *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.⁸⁰ 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.⁸¹ The Free Will Baptist Church was established in 1913 by Reverend Benjamin Tippett, and the congregation built a small church on West Horton Street, although the church disbanded in 1922 after Reverend Tippett died.⁸² African Americans worshipped at the Zebulon First Baptist Church at 304 East Barbee Street, south of the historic district, starting in 1913.⁸³ African Americans also formed the Mount Zion Holiness Church around 1912, and worshipped at 405 East Stronach Avenue, east of the historic district.⁸⁴

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.⁸⁵

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.⁸⁶ 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.⁸⁷ The M.C. Chamblee Company moved to Zebulon from Wakefield after World War I.⁸⁸ Professional services also expanded during this time, and

⁸⁰ Johnson and Murray, *Wake, Volume II*, 110.

⁸¹ "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; Tippett, *History of Zebulon*, 79; Amis, *Historical Raleigh*, 268.

⁸² Johnson and Murray, *Wake, Volume II*, 656; Tippett, *History of Zebulon*, 83.

⁸³ Johnson and Murray, *Wake, Volume II*, 656; Cross, *Railroad Born*, 49-50; Tippett, *History of Zebulon*, 82.

⁸⁴ Johnson and Murray, *Wake, Volume II*, 656; Cross, *Railroad Born*, 51.

⁸⁵ Tippett, *History of Zebulon*, 31.

⁸⁶ Cross, *Railroad Born*, 23.

⁸⁷ 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*, 70.

⁸⁸ Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Tippett, *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.⁸⁹

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.⁹⁰ 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 1920.⁹¹ The M.C. Chamblee Company also closed around 1920.⁹² In spite of these challenges, the population continued to grow during this time, increasing from 483 people in 1910 to 953 people in 1920.⁹³

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.⁹⁴ 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.⁹⁵ 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.⁹⁶ Once talkies became popular in the late 1920s, the theater closed.⁹⁷ Dr. Luther Massey opened a second dental office in the historic district in 1919, above the Zebulon Drug Company at 123 North Arendell.⁹⁸ 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.⁹⁹ 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.¹⁰⁰

⁸⁹ Tippett, *History of Zebulon*, 74.

⁹⁰ Cross, *Railroad Born*, 23; Tippett, *History of Zebulon*, 70.

⁹¹ 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.

⁹² Roberson, "Businesses Preceded the Town," 17-18, 21, 23.

⁹³ Lally, *Historic Architecture*, 209; Roberson, "Town Emerges Out of Pine Forest," 3; Tippett, *History of Zebulon*, 109.

⁹⁴ Roberson, "Business Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 23; Tippett, *History of Zebulon*, 70.

⁹⁵ "J&M Chevrolet Oldsmobile," *Remembering 75 Years in Zebulon*, 33.

⁹⁶ Roberson, "Foster D. Finch: Memories of Early Business," *Remembering 75 Years in Zebulon*, 22-24; Cross, *Railroad Born*, 24.

⁹⁷ Roberson, "Foster D. Finch: Memories of Early Business," 22-24; Cross, *Railroad Born*, 24.

⁹⁸ Cross, *Railroad Born*, 10; Tippett, *History of Zebulon*, 75.

⁹⁹ Johnson and Murray, *Wake, Volume II*, 655-656; Tippett, *History of Zebulon*, 68.

¹⁰⁰ 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.¹⁰¹ 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.¹⁰² The plant burned to the ground in 1919 and was quickly rebuilt.¹⁰³ 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.¹⁰⁴ The following year, Sycamore, Barbee, Vance, Wakefield, Horton streets and Whitley Avenue had water and sewer lines.¹⁰⁵ In 1924, Carolina Power and Light took over the plant, which operated until 1932.¹⁰⁶ 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.¹⁰⁷ 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.¹⁰⁸ The town purchased land for a cemetery in 1916 and bought its first fire truck in 1923.¹⁰⁹

The Wakelon School continued to grow, and by 1916 was attracting seventy boarding students in addition to those students living in Zebulon and Wakefield.¹¹⁰ 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.¹¹¹ The Union Level and Pleasant Hill high schools were consolidated with Wakelon in 1926, and the enrollment far surpassed the building's capacity.¹¹² A new high school building was constructed on the campus, and the original building served as an elementary school.¹¹³ The new high school was destroyed by fire in 1928, but was quickly rebuilt on the same site.¹¹⁴

¹⁰¹ Lally, *Historic Architecture*, 211; Johnson and Murray, *Wake, Volume II*, 655; Cross, *Railroad Born*, 12, 20; Tippet, *History of Zebulon*, 59.

¹⁰² Roberson, "Town Emerges Out of Pine Forest," 3; Cross, *Railroad Born*, 20; Tippet, 59.

¹⁰³ Johnson and Murray, *Wake, Volume II*, 655.

¹⁰⁴ 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.

¹⁰⁵ Johnson and Murray, *Wake, Volume II*, 654-655.

¹⁰⁶ Lally, *Historic Architecture*, 211, Tippet, *History of Zebulon*, 59.

¹⁰⁷ David Roberson, "Foster D. Finch: Memories of Early Business," 22-24.

¹⁰⁸ Roberson, "Town Emerges Out of Pine Forest," 3-4; Cross, *Railroad Born*, 24; Tippet, *History of Zebulon*, 60.

¹⁰⁹ Roberson, "Town Emerges Out of Pine Forest," 3; Tippet, *History of Zebulon*, 60; Cross, *Railroad Born*, 14, 20; Tippet, *History of Zebulon*, 59.

¹¹⁰ "Zebulon and Wakefield Loyal to Their Joint Institution," *Zebulon Record*, September 5, 1931, "Wakelon School," File WA0048, North Carolina State Historic Preservation Office, Raleigh.

¹¹¹ 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."

¹¹² Cross, *Railroad Born*, 23; Tippet, *History of Zebulon*, 87-88.

¹¹³ Lally, *Historic Architecture*, 214; Tippet, *History of Zebulon*, 87-88; Wall, 1968 *Wak-igh-an*, 106; Cockshutt, "Wakelon School."

¹¹⁴ 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 1920.¹¹⁵ 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.¹¹⁶

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.¹¹⁷ 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 1924.¹¹⁸ The Zebulon First Baptist Church on East Barbee Street was severely damaged by a windstorm in 1919, but the church was quickly rebuilt.¹¹⁹

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 1935.¹²⁰ In spite

¹¹⁵ Johnson and Murray, *Wake, Volume II*, 657; Roberson, "Schools' History Older Than Town," 37; Tippet, *History of Zebulon*, 89.

¹¹⁶ Tippet, *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 (accessed October 2019).

¹¹⁷ Johnson and Murray, *Wake, Volume II*, 656; Cross, *Railroad Born*, 45-46; Tippet, *History of Zebulon*, 60, 79.

¹¹⁸ Johnson and Murray, *Wake, Volume II*, 656; Cross, *Railroad Born*, 45-46; Tippet, *History of Zebulon*, 79-80.

¹¹⁹ Johnson and Murray, *Wake, Volume II*, 656; Cross, *Railroad Born*, 49-50; Tippet, *History of Zebulon*, 82.

¹²⁰ 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.¹²¹

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 1930.¹²² 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 1932.¹²³ It was renovated for use as town hall and contained offices, a court and assembly room, a jail, and storage space.¹²⁴ Even after a new municipal building was constructed in 1951, the power plant remained in use for storage by Public Works.¹²⁵ 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.¹²⁶

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.¹²⁷ African Americans enjoyed visits to the Down Beat night club, just outside of downtown, and to Griffin Todd's Drive-In.¹²⁸ Others simply left Zebulon to seek opportunities elsewhere, and the population dropped from 953 people in 1920 to 860 people in 1930.¹²⁹

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.¹³⁰ In 1935, the People's Bank and Trust Company opened in the former bank building at 100 North Arendell Avenue in the historic district.¹³¹ The

¹²¹ Lally, *Historic Architecture*, 210; Johnson and Murray, *Wake, Volume II*, 654; Cross, *Railroad Born*, 25.

¹²² Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Tippet, *History of Zebulon*, 70.

¹²³ Lally, *Historic Architecture*, 211; Roberson, "Many Buildings House Offices," 11-12; Tippet, *History of Zebulon*, 60-61.

¹²⁴ Tippet, *History of Zebulon*, 60-61.

¹²⁵ Roberson, "Town Emerges Out of Pine Forest," 3.

¹²⁶ Roberson, "Town has Newspaper in Early Days," *Remembering 75 Years in Zebulon*, 25, 27, 29; Cross, *Railroad Born*, 26.

¹²⁷ Cross, *Railroad Born*, 30.

¹²⁸ Cross, *Railroad Born*, 42.

¹²⁹ Roberson, "Town Emerges Out of Pine Forest," 4; Tippet, *History of Zebulon*, 109.

¹³⁰ Roberson, "Foster D. Finch: Memories of Early Business," 22-24.

¹³¹ Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 26; Tippet, *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.¹³² The theater was segregated, and African Americans could only be seated in the balcony.¹³³ 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.¹³⁴ The population also reflected the town's recovery, increasing from 860 people in 1930 to 1,070 people by 1940.¹³⁵ To accommodate this growing population, the telephone system was upgraded to a dial system in 1938,¹³⁶ and the Chamber of Commerce formed in 1947 to support continued commercial growth in Zebulon.¹³⁷

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 1946.¹³⁸ 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.¹³⁹

By 1931, Wakelon School remained the largest rural school in Wake County with 971 students taught by twenty-eight teachers.¹⁴⁰ 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.¹⁴¹ A gymnasium was added to the campus in 1936, followed by a vocational building in 1939.¹⁴² Twelfth grade was added at Wakelon School in 1946.¹⁴³

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

¹³² Roberson, "Foster D. Finch: Memories of Early Business," 22-24; Cross, *Railroad Born*, 28.

¹³³ Cross, *Railroad Born*, 42.

¹³⁴ "Brown-Wynne Funeral Home," *Remembering 75 Years in Zebulon*, 42.

¹³⁵ Roberson, "Town Emerges Out of Pine Forest," 4; Tippet, *History of Zebulon*, 109.

¹³⁶ Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 20.

¹³⁷ Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 34.

¹³⁸ Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 26.

¹³⁹ Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 34; Tippet, *History of Zebulon*, 71.

¹⁴⁰ Lally, *Historic Architecture*, 214; Cockshutt, "Wakelon School;" "Zebulon and Wakefield Loyal to Their Joint Institution," *Zebulon Record*.

¹⁴¹ David Roberson, "Hopkins a Big Part of Town History," 5.

¹⁴² Roberson, "Schools' History Older Than Town," 37; Tippet, *History of Zebulon*, 88.

¹⁴³ Cross, *Railroad Born*, 23.

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University.¹⁴⁴ 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.¹⁴⁵

A semi-pro baseball team was formed in Zebulon in the 1930s and played in the Tobacco State League.¹⁴⁶ 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.¹⁴⁷ 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.¹⁴⁸

In 1942, the Zebulon Baptist Church added an education wing to its 1924 sanctuary building.¹⁴⁹ 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.¹⁵⁰

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.¹⁵¹

Modern Zebulon – 1945 to 1970

¹⁴⁴ Johnson and Murray, *Wake, Volume II*, 657; Roberson, "Schools' History Older Than Town," 37; Tippet, *History of Zebulon*, 89-90.

¹⁴⁵ Tippet, *History of Zebulon*, 89-90.

¹⁴⁶ Cross, *Railroad Born*, 29.

¹⁴⁷ Chris Holaday, *The Tobacco State League: A North Carolina Baseball History, 1946-1950* (Jefferson, NC: McFarland & Company, Inc., 2017), 7-9.

¹⁴⁸ Cross, *Railroad Born*, 29.

¹⁴⁹ Zebulon Baptist Church, "History"; Cross, *Railroad Born*, 45-46; Tippet, *History of Zebulon*, 80.

¹⁵⁰ Cross, *Railroad Born*, 49-50; Tippet, *History of Zebulon*, 82.

¹⁵¹ 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.¹⁵² In 1969, Carlyle's Paint and Body Shop opened on Horton Street.¹⁵³ 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.¹⁵⁴

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.¹⁵⁵ 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.¹⁵⁶ 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.¹⁵⁷ First Federal Savings and Loan Bank opened at 214 North Arendell Avenue in the historic district in 1960.¹⁵⁸ 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.¹⁵⁹

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

¹⁵² "Gill Buick Pontiac, Inc.," *Remembering 75 Years in Zebulon*, 27; Cross, *Railroad Born*, 34.

¹⁵³ "Carlyle's Paint and Body Shop," *Remembering 75 Years in Zebulon*, 27.

¹⁵⁴ Roberson, "Railroad Led to the Birth of a New Town," 22.

¹⁵⁵ Roberson, "Town Emerges Out of Pine Forest," 4; Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Tippett, *History of Zebulon*, 109.

¹⁵⁶ Roberson, "Hopkins a Big Part of Town History," 5.

¹⁵⁷ "Brown-Wynne Funeral Home," 42.

¹⁵⁸ Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Tippett, *History of Zebulon*, 71.

¹⁵⁹ 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.¹⁶⁰

Although most of Zebulon's industries had shut down during the Great Depression, industry began to return by the 1950s.¹⁶¹ Wakelon Gin opened in 1948, and later became F.S. Royster Mercantile.¹⁶² The Wakelon Grain Company also formed in the 1940s, and in 1952 was sold and renamed Wakelon Agri-Products.¹⁶³ 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.¹⁶⁴ Zebulon Industrial Properties, Inc., formed in the late 1960s to encourage industrial growth.¹⁶⁵ Thanks in part to the organization's efforts, Naomi Knitting Mills opened a plant east of downtown in 1967.¹⁶⁶ In 1968, the Hi-Cone division of Illinois Tool Works opened a manufacturing plant producing plastic can carriers.¹⁶⁷ 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.¹⁶⁸

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.¹⁶⁹ 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.¹⁷⁰ Dr. George Tucker built an office at 116 East Horton Street, in the historic district, where he practiced from around 1954 until

¹⁶⁰ Roberson, "Town has Newspaper in Early Days," 25, 27, 29.

¹⁶¹ Roberson, "Town Emerges Out of Pine Forest," 4.

¹⁶² Cross, *Railroad Born*, 35.

¹⁶³ Cross, *Railroad Born*, 35.

¹⁶⁴ 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.

¹⁶⁵ 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).

¹⁶⁶ Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 37; Tippett, *History of Zebulon*, 71.

¹⁶⁷ Roberson, "Businesses Preceded the Town," 17-18, 21, 23; "Hi-Cone Salutes Zebulon on its 75th Anniversary," *Remembering 75 Years in Zebulon*, 30; Cross, *Railroad Born*, 37; Tippett, *History of Zebulon*, 71.

¹⁶⁸ 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.

¹⁶⁹ Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 37; Tippett, *History of Zebulon*, 75.

¹⁷⁰ Cross, *Railroad Born*, 9.

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1989.¹⁷¹ 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.¹⁷² Dr. N. Perry Grogan opened an optometry office in 1962, also near the new hospital.¹⁷³

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.¹⁷⁴ 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 1947.¹⁷⁵ Fire protection was expanded beyond the downtown into the surrounding rural area when the Zebulon Rural Fire Department was established in 1953.¹⁷⁶

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.¹⁷⁷ 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.¹⁷⁸

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

¹⁷¹ Cross, *Railroad Born*, 9.

¹⁷² Cross, *Railroad Born*, 10; Tippet, *History of Zebulon*, 75.

¹⁷³ Tippet, *History of Zebulon*, 75.

¹⁷⁴ 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.

¹⁷⁵ 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.

¹⁷⁶ 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.

¹⁷⁷ Roberson, "Many Buildings House Offices," 11-12; Cross, *Railroad Born*, 38-39; Tippet, *History of Zebulon*, 61.

¹⁷⁸ 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.¹⁷⁹ 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.¹⁸⁰

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.¹⁸¹ 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 1966.¹⁸² The community library moved from its location in the Women's Club building to the former post office building that year.¹⁸³ It was segregated, allowing white patrons only. Two bookmobiles also served Zebulon, one for whites and one for African Americans.¹⁸⁴ 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.¹⁸⁵

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.¹⁸⁶ 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.¹⁸⁷ 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 1967.¹⁸⁸ Mount Zion Holiness Church on East Stronach Avenue, east of the historic district,

¹⁷⁹ Tippett, *History of Zebulon*, 93.

¹⁸⁰ Tippett, *History of Zebulon*, 88.

¹⁸¹ David Roberson, "Armory Named for Local War Victim," *Remembering 75 Years in Zebulon*, 15; Cross, *Railroad Born*, 32, 38; Tippett, *History of Zebulon*, 92.

¹⁸² 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.

¹⁸³ Cross, *Railroad Born*, 38; Tippett, *History of Zebulon*, 94-95.

¹⁸⁴ Cross, *Railroad Born*, 42.

¹⁸⁵ *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 (accessed October 2019); "Phillip R. Bunn Airport," <https://www.airnav.com/airport/51NC> (accessed October 2016).

¹⁸⁶ Davis, "Zebulon Methodist Church History," 21-26, 37-38, 50, 53-54; Cross, *Railroad Born*, 47-48; Tippett, *History of Zebulon*, 77-78.

¹⁸⁷ Tippett, *History of Zebulon*, 80.

¹⁸⁸ 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.¹⁸⁹ 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.¹⁹⁰

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.¹⁹¹

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.¹⁹² 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.¹⁹³

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.¹⁹⁴ 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

¹⁸⁹ Cross, *Railroad Born*, 51.

¹⁹⁰ Tippett, *History of Zebulon*, 85.

¹⁹¹ Cross, *Railroad Born*, 41-43.

¹⁹² Roberson, "Schools' History Older Than Town," 37.

¹⁹³ Cross, *Railroad Born*, 44.

¹⁹⁴ 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.¹⁹⁵ By 1975, that number grew to 2,320 people.¹⁹⁶ 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.¹⁹⁷ 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.¹⁹⁸ The water and sewer systems were also expanded in the 1970s.¹⁹⁹

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.²⁰⁰ 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.²⁰¹

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

¹⁹⁵ Hill's *Raleigh Suburban (Wake County) Directory*, 1974; Roberson, "Town Emerges Out of Pine Forest," 4; Tippett, *History of Zebulon*, 109.

¹⁹⁶ Raleigh *(Wake County, N.C.) Suburban Directory* (Richmond, VA: Hill Directory Company, 1980); Roberson, "Town Emerges Out of Pine Forest," 4.

¹⁹⁷ Evans, "Fire Squads are Organized Early," 11, 13; Roberson, "Many Buildings House Offices," 11-12; Cross, *Railroad Born*, 39.

¹⁹⁸ Roberson, "Many Buildings House Offices," 11-12; Cross, *Railroad Born*, 39.

¹⁹⁹ Roberson, "Town Emerges Out of Pine Forest," 4.

²⁰⁰ Hill's *Raleigh Suburban (Wake County, N.C.) Directory*, 1974; Raleigh *(Wake County, N.C.) Suburban Directory*, 1980.

²⁰¹ Cross, *Railroad Born*, 85.

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district.²⁰² Guardian Care of Zebulon, a sixty-bed nursing home, opened adjacent to the Wendell-Zebulon Hospital in 1973.²⁰³ The hospital was renamed Eastern Wake Hospital by the 1980s, and today the two facilities are WakeMed Rehab and Zebulon Rehab Center.²⁰⁴ 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.²⁰⁵ 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)*.²⁰⁶ 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.²⁰⁷ 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.²⁰⁸

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 1971.²⁰⁹ 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 1968,²¹⁰ followed by Triangle East Center north of the historic district in the 1980s.²¹¹

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.²¹² 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.²¹³ In 1991, pharmaceutical company Glaxo, Inc., opened a training center in the original school building.²¹⁴ 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

²⁰² Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Tippett, *History of Zebulon*, 71.

²⁰³ *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.

²⁰⁴ "Some Important Facts about Zebulon, North Carolina," 2.

²⁰⁵ "Brown-Wynne Funeral Home," 42.

²⁰⁶ Roberson, "Town has Newspaper in Early Days," 25, 27, 29.

²⁰⁷ Cross, *Railroad Born*, 38.

²⁰⁸ Cross, *Railroad Born*, 85.

²⁰⁹ "J&M Chevrolet Oldsmobile," 33.

²¹⁰ *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.

²¹¹ Cross, *Railroad Born*, 38.

²¹² *Raleigh (Wake County, N.C.) Suburban Directory*, 1980; *Raleigh, North Carolina, Suburban Directory* (Richmond, VA: R.L. Polk & Co., 1984-1985).

²¹³ Roberson, "Schools' History Older Than Town," 37.

²¹⁴ 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.²¹⁵ 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.²¹⁶

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 2010.²¹⁷ The Zebulon Methodist Church built a new education building and fellowship hall in 1984.²¹⁸ In the 1990s, the Zebulon First Baptist Church also added a fellowship hall.²¹⁹ 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.²²⁰

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.²²¹ 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.²²²

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 1906.²²³ 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

²¹⁵ 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.

²¹⁶ "Zebulon Middle School," File WA2241, North Carolina State Historic Preservation Office, Raleigh.

²¹⁷ Zebulon Baptist Church, "History"; Cross, *Railroad Born*, 45-46.

²¹⁸ Cross, *Railroad Born*, 47-48.

²¹⁹ Cross, *Railroad Born*, 49-50.

²²⁰ Tippet, *History of Zebulon*, 85.

²²¹ 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.

²²² Johnson and Murray, *Wake, Volume I*, 648; Lally, *Historic Architecture*, 82-83.

²²³ 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.²²⁴ 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.²²⁵

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."²²⁶ 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.²²⁷

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

²²⁴ 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.

²²⁵ 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.

²²⁶ 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.

²²⁷ 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.²²⁸ 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.²²⁹

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.²³⁰ 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.²³¹

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.²³²

²²⁸ Wake County Register of Deeds, “Zebulon, Wake County, N.C.,” Book of Maps 1885, Page 68, March 17, 1908.

²²⁹ McClelland, Ames, and Pope, “Historic Residential Suburbs in the United States, 1830-1960,” Section E, Page 8.

²³⁰ 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.

²³¹ McClelland, Ames, and Pope, “Historic Residential Suburbs in the United States, 1830-1960,” Section E, Page 8.

²³² 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.²³³ 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 impostes. 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.

²³³ 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.²³⁴ 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

²³⁴ 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.²³⁵ 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

²³⁵ 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.²³⁶ 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

²³⁶ 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.²³⁷ 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.²³⁸ 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.²³⁹ 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

²³⁷ McAlester, *A Field Guide to American Houses*, 497-508.

²³⁸ McAlester, *A Field Guide to American Houses*, 201-214; Bishir and Southern, *A Field Guide to the Historic Architecture of Piedmont North Carolina*, 537.

²³⁹ 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.²⁴⁰ 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 perma-stone. 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.²⁴¹

²⁴⁰ McAlester, *A Field Guide to American Houses*, 586-589.

²⁴¹ 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.²⁴² 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.²⁴³ 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.

²⁴² 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.

²⁴³ Little, *Architecture in Raleigh, North Carolina, 1945-1965*, Section F, Pages 22-23.

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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.²⁴⁴ 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 of 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.²⁴⁵ 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

²⁴⁴ Little, *Architecture in Raleigh, North Carolina, 1945-1965*, Section F, Pages 22-23.

²⁴⁵ Little, *"Post-World War II and Modern Architecture in Raleigh, North Carolina, 1945-1965,"* Section E, Page 11.

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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.

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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

Acreage 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 |

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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.

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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.

11. Form Prepared By

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name/title: Heather Slane, Architectural Historian
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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.

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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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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

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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

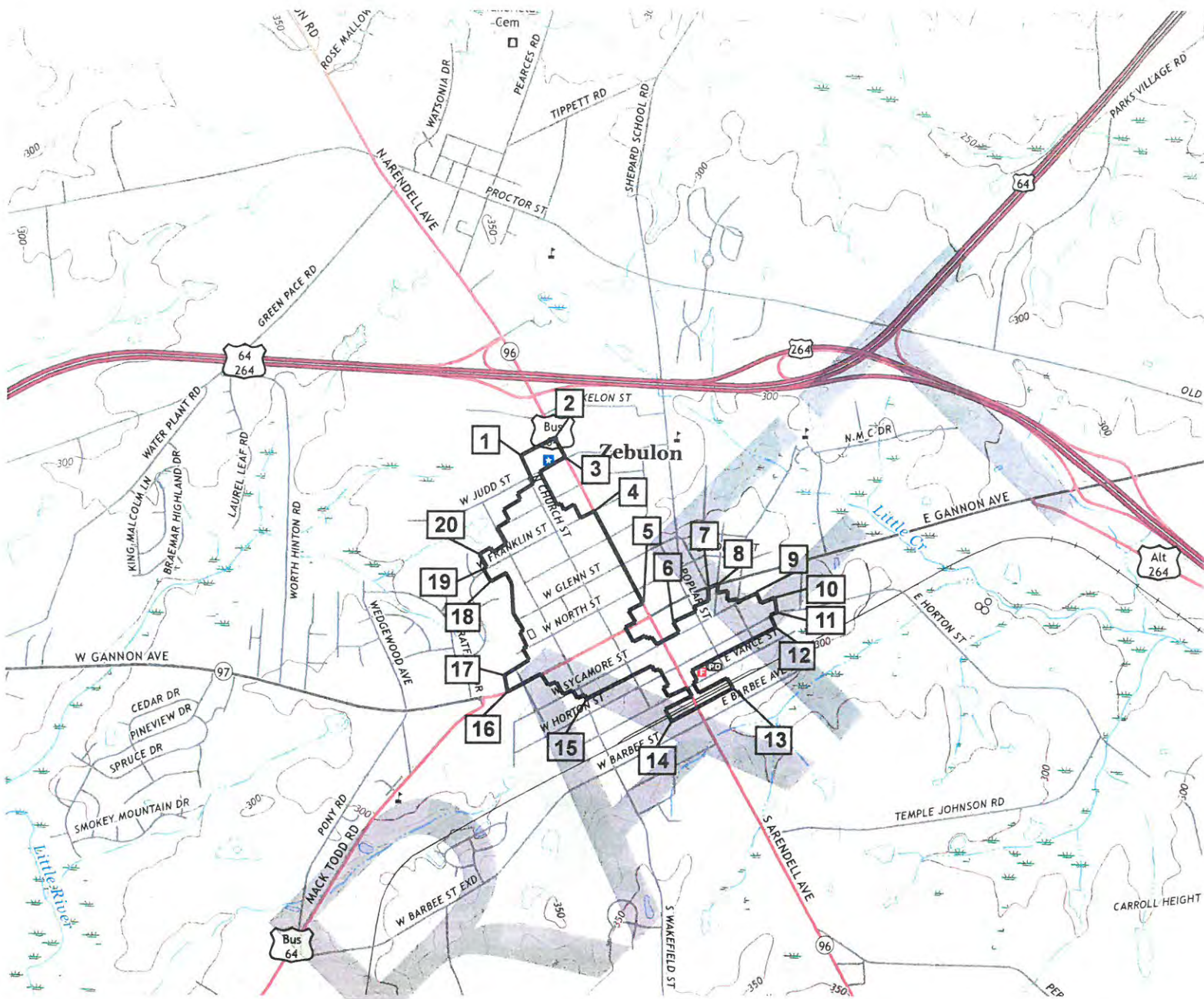
Photo 0020:
111 East Horton Street
Facing Northeast
20 of 22

Photo 0021:
103-123 North Arendell Avenue
Facing Southwest
21 of 22

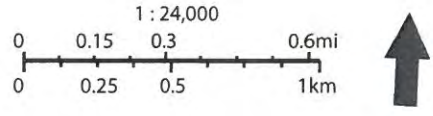
Photo 0022:
100-104 East Vance Street - 101-105 South Arendell Avenue
Facing Northeast
22 of 22

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 | |

agreement prorated to the effective date of such termination. This is a communication from a debt collector. The purpose of this Communication is to collect a debt and any information obtained will be used for that purpose, except as stated below in the instance of bankruptcy protection. If you are under the protection of the bankruptcy court or have been discharged as a result of a bankruptcy proceeding, this notice is given to you pursuant to statutory requirement and for informational purposes and is not intended as an attempt to collect a debt or as an act to collect, assess, or recover all or any portion of the debt from you personally. FN# 3057 04420

The Wake Weekly
December 31, 2020, January 7, 2021

LEGAL NOTICE: Zebulon Historic District, Zebulon, Wake County

The proposed Zebulon Historic District, (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), in Zebulon, will be considered for nomination to the National Register of Historic Places at the February 11, 2021 meeting of the North Carolina National Register Advisory Committee. A virtual public meeting will be held on February 3, 2021. A limited-seating in-person option may also be offered, pending availability. Details of how to view and participate in the meeting will be updated on Preservation Zebulon's website at <https://preservationzebulon.org/zebulon-national-register-historic-district>. For additional information, contact Preservation Zebulon, Inc. at 214 East Horton Street, Zebulon NC 27597, or info@preservationzebulon.org.

Listing in the National Register makes private property owners eligible to be considered for Federal grant-in-aid for historic preservation and provides limited protection through comment by the Advisory Council on Historic Preservation on the effect of federally financed, assisted, or licensed undertaking on historic properties in accordance with Section 106 of the National Historic Preservation Act of 1966.

If a property is listed as contributing in the National Register, certain tax provisions may apply. The federal tax reform of 2017 provides for a federal income tax credit of twenty percent of qualified rehabilitation expenditures for the substantial rehabilitation of income-producing properties (commercial or residential rental) that are listed as contributing in the National Register. Also, effective January 2016, taxpayers who receive the federal income tax credit are eligible to receive a state "piggyback" tax credit against North Carolina income taxes. A state tax credit of fifteen percent of qualified rehabilitation expenditures (up to \$22,500 total credit) is available to owners of non-income-producing contributing historic buildings. For more information about the varied percentages of the state tax credit for the rehabilitation of historic properties, please visit <https://www.ncdcr.gov/about/history/division-historical-resources/state-historic-preservation-office/restoration-2>.

Although there are no substantial coal resources known in the state, we are required to inform you of the following: if the property contains coal resources and is listed in the National Register, certain provisions of the Surface Mining and Control Act of 1977 make it less likely that surface mining of the coal will be permitted by the State or Federal Government.

Owners of private properties nominated to the National Register of Historic Places must be given an opportunity to concur in or object to listing in accordance with the National Historic Preservation Act Amendments of 1980 and Federal Regulations 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing is required to submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property, as appropriate, and objects to the listing.

If a majority of the private owners objects to the listing, the district will not be listed. Each owner or partial owner of private property has one vote regardless of how many properties or what part of one property that party owns. If the district cannot be listed because a majority of owners objects prior to the submission of a nomination by the State, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of eligibility of the district for inclusion in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property.

If an owner chooses to object to the listing of property the notarized objection should be submitted to Dr. Kevin Cherry, NC Dept. of Natural and Cultural Resources, 4610 Mail Service Center, Raleigh, North Carolina 27699-4610 prior to the North Carolina National Register Advisory Committee meeting

on February 11, 2021. However, statements may be submitted and will be counted up until the actual date of listing, which usually occurs at least 15 but no more than 45 days after the nomination is received by the Keeper of the National Register following the Review Committee meeting.

All comments on whether the district should be nominated to the National Register should be sent to the above Raleigh address. A copy of the nomination and the criteria under which properties are evaluated are on file in the State Historic Preservation Office and will be made available upon request by emailing National Register Coordinator, Jenn Brosz at jenn.brosz@ncdcr.gov. For details on the Feb. 11 NRAC meeting, please visit the Secretary of State's Public Meeting Calendar at https://sosnc.gov/online_services/calendar/Search and search "National Register Advisory Committee."

The Wake Weekly
January 7, 2021

Preservation Zebulon and the Zebulon Historic District

Shortly after formation in 2015, Preservation Zebulon began working with local residents and businesses to consider how best to preserve, protect, and promote Zebulon's wonderful and rich history of home, buildings, and landmarks. As an independent non-profit, the nomination efforts have been self-funded through your donations and support. We are not co-sponsoring the nomination with any local governments. Regardless, we have worked for years in cooperation with many local, state, and national government agencies to research preservation options and various available programs. We met with like-minded local citizens, formed a Board of Directors, and eventually decided that a National Register nomination would best alleviate citizen concerns about "too much oversight", while providing the greatest amount of tax benefits to property owners.

In 2017-18, the North Carolina State Historic Preservation Office (SHPO) and the Wake County Historic Preservation Commission funded a grant for a survey of historic properties throughout the Zebulon area. This report identified properties that would meet the criteria to be listed on the National Register of Historic Places as part of a new district. This survey is similar to those completed for other towns in Wake County that have successfully led to the establishment of other National Register districts, such as in Wendell, Wake Forest, and Apex. In fact, Zebulon remains one of the few towns in Wake County that does not have a historic district.

Using this information, Preservation Zebulon, a tax exempt non-profit, raised the funds to hire Firefly Preservation Consulting to prepare a National Register nomination report for the creation of the Zebulon Historic District. As part of this process, community interest and support are necessities. A map of this proposed Zebulon National Register Historic District is included, with a larger PDF version available on our Preservation Zebulon website.

Properties listed on the National Register are not subject to preservation regulations that require town approval before properties and buildings can be altered or even demolished. These protections are associated with Local Historic Districts, which often overlap, but are not under consideration at this time.

As a reminder, listing on the National Register of Historic places is an honorary designation and places no obligation or restriction on a private owner using private resources to maintain or alter the property.

Listing in the National Register makes private property owners eligible to be considered for Federal grant-in-aid for historic preservation and provides limited protection through comment by the Advisory Council on Historic Preservation on the effect of federally financed, assisted, or licensed undertaking on historic properties in accordance with Section 106 of the National Historic Preservation Act of 1966.

If a property is listed as contributing in the National Register, certain tax provisions may apply. The federal tax reform of 2017 provides for a federal income tax credit of 20% of qualified rehabilitation expenditures for the substantial rehabilitation of income-producing properties (commercial or residential rental) that are listed as contributing in the National Register. Also, effective January 2016, taxpayers who receive the federal income tax credit are eligible to receive a state "piggyback" tax credit against North Carolina income taxes. A state tax credit of 15% of qualified rehabilitation expenditures (up to \$22,500 total credit) is available to owners of non-income-producing contributing historic buildings. Once the historic district is established,

many additional property owners will benefit from these tax credits. For more information about the state tax credit for the rehabilitation of historic properties, please visit <https://www.ncdcr.gov/about/history/division-historical-resources/state-historic-preservation-office/restoration-2>

All properties and districts listed in or eligible for listing in the National Register are considered in the planning of federal undertakings such as highway construction and Community Development Block Grant projects. Similarly, North Carolina law (G.S. 121-12a) provides for consideration of National Register properties in undertakings funded or licensed by the state. While the presence of a historic property eligible for or listed in the National Register does not prevent a project from happening, the proponent of that project is obligated to give extra consideration to avoiding adverse effects to these properties when planning and implementing an undertaking.

Our project to yield a Zebulon Historic District nomination has taken several years, and could not have been completed without your continued support. In our efforts to date, we have:

- Held several informational meetings with local citizens
- Met with each of the Town of Zebulon Board of Commissioners, the Town Manager, and town staff to keep them in the loop of our plans and its progress
- Met with local business leaders to discuss how a historic district will benefit the downtown Zebulon area
- Work closely with the NC State Historic Preservation Office to understand various preservation programs and tax incentive programs, and provide further outreach and education to local citizens having related questions.
- Discussed with several interested residents the available tax benefit programs
- Raised funds and hired Firefly Consulting to prepare the nomination, which has resulted in a wealth of information about the history and prominence of nearly 300 buildings that capture the early formation and expansion of the Zebulon area.
- Given presentations to local civic groups
- Regularly fielded questions from homeowners and local residents regarding “what can you tell me about my home / family”
- Formed a membership for the non-profit that includes 110 individual and family members and 15 corporate members,
- Published several articles in the Zebulon Times about preservation myths, and featured prominent citizens and families.
- Conducted a Preservation Day at Town Hall in which we scanned and preserved hundreds of photos and memorabilia
- Regularly communicate preservation information through a regular newsletter and through our Facebook page with a reach of over 2000 readers per month

We formed the Zebulon Memory Project in which we have produced short films that honor local residents, including Rex Tippett, Eva Jane Liles, and Rebecca Horton Hinton.

Additionally, to specifically provide information about the Zebulon Historic District, we are:

- Placing a legal notice in the Wake Weekly
- Sending a letter to owners of the 283 buildings within the Zebulon Historic District

- Holding a public hearing and information session via Zoom, and allowing for public comments.
- Encouraging owners to submit a letter of support.

We wish to reiterate **that properties listed on the National Register are not subject to preservation regulations that require city or county approval before buildings can be altered or even demolished.** These protections are associated with Local Historic Districts, which are not under consideration for expansion at this time.

Owners of private properties nominated to the National Register of Historic Places must be given an opportunity to concur in or object to listing in accordance with the National Historic Preservation Act Amendments of 1980 and Federal Regulations 36 CFR 60. If an owner chooses to object to the listing of property the **notarized objection** should be submitted to Dr. Kevin Cherry, NC Dept. of Natural and Cultural Resources, 4610 Mail Service Center, Raleigh, North Carolina 27699-4610 prior to the North Carolina National Register Advisory Committee meeting on February 11, 2021. However, statements may be submitted and will be counted up until the actual date of listing, which usually occurs at least 15 but no more than 45 days after the nomination is received by the Keeper of the National Register following the Review Committee meeting.

All comments on whether the district should be nominated to the National Register should be sent to the above Raleigh address. A copy of the nomination and the criteria under which properties are evaluated are on file in the State Historic Preservation Office and will be made available upon request by emailing National Register Coordinator, Jenn Brosz at jenn.brosz@ncdcr.gov. For details on the Feb. 11 NRAC meeting, please visit the Secretary of State's Public Meeting Calendar at https://sosnc.gov/online_services/calendar/Search and search "National Register Advisory Committee."

We also invite you to review commonly asked questions and details associated with this process, as well as historic preservation in general on the NC SHPO website at <https://www.ncdcr.gov/about/history/division-historical-resources/state-historic-preservation-office/architectural-7>.

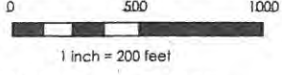
No action is required from property owners, although we encourage you to consider submitting a letter of support to the above Raleigh address.

Zebulon National Register Historic District Boundary Map Zebulon, Wake County, North Carolina

- Zebulon Historic District Boundary
- Contributing Building
- Non-Contributing Building
- Street Address
- Vacant Lot
- Photo View
- Coordinates
- Parcel Associated with Adjoining Parcel

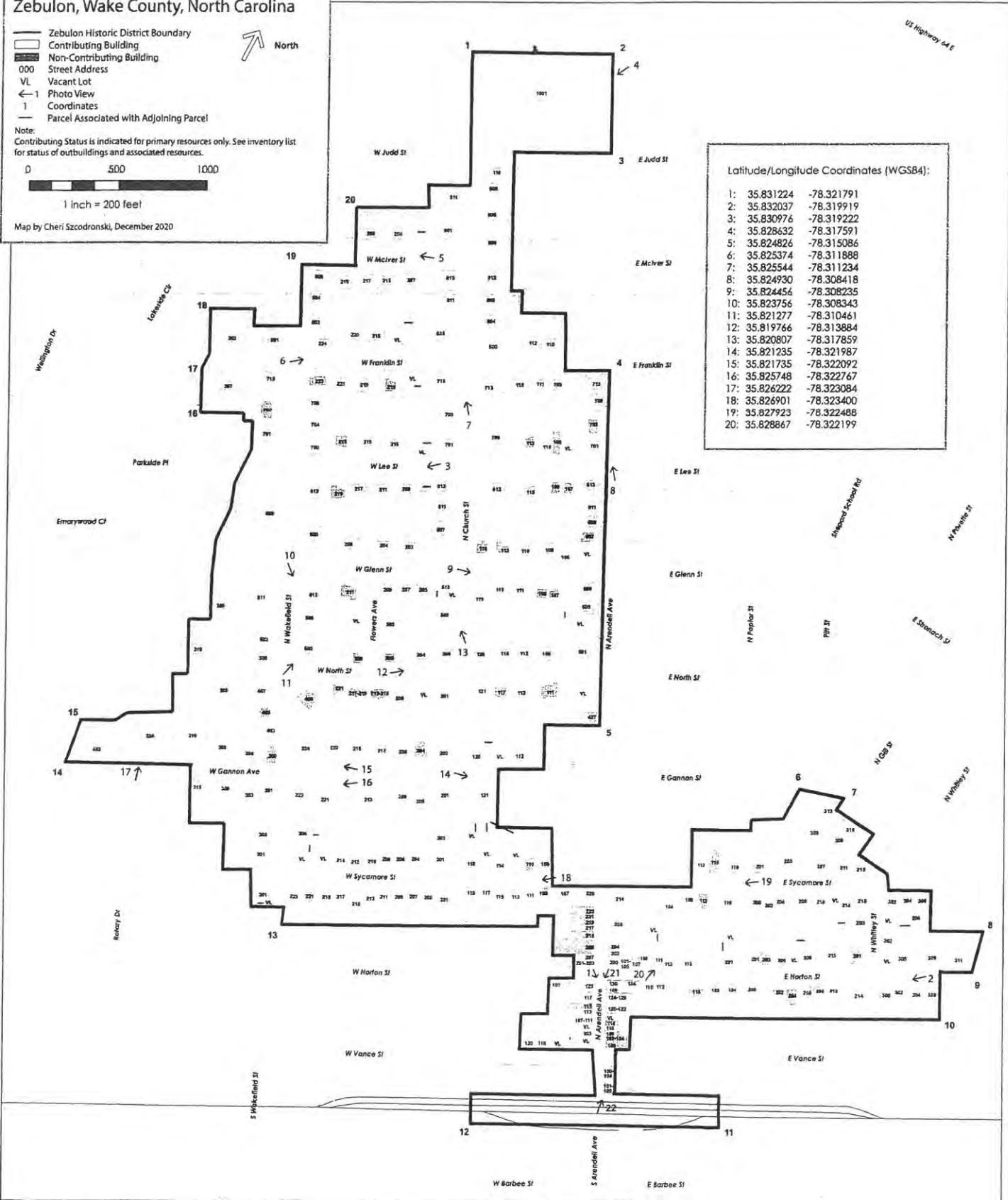


Note:
Contributing Status is indicated for primary resources only. See inventory list for status of outbuildings and associated resources.



Map by Cheri Szcodronski, 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
13:	35.820807 -78.317859
14:	35.821235 -78.321987
15:	35.821735 -78.322092
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



Joe Moore

From: scarpenter44@windstream.net
Sent: Wednesday, December 23, 2020 10:59 AM
To: Mayor Bob Matheny; Joe Moore; Larry Loucks; Larry Loucks; Glenn York
Cc: Mary Beth Carpenter; Shannon Baxter; Beverly Clark; Annie Moore
Subject: Re: Zebulon Historic District update
Attachments: Zebulon HD Boundary Map - FINAL.pdf; Zebulon Historic District - Newspaper notice.doc

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor Matheny, Mayor Pro Tem York, Commissioner Louks, and Town Manager Moore,

Thank you for recently meeting with us about our request to see if the Town wanted to hold a public meeting for the Zebulon Historic District National Register nomination. We understand that due to the COVID pandemic and lack of virtual technology the Town does not wish to do so before the Feb 11, 2021 NRAC review meeting.

As a brief update, the final nomination has been delivered to SHPO, and is scheduled for review by the National Register Advisory Committee (NRAC) on February 11, 2021.

Attached is the draft of a newspaper legal notice that will soon appear in the Wake Weekly, which describes the review process and how comments can be submitted. Also attached is a map of the Zebulon Historic District boundaries.

We will be holding a virtual public meeting on February 3, 2021, with a limited-attendance, in-person option at the Zebulon Woman's Club.

Please note that comments may continue to be collected until the nomination is accepted by the National Parks Service. SHPO sends the nomination on to Keeper of the Register typically up to 90 days after the NRAC review, and the NPS typically continues to accept electronic (email) comments for another 15-45 days. Thus, the "comment period" could extend for up to 4-1/2 months beyond Feb 11, 2021, or approximately June-July, 2021. Therefore, the Town could decide to hold a public meeting and can still submit comments. While the town holding a public meeting on this matter would be nice, as we are all aware, it is not a requirement or expectation that the Town do so, and the nomination would not be held up if the town decided that it did not want to hold such a public meeting.

In response to the questions and requests that you had:

In response to Mayor Pro Tem York's question about how others are successfully holding their National Register public meetings. I researched the last NRAC agenda, which was in October, 2020. There were four items on that agenda that most nearly resemble our nomination. Three of those items were reviewed in public meetings that were held virtually by their Town's Historic Preservation Commissions (HPCs), which regularly review such items in those towns, and who have been holding public meetings using virtual technology (Zoom, WebEx, etc.). All three of those meetings were virtual. One of them also allowed a limited-seating in-person attendance, and also allowed participants to join by phone. Since Zebulon does not have an HPC, there is not a similar

forum in Zebulon. The other nomination that I reviewed was one that is most like our own nomination. The Winton Historic District was self-funded by a local group, the Winton Historical Society. I spoke with their President, who informed me that they did not get any financial support from their Town, and that they did not rely on their town for a public meeting prior to their October NRAC review.

In response to Commissioner Loucks's question about whether or not tax credits on projects would be impacted by a delay of the nomination to the NRAC. I have asked SHPO for details, but have not yet gotten a response. I will pass along information as we learn it.

In response to Mayor Matheny's request that Scott and MaryBeth talk to the Preservation Zebulon Board of Directors, we have done so.

In summary, we appreciate the support that you can provide. Upon reviewing the remaining schedule for the NR nomination, there is ample opportunity for comments to be submitted, and the Town could consider if they wish to hold their own public meeting on the matter.

-Scott Carpenter, PhD
Preservation Zebulon - Board Chair
see us at <https://preservationzebulon.org>
919-413-5083

Attachments:
Zebulon Historic District boundary map
newspaper notice

CC:
Town of Zebulon Commissioners
MaryBeth Carpenter, Preservation Zebulon - Executive Director

From: "Mary Beth Carpenter" <marybeth.carpenter@greatergiftsnc.com>
To: "Scarpenter44" <scarpenter44@windstream.net>
Cc: "Mayor Bob Matheny" <bmatheny@townofzebulon.org>, "Joe Moore" <jmoore@townofzebulon.org>, "Larry Loucks" <lloucks1@aol.com>, "Larry Loucks" <lloucks@townofzebulon.org>, "Glenn York" <gyork@townofzebulon.org>
Sent: Wednesday, December 16, 2020 4:00:55 PM
Subject: Re: Zebulon Historic District update

Thank you for attending the meeting this afternoon. We will be back in touch soon with the answers to the questions posed by attendees.

MaryBeth Carpenter, MBA, CFRE
President, Greater Gifts Consulting
6300 Creedmoor Road Suite 170 #126
Raleigh, NC 27612
919-741-2317

On Wed, Dec 16, 2020 at 2:02 PM <scarpenter44@windstream.net> wrote:

Here is the link, again
meet.google.com/nqu-idnd-toz

Zebulon Historic District update

When Wed Dec 16, 2020 2pm – 3pm Eastern Time - New York

Joining info Join with Google Meet
meet.google.com/nqu-idnd-toz

- Who
- scarpenter44@windstream.net - creator
 - jmoore@townofzebulon.org
 - bmatheny@townofzebulon.org
 - marybeth.carpenter@greatergiftsnc.com
 - lloucks@townofzebulon.org
 - lloucks1@aol.com
 - bclark@townofzebulon.org

Preservation Zebulon seeks to work with the Town of Zebulon on a smooth finalization of the Zebulon Historic District nomination to the National Register of Historic Places.

Jointly, we should discuss the calendar, and our plans to provide public meetings regarding the nomination.

This meeting is a Google Meet meeting. If the Town has a different preferred virtual meeting technology, please feel free to provide a link for an alternate format for the meeting.



NC DEPARTMENT OF NATURAL AND CULTURAL RESOURCES

NC DNCR

Historic Rehabilitation Tax Credits

Income tax incentives for the rehabilitation of historic structures are important tools for historic preservation and economic development in North Carolina. A federal income tax credit for the rehabilitation of historic structures first appeared in 1976 and today consists of a 20% credit for the qualifying rehabilitation of **income-producing** historic properties. Since 1976, over 3,100 completed "certified rehabilitation" projects have been reviewed by the N.C. State Historic Preservation Office, representing almost **two billion dollars** of investment in historic properties. The spinoff from all this activity includes job creation, downtown and neighborhood revitalization, improved community appearance, and greater community pride. Historic preservation is smart growth, and smart investment.

The [Restoration Services Branch \(/about/history/division-historical-resources/nc-state-historic-preservation-office/restoration-4\)](/about/history/division-historical-resources/nc-state-historic-preservation-office/restoration-4) reviews and provides technical assistance to all preservation tax credit projects, both state and federal.

Historic Preservation Rehabilitation Tax Credits: Making a Difference in North Carolina

Historic preservation in North Carolina provides jobs, bolsters the tax base, and utilizes existing buildings and infrastructure while preserving the state's priceless historic character.

Since 1998 rehabilitation tax credits have encouraged over \$1.36 billion of private investment in North Carolina's historic resources.

Rehabilitation of North Carolina's historic buildings increased dramatically following the 1998

expansion of the **state tax credit** for historic structure rehabilitation. Since 1998, under the new state credits that enhanced the existing federal credit, 2,146 projects with a total estimated rehabilitation cost expended by private investors of \$1.36 billion have been completed. For Federal Fiscal Year 2011, North Carolina was third in the nation in the number of completed certified rehabilitations. The State consistently ranks in the top five in the nation. From the inception of the federal program in 1976 through 1997, 689 projects were completed with \$288 million in rehabilitation costs.

Historic preservation creates jobs, generates income, and stimulates tax revenue in North Carolina.

In a 2008 study by Rebecca Holton, University of North Carolina at Chapel Hill, *A Profitable Past, A Priceless Future: The Economic Impact of North Carolina's Historic Tax Credit*, Rebecca worked with the North Carolina Department of Commerce to utilize IMPLAN, an input-output multiplier system, to estimate the program's statewide impact of the economic benefits. Using those multipliers, North Carolina Historic Preservation Office staff estimates that rehabilitation costs expended on historic tax credit projects in North Carolina since 1998 have created 23,100 new full-time jobs. For the Federal Fiscal Year 2011, the National Park Service reports that \$4.02 billion in certified rehabilitation projects have created 55,458 new jobs nationwide, concentrated in the construction, service, and retail sectors.

Reuse of North Carolina's existing structures supports both historic preservation and environmental sustainability principles and makes good economic sense.

In addition to the powerful economic benefits of historic preservation, the North Carolina rehabilitation tax credits encourage the reuse of existing buildings, reducing the need to expand public services and infrastructure which saves taxpayers' dollars. Historic structures such as schools, textile mills, and tobacco warehouses are reclaimed for housing, retail, and office uses.

Entire neighborhoods, towns and cities benefit from these incentives. Historic rehabilitation projects have occurred in 90 of North Carolina's 100 counties.

The North Carolina rehabilitation tax credits help citizens preserve and care for their communities and neighborhoods. Historic preservation, assisted by the tax credits, serves to return a sense of pride and optimism to communities large and small, rural and urban across the state.

For further information contact

Tim E. Simmons, AIA, Senior Preservation Architect/Tax Credit Coordinator for income-producing projects

tim.simmons@ncdcr.gov (mailto:tim.simmons@ncdcr.gov)

919-814-6585

David Christenbury, Preservation Architect/Tax Credit Coordinator for nonincome-producing projects

david.christenbury@ncdcr.gov (<mailto:david.christenbury@ncdcr.gov>)

919-814-6574

Restoration Branch, State Historic Preservation Office

Office of Archives and History

North Carolina Department of Cultural Resources

4617 Mail Service Center

Raleigh, N.C. 27699-4617

Restoration Services

[Assistance for Owners \(/about/history/division-historical-resources/nc-state-historic-preservation-office/restoration-3\)](#)

[Historic Rehabilitation Tax Credits \(/about/history/division-historical-resources/state-historic-preservation-office/restoration-2\)](#)

[Income-Producing \(/about/history/division-historical-resources/nc-state-historic-preservation-office/restoration-0\)](#)

[Non-Income Producing \(/about/history/division-historical-resources/nc-state-historic-preservation-office/restoration-2\)](#)

[The Secretary of the Interior's Standards for Rehabilitation \(/about/history/division-historical-resources/state-historic-preservation-office/restoration-5\)](#)

[National Park Service Guidelines \(/state-historic-preservation-office/restoration-services/historic-preservation-investment-tax-1\)](#)

[Additional Resources \(/about/history/division-historical-resources/nc-state-historic-preservation-office/restoration-1\)](#)

[Staff \(/about/history/division-historical-resources/nc-state-historic-preservation-office/restoration-4\)](#)

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u=https%3A%2F%2Fwww.ncdcr.gov%2Fabout%2Fhistory%2Fdivision-historical-resources%2Fstate-historic-preservation-office%2Frestoration-2)



[Twitter](http://twitter.com/intent/tweet?url=https%3A%2F%2Fwww.ncdcr.gov%2Fabout%2Fhistory%2Fdivision-historical-resources%2Fstate-historic-preservation-office%2Frestoration-2) (http://twitter.com/intent/tweet?

url=https%3A%2F%2Fwww.ncdcr.gov%2Fabout%2Fhistory%2Fdivision-historical-resources%2Fstate-historic-preservation-office%2Frestoration-2)



NC DEPARTMENT OF NATURAL AND CULTURAL RESOURCES

NC DNCR

Income-Producing Properties

Historic Preservation Tax Incentives for Income-Producing Properties

Federal and state rehabilitation tax credits provide jobs, bolster the tax base, and revitalize existing buildings and infrastructure, while preserving the state's priceless historic character. These programs, administered by our office, the State Historic Preservation Office, in conjunction with the National Park Service, encourage the conservation of North Carolina's historic resources. Owners and developers may potentially receive a 20% federal income tax credit and a 15-25% state income tax credit for certified rehabilitations of income-producing historic structures.



Example for Income-Producing Properties

\$1,000,000	Rehabilitation Expenses
	20% Federal Tax Credit
x	15% Base Level State Tax Credit *
\$350,000 Tax Credit Amount **	

* The state tax credit is graduated according to project budget. For the first \$10M in qualified rehabilitation expenditures, the credit is 15%. For the next \$10M in qualified rehabilitation expenditures (i.e., up to \$20M), the credit is 10%. There is no tax credit for qualified rehabilitation expenditures exceeding \$20M.

** The following bonus state tax credits are potentially available to property owners and developers:

- 5% Development Tier Bonus for projects in Tier 1 or 2 Counties with qualified rehabilitation expenditures up to \$20M.
- 5% Targeted Investment Bonus for manufacturing or agricultural properties at least 65% vacant for two years preceding eligibility certification, and with qualified rehabilitation expenditures up to \$20M. Eligibility certification for this bonus credit is made by the State Historic Preservation Officer.

Eligibility

- Buildings listed in the National Register of Historic Places (<https://www.ncdcr.gov/about/history/division-historical-resources/nc-state-historic-preservation-office/architectural-1>), either individually or as a contributing building in a National Register Historic District, are candidates. Contributing buildings within one of the state's three Certified Local Historic Districts in Raleigh, Goldsboro (<https://files.nc.gov/ncdcr/nr/WY0105.pdf>), or Madison, are also candidates.
- The rehabilitation of the historic structure must be substantial. For income-producing properties, the rehabilitation expenses must exceed the greater of the adjusted basis of the building, or \$5,000 within a 24- month period (for phased projects, a 60-month period).
- All rehabilitation work must meet The Secretary of the Interior's Standards for Rehabilitation. Applications are subject to a joint review by the State Historic Preservation Office and the National Park Service, with final authority resting with the National Park Service.

The Secretary of the Interior's Standards for Rehabilitation were developed to determine the appropriateness of proposed project work on National Register listed properties and have been widely used since 1976. The intent of the Standards is to promote the long-term preservation of a property's significance through the preservation of historic materials and features on the exterior and interior of buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

Application Process

Property owners are strongly advised to consult with our office before beginning a rehabilitation to resolve potential design and rehabilitation problems that could result in the denial of the credits. There is a three-step application process. Applications are submitted by the owner for review by the State Historic Preservation Office (HPO), which provides technical assistance on appropriate rehabilitation treatments, application advice, and potential site visits. The HPO forwards the application to the National Park Service (NPS) with a recommendation. NPS reviews the rehabilitation project for conformance with the Standards and issues a certification decision.

- **Part 1 – Evaluation of Significance** Provides documentation that the building contributes to a National Register Historic District or property. No documentation is needed for single buildings individually listed in the National Register.
- **Part 2 (Federal) and Part A (State) – Description of Rehabilitation** Consists of detailed descriptions of existing conditions and the proposed work, overall before rehabilitation photos, and plans or drawings, as needed, to fully describe the scope of the rehabilitation project.
- **Part 3 (Federal) and Part B (State) – Request for Certification of Completed Work** Consists of after photos documenting the rehabilitated property.

Claiming the Credit

- The credits cannot be claimed against the cost of acquisition, new additions (volume increase), site work, or personal property. Generally, costs incurred for rehabilitating the existing structure will qualify as rehabilitation expenses.
- Property owners must begin claiming the tax credit(s) in the year the building is placed into service. The federal tax credits must be claimed over a period of five years, minimum, and may be applied to tax returns one year before, and up to twenty years after, the building is placed into service.
- The state tax credits may be claimed entirely the year the structure is placed in service, or carried forward up to nine years.

Taxpayers should consult a tax advisor, NC Department of Revenue, or the Internal Revenue Service for help in determining tax and other financial implications.

A property is listed in the National Register of Historic Places by a nomination prepared according to detailed state and federal guidelines. Although all nominations are reviewed by the State Historic Preservation Office, the final authority on National Register listing is the Keeper of the National Register in Washington, D.C. Most nominations are prepared by private consultants hired by property owners, local governments, or private non-profit organizations. The nomination

process typically takes a minimum of six months, and may take much longer. For information about the National Register of Historic Places, and the requirements and procedures for listing, please contact our office.

INCOME-PRODUCING PROPERTIES TAX CREDIT FACT SHEET

(https://files.nc.gov/ncdcr/historic-preservation-office/restoration/ITA_FactSheet.pdf) (Including commercial and residential rental; both Federal and N.C. credits apply)

Historic Rehabilitation Tax Credits

Income-Producing (</about/history/division-historical-resources/nc-state-historic-preservation-office/restoration-0>)

Non-Income Producing (</about/history/division-historical-resources/nc-state-historic-preservation-office/restoration-2>)

The Secretary of the Interior's Standards for Rehabilitation (</about/history/division-historical-resources/state-historic-preservation-office/restoration-5>)

National Park Service Guidelines (</state-historic-preservation-office/restoration-services/historic-preservation-investment-tax-1>)

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Historic Preservation Tax Incentives for Income-Producing Properties

Federal and state rehabilitation tax credits provide jobs, bolster the tax base, and revitalize existing buildings and infrastructure, while preserving the state's priceless historic character. These programs, administered by our office, the State Historic Preservation Office, in conjunction with the National Park Service, encourage the conservation of North Carolina's historic resources.

Owners and developers may potentially receive a 20% federal income tax credit and a 15-25% state income tax credit for certified rehabilitations of income-producing historic structures.



Example for Income-Producing Properties

$$\begin{array}{r}
 \$1,000,000 \text{ Rehabilitation Expenses} \\
 20\% \text{ Federal Tax Credit} \\
 \times \quad 15\% \text{ Base Level State Tax Credit}^* \\
 \hline
 \$350,000 \text{ Tax Credit Amount}^{**}
 \end{array}$$

* The state tax credit is graduated according to project budget. For the first \$10M in qualified rehabilitation expenditures, the credit is 15%. For the next \$10M in qualified rehabilitation expenditures (i.e., up to \$20M), the credit is 10%. There is no tax credit for qualified rehabilitation expenditures exceeding \$20M.

** The following bonus state tax credits are potentially available to property owners and developers:

- 5% Development Tier Bonus for projects in Tier 1 or 2 Counties with qualified rehabilitation expenditures up to \$20M.
- 5% Targeted Investment Bonus for manufacturing or agricultural properties at least 65% vacant for two years preceding eligibility certification, and with qualified rehabilitation expenditures up to \$20M. Eligibility certification for this bonus credit is made by the State Historic Preservation Officer.

Eligibility

- Buildings listed in the **National Register of Historic Places**, either individually or as a contributing building in a National Register Historic District, are candidates. Contributing buildings within one of the state's three Certified Local Historic Districts in Raleigh, Goldsboro, or Madison, are also candidates.
- The rehabilitation of the historic structure must be substantial. For income-producing properties, the rehabilitation expenses must exceed the greater of the adjusted basis of the building, or \$5,000 within a 24- month period (for phased projects, a 60- month period).
- All rehabilitation work must meet **The Secretary of the Interior's Standards for Rehabilitation**. Applications are subject to a joint review by the State Historic Preservation Office and the National Park Service, with final authority resting with the National Park Service.

The Secretary of the Interior's Standards for Rehabilitation were developed to determine the appropriateness of proposed project work on National Register listed properties and have been widely used since 1976. The intent of the Standards is to promote the long-term preservation of a property's significance through the preservation of historic materials and features on the exterior and interior of buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

Application Process

Property owners are strongly advised to consult with our office before beginning a rehabilitation to resolve potential design and rehabilitation problems that could result in the denial of the credits.

There is a three-step application process. Applications are submitted by the owner for review by the State Historic Preservation Office (HPO), which provides technical assistance on appropriate rehabilitation treatments, application advice, and potential site visits. The HPO forwards the application to the National Park Service (NPS) with a recommendation. NPS reviews the rehabilitation project for conformance with *the Standards* and issues a certification decision.

- **Part 1 – Evaluation of Significance**
Provides documentation that the building contributes to a National Register Historic District or property. No documentation is needed for single buildings individually listed in the National Register.
- **Part 2 (Federal) and Part A (State) – Description of Rehabilitation**
Consists of detailed descriptions of existing conditions and the proposed work, overall before rehabilitation photos, and plans or drawings, as needed, to fully describe the scope of the rehabilitation project.
- **Part 3 (Federal) and Part B (State) – Request for Certification of Completed Work**
Consists of after photos documenting the rehabilitated property.

Claiming the Credit

- The credits cannot be claimed against the cost of acquisition, new additions (volume increase), site work, or personal property. Generally, costs incurred for rehabilitating the existing structure will qualify as rehabilitation expenses.
- Property owners must begin claiming the tax credit(s) in the year the building is placed into service. The federal tax credits must be claimed over a period of five years, minimum, and may be applied to tax returns one year before, and up to twenty years after, the building is placed into service.
- The state tax credits may be claimed entirely the year the structure is placed in service, or carried forward up to nine years.

Taxpayers should consult a tax advisor, NC Department of Revenue, or the Internal Revenue Service for help in determining tax and other financial implications.

A property is listed in the National Register of Historic Places by a nomination prepared according to detailed state and federal guidelines. Although all nominations are reviewed by the State Historic Preservation Office, the final authority on National Register listing is the Keeper of the National Register in Washington, D.C. Most nominations are prepared by private consultants hired by property owners, local governments, or private non-profit organizations. The nomination process typically takes a minimum of six months, and may take much longer. For information about the National Register of Historic Places, and the requirements and procedures for listing, please contact our office.



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— For program information, contact Tim Simmons, Senior Preservation Architect and Income-Producing Tax Credit Coordinator at tim.simmons@ncdcr.gov or 919-814-6585.

— For application materials, contact Jannette Coleridge-Taylor, Program Assistant at jannette.coleridge-taylor@ncdcr.gov or 919-814-6590.

— For information on the state non-income-producing, or residential, rehabilitation tax credit program, visit the HPO website at <https://www.ncdcr.gov/about/history/division-historical-resources/nc-state-historic-preservation-office>



NC DEPARTMENT OF NATURAL AND CULTURAL RESOURCES



NC DNCR

Non-Income-Producing Properties

Historic Preservation Rehabilitation Tax Credits for Owner-Occupied Residential Properties

North Carolina's State Historic Rehabilitation Tax Credit Program provides jobs, bolsters the tax base, and revitalizes existing buildings and infrastructure, while preserving the state's priceless historic character. This program administered by the State Historic Preservation Office, encourages the conservation of North Carolina's historic resources.

Homeowners may receive a 15% state tax credit for qualified rehabilitation of owner-occupied residential properties.

	<p>Example for Owner-Occupied Residential Property</p> <p>\$100,000 Rehabilitation Expenses x 15% State Tax Credit</p> <hr/> <p>\$15,000 Tax Credit Amount</p>	
<p><i>before</i></p>		<p><i>after</i></p>

Eligibility

- Buildings listed in the National Register of Historic Places, either individually or as a contributing building in a National Register historic district are candidates. Contributing buildings within one of the state's three certified local historic districts in Raleigh, Goldsboro, or Madison, are also candidates.
- The rehabilitation of the historic structure must be substantial, exceeding \$10,000 within a 24 month period. Eligible re-hab expenses must be incurred within the defined 24-month period, though the overall project may take longer than 24 months.
- Eligible rehabilitation expenses are limited to \$150,000, with a maximum tax credit of \$22,500.
- Taxpayers may undertake one rehabilitation project every five years for this program.
- All rehabilitation work must meet The Secretary of the Interior's Standards for Rehabilitation.
- Regardless of total rehabilitation expenditure, the State Historic Preservation Office will review all work for compliance with the Standards.

The Secretary of the Interior's Standards for Rehabilitation were developed to determine the appropriateness of proposed project work on National Register listed properties and have been widely used since 1976. The intent of the Standards is to promote the long-term preservation of a property's significance through the preservation of historic materials and features on the exterior and interior of buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

Application Process

Property owners are strongly advised to consult with the State Historic Preservation Office before beginning a rehabilitation to resolve potential design and rehabilitation problems that could result in the denial of the credits.

There is a two-step tax credit application process. Applications are submitted by the owner for review and approval by the State Historic Preservation Office.

Part A- Description of Rehabilitation Consists of detailed descriptions of existing conditions and the proposed work, overall before rehabilitation photos, and plans or drawings, as needed, to fully describe the scope of the rehabilitation project.

Part B – Request for Certification of Completed Work Consists of after photos documenting the rehabilitated property and documentation that the building contributes to a National Register Historic District. No documentation is needed for properties individually listed on the National Register.

Fee payment is due with Part A and B applications, based graduated fee schedule.

Claiming the Credit

- The credits cannot be claimed against the cost of acquisition, new additions (volume increase), site work, or personal property. Generally, costs incurred for rehabilitating the existing structure will qualify as rehabilitation expenses.
- The tax credits must be claimed the year the structure is placed in service. Any unused credits from year one may be carried forward for the following nine years.
- Credits may be transferred with property so long as transfer of property occurs before the structure is placed in service.

A property is listed in the National Register of Historic Places by a nomination prepared according to detailed state and federal guidelines. Although all nominations are reviewed by the State Historic Preservation Office, the final authority on National Register listing is the Keeper of the National Register in Washington, D.C. Most nominations are prepared by private consultants hired by property owners, local governments, or private non-profit organizations. The nomination process typically takes a minimum of six months, and may take much longer. For information about the National Register of Historic Places and the requirements and procedures for listing contact our office.

– For information, contact David Christenbury, Preservation Architect and Non-Income-Producing Tax Credit Coordinator at david.christenbury@ncdcr.gov (<mailto:david.christenbury@ncdcr.gov>) or 919-814-6574.

– For application materials, contact Jannette Coleridge-Taylor, Program Assistant at jannette.coleridge-taylor@ncdcr.gov (<mailto:jannette.coleridge-taylor@ncdcr.gov>) or 919-814-6590.

NON-INCOME-PRODUCING PROPERTIES TAX CREDIT FACT SHEET

(https://files.nc.gov/ncdcr/historic-preservation-office/restoration/NTA_FactSheet.pdf) (Including owner-occupied residential; only N.C. credits apply)

Historic Rehabilitation Tax Credits

[Income-Producing \(/about/history/division-historical-resources/nc-state-historic-preservation-office/restoration-0\)](#)

[Non-Income Producing \(/about/history/division-historical-resources/nc-state-historic-preservation-office/restoration-2\)](#)

[The Secretary of the Interior's Standards for Rehabilitation \(/about/history/division-historical-resources/state-historic-preservation-office/restoration-5\)](#)

[National Park Service Guidelines \(/state-historic-preservation-office/restoration-services/historic-preservation-investment-tax-1\)](#)

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Historic Preservation Rehabilitation Tax Credits for Owner-Occupied Residential Properties

North Carolina's State Historic Rehabilitation Tax Credit Program provides jobs, bolsters the tax base, and revitalizes existing buildings and infrastructure, while preserving the state's priceless historic character. This program administered by the State Historic Preservation Office, encourages the conservation of North Carolina's historic resources.

Homeowners may receive a 15% state tax credit for qualified rehabilitation of owner-occupied residential properties.

 <p><i>before</i></p>	<p>Example for Owner-Occupied Residential Property</p> <p>$\\$100,000$ Rehabilitation Expenses \times 15% State Tax Credit</p> <hr/> <p>$\\$15,000$ Tax Credit Amount</p>	 <p><i>after</i></p>
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Eligibility

- Buildings listed in the **National Register of Historic Places**, either individually or as a contributing building in a National Register historic district are candidates. Contributing buildings within one of the state's three certified local historic districts in Raleigh, Goldsboro, or Madison, are also candidates.
- The rehabilitation of the historic structure must exceed \$10,000 within a 24-month period. Eligible rehab expenses must be incurred within the defined 24-month period, though the overall project may take longer than 24 months.
- Eligible rehabilitation expenses are limited to \$150,000, with a maximum tax credit of \$22,500.
- Taxpayers may undertake one rehabilitation project every five years for this program.
- All rehabilitation work must meet **The Secretary of the Interior's Standards for Rehabilitation**.
- Regardless of total rehabilitation expenditure, the State Historic Preservation Office will review all work for compliance with the Standards.

The Secretary of the Interior's Standards for Rehabilitation were developed to determine the appropriateness of proposed project work on National Register listed properties and have been widely used since 1976. The intent of the Standards is to promote the long-term preservation of a property's significance through the preservation of historic materials and features on the exterior and interior of buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

Application Process

Property owners are strongly advised to consult with the State Historic Preservation Office before beginning a rehabilitation to resolve potential design and rehabilitation problems that could result in the denial of the credits.

There is a two-step tax credit application process. Applications are submitted by the owner for review and approval by the State Historic Preservation Office.

- **Part A- Description of Rehabilitation**

Consists of detailed descriptions of existing conditions and the proposed work, overall before rehabilitation photos, and plans or drawings, as needed, to fully describe the scope of the rehabilitation project.

- **Part B – Request for Certification of Completed Work**

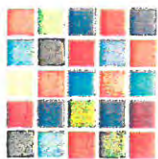
Consists of after photos documenting the rehabilitated property and documentation that the building contributes to a National Register Historic District. No documentation is needed for properties individually listed on the National Register.

- Fee payment is due with Part A and B applications, based graduated fee schedule.

Claiming the Credit

- The credits cannot be claimed against the cost of acquisition, new additions (volume increase), site work, or personal property. Generally, costs incurred for rehabilitating the existing structure will qualify as rehabilitation expenses.
- The tax credits must be claimed the year the structure is placed in service. Any unused credits from year one may be carried forward for the following nine years.
- Credits may be transferred with property so long as transfer of property occurs before the structure is placed in service.

A property is listed in the National Register of Historic Places by a nomination prepared according to detailed state and federal guidelines. Although all nominations are reviewed by the State Historic Preservation Office, the final authority on National Register listing is the Keeper of the National Register in Washington, D.C. Most nominations are prepared by private consultants hired by property owners, local governments, or private non-profit organizations. The nomination process typically takes a minimum of six months, and may take much longer. For information about the National Register of Historic Places and the requirements and procedures for listing contact our office.



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— For information, contact David Christenbury, Preservation Architect and Non-Income-Producing Tax Credit Coordinator at david.christenbury@ncdcr.gov or 919-814-6574.

— For application materials, contact Jannette Coleridge-Taylor, Program Assistant at jannette.coleridge-taylor@ncdcr.gov or 919-814-6590.

— For information on the state income-producing rehabilitation tax credit program, visit the HPO website at <https://www.ncdcr.gov/about/history/division-historical-resources/nc-state-historic-preservation-office>.



NC DEPARTMENT OF NATURAL AND CULTURAL RESOURCES

NC DNCR

The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior is responsible for establishing standards for all national preservation programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (<https://www.nps.gov/tps/standards.htm>), a section of the Secretary's Standards for Historic Preservation Projects, address the most prevalent preservation treatment today: rehabilitation. Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Note: To be eligible for Federal tax incentives, a rehabilitation project must meet all ten Standards. The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.

Certain treatments, if improperly applied, or certain materials by their physical properties, may cause or accelerate physical deterioration of historic buildings. Inappropriate physical treatments include, but are not limited to: improper repainting techniques; improper exterior masonry cleaning methods; or improper introduction of insulation where damage to historic fabric would

result. In almost all situations, use of these materials and treatments will result in denial of certification. In addition, every effort should be made to ensure that the new materials and workmanship are compatible with the materials and workmanship of the historic property.

Guidelines to help property owners, developers, and Federal managers apply the Secretary of the Interior's Standards for Rehabilitation are available from the National Park Service, State Historic Preservation Offices, or from the Government Printing Office. For more information write: National Park Service, Preservation Assistance Division-424, P.O. Box 37127, Washington, D.C. 20013-7127.

Historic Rehabilitation Tax Credits

[Income-Producing \(/about/history/division-historical-resources/nc-state-historic-preservation-office/restoration-0\)](#)

[Non-Income Producing \(/about/history/division-historical-resources/nc-state-historic-preservation-office/restoration-2\)](#)

The Secretary of the Interior's Standards for Rehabilitation
[\(/about/history/division-historical-resources/state-historic-preservation-office/restoration-5\)](#)

[National Park Service Guidelines \(/state-historic-preservation-office/restoration-services/historic-preservation-investment-tax-1\)](#)

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[Home](#) > The Standards

The Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for the Treatment of Historic Properties are common sense historic preservation principles in non-technical language. They promote historic preservation best practices that will help to protect our nation's irreplaceable cultural resources.

[Standards for Preservation](#)

[Standards for Rehabilitation](#)

[Standards for Rehabilitation](#)

(for historic tax credit projects)

[Standards for Restoration](#)

[Standards for Reconstruction](#)

[History of the Standards](#)

[Guidelines for the Treatment of Historic Properties](#)®

[Guidelines for the Treatment of Cultural Landscapes](#)

[Guidelines for Rehabilitating Historic Buildings](#)

[Guidelines on Sustainability](#)

[Guidelines on Flood Adaptation for Rehabilitating Historic Buildings](#)

[Guidelines for Rehabilitating Historic Covered Bridges](#)®



The Treatment of Historic Properties

The [Standards](#) offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction—with accompanying [Guidelines](#)® for each. One set of standards will apply to a property undergoing treatment,

depending upon the property's significance, existing physical condition, the extent of documentation available and interpretive goals, when applicable.

The [Standards](#) are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The [Guidelines](#) offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property.

The Standards and Guidelines can be applied to historic properties of all types, materials, construction, sizes, and use. They include both the exterior and the interior and extend to a property's landscape features, site, environment, as well as related new construction.

Federal agencies use the Standards and Guidelines in carrying out their historic preservation responsibilities. State and local officials use them in reviewing both Federal and nonfederal rehabilitation proposals. Historic district and planning commissions across the country use the Standards and Guidelines to guide their design review processes.

The Standards offer four distinct approaches to the treatment of historic properties—[preservation, rehabilitation, restoration, and reconstruction](#) with [Guidelines](#) for each.

The Standards for the Treatment of Historic Properties, codified in [36 CFR 68](#), are regulatory for all grant-in-aid projects assisted through the national Historic Preservation Fund.

The [Standards for Rehabilitation](#), codified in [36 CFR 67](#), are regulatory for the review of rehabilitation work in the [Historic Preservation Tax Incentives program](#).

The Guidelines are advisory, not regulatory.

RESOLUTION 2021-06
REQUESTING THAT NATIONAL REGISTER ADVISORY
COUNCIL TABLE THE NOMINATION OF THE
ZEBULON HISTORIC DISTRICT

WHEREAS, the Town of Zebulon recognizes the importance of placing buildings, structures, objects, and districts on the National Register of Historic Places for their significance in American history, architecture, archaeology, and culture; and

WHEREAS, the Town of Zebulon has supported efforts to place buildings, such as the Wakelon School, on the National Register of Historic Places; and

WHEREAS, the Town of Zebulon has also supported the efforts of Preservation Zebulon, Inc. in their efforts to conduct “historic walking tours” and events such as the “Scan-A-Thon/Memory Project” through grant awards and the use of Town facilities; and

WHEREAS, the Town of Zebulon recognizes pre-qualified rehabilitation of buildings listed in the National Register of Historic Places, either individually or as a contributing building in a National Register Historic District, may be eligible for tax-credits; and

WHEREAS, the pre-qualified rehabilitation of income-producing commercial buildings located in the 100 and 200 blocks of N. Arendell Avenue and the 100 blocks of West Vance, West Horton and East Horton Streets may benefit from tax-credits, and also help the Town advance upon the 2030 Zebulon Strategic Plan’s “Vibrant Downtown” goals of “a clean, attractive, and historic downtown with a variety of special events, entertainment, shops, restaurants, businesses and housing to serve as the heart of Zebulon, providing a gathering place for the community and a destination for visitors”; and

WHEREAS, the Town of Zebulon recognizes the best public policy decisions; especially policies effecting over 320 properties and nearly 160 acres, as is the case with placing the Zebulon Historic District onto the National Register of Historic Places; are made when the interests of all are considered; and

WHEREAS, Zebulon Town Hall is recognized by tradition and practice as the public forum for Zebulon’s citizens to publicly exchange ideas on whether they concur or object to public policy; and

WHEREAS, public gatherings and participation have been limited in size and function by COVID-19 related restrictions, and extraordinarily so given the heightened levels of risk and the limited access to technology for the residents within the proposed Zebulon Historic District; and

WHEREAS, the Mayor, in light of these conditions, requested Preservation Zebulon, Inc. withhold their nomination until such a time when Zebulon Town Hall could more fully function for all citizens, but most notably the residents within the proposed Zebulon Historic District, as the public forum to publicly exchange ideas and opinions on the Zebulon Historic District; and

NOW, THEREFORE, we the Board of Commissioners, of the Town of Zebulon, North Carolina, do request the National Register Advisory Council table the nomination of the Zebulon Historic District, at a minimum, until their meeting on June 10, 2021 to allow the time and space to conduct the following items:

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 Historic District as currently proposed through an unrestricted public meeting convened by the Zebulon Board of Commissioners at the Zebulon Town Hall, 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.

Believing the National Register Advisory Council cannot make an informed decision absent the information gathered from the conduct of these items.

Adopted this the 1st day of February, 2021
Effective this the 1st day of February, 2021

Robert S. Matheny – Mayor

SEAL

Lisa M. Markland, CMC – Town Clerk