

ZEBULON
BOARD OF COMMISSIONERS
AGENDA
June 7, 2021
7:00pm

Due to COVID-19 we have limited in person seating. If you would like to attend, please email Stacie Paratore (sparatore@townofzebulon.org) by 12:00pm on June 7, 2021 to reserve your seat. We perform COVID-19 symptom and temperature screenings at the door.

All meetings are live streamed on our Facebook (@TownofZebulon) and YouTube (@TownofZebulon) pages.

I. PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA

III. PUBLIC COMMENT PERIOD

If you wish to attend in person, we have a designated area for those wishing to wear a mask or to be mask free. If you would like to submit comments to be read into the record at the meeting, please send comments of 400 words or less to Stacie Paratore (sparatore@townofzebulon.org) by 3:00pm on June 7, 2021.

IV. CONSENT

A. Minutes

1. April 21, 2021 – Work Session
2. May 3, 2021 – Regular Meeting
3. May 3, 2021 – Closed Session
4. May 11, 2021 – Work Session
5. May 19, 2021 – Work Session

B. Finance

1. Monthly Items
 - a. Financial Report as of May 24, 2021
2. Budget Amendments
 - a. Capital Reserve – Ordinance 2021-67
 - b. COVID-19 Expenditures – Ordinance 2021-68
 - c. Greenway Capital Reserve – Ordinance 2021-69
 - d. Police and Fire Off-Duty Employment Reimbursement – Ordinance 2021-70
 - e. Public Works Operations – Ordinance 2021-71
 - f. Parks and Recreation Grounds Maintenance – Ordinance 2021-72
3. FY 2022 Appointment of Tax Collector – Resolution 2021-08

4. American Rescue Plan Funding – Resolution 2021-09

C. General

1. Quarterly Reports from the Parks and Recreation and Police Departments

D. Administration

1. Amendment of Work Session Meeting Schedule

E. Fire

1. Renewal of Fire Contract with Johnston County
2. Extension of Fire Contract with Wake County

F. Public Works

1. Change in Curbside Solid Waste Collection Days

V. PUBLIC HEARING

A. FY '22 Budget Public Hearing

B. Special Use Permit Application: Iglesia Christiana Renacer Church Building

VI. OLD BUSINESS

A. Planning

1. Special Use Permit Application – Iglesia Christiana Renacer Church Building
2. Conditional Zoning – Nedriga Bungalow Court – Ordinance 2021-75
3. Planned Development – Pony Road – Ordinance 2021-76
4. Zebulon National Historic District – Resolution 2021-10
5. Comprehensive Land Use Plan – Ordinance 2021-73

VII. BUDGET

A. Administration

1. Budget 2021-2022 – Ordinance 2020-74

B. Finance

1. Non-Profit Funding Distribution

VIII. BOARD COMMENTS

IX. MANAGER'S REPORT

1. Budget Transfers

Zebulon Board of Commissioners
Work Session
Minutes
April 21, 2021

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

Mayor Matheny called the meeting to order at 6:00pm.

APPROVAL OF AGENDA

Mayor Matheny asked to amend the agenda to add Managers Comments as item four.

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

OLD BUSINESS

A. Draft Comprehensive Plan: Land Use and Transportation Chapter Updates

Michael Clark explained the Town was revising their Comprehensive Land Use Plan and Transportation Plan. The Town's current Comprehensive Plan was established in 2008 and the Town had experienced major growth since the last update. Remy Kemp & Associates, Inc. was writing the transportation plan and Kendig Keast was writing the land use plan.

The Town had public events virtually and in person over the past year to gather feedback to craft the plans. There would be a Joint Public Hearing on May 10 and the comprehensive plan would go before the Board on June 7 for a possible adoption.

Gary Mitchell from Kendig Keast spoke about how input and information was gathered and used to build the plan. Mr. Mitchell presented the comprehensive plan's highlights. The comprehensive plan was a growth and land use guidance document to help officials and staff plan over the next 10-20 years. The growth chart and population projections from 1970 to 2040 were shown.

The following individual plan sections and goals for each were explained:

- land use and development
- growth capacity
- housing and neighborhoods
- economic development
- recreation and amenities

A five-county stadium concept map was shown. The principles included connectivity, profile, site development, pedestrian orientation, and programming.

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Michael Clark explained the plans were uploaded to the Planning page on the Town of Zebulon's website for public viewing. Staff would also be posting to social media sites and working with development partners, local partners and non-profits to make all aware of the plans. Anyone with questions or comments could call or email Michael Clark.

Jessica McClure from Remy Kemp & Associates, Inc. spoke about how the Comprehensive Transportation Plan would be used. The plan allowed the Town to be more competitive to receive transportation related grants. Different ways the Town could receive grants were explained.

There was detailed discussion about how the Town could collect fees-in-lieu and what the funds could be used for.

Ms. McClure spoke about the community transportation concerns. Some of the concerns mentioned were increased traffic volumes and congestion, high truck volume along NC 96, gaps in bike and pedestrian facilities and connectivity, limited access management, and aging roadways.

There was discussion about safety measures for bike lanes.

It was stated the Town also needed to plan for alternate transportation such as electric bikes, golf carts and autonomous vehicles.

The proposed roadway map was shown. The draft map suggested four lane divided roads, two lane divided roads, intersection improvements, new interchanges and greenways.

There was a question about roads in Town being a two-lane divided road then out of Town as a four-lane road. It was explained having a four-lane outside of Town limits provided capacity in the periphery of Town and opened the possibility for more development.

GoWake Access completed a micro-transit study to assess transit needs in the area. The final assessment was scheduled for 2023. The possibility of a future long-term Town circulator route was mentioned.

Michael Clark stated the Land Use and Transportation plans would be on the Town's website and to contact him for any questions or comments.

NEW BUSINESS

A. Pre-Budget: Economic Forecast, Strategic Plan update preview

Bobby Fitts gave a FY '22 budget forecast. The FY '21 estimates and FY '22 projections for property tax, unrestricted intergovernmental, restricted intergovernmental revenues, service fees, and permits and fees were given.

Joe Moore gave a review of the budget process, purpose and availability of general fund fund balance and a preview of the budget schedule.

The budget would be presented at the May 3 meeting followed by a series of budget work sessions.

- May 11 – community and economic development and stormwater infrastructure

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- May 19 – walkability and property management
- May 27 – market study, Parks and Recreation Master Plan, and streets and signals

The Board could adopt the budget at the June 7 meeting, but no later than June 30, 2021.

MANAGERS COMMENTS

Joe Moore spoke about the Zebulon Historic District community meeting on May 6, 2021. The meeting would inform citizens about the nomination for the Zebulon Historic District and give them an opportunity to engage and comment on the nomination in a public forum. Citizens were encouraged to attend, and childcare would be provided at the meeting.

Commissioner Clark made a motion, second by Commissioner Loucks to schedule a special called meeting for May 6, 2021 at 6:00pm at the Zebulon Community Center. There was no discussion and the motion passed unanimously.

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

Adopted this the 7th day of June 2021.

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk

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May 3, 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, Meade Bradshaw-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 Commissioner Moore.

APPROVAL OF AGENDA

Mayor Matheny asked to amend the agenda to add Historic Preservation Month under Proclamation, move Special Use Permit Application: Adult Day Care at 111 N. Church Street under the Public Hearing and to add Eastern Wake EMS UTV and trailer under New Business, Administration.

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

PROCLAMATION

Mayor Matheny read the proclamation for Clerks Week.

Commissioner Baxter made a motion, second by Commissioner Loucks to adopt the Proclamation for Clerks Week. There was no discussion and the motion passed unanimously.

Mayor Matheny read the proclamation for Police Week.

Commissioner Baxter made a motion, second by Commissioner Loucks to adopt the Proclamation for Police Week. There was no discussion and the motion passed unanimously.

Mayor Matheny read the proclamation for Public Works Week.

Commissioner Baxter made a motion, second by Commissioner Loucks to adopt the Proclamation for Public Works Week. There was no discussion and the motion passed unanimously.

Mayor Matheny read the proclamation for Historic Preservation Month.

Commissioner Baxter made a motion, second by Commissioner Loucks to adopt the Proclamation for Historic Preservation Month. There was no discussion and the motion passed unanimously.

PUBLIC COMMENT PERIOD

No comments were submitted.

PUBLIC HEARING

A. Special Use Permit Application: Adult Day Care at 111 N. Church Street
Mayor Matheny opened the public hearing and read the guidelines for a quasi-judicial hearing.

Meade Bradshaw, 1003 N. Arendell Ave, Zebulon, NC 27597, was sworn in by Stacie Paratore.

Mr. Bradshaw explained Rosemary Nwankwo, representing Eagle Healthcare Services, had submitted a request to obtain a Special Use Permit for operating an Adult Day Care in an existing building. The property was .71 acres and zoned as Downtown Periphery District.

The Findings of Fact were as follows:

- 1) Please explain how the proposed Special Use Permit will not materially endanger the public health or safety if located where proposed;
- 2) Please explain how the proposed Special Use complies with all required standards, conditions, and specifications of this Ordinance, including Article 4: Uses;
- 3) Please explain how the proposed Special Use will not substantially injure the value of the abutting land, or the special use is a public necessity;
- 4) Please explain how the proposed Special Use will be in harmony with the area in which it is to be located;
- 5) Please explain how the proposed Special Use is in general conformity with the Town's adopted policy guidance; and
- 6) Please provide details regarding the required includes a concept plan that accurately depict the proposed use's configuration and compliance with other applicable sections of the UDO.

The vicinity map, zoning map, concept plan, and pictures of the property were shown.

Mayor Matheny asked if anyone wished to speak in favor.

Iheoma Alaribe, 1708 Trawick Road, Suite 115, Raleigh, NC 27604, was sworn in by Stacie Paratore.

Ms. Alaribe submitted documents about psychosocial rehabilitation programs and services offered by Eagle Healthcare Services as evidence. Ms. Alaribe gave details about the psychosocial rehabilitation program and how patients integrate into the community. It was stated staff were trained in mental illness and substance abuse and there was a ratio of one staff member to eight consumers. The warehouse on the property would also be used for interventions and teaching workshops.

The facility served approximately 12 people and the hours of operation were Monday through Friday 8:30am to 1:30pm.

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The types of certifications for staff members were explained. Staff did not administer any medication to patients.

Ms. Alaribe spoke about the mental health and substance abuse criteria for the program.

There was a question about transportation needs. Some patients had their own transportation or had family members take them to and from the facility. Eagle Healthcare Services also had vehicles to transport patients, if needed.

It was explained how Eagle Healthcare Services' staff was trained for crises and emergency situations.

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

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

Mayor Matheny asked if anyone wished to speak or ask a question.

Craig Peoples, 7704 Highlandview Circle, Raleigh, NC, was sworn in by Stacie Paratore.

Mr. Peoples stated he owned the building at 112 N. Church Street and expressed concerns for safety in the area if the adult day care was allowed.

There was discussion about the public hearing notification process to adjacent property owners.

Rosemary Nwankwo, 1708 Trawick Road, Suite 115, Raleigh, NC 27604, was sworn in by Stacie Paratore.

Ms. Nwankwo, who owned Eagle Healthcare Services, explained the office in Raleigh had operated for approximately six years and was too large now since some services were being done virtually.

Craig Peoples expressed his concerns about safety.

Ms. Alaribe spoke about the day-to-day operations in the facility. The patients were on a specific plan and were taught independent living skills and working skills. All patients were ages 18 and up.

Mayor Matheny asked if anyone else wished to speak. There were none.

Mayor Matheny closed the Public Hearing.

B. Planning

1. Special Use Permit Application: Adult Day Care at 111 N. Church Street

Commissioner Baxter made a motion, second by Commissioner Loucks to approve the Special Use Permit Application: Adult Day Care at 111 N. Church Street. There was no discussion and the motion passed unanimously.

Michael Clark spoke about the quasi-judicial hearing notification standards.

CONSENT

A. Minutes

Commissioner Clark made a motion, second by Commissioner Moore to approve the minutes of the April 12, 2021 meeting. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Moore to approve the minutes of the April 19, 2021 Joint Public Hearing. There was no discussion and the motion passed unanimously.

B. Finance

Commissioner Clark made a motion, second by Commissioner Moore to approve the Wake County Tax Report – February 2021. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Moore to approve the financial report as of April 19, 2021. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Moore to approve the quarterly reports from the Fire and Planning Departments. There was no discussion and the motion passed unanimously.

OLD BUSINESS

A. Planning

1. Ordinance 2021-65 – TA 2021-02 – Required Text Amendments

Michael Clark Michael Clark explained 160D would amend Chapters 95, 151, and 153 of the Zebulon Code of Ordinances and the Zebulon UDO to conform to NCGS 160D. The new state law enabled legislation for land use regulations and combined sections of 153A for counties and 160D for cities into a single document. The law became effective on June 19, 2020 and all amendments had to be adopted by July 1, 2021.

The changes from 160D were explained which included minor regulation changes, clarification on intent, consistency statements for approvals, quasi-judicial processes, internal staff processes and emphasis on land use plans.

The Planning Board unanimously recommended approval at their April 19, 2021 meeting and staff recommended approval of Ordinance 2021-65.

Commissioner York made a motion, second by Commissioner Baxter to approve Ordinance 2021-65. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. Administration

1. Budget Presentation FY 2021-2022

Joe Moore began the budget presentation by reviewing the statutory requirements as well as the budget schedule and process. The budget work sessions would be May 11, May 19 and May 27. The public hearing would be June 7 for the Board to consider adoption. The budget ordinance had to be adopted no later than July 1.

Joe Moore detailed the goals and features by explaining how population was increasing, use of land was changing with land development and the Town of Zebulon needed to have the capacity and capability to handle the changes. The budget goals for a vibrant downtown included revitalizing downtown and attracting people downtown. Alley activation II, the Farm Fresh Market, NC Main Street Program and incentives to improve downtown buildings were included in the FY22 budget.

The budget goals of growing smart were to meet transportation needs and support a growing community. Items included in the FY22 budget were traffic signals and road widening, infrastructure maintenance, building and property maintenance, and staffing.

The budget goals of small-town life increased walkability and connectedness. The W. Sycamore sidewalk, Parks and Recreation Master Plan and community engagement were included in the FY22 budget.

Joe Moore went over the budget changes from FY21 to the FY22 proposed budget as well as the general fund fund balance.

The only requested positions included in the budget were a Patrol Officer, Firefighter, and to increase a part-time Parks and Recreation Park Maintenance position to a full-time position. There were three positions upgraded: Fire Inspector to a Marshall, Athletic Coordinator to a Park Manager, and a Permit Technician to a Planner.

An additional Patrol Officer, Development Services Engineer, Assistant Public Works Director, Public Works three-person crew, Public Works Service Technician, and an Economic Development Specialist were all positions not funded in the recommended budget.

Some of the capital projects in the FY22 proposed budget included the new fire station, street resurfacing, traffic signals at Green Pace and Arendell Ave., Old Bunn and Shepard School Rd., N. Arendell widening, W. Sycamore sidewalk, fleet, turnout gear, and Community Center card access.

It was stated the swap loader debt was paid off in FY21.

The next budget work session was scheduled for May 11 and would include presentations on community and economic development, Downtown Associate Community, and storm drain. The May 19 budget work session would include presentations on walk Zebulon, property management. The last budget work session was scheduled for May 27 and included presentations on market

study results, streets and thoroughfares, and Parks and Recreation. The budget public hearing was scheduled for June 7. The Board could adopt the budget on June 7 or any time prior to July 1. The budget was on the Town of Zebulon's website for public viewing.

2. Eastern Wake EMS UTV and trailer

Mayor Matheny stated Eastern Wake EMS agreed to sell their UTV and trailer to the Town of Zebulon for \$1.00. The UTV was not street licensed but would be useful for the Town.

Chris Perry thanked Eastern Wake EMS for their many years of service to the Town of Zebulon. It was explained the UTV provided assistance at difficult locations such as the greenways. The UTV would be a resource for the Town's Fire and Police departments.

Commissioner Baxter made a motion, second by Commissioner York to purchase the Eastern Wake UTV for \$1.00. There was no discussion and the motion passed unanimously.

3. Ordinance 2021-66 – Eastern Wake EMS Property

Joe Moore stated this was a budget adjustment to fund the due diligence to acquire the Eastern Wake EMS property and building located at 131 E. Vance Street.

Commissioner Clark made a motion, second by Commissioner York to approve Ordinance 2021-66. There was no discussion and the motion passed unanimously.

BOARD COMMENTS

Commissioner Loucks thanked Eastern EMS for their 50 years of service and reminded everyone to get their COVID-19 vaccine.

Commissioner Clark stated there was a lot to review in the new budget book.

Commissioner Baxter thanked the Boy Scout Troop and Zebulon Police Department for their litter pick-up over the weekend and spoke about the Trash for Trees Program. The Farm Fresh Market was on Saturdays from 9:00am to 1:00pm in the 100 block of N. Arendell Ave. Commissioner Baxter encouraged citizens to take the recent survey from the Police Department and thanked Officer Elliot for his response to a difficult call. Girl Scout Troop 3306 was selling chicken plates at Zebulon Baptist Church on May 8 beginning at 11:00am.

Commissioner York thanked Mayor Matheny and Commissioner Loucks for their help with the trash pick-up and congratulated Jeremy Pulley for his promotion to Sergeant and Bennie Holder for his second retirement from the Town of Zebulon. The Police Department was commended for their forward thinking with their use of force and diversity training.

Mayor Matheny stated the work session meetings at 6:00pm conflicted with CAMPO meetings and the Farm Fresh Market and asked for staff to add a change of time to the June agenda.

Mayor Matheny stated tonight was the night to ask any questions for the Public Hearing and explained the quasi-judicial hearing procedures.

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MANAGER'S REPORT

Joe Moore explained the National Register Advisory Committee tabled the Zebulon Historic District. The Town was holding a meeting on May 6 at the Community Center to get public information and public engagement for the Zebulon Historic District

Bobby Fitts gave the following budget transfers:

Finance:

Moved \$2,000 from Group Insurance to Retiree Insurance;

Moved \$1,000 from Insurance & Bonds to Contract Services-Wake County Tax Collections

Project & Property Management:

Moved \$4,000 from Professional Services to Buildings & Grounds Maintenance;

Moved \$1,000 from Equipment Maintenance to Mowing Equipment Maintenance;

Moved \$1,200 from Materials & Supplies to Fuel Expense

Police:

Moved \$5,000 from Vehicle Maintenance to Uniforms;

Moved \$5,000 from Fuel to Contract Services-Other;

Moved \$5,000 from Recruitment - \$4,000 to Contract Services-Raleigh and \$1,000 to SERT Tactical Firearms

Fire:

Moved \$3,000 from Insurance & Bonds to Equipment Maintenance; Moved \$3,000 from Salaries to Overtime

Operations:

Moved \$5,000 from Professional Services to Street Lighting;

Moved \$2,000 from Contract Services (Stormwater) to Storm Drainage Maintenance

CLOSED SESSION

Mayor Matheny stated they needed a motion to go into closed session as permitted by N.C. General Statute § 143-318.11(a)(5): "... to instruct the [Town] staff or negotiating agents concerning the position to be taken by or on behalf of the [Town] in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; ..."

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

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

Commissioner Baxter made a motion, second by Commissioner Loucks to adopt the contract for purchase and sale of the GSK property.

Commissioner York thanked the Town Attorney for his work on getting the contract finalized.

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There was no further discussion and the motion passed unanimously.

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

Adopted this the 7th day of June 2021.

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk

Zebulon Board of Commissioners
Work Session
Minutes
May 11, 2021

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

Mayor Matheny called the meeting to order at 6:00pm.

APPROVAL OF AGENDA

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

COMMUNITY AND ECONOMIC DEVELOPMENT

Joe Moore gave an overview of the topics for the meeting. The budget work session was a time for the Board and public to ask questions about the budget.

Michael Clark detailed the priorities of community and economic development. The FY 2022 requested budget items included alley activation, downtown tree lighting, streetscape grant, building upfit grant, façade improvement grant, GRVCB partnership, wayfinding signage, and the Downtown Associate Community Program. The details of each item were explained.

Sheila Long provided an update to the Board regarding alley activation. There were remaining funds from the project to activate the alley located on the western side of Arendell Avenue. Some projects were combined to provide a savings close to \$12,000 which would be used to install Wifi in the alleyway. Staff welcomed feedback from the Board on the project.

There was a question about providing electrical connection for food trucks. It was stated the alley network on Horton Street included amp access for food trucks and to support a band. The alley also had a 50-amp access and electrical outlets located along the alley. The wifi project included increasing the electrical infrastructure.

Joe Moore offered clarification about some of the budget items being rounded up.

Michael Clark presented two future budget requests which included downtown sidewalk repair and the downtown master plan.

STORMWATER INFRASTRUCTURE

Chris Ray discussed stormwater managements six required minimum control measures which included public education and outreach, public involvement and participation, illicit discharge detection and elimination, construction site runoff controls, post construction site runoff controls,

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pollution prevention and good housing for municipal operations, and document all items. Examples of how Public Works met all the required measures was explained.

The budget requests for stormwater were detailed. Some of the items mentioned were a request to add personnel, a mapping program, and drainage improvements on East Vance Street.

FEE SCHEDULE

Joe Moore presented highlights of the changes to the proposed fee schedule. Some of the items included a yard waste fee, engineering review fees, recreation impact fees and a stormwater mapping fee.

PUBLIC INPUT

No one was present to speak and no comments were submitted.

QUESTIONS, COMMENTS, REQUESTS

Joe Moore stated staff would follow-up with the questions asked at the meeting.

The work session on May 19 would cover property management and walkability.

MANAGERS COMMENTS

Joe Moore stated he and Michael Clark attended the Wake County Historic Preservation Commission's meeting regarding the Zebulon Historic District. A subcommittee of the Commission would bring a recommendation before the Board at the June 7, 2021 meeting.

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

Adopted this the 7th day of June 2021.

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk

Zebulon Board of Commissioners
Work Session
Minutes
May 19, 2021

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

Mayor Matheny called the meeting to order at 6:00pm.

APPROVAL OF AGENDA

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

WORK SESSION #1 FOLLOW-UP

Joe Moore provided follow-up from the first work session and spoke about how to find information in the budget book.

The requested vs. recommended budget for the wayfinding project was explained.

Sheila Long followed-up on the alley activation discussion from the last budget work session. There was capacity for a 50-amp service on the 200 block of Arendell Avenue and would cost approximately \$4,000. There were remaining funds from FY21 that could be rolled over to fund the project.

WALKABILITY PROJECTS

It was stated the Walk Zebulon Committee members were Sheila Long, Chris Ray and Michael Clark. Sheila Long spoke about how the committee fit with the Town's 2030 Strategic Plan and met the goals of vibrant downtown, small town life and growing smart. The results of the Walk Zebulon Community input survey and downtown stakeholders' discussions were given. Some of the topics mentioned were lack of sidewalks, the amount of traffic, and to have desired destinations for walking. The goals for the walkability project were to address gaps in sidewalks around downtown, maximize connectivity opportunities and support downtown development efforts.

One of the Walk Zebulon projects was a proposal for improvements to West Sycamore St. The project included sidewalk installation and accessible and stamped crosswalks. The project gave more connections to downtown, parking, jobs and services in the downtown and downtown core.

Another project for Walk Zebulon was an ADA Transition Plan. The ADA Transition Plan was required for future funding.

Some recommended future projects were the East Vance Street sidewalk installation, sidewalk repair at the 200 block of East Horton Street, pedestrian signal improvements, and stamped asphalt.

Mayor Matheny asked for more detail regarding the sidewalk on West Sycamore St. from Arendell to Church Street. The costs included engineering designs, which were required from NCDOT, permitting, surveying, demolition, traffic control measures, relocation of utility boxes, manholes, and a stamped crosswalk.

Commissioner Baxter inquired about the price of crosswalk stamping for the project. Staff stated it was approximately \$52,000 for the stamping, crosswalk, and striping. The project would be bid out as an alternate so the Board could decide if the stamping would be included in the project.

PROPERTY MANAGEMENT PROJECTS

Chris Ray discussed the capital facility improvements. Public Works maintained five major facilities with a total of 72,788 square feet.

Two proposed projects were the Police station HVAC system and Public Works' equipment storage building. Some of the unfunded projects were discussed.

There was discussion about the contingency when projects were bid. Staff explained bids were performed by professionals to be as accurate as possible, but the current market was unstable and unpredictable.

It was explained the HVAC system for the Police station included the gas piping inside the building. Staff stated there would be a return on investment in approximately five to six years.

Chris Ray spoke about the unfunded needs such as the Public Work maintenance building renovations, fueling station upgrades and parking lot seal coating. The future needs included the community center HVAC system, Public Works shop roof, Parks and Recreation maintenance building, and Town Hall dumpster pad.

GENERAL FUND FUND BALANCE

Bobby Fitts spoke about the general fund fund balance from June 30, 2020 and the projections for June 30, 2021.

The methods to achieve a favorable bond rating were explained. The Town's fund balance policy was reviewed as well.

Bobby Fitts explained the Town generally had an 85% to 90% fund balance total of operating revenues. The graph showed lower in 2019 due to the installment purchase of the new fire trucks. The U.S. median fund balance number as of 6/30/2019 was 35.5% of their revenues.

Mayor Matheny asked what the U.S. median number was for Town's with similar populations. Staff would do some research and follow-up.

PUBLIC INPUT

No one was present to speak, and no comments were submitted.

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QUESTIONS, COMMENTS, REQUESTS

There were none.

MANAGERS COMMENTS

Joe Moore stated the budget work session on May 27 would include presentations on the Parks and Recreation capital projects and streets and thoroughfares.

Staff would present more information on the comprehensive market study and an update on the Parks and Recreation master plan.

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

Adopted this the 7th day of June 2021.

Robert S. Matheny—Mayor


SEAL

Lisa M. Markland, CMC—Town Clerk

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 monthly financial statement summarizes the Town's revenues and expenditures to date. The enclosed statements are through May 24, 2021.

Information:

Expenditures

Approximately 11-months into Fiscal Year 2021, the Town has spent approximately 67% (~ \$9,542,000) of its General Fund budget of \$14,349,035.

Revenues

- Property Tax (largest revenue stream)
 - + \$7,419,000 collected to date (97.9% of budgeted revenues (\$7,579,300)).
 - + 7.5% more than collected this time last fiscal year (\$6,899,227).
 - + Observations:
 - # Most of the larger taxpayers have now paid their FY 2021 taxes.
 - # Two more months of vehicle taxes will be received this fiscal year.
 - # Five of our largest taxpayers experienced a decline in personal property values (The 5.9% decline in value (\$24,900,000) resulted in an approximate decrease of \$137,000 in property tax revenue).
- Sales Tax (second largest revenue stream)
 - + Monthly comparisons (February's sales (reports lag 3-months)):
 - # \$783 (0.9%) more collected than last February for all sales tax.
 - # \$513 (1.3%) less collected than last February for "local" sales tax.
 - + Year-to-Date comparisons (sales through the first eight months of the fiscal year)
 - # \$79,986 (+10.4%) more collected than at this time last year for all sales tax
 - # Collections are 80.5% of budgeted revenues (ahead of schedule through conservative budgeting and robust sales).
- Utilities Sales Tax (5% of revenue stream):
 - + Reflects natural gas and electricity sales and heavily weather dependent.
 - + 2nd Quarter: \$15,313 (9.9%) collected under FY 2020 actual for same quarter
 - + 3rd Quarter: Disbursement due June 15

- Permits & Zoning
 - + \$264,744 collected to date (176% of budgeted revenues (\$150,000))
 - + 25.7% more than what was collected this time last fiscal year (\$210,523).
 - + An indication of development activity and corresponding support services.
- Transportation Impact Fees
 - + \$451,866 collected to date (323% of budgeted revenues (\$140,000)).
 - + 30% more than what was collected to date this time last fiscal year (\$348,133).
 - + Revenue placed in reserve for transportation projects to be spent within 10 years.

Policy Analysis: N/A

Financial Analysis: Budgeted revenue is \$14,349,035 while year to date revenue collected is \$11,677,061 (81.4% of budgeted). As shown in the chart on the Revenue Statement, 64% 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 May 24, 2021)
2. Sales Tax – FY 2021

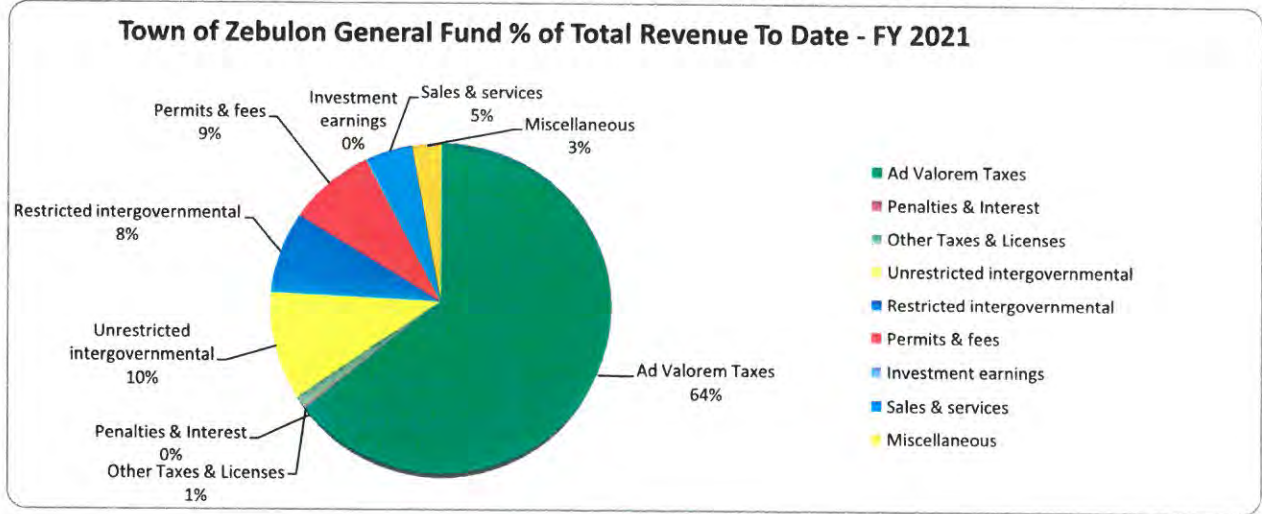
ZEBULON

NORTH CAROLINA

TOWN OF ZEBULON
 Revenue Statement: 2020 - 2021 As of 5/24/2021
 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	\$7,498,135	98.4%	64.2%
Penalties & Interest	\$11,000	\$17,176	156.1%	0.1%
Other Taxes & Licenses	\$95,500	\$127,039	133.0%	1.1%
Unrestricted intergovernmental	\$1,742,600	\$1,208,577	69.4%	10.4%
Restricted intergovernmental	\$884,500	\$954,724	107.9%	8.2%
Permits & fees	\$412,500	\$992,777	240.7%	8.5%
Investment earnings	\$120,000	\$2,713	2.3%	0.0%
Sales & services	\$699,500	\$542,422	77.5%	4.6%
Miscellaneous	\$280,294	\$333,497	119.0%	2.9%
Fund Balance Appropriated	\$2,479,341	\$0	0.0%	0.0%
Total Revenues	\$14,349,035	\$11,677,061	81.4%	100%

Town of Zebulon General Fund % of Total Revenue To Date - FY 2021





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

As of 5/24/2021

<u>Dept #</u>	<u>Department</u>	<u>Approp Amount</u>	<u>Expenditure YTD</u>	<u>% Exp.</u>
410	GOVERNING BODY	\$437,594	\$287,560	65.7%
420	FINANCE	\$412,250	\$305,442	74.1%
430	ADMINISTRATION	\$1,019,265	\$698,989	68.6%
490	PLANNING AND ZONING	\$911,257	\$629,173	69.0%
500	PUBLIC WORKS-PROPERTY & PROJECT MGMT	\$2,248,127	\$1,510,092	67.2%
510	POLICE	\$2,683,857	\$2,003,941	74.7%
520	PUBLIC WORKS-OPERATIONS	\$2,282,858	\$1,790,977	78.5%
530	FIRE	\$2,883,289	\$1,474,561	51.1%
570	POWELL BILL	\$129,500	\$103,998	80.3%
620	PARKS & RECREATION	\$1,111,351	\$704,643	63.4%
690	COMMUNITY & ECONOMIC DEVELOPMENT	\$229,687	\$32,606	14.2%
Total Expenditures		\$14,349,035	\$9,541,984	66.5%

Sales Tax

FY 2021

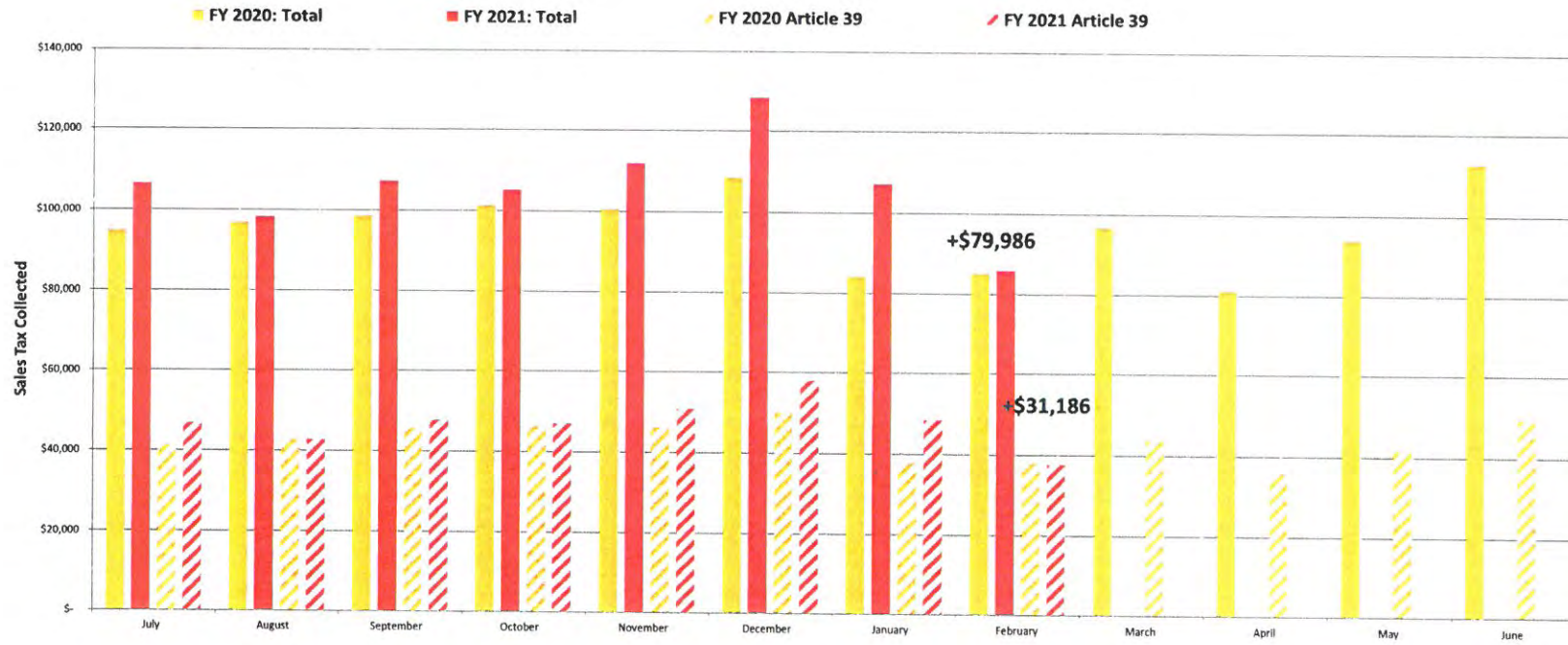
Month	Article 39 (1) *	Article 40 (1/2)	Article 42 (1/2)	Article 44 (1/2)	City Hold Harmless	FY 21 Totals	Prior Year (FY 2020)	% Inc (Dec) from Prior Yr
July	\$ 46,727	\$ 19,891	\$ 23,331	\$ (7)	\$ 16,351	\$ 106,293	\$ 94,711	12.2%
August	42,713	18,626	21,327	11	15,457	98,134	96,820	1.4%
September	47,770	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	50,717	20,199	25,285	(2)	15,574	111,773	100,498	11.2%
December	58,329	23,016	29,146	10	17,704	128,204	108,478	18.2%
January	48,410	19,425	24,185	1	15,012	107,034	84,115	27.2%
February	37,570	16,223	18,734	1	13,282	85,810	85,027	0.9%
March	-	-	-	-	-	-	96,647	-100.0%
April	-	-	-	-	-	-	81,112	-100.0%
May	-	-	-	-	-	-	93,940	-100.0%
June	-	-	-	-	-	-	112,742	-100.0%
Total	\$ 379,192	\$ 156,438	\$ 189,299	\$ (1)	\$ 124,393	\$ 849,322	\$ 769,336	10.4%

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 2021-67
BUDGET AMENDMENTS PLACING UNSPENT CAPITAL
EXPENDITURES INTO RESERVES
JUNE 7, 2021

Topic: FY 2021 Budget Amendment Requests – Capital Reserve (Ordinance 2021-67)

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 unspent capital funds from Fiscal Year 2021 into their respective capital reserve accounts.

Background:

As part of the Fiscal Year 2021 budget, funds were appropriated for various capital projects. These projects came in under budget and the savings they yielded can be directed toward future capital projects. With this ordinance, these savings are placed into Committed portions of fund balance (See Exhibit 3, page 26 of 6/30/2020 CAFR). These funds are to be used for specific purposes imposed by resolution approved by majority vote by the Board. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

The project savings and the respective capital reserve accounts are detailed as follows:

Capital Improvements:

- Property & Project Management:
 - Warming Kitchen -- \$5,700.00
 - Town Hall Chiller -- \$10,100.00

Information Technology Improvements:

- Computers -- \$23,000.00
- Work Order System -- \$3,300.00
- Town Hall Improvements – Card Access -- \$4,190.00

Stormwater Improvements:

- W. Vance St Storm Drainage Improvements -- \$40,268.00

Fleet improvements – regular:

- Police: Vehicles -- \$9,500.00
- Operations: Vehicles -- \$52,000.00
- Parks & Recreation: Vehicles -- \$32,000.00

STAFF REPORT
ORDINANCE 2021-67
BUDGET AMENDMENTS PLACING UNSPENT CAPITAL
EXPENDITURES INTO RESERVES
JUNE 7, 2021

Fleet improvements – Fire:

- Debt Service – Engine: \$645.00

Greenway/Bicycle/Pedestrians Improvements:

- N. Arendell Ave Sidewalks -- \$33,261.00

Community & Economic Development Improvements:

- Wayfinding -- \$20,000.00

Discussion:

This appropriation of savings from Fiscal Year 2021 projects can be set aside in reserves for other capital projects similar to the way the Town has done for years for Stadium projects and Capital Improvement projects.

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.

Staff Recommendation:

Staff recommends approval of Ordinance 2021-67.

Attachments:

1. Ordinance 2021-67

ORDINANCE 2021-67

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		
Administration – Computers		\$23,000.00
Administration – Work Order System		3,300.00
Administration – Town Hall Improvements (Card Access)		<u>4,190.00</u>
Administration – Capital Reserve (IT)	30,490.00	
Property & Project Management– Warming Kitchen		5,700.00
Property & Project Management – Town Hall Chiller		<u>10,100.00</u>
Property & Project Management – Capital Reserve	15,800.00	
Property & Project Management – N. Arendell Sidewalks		33,261.00
Property & Project Management – GBP Reserve	33,261.00	
Police – Vehicles		9,500.00
Police – Capital Reserve (Fleet)	9,500.00	
Operations – Vehicles		52,000.00
Operations – Capital Reserve (Fleet)	52,000.00	
Operations—W. Vance Storm Drainage Improvements		40,268.00
Operations—Capital Reserve (Stormwater)	40,268.00	
Fire – Lease Payment (Pumper Truck)		645.00
Fire—Capital Reserve (Fleet-Fire Apparatus)	645.00	
Parks & Recreation – Vehicles		32,000.00
Parks & Recreation – Capital Reserve (Fleet)	32,000.00	
Community & Economic Development – Wayfinding		20,000.00
Community & Economic Development – CED Reserve	20,000.00	

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: June 7, 2021

Effective: June 7, 2021

Robert S. Matheny - Mayor

ATTEST:

Lisa M. Markland - Town Clerk

STAFF REPORT
ORDINANCE 2021-68
COVID-19 EXPENDITURES
JUNE 7, 2021

Topic: FY 2021 Budget Amendment Request – COVID-19 Expenditures (Ordinance 2021-68)

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

Prepared by: Bobby Fitts, Finance Director

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

Executive Summary:

The Board of Commissioners will consider appropriating \$198,580 in funds used in the wake of the COVID-19 pandemic.

Background:

In March of last year, in response to the COVID-19 pandemic, the Town of Zebulon began operations of its Emergency Operations Center (EOC). As part of this undertaking, supplies such as gloves, thermometers, masks, sanitizing materials and more had to be purchased.

Discussion:

The Town received approximately \$187,500 in CARES Act funds from Wake County as well as \$11,050 in reimbursements from FEMA to cover expenditures incurred related to COVID-19. Excessive overtime use while short staffed caused overtime expenditures to exceed budgeted amounts. These funds will go towards covering those overages. Also, record low interest rates have resulted in minimal investment earnings, which will fall far short of previously budgeted amounts. This ordinance will decrease budgeted investment earnings in line with what the actuals will be.

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.

Staff Recommendation:

Staff recommends approval of Ordinance 2021-68.

Attachments:

1. Ordinance 2021-68

ORDINANCE 2021-68

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		
CARES Act Reimbursement	\$187,530.00	
FEMA Reimbursement	11,050.00	
Interest Earned On Investments		117,000.00
EXPENDITURES		
Buildings & Grounds—COVID-19 Expenditures	\$20,000.00	
Police – Salaries	25,000.00	
Police – Salaries (Overtime)	13,000.00	
Police – Part-time/Aux Officers	3,000.00	
Police – FICA	2,700.00	
Police – Retirement	6,500.00	
Fire – Salaries	5,000.00	
Fire – Salaries (Overtime)	4,000.00	
Fire – FICA	680.00	
Fire – Retirement	1,700.00	

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: June 7, 2021

Effective: June 7, 2021

Robert S. Matheny - Mayor

ATTEST:

Lisa M. Markland, CMC - Town Clerk

STAFF REPORT
ORDINANCE 2021-69
BUDGET AMENDMENT PLACING GREENWAY IMPACT
FEES INTO RESERVE
JUNE 7, 2021

**Topic: FY 2021 Budget Amendment Request – Greenway Capital Reserve
(Ordinance 2021-69)**

Speaker: 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 Greenway Impact Fees collected in Fiscal Year 2021 totaling \$205,000.00 into a capital reserve account.

Background:

As part of the Fiscal Year 2020 budget, a new Greenway Impact Fee began being charged on new residential construction at \$500.00/lot. This fee was created to be put towards greenway projects in Town. Reserves are a means to supplement future capital projects with revenues or one-time savings from completed capital projects.

Discussion:

This appropriation of revenues collected in Fiscal Year 2021 can be set aside in a reserve for future greenway design, permitting, easement acquisition and construction. These reserves are to be used in FY 2022 for the W. Sycamore Street sidewalk project.

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.

Staff Recommendation:

Staff recommends approval of Ordinance 2021-69.

Attachments:

1. Ordinance 2021-69

ORDINANCE 2021-69

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		
Greenway Impact Fees	\$205,000.00	
EXPENDITURES		
Parks & Recreation—Greenway Capital Reserve	\$205,000.00	

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: June 7, 2021

Effective: June 7, 2021

Robert S. Matheny - Mayor

ATTEST:

Lisa M. Markland, CMC - Town Clerk

STAFF REPORT
ORDINANCE 2021-70
BUDGET AMENDMENT FOR APPROPRIATING FUNDS
FOR POLICE & FIRE OFF-DUTY EMPLOYMENT REIMBURSEMENT
JUNE 7, 2021

Topic: FY 2021 Budget Amendment Request – Ordinance 2021-70

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

Prepared by: Bobby Fitts, Finance Director

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

Executive Summary:

The Board of Commissioners will appropriate \$11,000 in revenues received for the employment of off-duty officers at US Foods and Five County Stadium.

Background:

Local businesses, such as the Carolina Mudcats and GSK formerly paid directly for off-duty Town of Zebulon Police officers hired for security. With the change within the last couple years in Carolina Mudcats ownership, it was requested that off-duty employment be paid through the Town and then reimbursed by the business requesting the service. With this change, to simplify things and be consistent for all parties, it was decided that any off-duty employment would be paid through the Town and the businesses using Town staff would reimburse the Town.

Fiscal Impact:

When determining an acceptable rate of pay between off-duty requestors and Town staff, it was negotiated that the benefits the Town is responsible for were to be paid by the requesting company as well. This includes FICA and retirement that is applicable. For fiscal year-to-date 2021, this total of \$11,000 will cover employment for assignments worked in April through June.

Procedure:

Per NCGS 159-15, the Board must recognize revenue received in order to assign that revenue to a particular function or line item.

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.

Staff Recommendation:

Staff recommends approval of Ordinance 2021-70.

Attachments:

1. Ordinance 2021-70

ORDINANCE 2021-70

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		
Police/Fire Off-Duty Employment Reimbursement	\$11,000.00	
EXPENDITURES		
Police—Salaries	\$8,900.00	
Police—FICA	690.00	
Police—Retirement	1,410.00	

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: June 7, 2021


Effective: June 7, 2021

Robert S. Matheny - Mayor

ATTEST:

Lisa M. Markland, CMC - Town Clerk

Topic: FY 2021 Budget Amendment—PW OPERATIONS

From: Chris D. Ray, Public Works Director
Prepared by: Chris D. Ray, Public Works Director
Bobby Fitts, Finance Director
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will transfer Public Works Departmental operational (Dept. – 520) funds from Salaries(Overtime), Snow and Ice Materials, and Insurance/Bonds to Street Lighting.

Background:

The growth in streets/residential development that has occurred over the last two years is occurring faster than staff projected; therefore street lights in new neighborhoods are coming online faster and the compounding effect over two years has led to a shortfall in this year's allocation to street lighting.

Consent:

The Board of Commissioners must recognize budget transfers over \$5,000 through a Budget Adjustment in order to dedicate those funds toward a particular program. Adoption of the attached ordinance will transfer existing funds from Public Works Operational Funds from Salaries(Overtime), Snow and Ice Materials, and Insurance and Bonds to Street Lighting.

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.

Staff Recommendation:

Staff recommends approval of Ordinance 2021-71.

Attachments:

1. Ordinance 2021-71

ORDINANCE 2021-71

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		
Operations—Street Lighting	\$25,000.00	
Operations—Salaries (Overtime)		5,000.00
Operations—Snow & Ice Materials		1,000.00
Operations – Insurance & Bonds		19,000.00

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: June 7, 2021

Effective: June 7, 2021

Robert S. Matheny - Mayor

ATTEST:

Lisa Markland, CMC - Town Clerk

STAFF REPORT
BUDGET AMENDMENT - ORDINANCE 2021-72
PARKS & RECREATION TRANSFER
JUNE 7, 2021

**Topic: FY 2021 Budget Amendment—Parks & Recreation Transfer
(Ordinance 2021-72)**

From: Bobby Fitts, Finance Director
Prepared by: Bobby Fitts, Finance Director
Sheila Long, Parks & Recreation Director
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will transfer funds from Parks & Recreation Community Center Programs and Athletics to Parks and Recreation Grounds Maintenance

Background:

The Parks and Recreation Department has identified uneven walking surfaces at several parks. These uneven walking surfaces are trip hazards and we would like to address these items rapidly. Repairs are estimated to be \$11,000.

Consent:

The Board of Commissioners must recognize budget transfers over \$5,000 through a Budget Adjustment in order to dedicate those funds toward a particular program. Adoption of the attached ordinance will transfer funds from Parks & Recreation Part Time Salaries and to Parks and Recreation Contract Services.

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.

Staff Recommendation:

Staff recommends approval of Ordinance 2021-72.

Attachments:

1. Ordinance 2021-72

ORDINANCE 2021-72

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		
Parks & Recreation—Grounds Maintenance	\$11,000.00	
Parks & Recreation—Community Center Programs		6,000.00
Parks & Recreation—Athletics		5,000.00

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: June 7, 2021

Effective: June 7, 2021

Robert S. Matheny—Mayor

ATTEST:

Lisa M. Markland, CMC—Town Clerk

STAFF REPORT
RESOLUTION 2021-08
APPOINTMENT OF TAX COLLECTOR
JUNE 7, 2021

Topic: FY 2022 Appointment of Tax Collector – (Resolution 2021-08)

Speaker: Bobby Fitts, Finance Director (if pulled from the Consent Agenda)
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 appointing the Wake County Revenue Administrator as Tax Collector for the Town of Zebulon.

Background:

Wake County has been levying and collecting taxes for the Town of Zebulon for over 20 years. This appointment is an annual requirement for the County to levy and collect taxes for Fiscal Year 2022.

Discussion:

The discussion before the Board is whether to appoint the Wake County Revenue Administrator or Town Staff member as the Tax Collector for the Town of Zebulon.

Policy Analysis:

Section 5.6 of the Town of Zebulon Charter authorizes the Board of Commissioners to appoint a Tax Collector.

Fiscal Analysis:

Wake County handles collections for property taxes for a total cost to the Town of approximately \$27,000 annually. If the Town were to handle this service, we would have to hire additional staff as well as other incidental costs such as materials, legal and other maintenance costs. Their collection rates are also over 99% each year.

Staff Recommendation:

Staff recommends appointing the Wake County Revenue Administrator as Tax Collector for the Town of Zebulon by approval of Resolution 2021-08.

Attachments:

1. Resolution 2021-08

RESOLUTION 2021-08

**APPOINTMENT OF TAX COLLECTOR
FOR THE TOWN OF ZEBULON**

WHEREAS, the Charter for the Town of Zebulon, Section 5.6, authorizes the Board of Commissioners to appoint a Tax Collector, and;

WHEREAS, the Wake County Revenue Administrator is hereby authorized, empowered and commanded to levy and collect taxes set forth in the tax records filed in the Office of the Wake County Revenue Administrator in the amounts and from the taxpayers likewise therein set forth, and;

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Town of Zebulon that the Wake County Revenue Administrator has full and sufficient authority to levy and collect any real or personal property taxes on behalf of the Town of Zebulon, North Carolina.

Adopted the 7th day of June 2021.

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk

STAFF REPORT
RESOLUTION 2021-09
AMERICAN RESCUE PLAN FUNDING
JUNE 7, 2021

Topic: American Rescue Plan Funding (Resolution 2021-09)

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

Prepared by: Bobby Fitts, Finance Director

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

Executive Summary:

The Board of Commissioners will consider approving accepting federal funds as part of the American Rescue Plan (ARP) as recently passed by Congress.

Background:

On March 11, 2021, the ARP was signed into law allocating \$1.9 trillion to COVID-19 relief and economic recovery. North Carolina will directly receive more than \$5.7 billion. These funds will be provided over two distributions – the first half in June 2021 and the second half in June 2022. The Town will receive approximately \$1,730,000 in ARP funds.

Discussion:

Approving the attached resolution will signify that the Town is stating it will spend funding only on federal guidance related expenses as required under the ARP Act and that revenue received will be kept in a separate fund and will not be comingled with other revenue. Finally, it states the Town will provide to the State of North Carolina and the US Treasury any unspent balance of the funds received and it will comply with the procedure created by the NC General Assembly and the US Treasury Department to receive funds under the act.

Policy Analysis:

No policy analysis was conducted on the receipt of ARP funds. A policy analysis will accompany future disbursements of ARP funds by the Town.

Fiscal Analysis:

The Town of Zebulon is expected to receive approximately \$1,730,000 in ARP funds. Additional fiscal analysis will accompany future disbursements of ARP funds by the Town.

Staff Recommendation:

Staff recommends approval of Resolution 2021-09.

Attachments:

1. Resolution 2021-09

RESOLUTION 2021-09

RESOLUTION FOR RECEIVING FEDERAL FUNDS UNDER THE AMERICAN RESCUE PLAN ACT (ARPA)

WHEREAS, the State of North Carolina will be appropriated funding from the federal American Rescue Plan Act (ARPA) to fund necessary Coronavirus State and Local Fiscal Recovery Funds; and

WHEREAS, the North Carolina General Assembly will provide for the distribution of funds to eligible municipal corporations, and townships; and

WHEREAS, before receiving a payment, a subdivision is required to adopt a resolution affirming that the subdivision will spend funding only on federal guidance related expenses as required under the ARP Act; and

WHEREAS, revenue received under the ARP Act will be kept in a separate fund and will not be commingled with other revenue; and

WHEREAS, the Town of Zebulon will provide to the State of North Carolina and the US Treasury any unspent balance of the funds received.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Town of Zebulon that we do hereby request ARP Act funding to be distributed by the State of North Carolina and by adopting this resolution affirm that the revenue will only be used for the purposes prescribed in the ARP Act guidance as described in 31 CFR, Part 35, and any applicable regulations, for necessary expenditures incurred due to the public health emergency connected with the COVID-19 pandemic, budget and certify such to the State Director of Office of Budget and Management and the Town of Zebulon Finance Director; and

BE IT FURTHER RESOLVED that the Town of Zebulon will comply with the procedure created by the North Carolina General Assembly and the US Treasury Department to receive funds under the act.

Adopted this 7th day of June 2021.

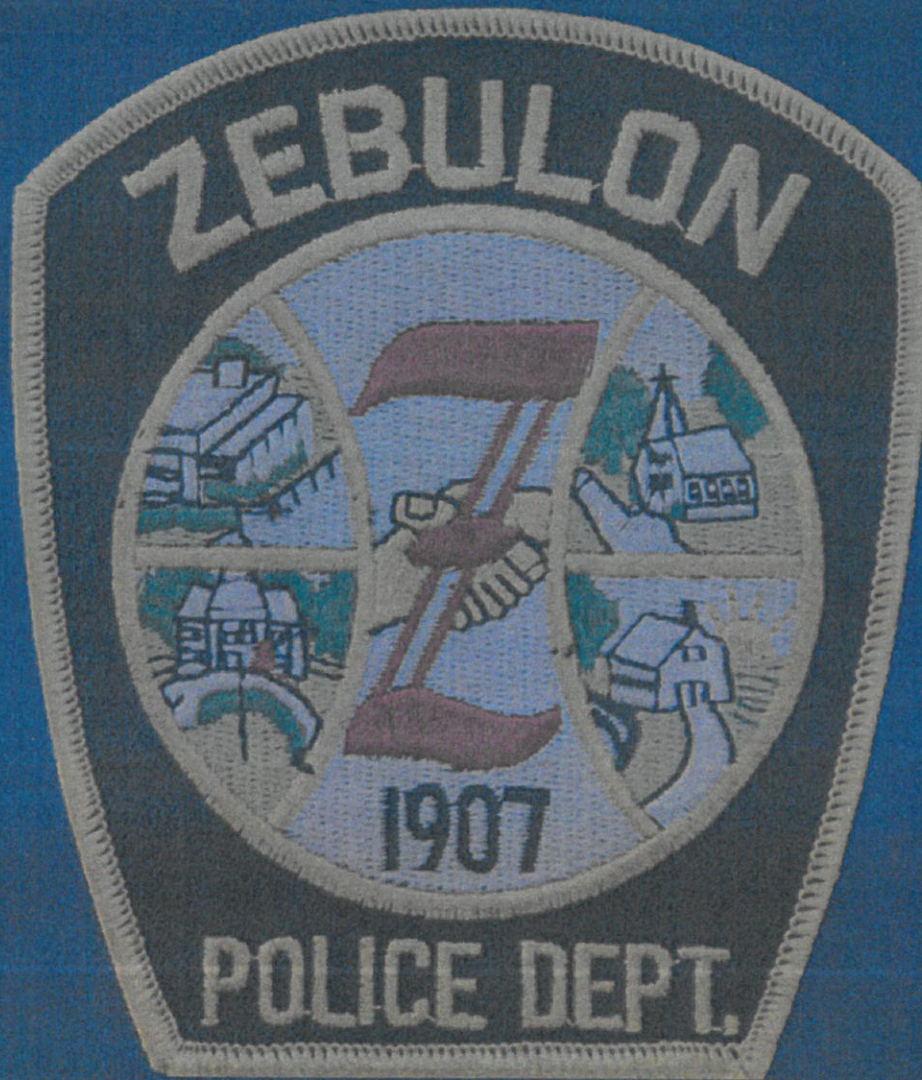
ATTEST:

Robert S. Matheny - Mayor

Lisa M. Markland, CMC - Town Clerk

3rd Quarter Report

**JANUARY - MARCH
2021**



**ZEBULON POLICE
DEPARTMENT**

CALLS FOR SERVICE

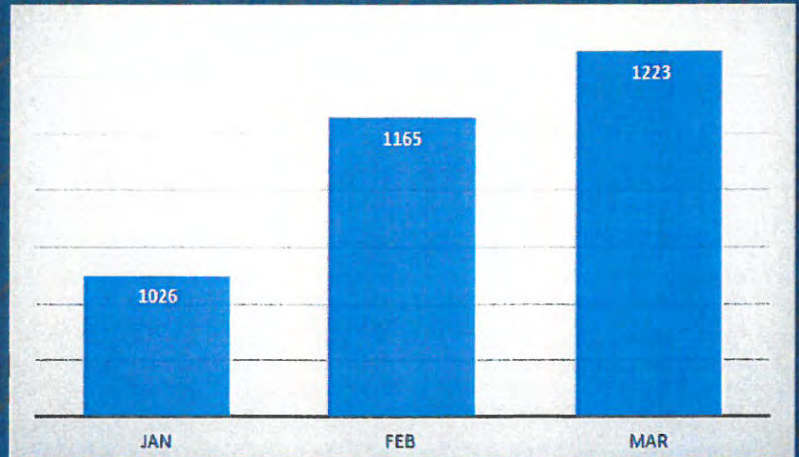
JAN: 1026

FEB: 1165

MAR: 1223

INCREASE IN CALL VOLUME

There was a total of 3,414 calls for the third quarter. This is a 28% increase from the same quarter last year. The increase is a result in significant focus on self-initiated activity.



CRIME TRENDS

There were 58 Part I*(Murder, Rape, Robbery, Assault) and 94 Part II* (Burglary, Larceny, Auto theft, Arson) crimes reported in the 3rd quarter, down 13% from the 3 year average.

*This is the most common means of reporting crime rate

TYPE OF CRIME	JAN	FEB	MAR
PERSON	3	0	1
PROPERTY	26	15	16
WEAPON VIOLATIONS	0	0	0
DRUG VIOLATIONS	10	10	4
SIMPLE ASSAULT	17	3	5
DWI	2	1	2
VANDALISM	0	3	1

K-9 PRODUCTIVITY

only one K9 team working most of the quarter

Special Events Special Olympics 3	Tracks 1	Building Search 0
Drug Seizures 3	Assist Another Agency 5	Training Hours 15
Narcotics Search 17	Article Search 0	Vehicle Search 15



30 AVERAGE RESPONSE TIMES

Average response time was more than 8 minutes in 2020

JAN

5:26
MIN.

FEB

4:53
MIN.

MAR

5:41
MIN.

SELF-INITIATED

Traffic Stops: 873

Foot Patrols: 47

Security Checks: 716

In February, we began daily patrols in the Downtown Overlay District



CITATIONS

158	←	JANUARY	→	138
197	←	FEBRUARY	→	138
112	←	MARCH	→	101

WARNINGS



SHIFTS AT MINIMUM STAFFING

JANUARY: 37%

FEBRUARY: 23%

MARCH: 32%

COMMUNITY INVOLVEMENT



NURSING HOME DELIVERIES JANUARY

Over 100 bags were delivered to local nursing homes. The bags contained toiletries, treats, and notes of encouragement.



BOY SCOUT ONE ON ONE FEBRUARY

Luc Wead from Cub Scout Pack 522 visited the police department to learn how STEM impacts police work. In March Luc earned the Super Nova Award superior achievements in STEM.



LITTER CLEANUP FEBRUARY

Officers from the C and D Squads spent a few hours on their day off to clean up trash along Pony Rd.



BEUTIFICATION MARCH

The PD adopted one of the Zebulon Women's Club flower pots downtown. There are 48 pots that were adopted by 45 different community members.



EASTER EGG HUNT MARCH

ZPD met with the Easter Bunny before the big hunt. On Easter Sunday, officers delivered Easter Baskets to children throughout the community.

Community Outreach/Engagement Hours

65

DID YOU KNOW?

NC will become the 35th state to offer a state accreditation program

WHY?

- Changes in how policing services are delivered
- Demands from community for transparency
- Technology changes impacting policing
- Evidence supports best practices
- Mandates continued development and progress for policy program

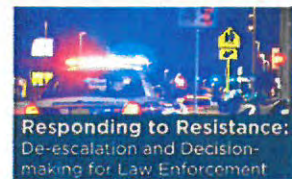
HOW

- Meet professional standards
- Having external assessment and evaluation
- Continued proof of compliance required
- State Accreditation

WHEN

- Process begins Fall 2021
- 18-24 months to get policies and procedures into compliance with standards

TRAINING



In March, Sergeant Travis Denny was presented with the Traffic Specialist Certificate from Coastal Plains Law Enforcement Training Center. He is one of only 6 to receive it there in the last decade. Our personnel attended more than 180 hours of advanced training in this quarter, in courses related to leadership, life saving, and legal updates.



PROMOTIONS



Edwin Killete was promoted to Lieutenant on March 11. He was pinned by his daughter, Peyton

Sergeant Travis Denny was promoted amongst friends and family on February 11th.



ANNUAL AWARDS

Officer of the Year

Jackson Oliver



Officers of the Quarters

Heath White

Travis Casper

Chris Hamm

Oliver Jackson



Life Saving Awards

Jason Bridges

Tivon Howard

Jordan Perry

Chris Hamm

Jeremy Pulley

Dustin Elliott

Top Gun

Jeremy Pulley



ZEBULON

NORTH CAROLINA

The Zebulon Parks and Recreation Department works to enhance the lives of our citizens and visitors by providing beautiful parks, play opportunities, wellness programs, and educational opportunities.



**Parks & Recreation
Department**

Jan-March 2020

We will preserve and enhance our small town feel by developing more activities and locations to gather with family and neighbors, making Zebulon a safe, connected, family friendly and walkable town.



Small Town Life



Participants enjoyed youth and adult art programs.

Adult fitness programs continued at the Zebulon Community Center as allowed under State Covid-19 restrictions.



Participants enjoyed the Easter Egg Hunt.

Participants registered for spring sports.



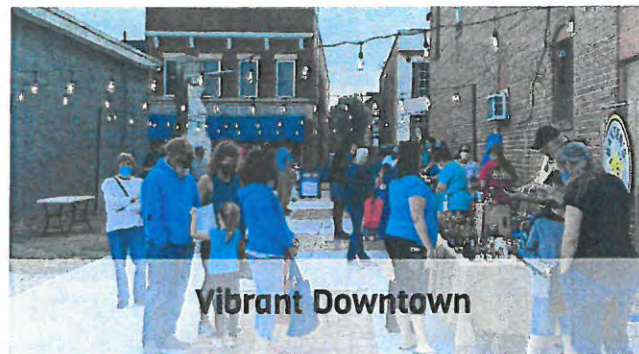
Creating Community



Summer Camp programs were developed and registration began.

Due to COVID-19 restrictions, types of programs offered and maximum capacity for programs continues to be very limited.

We will have 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.



Vibrant Downtown



Released annual guidelines and applications for the Farm Fresh Market which will continue operation in Downtown in the newly renovated Alley.

Farm Fresh Market secured \$6,100 sponsorship dollars plus in kind donations valued more than \$1500 in marketing materials and supplies.



Growing Smart

Our community is growing and we will plan for the growth with appropriate staffing and service levels to address land use and traffic concerns; promote economic development and preserve the affordability of our community.



Facebook reaches on the ZPRD page with 99 posts.



Josh Hardin, Amy Hayden, and Sheila Long were recertified by the National Parks and Recreation Association as Certified Parks and Recreation Professionals.




The Parks and Recreation Advisory Board held its annual retreat and adopted two goals: Community Engagement & Community Awareness.



Continued development of the Comprehensive Parks and Recreation Master Plan.

STAFF REPORT
AMENDMENT OF WORK SESSION
MEETING SCHEDULE
JUNE 7, 2021

Topic: Amendment of Work Session Meeting Schedule

Speaker: Joseph M. Moore II, PE - Town Manager (if pulled from Consent)
From: Lisa M. Markland – Town Clerk
Prepared by: Lisa M. Markland – Town Clerk
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider whether to amend the August work session meeting day and time.

Background:

The Town of Zebulon Work Session meeting schedule has traditionally been held on the third Wednesday after the Board of Commissioners regular meeting at 7pm. The Board moved up the start-time of these meetings to 6pm with the adoption of the 2021 Meeting Schedule.

Due to conflicts with CAMPO meetings the Wednesday at 6pm meeting time does not allow for the Town of Zebulon to be represented well at the CAMPO meeting.

Staff offers changing the August work session to Thursday, August 19th at 6pm as a means to test this day and time.

Discussion:

The discussion before the Board is whether to amend the Board of Commissioners work session meeting for August.

Policy Analysis:

The Board of Commissioners has adopted a schedule that has the work session on the third Wednesday after the regular Board of Commissioners meeting.


Staff Recommendation:

Staff recommends amending the meeting schedule to hold the August work session of the Board of Commissioners on Thursday – August 19th at 6pm.

Attachments: None

STAFF REPORT
RENEWAL OF FIRE CONTRACT
WITH JOHNSTON COUNTY
JUNE 7, 2021

Topic: Renewal of Fire Contract with Johnston County

Speaker: Chris Perry, Fire Chief
From: Chris Perry, Fire Chief
Prepared by: Chris Perry, Fire Chief
Approved by:  Joseph M. Moore, II, PE, Town Manager

Executive Summary:

Consideration of approval of the contract of fire services with Johnston County.

Background:

Since April, 2014 the Town of Zebulon has contracted with Johnston County to provide fire services to a small portion of their county. Johnston County desires for the Town of Zebulon to provide these services due our proximity to this area as compared to any Johnston County fire station. Contracting with the Town of Zebulon provides for a quicker response and an increased insurance savings to these properties.

The current agreement for fire protection services expires June 30, 2021. Johnston County has provided a new agreement under the same terms as our current agreement for two additional years, expiring June 30, 2023. There were no changes to the agreement.

Discussion:

The discussion before the Board is to approve or deny the attached contract to provide fire protection services.

Fiscal Analysis:

Last fiscal year (July 1, 2019-June 30, 2020), the fire department responded to seventeen incidents in the contract area. Contract revenue from Johnston County for the same time period was \$9,692.63.

This fiscal year (as of May 15, 2021), the fire department has responded to nine incidents in the contract area. Contract revenue from Johnston County for July, 2020 through April, 2021 has been \$11,169.40. (There are two remaining payments in this fiscal year.)

Policy Analysis:

N.C.G.S. 153A-233 authorizes counties to contract for fire-fighting or prevention services with cities or other units of local government, and further authorizes appropriation of funds not otherwise limited by law.

Staff Recommendation:

Staff recommends approval of attached contract.

Attachments:

1. Fire Services Contract



**NORTH CAROLINA
JOHNSTON COUNTY**

This Contract, made and entered into this the first day of July 2021, by and between Johnston County, a political subdivision of the State of North Carolina, hereinafter referred to as the "County," and the **Town of Zebulon**, a body politic and corporate of the State of North Carolina, hereinafter referred to as the "Town" or "Contractor";

WHEREAS, the Town and the County are authorized pursuant to N.C. General Statute § 160A-460, *et seq.*, to enter into an inter-local agreement; and

WHEREAS, the Town and the County wish to enter into an inter-local agreement by which the County will assess and collect a fire tax and will compensate the Town for fire protection services and the Town will provide certain fire protection services as described herein.

Now therefore, in consideration of the mutual promises contained herein and other good and valuable consideration, the parties hereto contract and agree as follows:

- 1) "Fire Department" as used herein refers to the Town, acting by and through the Town of Zebulon Fire Department.
- 2) The Fire Department shall provide fire protection services within the **Wakelon** Fire Insurance District of Johnston County, formed under the authority of N.C. General Statute 153A-233. The Fire Department shall maintain a minimum of a 9S rating or better with the North Carolina Department of Insurance, Office of State Fire Marshal. The Fire Department shall continuously comply with all applicable laws, ordinances, and State regulations. The **Wakelon** Fire Insurance District of Johnston County shall include that area as shown on the map attached hereto as **Exhibit A**, and shall hereafter be referred to as "the District."
- 3) Funding to the Fire Department shall be determined by multiplying the fire tax collected by the County from the area included in the total Corinth Holders Fire District, including that portion described as the District herein, by a fraction, the numerator of which is the assessed value of the real property situated in the District and the denominator of which is the total assessed value of real property situated in the Corinth Holders Fire District, including that real property included in the District. The resulting amount shall be paid to the Fire Department by the County on a monthly basis. The term "assessed value" means the value of real property as assessed by the County Tax Department for taxation purposes.
- 4) The Fire Department will furnish fire protection and related emergency services, as authorized by the Town, within the District and shall provide the necessary equipment, personnel, and those things necessary for furnishing such protection in the District. The services shall be in accordance with minimum standards set forth in this Contract and all future amendments adopted in accordance with paragraph 14 of



this Contract. The Fire Department shall furnish fire protection services without charge to all persons and property located in the District in an efficient and competent manner. This provision shall not prohibit the Fire Department from recouping costs and expenses from incidents or from entering into contracts with the Federal, State, or local governments or utility companies for the provision of emergency protection services for a fee.

- 5) The Fire Department shall furnish to the County all applicable materials and financial statements for the purpose of the annual audit conducted by the Town in conformity with Generally Accepted Accounting Principles. The Town shall follow any applicable statutory procedures for letting of public contracts for fire apparatus, equipment, and construction.
- 6) The Fire Department shall obtain and keep in force during the term of this contract the following minimum insurance coverage:
 - a. Worker's Compensation: Coverage for all paid and volunteer workers meeting the statutory requirements of the State of North Carolina;
 - b. Comprehensive General Liability, Malpractice, and Errors and Omissions: Coverage with minimum limits of \$1,000,000.00 per occurrence, \$1,000,000.00 aggregate combined single minimum for bodily injury liability and property damage liability;
 - c. Business Auto Policy: Coverage with minimum limits of \$1,000,000.00 per occurrence combined single limit for bodily injury liability and property damage liability. This shall include owned vehicles, hired, and non-owned vehicles and employee non-ownership.
 - d. Management or Directors and Officers Liability: Coverage with minimum limits of \$1,000,000.00 per claim and \$2,000,000.00 aggregate.
 - e. Umbrella Liability: Coverage with a minimum limit of \$1,000,000.00 with underlying coverage of auto liability, general liability, employer's liability, and \$1,000,000.00 aggregate.
 - f. County as an Additional Insured: County of Johnston shall be named as an additional insured on all policies of insurance required hereunder. Fire Department shall furnish County a certificate of insurance annually.
 - g. The Town agrees to fully indemnify and hold harmless the County, its officers, agents, employees, boards, commissions, and agencies against all loss, liability, claims or actions for damages to persons or property to the extent that any such damages are caused by the negligent acts or omissions of the Fire Department.
 - h. Nothing contained herein shall be construed as a waiver of any applicable defense of governmental, statutory, or common law immunity, and shall not prevent the County or the Town from asserting any defense of such immunity except as for those matters for which, and only to the extent, immunity has



been waived by the County or the Town by the purchase of insurance: provided that if a court of competent jurisdiction determines no such immunity applies, the indemnity provided for herein shall apply.

7. The Fire Department shall create and maintain an incident report for all emergency responses in the district for a minimum of five (5) years from the date of the incident. The Fire Department shall submit fire reports electronically to the County in a timely manner (not to exceed seven (7) days from the date of the reported fire), either through direct entry into the County database or by electronic transmission of fire reports to their County.
8. The Fire Department shall provide annually to the Johnston County Fire Marshal's Office a current and complete roster of members of the Fire Department to include contact numbers for the Chief and Assistant Chief(s).
9. The Fire Department agrees to provide mutual aid services (as that term is generally understood in this field) to other emergency services providers in Johnston County as requested. The Fire Department understands that other agencies will maintain their own liability policies and be responsible for their own expenses. The Fire Department further agrees that it will be responsible for its own expenses while responding to a request for mutual aid from Johnston County 911 or another agency within the County

In areas where the fire district has been extended to six miles, the Fire Department agrees to maintain agreements with adjoining districts to respond with a minimum of one apparatus capable of transporting a minimum of 1,000 gallons of water to all alarms involving reported structure fires. This apparatus will be dispatched simultaneously with the department within whose district the incident occurs.

10. The following minimal performance standards are agreed upon by the County and the Fire Department and are part of this Contract:
 - a. The Fire Department shall comply with the procedures for radio communications and established protocols for the dispatch of emergencies as defined by the Johnston County Communications Center Protocols.
 - b. The Fire Department officer in charge at all fire scenes shall attempt to determine the origin and cause of every fire. When the officer in charge cannot determine the origin and cause of the fire, or if the cause is suspected to be of an incendiary nature, the officer in charge shall request assistance from the Johnston County Fire Marshal's Division.
 - c. The Fire Department shall keep all records on site for minimum period of five (5) years. These records include all those "Records and Documents"



required to be maintained in order to meet and/or retain 9S classification, as published in that memo entitled "Requirements to Meet the 9S Rating for Initial Certification/Re-Inspection of Fire Departments in North Carolina," or any superseding memorandum or directive, published by the Office of the State Fire Marshal. All State and County required reports and rosters shall be submitted by the requested deadlines.

- d. The Fire Department shall adopt a standard operating guideline that addresses the number of firefighters required on all types of fire calls. A current, valid copy of the Contractor's guideline shall be kept on file with the Johnston County Fire Marshal. The Fire Department shall place at least four (4) personnel on the scene to operate at least one (1) pumper on all structure fire calls.
- e. The Fire Department shall have the minimum standard training requirements, as established by the State of North Carolina, for providing fire, rescue, and emergency management services. The Fire Department shall maintain training levels in accordance with National Incident Management System (NIMS) directives.
- f. The Fire Department shall voluntarily participate in at least two (2) or more county wide mutual aid trainings each year.
- g. The Fire Department shall develop a pre-fire incident survey and update it annually for all commercial buildings within the Fire Protection Service District. Facilities that should be given priority are those buildings displaying NFPA 704 placards, as well as hazardous, institutional, and assembly occupancies. The Fire Department agrees to cooperate with local fire code enforcement officials to determine hazards and occupancies. Upon request, the Johnston County Fire Marshal or his designee shall assist the Fire Department in developing pre-fire incident surveys for buildings within the Johnston County Fire Marshal's fire code enforcement service area.
- h. If pressurized fire hydrants are located within the District, the Fire Department shall notify the appropriate utilities department when conducting flow testing or maintenance. The Fire Department shall immediately report any malfunctions or damage to hydrants to the entity owning the water system. The Fire Department shall conduct fire hydrant testing and maintenance on not less than an annual basis. Testing shall ensure that every wet and dry fire hydrant in the Fire Protection Service District is flushed and checked for accessibility, functionality, visibility, and operation. Records of fire hydrant tests and maintenance conducted by the Fire Department shall be completed and maintained in compliance with the North Carolina Rating System.



- i. The Fire Department shall follow the Johnston County Emergency Operations Plan when responding to an emergency or disaster in the service area, attached hereto as Exhibit B.
- j. During any State of Emergency declared under N.C. General Statute § 166A-19.1, et seq. affecting the County, the Fire Department shall assist the County with the following services: 1) Debris removal from roadways; 2) Traffic Control; 3) Alert and notification; 4) Search and rescue; 5) Evacuation; and 6) other life saving and property protection measures as necessary. Request for additional assistance outside the District shall be directed to the Fire Chief or designee. All operations shall be in accordance with the Johnston County Emergency Operations Plan.
- k. It is expressly agreed and understood that the Fire Department's primary responsibility is to Wake County and the Town of Zebulon (its "Primary Service Areas"). The Fire Department's responsibility to its Primary Service Areas shall have absolute priority over any responsibilities created by this Contract. Only in the event that the Fire Department is able to fully and completely meet its primary responsibilities to its Primary Service Areas, as determined by the Fire Department in its discretion, will the Fire Department provide the assistance described herein within the limits of the Fire Department's personnel, equipment, resources, and capabilities.
- l. The Fire Department may elect to voluntarily participate in certain services. If the Fire Department provides these services, it shall enter into a separate agreement and shall perform pursuant to the rules set forth by the Johnston County Board of Commissioners. If the Fire Department has chosen to participate in any of these programs, the agreements can be found as Appendices of this Contract:

SERVICE	APPENDIX #
Aid Agreement for Fire Protection	A
Medical Services	B
Rescue Services	C
Cardiac Arrest Assistance Agreement	

- 11. This Contract shall become effective the first day of July 2021, and remain in effect for a period not to exceed two years, subject to the continued legal existence of the District and the Fire Department, and further subject to the termination provisions of paragraph 13 hereof.



12. This Contract may not be transferred or assigned by the Fire Department, nor may the services contracted for herein be sub-contracted to other parties unless approved by the Johnston County Board of Commissioners.
13. This Contract may be terminated by either party upon advance notification to the other party by certified mail at least sixty (60) days prior to termination.
14. Either party may propose an amendment to this Contract by submitting the amendment in writing at least sixty (60) days in advance of the amendment's proposed effective date. Amendments to this Contract must be approved by both the County and the Town prior to becoming effective.
15. If any part of this Contract is for any reason held invalid or unconstitutional by any court of competent jurisdiction, that part shall be deemed a separate, distinct and independent provision, and the holding shall not affect the validity of the remaining portions of this Contract.
16. This Contract is not intended to serve for the benefit of any third party. The rights and obligations contained herein belong exclusively to the entities that are parties hereto and no third party shall rely upon anything contained herein as a benefit to that third party.
17. The terms and provisions herein contained constitute the entire agreement by and between the County and the Town related to the provision of fire protection services within the District and shall supersede all previous communications, representations, or agreements, either oral or written between the parties hereto with respect to the subject matter hereof.
18. IRAN DIVESTMENT AND DIVESTMENT FROM COMPANIES BOYCOTTING ISRAEL. By signing this agreement Contractor certifies that as of the date of execution they are not listed on the Final Divestment List created by the NC Office of State Treasurer pursuant to NCGS 147 Article 6E, Iran Divestment Act, Iran Divestment Act Certification. Contractor shall not utilize any subcontractor that is identified on the Final Divestment List. Any organization defined under NCGS 147-86.80(2), Divestment from Companies Boycotting Israel, shall not engage in business totaling more than \$1,000 with any company or business that boycotts Israel. A list of companies that boycott Israel is maintained by the NC Office of State Treasurer, pursuant to NCGS 147-86.81(a)(1). Any company listed as boycotting Israel is not eligible to do business with any State agency or political subdivision of the State.
19. E-VERIFY. Contractor shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes. Further, if Contractor utilizes a subcontractor, Contractor shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes.

**JOHNSTON COUNTY
EMERGENCY SERVICES**

120 S. Third Street | PO Box 530 | Smithfield, NC 27577



Kevin Hubbard
Emergency Services Director

Main Office Phone: (919) 989-5050 | Fax: (919) 989-5052

20. NOTICES: All notices or other communications which shall be made pursuant hereto shall be in writing and shall be deemed to be given and received (a) when hand delivered to the address stated below, (b) three (3) days after being mailed to the address stated below, postage prepaid by certified or registered mail of the United States, return receipt requested to the address set forth below:

IN TESTIMONY WHEREOF, the County has caused this instrument to be executed by the Chairman of the Board of County Commissioners and attested by the Clerk to the Board of County Commissioners, and the Town of Zebulon has caused this instrument to be signed in its name by its Mayor, attested by its Clerk, all by the authorization of their respective Boards duly given.

Johnston County Board of County Commissioners

By: _____
Chairman: Chad M. Stewart

Attest:

Clerk

Town of Zebulon

By: _____
Mayor

Attest:


Clerk

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

By: _____
J. Chad McLamb, Finance Officer

STAFF REPORT
EXTENSION OF FIRE CONTRACT
WITH WAKE COUNTY
JUNE 7, 2021

Topic: Extension of Fire Contract with Wake County

Speaker: Chris Perry, Fire Chief
From: Chris Perry, Fire Chief
Prepared by: Chris Perry, Fire Chief
Approved by:  Joseph M. Moore, II, PE, Town Manager

Executive Summary:

Consideration of approval of the contract amendment of fire services with Wake County.

Background:

Since 2000, the Town of Zebulon has contracted with Wake County to provide fire services to the unincorporated areas around the corporate limits of Zebulon. The contract includes provision of fire and medical first responder services. These contracts have historically been in effect for ten-year periods.

The current agreement for fire protection services expires June 30, 2021. Due to the Coronavirus, work to revise the contract is not complete; therefore, Wake County has proposed an amendment to the current contract agreement which extends the expiration until June 30, 2022, providing an additional year to refine the next full contract. The amendment also mirrors the minor changes to the agreement related to insurance requirements which were adopted with last year's extension.

Discussion:

The discussion before the Board is to approve or deny the attached contract amendment to provide fire protection services.

Fiscal Analysis:

Through this contract, Wake County is providing \$640,152 in operational funding and a proportionate share of capital expenditures in FY2022. This contract extension continues the same funding methodology as utilized in the past years.

Policy Analysis:

N.C.G.S. 153A-233 authorizes counties to contract for fire-fighting or prevention services with cities or other units of local government, and further authorizes appropriation of funds not otherwise limited by law.

Staff Recommendation:

Staff recommends approval of attached contract.

Attachments:

1. Proposed Contract Amendment

STATE OF NORTH CAROLINA
COUNTY OF WAKE

FIRE PROTECTION AGREEMENT AMENDMENT

This **AMENDMENT** made and entered into the 20th day of May, 2021, by and between the County of Wake, a body politic and corporate of the State of North Carolina, hereinafter referred to as "**COUNTY**" and Town of Zebulon hereinafter referred to as "**TOWN**";

WITNESSETH

That **WHEREAS**, the **COUNTY** and **TOWN** have an existing legal contract specifying services, terms and conditions under which the **TOWN** provides specified services to the **COUNTY**; and,

WHEREAS, said contract, dated the first day of July 2010, was officially signed by both parties; and,

WHEREAS, said contract specified the compensation to be received by **TOWN** from the **COUNTY**, and the terms of said contract; and,

WHEREAS, **COUNTY** desires to continue **TOWN'S** services for an additional period of 12 months to the current contract; and,

WHEREAS, the **TOWN** has accepted this continuation and is desirous of a continued relationship with the **COUNTY** to provide these services.

NOW, THEREFORE, and in consideration of the continued services offered by the **TOWN** and agreed to by the **COUNTY**, the **COUNTY** and **TOWN** mutually agree to amend the **TERM** of the contract dated the first day of July 2010, as it relates to the expiration term to read "last day of June 2022."

1. Replace Section 18, in its entirety with the following:

SECTION 18. INSURANCE AND INDEMNIFICATION

16A. Insurance. The Town shall obtain and keep in force during the term of this Agreement and any subsequent renewals of this Agreement the following minimum insurance coverages, annually providing the Wake County Finance Department with a certificate of insurance. All required insurance shall be procured from insurance companies licensed to do business in North Carolina with a Best's Insurance Guide Rating of no less than A- and a financial size category of no less than VII; or the Volunteer Safety Workers' Compensation Fund owned and operated by the State of North Carolina. The Town shall be responsible for purchasing such insurance coverage for both regular employees and volunteers. Coverage shall be maintained continuously during the term of this agreement.

- A. Worker's Compensation, with limits for Coverage A: Statutory for State of North Carolina, and Coverage B – Employers Liability: \$100,000 each accident/\$100,000 disease each employee/\$500,000 disease.*

**STATE OF NORTH CAROLINA
COUNTY OF WAKE**

16B. Indemnification. The Town shall indemnify and save harmless Wake County from any and all liability and expenses including attorney's fees, court costs, and other costs incurred by Wake County which are caused by the negligence or willful misconduct of the Town, its agents, or employees, up to the limits of insurance specified herein; provided that such liability arises out of acts for which any defense of governmental, statutory, or common law immunity is not available. The indemnification provided for herein shall not be construed as a waiver of any applicable defense of governmental, statutory, or common law immunity, and shall not prevent the Town or County from asserting any defense of such immunity; provided that if a court of competent jurisdiction determines that no such immunity applies, then the indemnity provided for herein shall apply.

2. All other rights, terms, and considerations currently contained in this contract remain in effect.

IN WITNESS WHEREOF, the parties hereto have executed or caused to be executed by both parties this amendment in two (2) copies, each of which shall be deemed to be an original, on the day and year first above written.

THE COUNTY OF WAKE

TOWN OF ZEBULON

By _____
Wake County Fire Services Director

By _____
Robert S. Matheny, Mayor

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

WAKE COUNTY FINANCE DIRECTOR

This person is responsible for monitoring the contract performance requirement is Joseph "Joe" Vindigni.


_____ Department Head Initials

STAFF REPORT
CHANGE IN CURBSIDE SOLID
WASTE COLLECTION DAYS
JUNE 7, 2021

Topic: Change in Curbside Solid Waste Collection Days

Speaker: Chris D. Ray, Public Works Director (if pulled from Consent)

Prepared by: Chris D. Ray, Public Works Director

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

Executive Summary:

This report summarizes the schedule change for weekly and biweekly curbside solid waste collection services provided by Green For Life (GFL), formerly Waste Industries.

Background:

GFL currently provides weekly curbside collection of trash and biweekly curbside collection of recycling on Mondays. Waste collection companies redraw their collection routes roughly every five years to account for growth in municipalities and other changes. GFL's last route change was in 2014, and they are currently working to rebalance their routes throughout Wake County. The proposed change would move the Town of Zebulon's collection day from Monday to Friday for trash and recycling.

Information:

GFL is making significant changes to their collection routes and schedules. This update will affect all Wake County GFL customers, including Zebulon and at least nine other municipalities. The goal of the change is to provide better service. By balancing the collection routes, GFL's experienced drivers will service municipalities full-time because the work for their "zone" will be spread across the week. With the current routes, GFL is having to use inexperienced and temporary drivers in towns to meet the collection schedule due to the rapid population growth in eastern Wake County over the past several years.

Notification and Logistics

GFL expects to begin the new routes in August. Two weeks before the switch, they will distribute fliers to every residence with information about the change in English and Spanish (example attached). GFL will also reprint and distribute the Zebulon Public Works services brochure and the 2021 collection schedule trash cart stickers (example attached). On the week of the change, GFL would collect from Zebulon on both Monday and Friday to avoid a 10-day period without collection.

Policy Analysis: N/A

Financial Analysis: N/A

Staff Recommendation:

No staff recommendation or Board action is necessary. This is informational only.

Attachments:

1. Example of GFL flier
2. Example of Zebulon's brochure and sticker



Thank you for being a GFL Environmental customer! We wanted to provide you with an annual collection schedule for the 2021 year. The calendar below is marked with your area's collection dates. You'll notice that if your collection falls on a holiday, pickup will occur on the following day.

We would also like to reassure you that the safety of our customers, their families, and our employees remains our number one priority. In the event of inclement weather, your schedule may be altered. Please visit us online to track inclement weather alerts.

TRASH COLLECTION SERVICE DAY

Starting the week of May 1st, 2021, your pick-up day for trash service will change.

YOUR NEW SERVICE DAY(S) ARE: TUESDAY

Please place your container at the curb the night before your day of service. Thank you in advance for your help and consideration.

The Following Holidays Could Affect Your Service Date:

- January 1st - New Year's Day
- November 25th - Thanksgiving Day
- December 25th - Christmas Day

*For pickup on or following a holiday, your collection will be delayed by one day. Please contact your local GFL branch with any questions you may have.

 = Day of Trash Collection = Recycling Pickup (A Week) = Holiday

JUNE 2021							JULY 2021							AUGUST 2021							SEPTEMBER 2021							OCTOBER 2021							NOVEMBER 2021							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	
		1	2	3	4	5					1	2	3	1	2	3	4	5	6	7					1	2	3	4						1	2		1	2	3	4	5	6
6	7	8	9	10	11	12	4	5	6	7	8	9	10	8	9	10	11	12	13	14	5	6	7	8	9	10	11	3	4	5	6	7	8	9	7	8	9	10	11	12	13	
13	14	15	16	17	18	19	11	12	13	14	15	16	17	15	16	17	18	19	20	21	12	13	14	15	16	17	18	10	11	12	13	14	15	16	14	15	16	17	18	19	20	
20	21	22	23	24	25	26	18	19	20	21	22	23	24	22	23	24	25	26	27	28	19	20	21	22	23	24	25	17	18	19	20	21	22	23	21	22	23	24	25	26	27	
27	28	29	30				25	26	27	28	29	30	31	29	30	31					26	27	28	29	30			24	25	26	27	28	29	30	28	29	30					
																												31														

DECEMBER 2021							JANUARY 2022							FEBRUARY 2022							MARCH 2022							APRIL 2022							MAY 2022						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
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5	6	7	8	9	10	11	2	3	4	5	6	7	8	6	7	8	9	10	11	12	6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14
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19	20	21	22	23	24	25	16	17	18	19	20	21	22	20	21	22	23	24	25	26	20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28
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							30	31																																	

VARIABLE DATA



ESPAÑOL

Address Line 1, Line 2 | City, State, ZIP | 123.456.7890

SPANISH TRANSLATION OF THE FRONT INFORMATION

RECYCLE FOR A GREENER FUTURE

RECYCLABLE PLASTIC



Bottles, tubs, jugs and jars
(Empty and rinse - no pumps)

RECYCLABLE METAL



All cans
(Empty and rinse)

RECYCLABLE GLASS



Bottles and jars
(Empty and rinse)

RECYCLABLE PAPER



Paper, cartons and cardboard
(Flatten cardboard)

HAZARDOUS AND NON-HAZARDOUS MATERIALS NOT ACCEPTED

- Aerosol cans
- Aluminum foil
- All batteries (car, lithium, etc.)
- Ceramic items
- Clothing or textiles
- Diapers
- Disposable cups
- Electronics

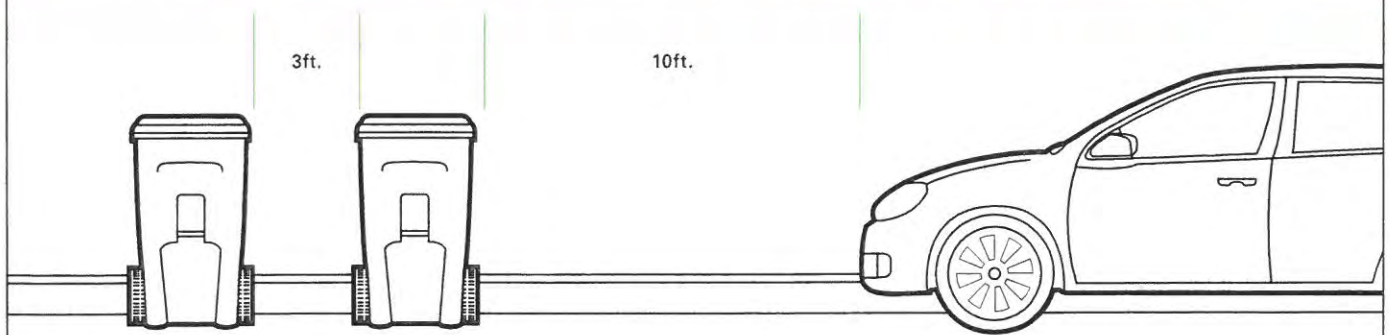
- Food-tainted items
- Hazardous waste
- Household glass
- Medical waste
- Plastic bags/ wrap
- Scrap metal/ wood
- Shredded paper
- Styrofoam, including peanuts

- Tangles (cords, hoses, wires, etc.)
- Tires
- Toys



Please **DO NOT** bag your recyclables!

HOW TO BEST PLACE YOUR CONTAINER

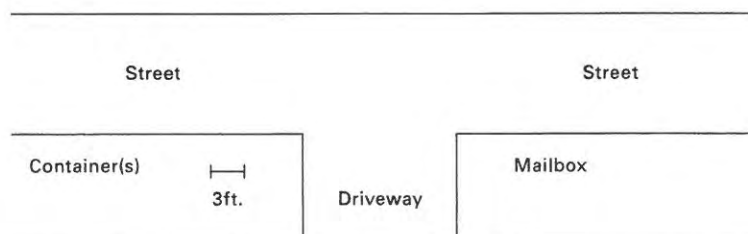


So we can serve you safely, please be sure to keep your container

AT LEAST 10 FEET AWAY FROM:

- Mail Boxes
- Vehicles
- Street Lights
- Electrical Posts

The container opening must face the street with the handles and wheels facing your home. See right for the best placement of your container.



**SPANISH
TRANSLATION OF
THE
FRONT
INFORMATION**

Attachment 2: Public Works Materials to be Reprinted

TOWN OF ZEBULON 2021 COLLECTION SCHEDULE

JANUARY	FEBRUARY	MARCH
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
APRIL	MAY	JUNE
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
JULY	AUGUST	SEPTEMBER
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
OCTOBER	NOVEMBER	DECEMBER
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

Trash is collected weekly.
Recycling is collected biweekly.

TRASH ONLY TRASH AND RECYCLING

ZEBULON
NORTH CAROLINA

RESIDENT'S GUIDE TO
Public Works Services 2021

Save this booklet for future reference

STAFF REPORT
SPECIAL USE PERMIT –
IGLESIA CHRISTIANA RENACER
SUP 2021-02
JUNE 7, 2021

Topic: SUP 2021-02 Special Use Permit – Iglesia Christiana Renacer
Speaker: Meade O. Bradshaw, III, CZO, Assistant Planning Director
From: Michael J. Clark, CZO, AICP, Planning Director
Prepared by: Meade O. Bradshaw, III, CZO, Assistant Planning Director
Approved by: Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider the Special Use Permit Application received for religious institution located at 0 Old Bunn Road (PIN # 2706502154).

Background:

Stephen Odom representing Iglesia Christiana Renacer has submitted a request to obtain a Special Use Permit for the construction of a religious institution. Religious institutions are allowed in the Residential-2 Zoning District with the approval of a Special Use Permit by the Board of Commissioners. This is a Quasi-Judicial Hearing request and *ex-parte* communication with the applicant, Staff, or each other is not permissible.

Discussion:

The discussion before the Board of Commissioners is whether to approve the Special Use Permit. The Board of Commissioners must determine the Findings of Fact have been met (UDO 2.2.18.F).

The Findings of Fact are as follows:

1. Please explain how the proposed Special Use Permit will not materially endanger the public health or safety if located where proposed;
2. Please explain how the proposed Special Use complies with all required standards, conditions, and specifications of this Ordinance, including Article 4: Uses;
3. Please explain how the proposed Special Use will not substantially injure the value of the abutting land, or the special use is a public necessity;
4. Please explain how the proposed Special Use will be in harmony with the area in which it is to be located;
5. Please explain how the proposed Special Use is in general conformity with the Town's adopted policy guidance; and
6. Please provide details regarding the required includes a concept plan that accurately depict the proposed use's configuration and compliance with other applicable sections of the UDO.

The Board's examination of the application, supporting documents or exhibits entered into the public record during the Quasi-Judicial hearing will guide the discussion regarding the six Findings of Fact. All testimony shall be from a credible witness with standing, and all evidence must be deemed pertinent and substantive to the request at hand.

STAFF REPORT
SPECIAL USE PERMIT –
IGLESIA CRISTIANA RENACER
SUP 2021-02
JUNE 7, 2021

If the Board of Commissioners move to deny the proposed request, the Board must provide details as to why particular elements of the proposed request are not consistent with the Findings of Fact, or if there was insufficient evidence to prove a Finding. Only one Finding must be found unproven based upon evidence submitted at the hearing to oppose the permit.

If the Board of Commissioners move to approve the proposed, the applicant must agree with any conditions, and one or more of the Findings of Fact should be stated in the motion to approve.

If approved, the proposed request will be reviewed by the Zebulon Technical Review Committee to determine compliance with the site configuration details of the Unified Development Ordinance.

Policy Analysis:

A Special Use Permit is a specific approval for a use that has been determined to be more intense, or to have a potentially greater impact, than a permitted use within the same zoning district.

A religious institution is an allowed use in the Residential-2 Zoning District with the approval of a Special Use Permit by the Board of Commissioners. The proposal is approximately 16,587 square foot facility that will meet all applicable sections of the Unified Development Ordinance when the project goes through the Town of Zebulon Technical review Committee Process.

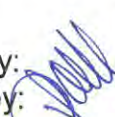
Religious Institutions located in residential zoning districts have additional use specific standards which will have to be met in accordance with UDO 4.3.4.M.

Fiscal Analysis:

Religious institutions are exempt from property tax collection from Wake County. The proposed construction will go through the Town of Zebulon's Technical Review Committee as a site plan. With this project being a site plan the Town will require exactions such as right-of-way and street construction. This puts the cost of the street construction on the developer instead of using the Town's funds or using town funds to acquire any easements. If this property were to be developed as a single-family home, an allowed use in the Residential-2 Zoning District, the Town would not get the applicable exactions.

Specifically, the applicant will be responsible for the financial obligations to construct improvements on Old Bunn in accordance with Sections 6.8 and 6.10 of the Unified Development Ordinance. These obligations include widening (an additional lane and sidewalk), and a fee-in-lieu for the median. These are all costs that the Town would otherwise be responsible for if the site remained undeveloped.

STAFF REPORT
SPECIAL USE PERMIT –
IGLESIA CHRISTIANA RENACER
SUP 2021-02
JUNE 7, 2021

Topic: SUP 2021-02 Special Use Permit – Iglesia Christiana Renacer
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STAFF REPORT
SPECIAL USE PERMIT –
IGLESIA CRISTIANA RENACER
SUP 2021-02
JUNE 7, 2021

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STAFF REPORT
SPECIAL USE PERMIT –
IGLESIA CRISTIANA RENACER
SUP 2021-02
JUNE 7, 2021

Staff Recommendation:

Staff recommends accepting testimony from the Applicant and those with standing during the Quasi-Judicial Public Hearing to determine if the Findings of Fact have been met (UDO: 2.2.18.F). Staff has reviewed the applicable documentation and can recommend approval subject to the findings of fact being met.

Board of Commissioner Options:

In accordance with Section 2.2.18.E of the UDO, the Board of Commissioners has the following Options:

1. Approval of the special use and concept plan as proposed;
2. Approval of a revised special use or concept plan;
3. Denial of the special use and concept plan; or
4. Remand of the special use application for further consideration.

If the Board chooses to approve the proposed request as submitted, the following sample motion may be used:

I hereby approve the Special Use Permit Request for a religious institution to be located at 0 Old Bunn Road as presented at the June 7, 2021 Board of Commissioners Meeting, finding that in accordance with Section 2.2.18.F of the UDO, the applicant has provided testimony and evidence to demonstrate that the following Findings of fact have been met:

- 1. Will not materially endanger the public health or safety if located where proposed;*
- 2. Complies with all required standards, conditions, and specifications of this Ordinance, including Article 4: Uses;*
- 3. Will not substantially injure the value of the abutting land, or the special use is a public necessity;*
- 4. Will be in harmony with the area in which it is to be located;*
- 5. Is in general conformity with the Town's adopted policy guidance; and*
- 6. Includes a concept plan that accurately depicts the proposed use's configuration.*

Attachments:

1. Application
2. Site Plan
3. Vicinity Map
4. Zoning Map
5. Future Land Use Map
6. Site Pictures
7. Notarized Mailing Confirmation
8. Property Owners Notified (adjacent & across the street)



SPECIAL USE PERMIT APPLICATION

GENERAL INFORMATION:

A Special Use Permit in accordance with Section 2.2.18 of the UDO is a use that may be appropriate in a zoning district, but because of its nature, extent, and external effects, requires special consideration of its location, design, and methods of operation before it can be deemed appropriate in the district and compatible with its surroundings.

INSTRUCTIONS:

PRE-APPLICATION MEETING: A pre-application meeting with staff in accordance with Section 2.3.2 of the UDO to verify the application requirements, processes, and procedures regarding a proposed request. To schedule a meeting, applicants must e-mail a pdf map, drawing, model, site or sketch plan to Assistant Planning Director Meade Bradshaw (mbradshaw@TownofZebulon.org) no later than five (5) working days prior to the desired meeting day.

APPLICATION PROCEDURE – The applicant requesting a Special Use Permit must submit a written application to the Zebulon Planning Department using the forms included in this packet.

- Completed Application Form
- 8 Full Size Plan Sets and 1 PDF set on USB drive. (see site plan checklist)
- Petition Fee (Please See Fee Schedule)
- One (1) Legal Description (metes and bounds) of subject property
- Certified List of Property Owners within 150 feet of subject property
- Owner's Consent Form
- Neighborhood Meeting Packet
- Stamped envelopes addressed to Certified List of Property Owners all the home owners associations of those properties within 150 feet of the outer boundary subject property or properties affixed with the following return address:
Town of Zebulon
Planning Department
1003 N. Arendell Ave
Zebulon, NC 27597

PUBLIC HEARING PROCEDURE: Upon submittal of a complete application, the Planning Department will schedule the application for a public hearing before the Board of Commissioners. State law requires Special Use Permit hearings to be conducted utilizing quasi-judicial procedures. Please review the section of this packet entitled "QUASI-JUDICIAL HEARINGS," beginning on page 6, for an explanation of quasi-judicial hearings and the applicant's responsibility in such hearings. **APPLICANTS ARE STRONGLY ENCOURAGED TO CONTACT PLANNING STAFF AS SOON AS POSSIBLE TO ADDRESS ANY QUESTIONS ABOUT THE PUBLIC HEARING.** Notices of the public hearing will be mailed to all property owners having property located within 150 feet of the property being considered for a Special Use Permit, a sign will be posted on the subject property, and notifications will be placed in a paper of general circulation two times before the quasi-judicial public hearing in accordance with Section 2.3.6 of the UDO. At the public hearing, the applicant, proponents, and opponents will be given the opportunity to offer evidence in favor of or against the proposal. After completion of the public hearing, the Board of Commissioners may deliberate for final consideration, or render a decision at the following meeting. Deadline dates and Public Hearing dates can be found on the Town of Zebulon's website.



**APPLICATION FOR
SPECIAL USE PERMIT**

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 0 Old Bunn Road		Acreage: 4.54 AC.
Parcel Identification Number (NO PIN): 2706502154	Deed Book: 18256	Deed Page(s): 2073
Existing Zoning of the Property: R-2	Proposed Zoning of the Property: R-2	
Existing Use of the Property: Vacant/Agricultural	Proposed Use of the Property: Religious Institution	
Details of the proposed Special Use: To obtain a change of use for the site of a church. Iglesia Christiana Renacer plans to build a 15,200 square foot church building on this 4.54 acre property (originally 4.82 acres) after an included 46 foot R/W dedication, which is currently vacant.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: The Site Group		
Street Address of Applicant/Agent: 1111 Oberlin Road		
City: Raleigh	State: NC	Zip Code: 27624
Email of Applicant/Agent: svo@thesitegroup.net	Telephone Number of Applicant/Agent: 919-448-1278	Fax Number of Applicant/Agent:
Are you the owner of the property? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Are you the owner's agent? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Note: If you are not the owner of the property, you must obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. PROPERTY OWNER INFORMATION		
Name of Property Owner: Iglesia Christiana Renacer		
Street Address of Property Owner: PO Box 99001		
City: Raleigh	State: NC	Zip Code: 27624
Email of Property Owner: okdrywallpaint@yahoo.com	Telephone Number of Property Owner: 919-427-6943	Fax Number of Property Owner:

I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.

Signature of Applicant: 	Print Name: Stephen V. Odum	Date: 4/1/2021
Signature of Property Owner: 	Print Name: Oscar H. Rodriguez	Date: 3/29/2021



REQUIRED FINDINGS OF FACT

All recommendations and decisions made by the Board of Commissioners regarding Special Use Permit applications shall be supported by findings of fact. **The applicant will bear the burden of presenting substantial, competent, and material evidence** sufficient to enable the Board of Commissioners to make the findings of fact required in Section 2.2.18.F. of the Town of Zebulon Unified Development Ordinance, as set forth below. Please note that documentation may be required in addition to responding to applicable statements. Failure to adequately address the findings below may result in denial of the application. Please attach additional pages if necessary.

1) Please explain how the proposed Special Use will not materially endanger the public health or safety if located where proposed.

The proposed site development promotes accessibility and interconnectedness by providing two entrances along Old Bunn Road, which accommodates a stem length of over 100 feet per code. There are 6 accessible parking spaces provided and are located in close proximity to the building ingress and egress. The septic field is positioned to have the least impact to the outdoor recreational field and the stormwater management device. The detention pond will collect and minimize the impacts of the increased impervious area produced by the site. These components have been designed to ensure public health and safety.

2) Please explain how the proposed Special Use complies with all required standards, conditions, and specifications of this Ordinance, including Article 4: Uses?

The proposed use meets the requirements for a submittal of a Special Use Permit request in a R-2 residential zone (S 4.2.3.). As required for a religious institution having 272 seats (less than 500 seats), the proposed layout provides a Type A landscape buffer between abutting single-family houses and the project site (S 4.3.4.M.). The proposed site development includes a tool/storage shed which has been placed greater than 10 feet from the property line and towards the rear of the property to avoid conflicts between utilities and internal vehicle circulation and to minimize the impact on adjacent residential properties (S 4.4.4.). The proposed playground, adjacent to the principle structure, encroaches within the required 15 foot building setback, but is greater than 5 feet from the side lot line (S 9.3.5). This plan includes additional features addressing site circulation, parking and loading, signage, utilities, open space, landscaping, and screening (S 4.3.2.).

3) Please explain how the proposed Special Use will not substantially injure the value of the abutting land, or the special use is a public necessity

Neighborhood churches provide needed services for the surrounding residential property. Religious institutions provide a societal contribution and promote safe spaces for congregation. Organizations can request space for meetings and events. A playground and recreational facilities provide a safe environment and outlet for recreation.

4) Please explain how the proposed Special Use will be in harmony with the area in which it is to be located

Noise pollution is a common complaint made against highways and major thoroughfares. With the recent increase in residential density in close proximity to the interchange of U.S. Highway 64 and U.S. Highway 264, the proposed use diversifies the rural landscape and acts as a physical barrier between the highway and the residential community. It's construction can increase the visual complexity that is Old Bunn Road and dampen the frequent noise pollution produced from the adjacent highway.



OWNER'S CONSENT FORM

Name of Project: Iglesia Christiana Renacer Submittal Date: 04/01/2021

OWNER'S AUTHORIZATION

I hereby give CONSENT to The Site Group (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I acknowledge and agree that, pursuant to Section 2.2.18. of the Town of Zebulon Unified Development Ordinance, that lands subject to a Special Use Permit shall be subject to all the standards, conditions, and plans approved as part of that application. These standards, plans, and approved conditions are perpetually binding on the land as an amendment to this Ordinance and the Official Zoning Map, and may only be changed in accordance with the procedures established in this Ordinance. Development located outside the Town of Zebulon's corporate limits shall comply with all Town policies related to annexation and the extension of utilities. I understand that all other applicable standards and regulations of the UDO will remain applicable to the subject lands unless specifically listed as conditions or deviations as part of this request. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Zebulon to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

[Signature]
Signature of Owner

Oscar H. Rodriguez 3/29/2021
Print Name Date

CERTIFICATION OF PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Zebulon, North Carolina, and will not be returned.

[Signature]
Signature of Owner

Oscar H. Rodriguez 3/29/2021
Print Name Date

*Owner of record as shown by the Wake County Revenue Department (www.wakegov.com). An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this form.



**APPLICATION FOR
SPECIAL USE PERMIT**

CONCEPT PLAN REQUIREMENTS

In accordance with Section Every applicant requesting a Special Use Permit shall submit **8 full size paper copies** and **1 PDF on USB flash drive** of a site plan drawing with the application for a Special Use Permit. The site plan shall contain sufficient information to adequately determine the type of development being proposed. The site plan drawing shall include, at a minimum, the following features unless otherwise specified by the Planning Department:

**CHECK IF
SUBMITTED**

ITEM

- | | | |
|-----|--|-------------------------------------|
| 1. | Plot plan showing all existing and planned structures, building setback lines, perimeter boundaries, and easements. | <input checked="" type="checkbox"/> |
| 2. | Elevation drawings of all buildings indicating the proposed exterior finish materials. | <input checked="" type="checkbox"/> |
| 3. | Landscaping plan, lighting, fencing, screening, and walls, indicating all heights and locations. | <input checked="" type="checkbox"/> |
| 4. | Location of all ingress and egress. | <input checked="" type="checkbox"/> |
| 5. | Off-street parking and loading facilities, with calculations showing how the quantities were obtained. | <input checked="" type="checkbox"/> |
| 6. | All pedestrian walks and open areas for use by residents, tenants, or the public. | <input checked="" type="checkbox"/> |
| 7. | Proposed land uses indicating areas in square feet. | <input checked="" type="checkbox"/> |
| 8. | The location and types of all signs, including lighting and heights, with elevation drawings. | <input checked="" type="checkbox"/> |
| 9. | Existing and/or proposed street names. | <input checked="" type="checkbox"/> |
| 10. | Proposed potable or reuse water, wastewater connections, and storm sewer line; proposed grading and drainage patterns; proposed water and sewer allocations. | <input checked="" type="checkbox"/> |
| 11. | Such additional items and conditions, including design standards as the Board of Commissioners deems necessary. | <input type="checkbox"/> |
| 12. | Trip generation data and TIA | <input type="checkbox"/> |



QUASI-JUDICIAL HEARINGS

Explanation of Quasi-Judicial Hearings

Quasi-judicial decisions arise in a variety of local government settings. In Zebulon, members of the Town's Board of Commissioners hold quasi-judicial hearings for special use permits as required by state law. During a quasi-judicial hearing, the Boards must hold an evidentiary hearing based solely on written and oral evidence presented by witnesses testifying under oath and subject to cross-examination. The quasi-judicial hearings do not involve setting new policies, but rather the application of previously adopted policies to the parties involved. Unlike legislative decisions (like rezonings), where the Board's actively seek the public's input and opinion concerning the advisability of the matter before the Boards, state law and constitutional considerations require that a quasi-judicial decision must be based solely on the evidence presented and cannot be based on the Board's or witnesses' unsubstantiated opinions. Put differently, a quasi-judicial decision is one that requires the Board members to find facts and apply the standards set forth in the Town's ordinance to a specific situation.

Evidence Required

There must be "substantial, competent, and material evidence" in the record to support each factual determination; the findings cannot be based on conjecture or assumptions. North Carolina General Statutes (NCGS) §160A-393 prohibits a person from giving opinions about scientific, technical or other specialized subjects unless the person, by knowledge, skill, experience, training or education, is in fact an expert on the subject. NCGS §160A-393 specially prohibits opinions that "the use of property in a particular way would affect the value of other properties" or opinions that "the increase in vehicular traffic resulting from a proposed development would pose a danger to the public safety" unless the witness is an expert on the subject.

Burden

The applicant will bear the burden of presenting evidence sufficient to enable the Board of Commissioners to make the findings of fact required the Zebulon Code of Ordinances. Those in opposition to the issuance of the special use permit bear the burden of presenting evidence that a required standard will not be met. The findings of fact required by the Zebulon Unified Development Ordinance are as follows:

1. Will not materially endanger the public health or safety if located where proposed;
2. Complies with all required standards, conditions, and specifications of this Ordinance, including Article 4: Uses;
3. Will not substantially injure the value of the abutting land, or the special use is a public necessity;
4. Will be in harmony with the area in which it is to be located;
5. Is in general conformity with the Town's adopted policy guidance; and
6. Includes a concept plan that accurately depicts the proposed use's configuration.

Ex-Parte Communication

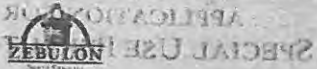
In all quasi-judicial hearings, all rulings must be based only upon the evidence in the record. Any direct or indirect communication (verbal, written, electronic or graphic) between a Board member and a proponent, opponent, or other interested party received outside of the record is considered "ex-parte communication". Board members should not receive evidence or argument on a pending quasi-judicial matter outside of the official public hearing on the matter. Note that this is different from a legislative matter before the Board, in which case Board members are free to discuss legislative matters with citizens at any time. It is inappropriate for the Board member to discuss or read correspondence concerning the quasi-judicial matter outside of the public hearing. Please do not approach or attempt to communicate with a Board member about the pending special use permit outside the public hearing; doing so may provide legal grounds for a court to overturn the Board's decision.

Oaths

Those offering testimony are put under oath. If a witness has religious objections to taking an oath, he or she may affirm rather than swear an oath.

Questions about Quasi-Judicial Proceedings

If you have any questions about the applicable procedures, please contact Assistant Planning Director Meade Bradshaw at (919) 823-1809 or at mbradshaw@TownOfZebulon.Org.



**APPLICATION FOR
SPECIAL USE PERMIT**

OWNER'S CONSENT FORM

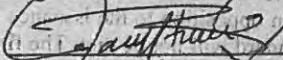
Name of Project: Iglesia Christiana Renacer

Submittal Date: 04/01/2021

OWNER'S AUTHORIZATION

I hereby give CONSENT to The Site Group (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I acknowledge and agree that, pursuant to Section 2.2.18.H. of the Town of Zebulon Unified Development Ordinance, so long as the land or structures (or any portion thereof) covered under an approved Special Use Permit continues to be used for the purposes for which the Permit was granted, then no person (including successors or assigns of the person who obtained the Permit) may make use of the land or structures for the purposes authorized in the Permit except in accordance with all the terms and requirements of the Permit. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Zebulon to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.



Signature of Owner

Oscar H. Rodriguez
Print Name

03/29/2021
Date

CERTIFICATION OF PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Zebulon, North Carolina, and will not be returned.

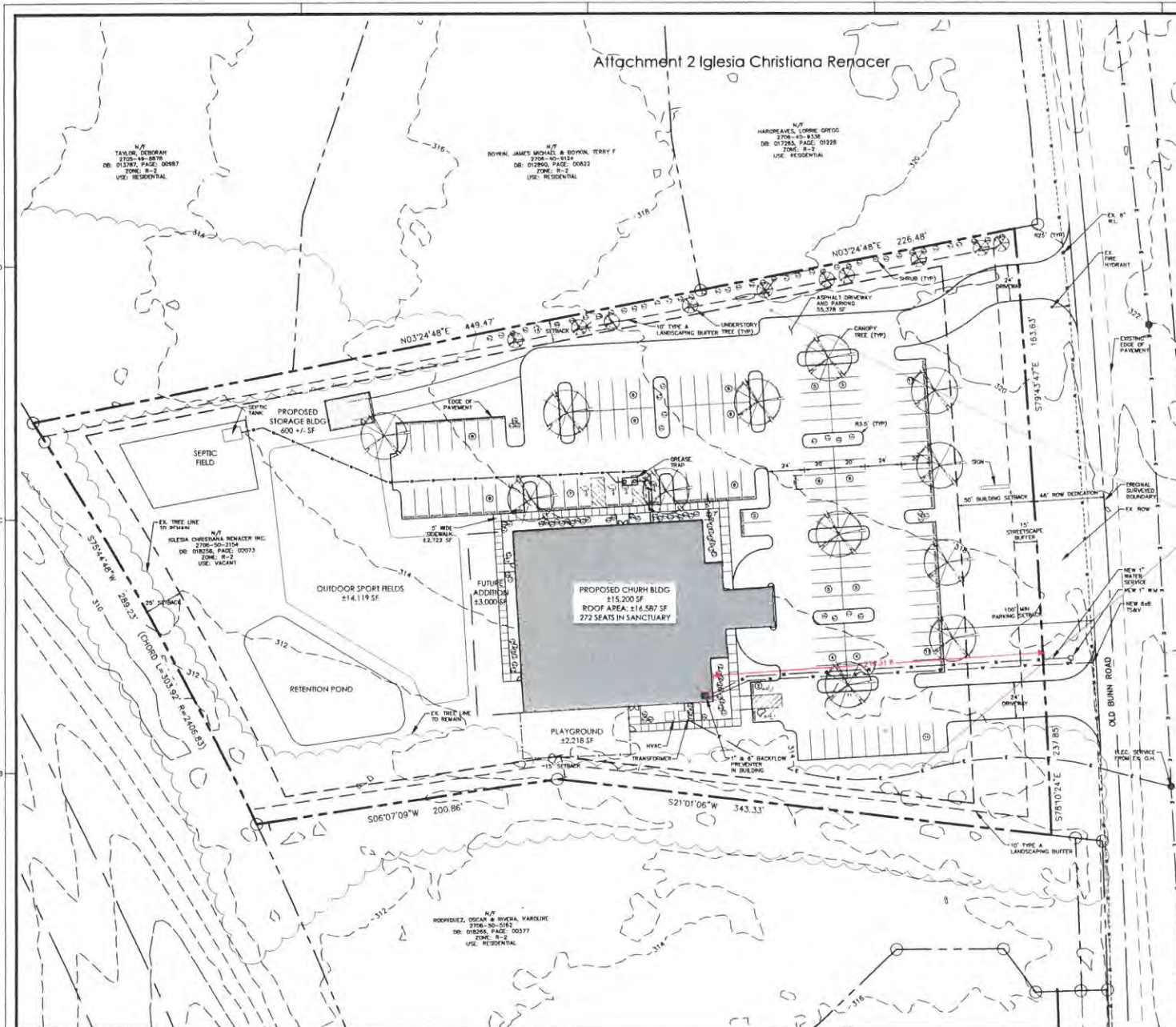

Signature of Owner

Oscar H. Rodriguez
Print Name

03/29/2021
Date

*Owner of record as shown by the Wake County Revenue Department (www.wakegov.com). An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this form.

Attachment 2 Iglesia Christiana Renacer



SITE DATA SUMMARY

PROJECT NAME:	IGLESIA CHRISTIANA RENACER
SITE ADDRESS:	0 OLD BUNN ROAD ZEBULON, NORTH CAROLINA
JURISDICTION:	TOWN OF ZEBULON
TOTAL EXISTING ACREAGE:	4.82 AC./206,894 SF (INCLUDING 0.38 AC. INSIDE THE EXISTING R/W)
TOTAL NEW ACREAGE:	4.82 AC./206,894 SF (INCLUDING 0.43 AC. INSIDE NEW R/W (DISCRETION))
CURRENT USE:	VACANT
PROPOSED USE:	RELIGIOUS INSTITUTION
BUILDING AREA:	115,200 SF
MIN. OPEN SPACE AREA SET-ASIDE (8%):	0.34 AC.
PROPOSED OPEN SPACE AREA SET-ASIDE (8%):	0.38 AC.
MAX. IMPERVIOUS SURFACE AREA (45%):	2.04 AC.
PROPOSED IMPERVIOUS SURFACE AREA (41%):	ASPHALT: 50,378 SF GRAVEL: 1,228 SF BUILDINGS: 11,192 SF SIDEWALK: 2,722 SF ADDITION: 3,000 SF TOTAL: 78,521 SF/1.83 AC.
PARKING SUMMARY:	
PARKING REQUIRED:	(1 PER 50 SF OF ASSEMBLY AREA)
OR	
	(1 PER 8 SEATS IN ASSEMBLY AREA)
ASSEMBLY AREA SEATS:	272 SEATS/R SEATS = 45 REQ.
ASSEMBLY AREA (CONTIGUOUS):	3,842 SF/50 SF = 79 REQ.
PARKING PROVIDED:	131 SPACES
ACCESSIBLE PARKING REQUIRED/PROVIDED:	5/8 SPACES

- ### GENERAL NOTES
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ZEBULON, THE STATE OF NORTH CAROLINA, AND THE HAKE COUNTY STANDARDS AND SPECIFICATIONS.
 - BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY ROGERS SURVEYING, DATED OCTOBER 29, 2020. ADDITIONAL PROPERTY INFORMATION TAKEN FROM HAKE COUNTY GIS HAS NOT BEEN FIELD VERIFIED.

LEGEND

	PROPERTY BOUNDARY
	ADJACENT LOT LINE
	EX. EASEMENT
	PROPOSED STORM
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED SEWER
	EXISTING TREE LINE



NORTH
CONCEPTUAL
SITE PLAN D

SCALE: 1" = 30'
(DRAWING SCALED FOR PLAIN COPY PRINT)



NOT FOR CONSTRUCTION



PRELIMINARY FOR REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
1111 CROWN DRIVE
RTP, NC 27608
OFFICE: 919.833.9187
E-MAIL: info@thesitegroup.net

CONCEPTUAL DOCUMENTS FOR:
IGLESIA CHRISTIANA RENACER
0 OLD BUNN ROAD
ZEBULON, NORTH CAROLINA

Drawn By: SVO
Checked By: ETS

DATE:
31 MAR 2021

CONCEPTUAL DOCUMENTS

CONCEPTUAL SITE PLAN D

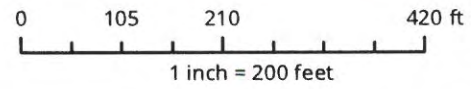
Job Code: BRC

Dwg No.

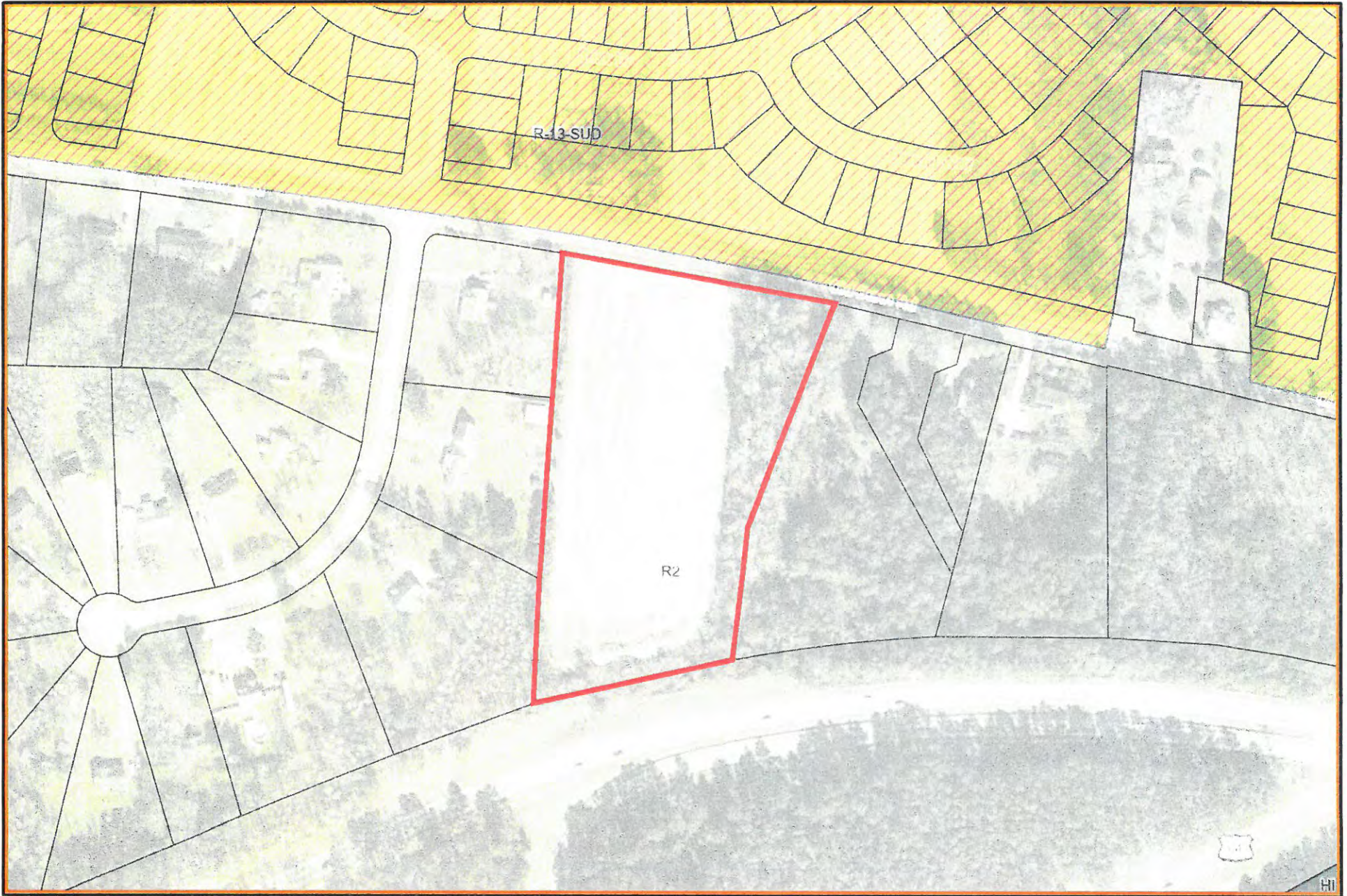
CC
4.0



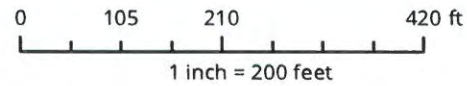
Attachment 3 - Aerial Map Iglesia Christian Renacer



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



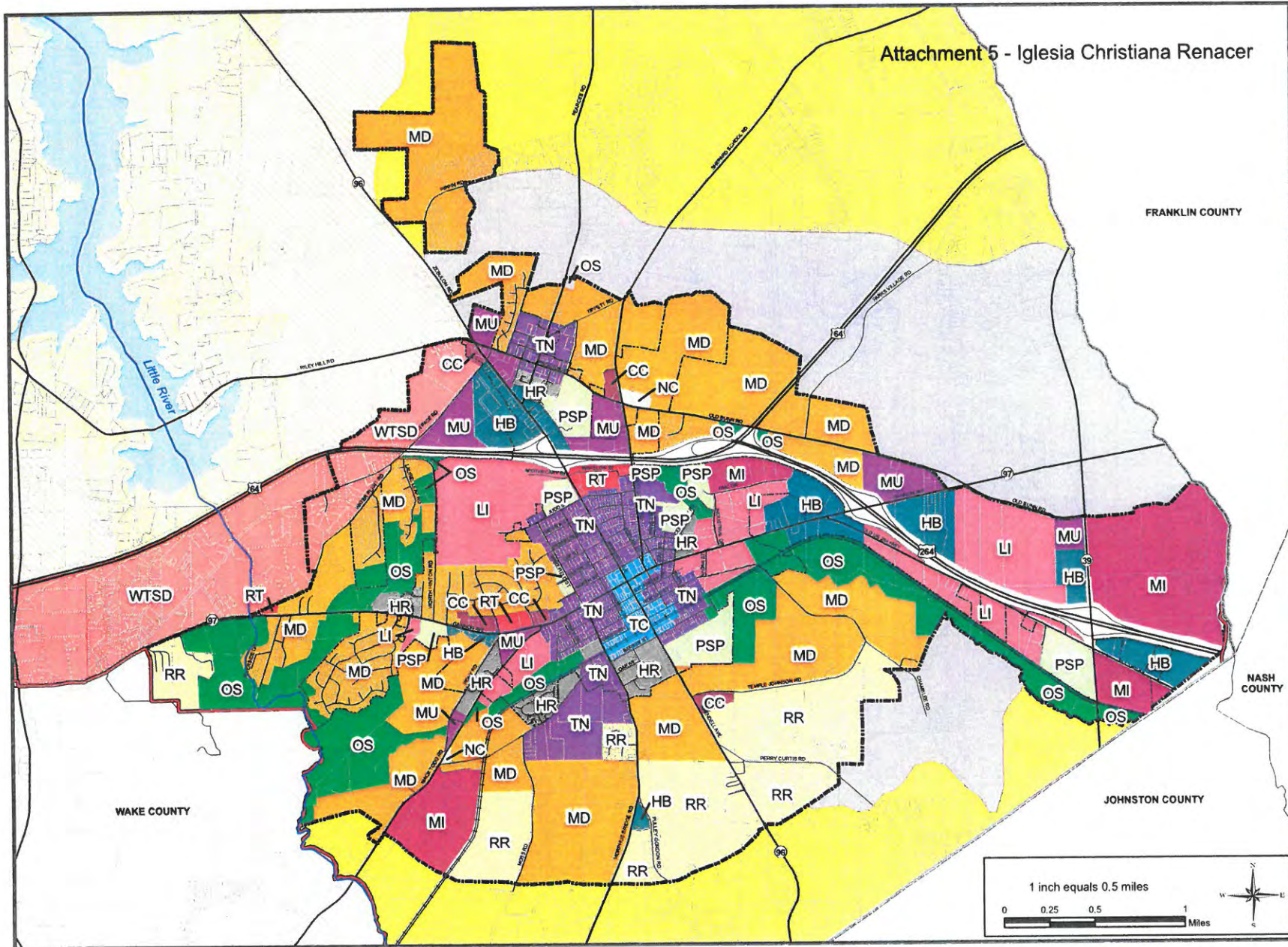
Attachment 4 - Zoning Map Iglesia Christiana Renacer



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Attachment 5 - Iglesia Christiana Renacer



Land Use

Town of Zebulon
Wake County, NC

Legend

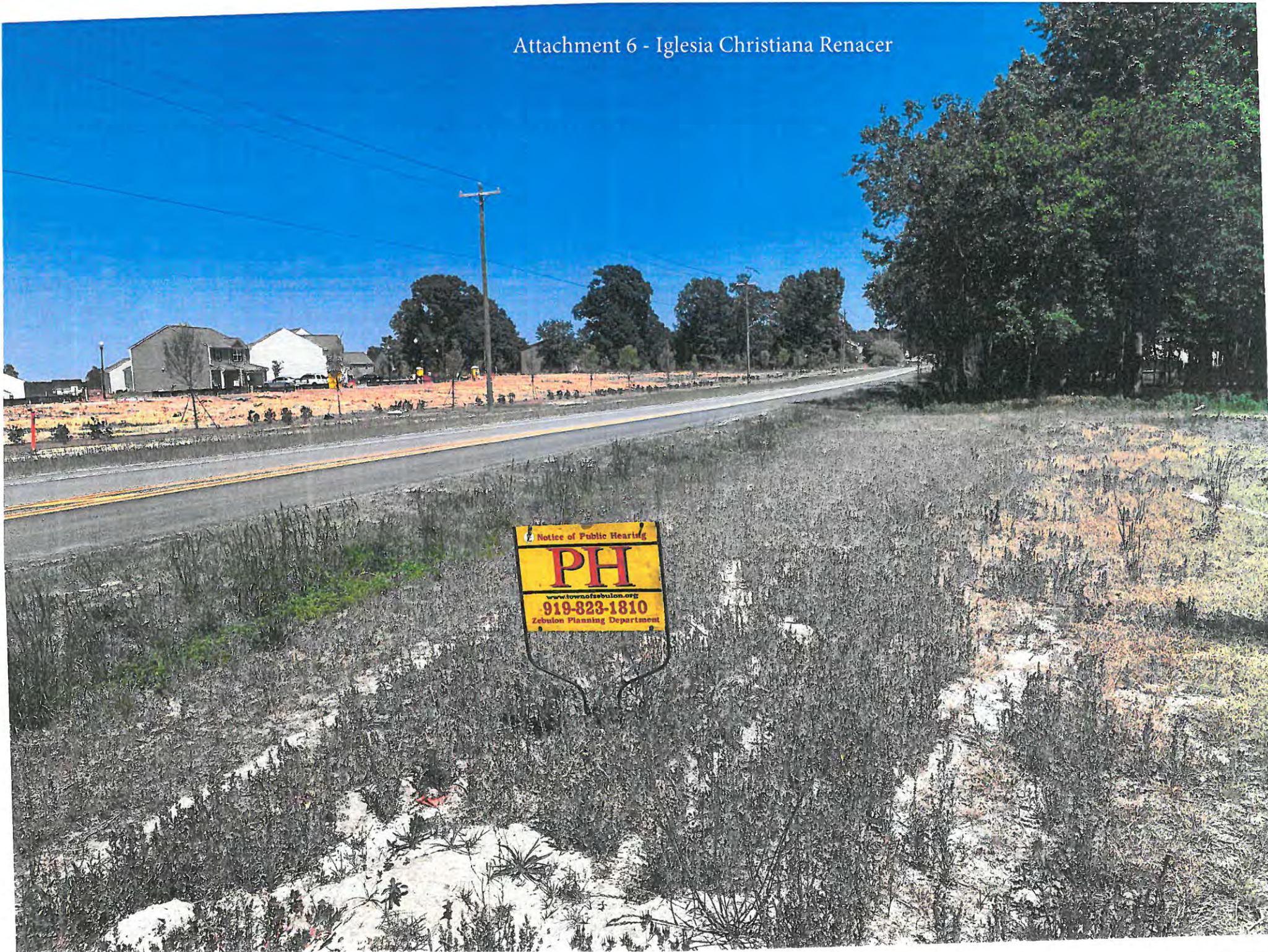
- Railroad
- Streets
- Major Roads
- Major Streams
- Critical Water Supply Watershed (R-80W)
- Little River Reservoir
- Little River Water Supply Watershed
- Annexation/Utility Boundary Agreement Line
- Zebulon Short Range Utility Service Area
- Zebulon Long Range Utility Service Area
- WTSD-Watershed
- Land Use**
- OS-Open Space
- PSP-Public/Semi-Public Open Space
- RR-Residential Rural
- MD-Medium Density Residential
- HR-High Density Residential
- TN-Traditional Neighborhood
- TC-Town Core/Downtown
- HB-Highway Business
- MU-Mixed Use
- CC-Community Commercial
- NC-Neighborhood Commercial
- RT-Retail
- LI-Light Industrial
- MI-Medium Industrial
- Parcels
- Zebulon City Limits
- Zebulon Extra Territorial Jurisdiction Limits
- Wake County

HSMM

Data obtained from Wake County GIS and the Town of Zebulon

May 2024

Attachment 6 - Iglesia Christiana Renacer



Notice of Public Hearing
PH
www.townofzebulon.org
919-823-1810
Zebulon Planning Department

Attachment 6 - Iglesia Christiana Renacer



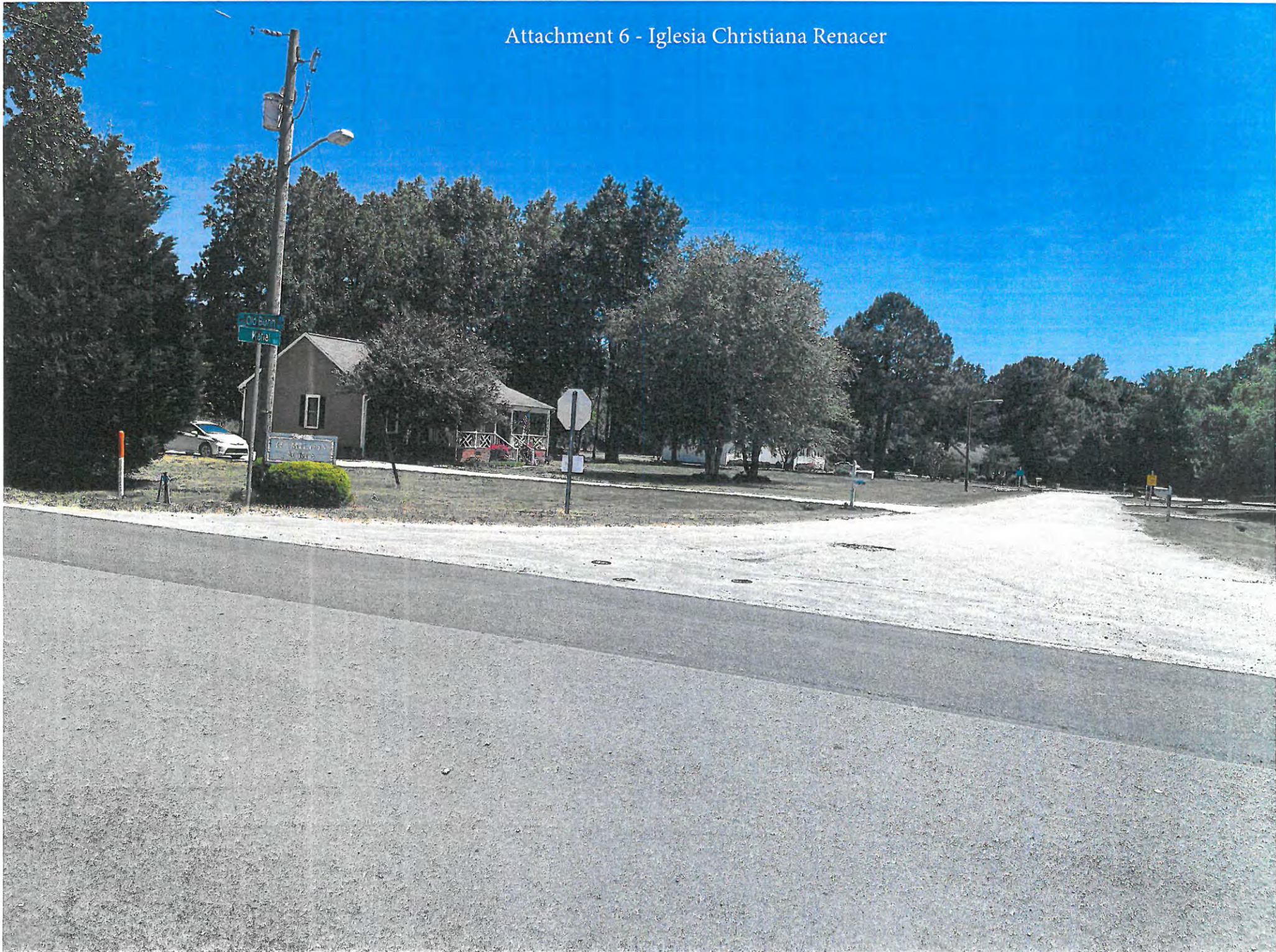
Attachment 6 - Iglesia Christiana Renacer



Attachment 6 - Iglesia Christiana Renacer



Attachment 6 - Iglesia Christiana Renacer



Attachment 7 Iglesia Christiana Renacer

To Whom It May Concern: **Notice of Public Hearing**

Notice is hereby given pursuant to the provisions of Section 2.2.18 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **June 7, 2021 at 7:00 PM**. The hearing will be held at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners of the Town of Zebulon considering the following items:

Iglesia Christiana Renacer Church - A request by Stephen Odom on behalf of Iglesia Christiana Renacer, Inc. to obtain a Special Use Permit for the construction of a church proposed in the Residential-2 (R2) zoning district. The property is located at 0 Old Bunn Road. [NC PIN: 2706502154].

This is a quasi-judicial hearing, meaning that this use must be evaluated by the 6 Review Standards:

1. Will not materially endanger the public health or safety if located where proposed;
2. Complies with all required standards, conditions, and specifications of this Ordinance, including *Article 4: Uses*;
3. Will not substantially injure the value of the abutting land or the special use is a public necessity;
4. Will be in harmony with the area in which it is to be located;
5. Is in general conformity with the Town's adopted policy guidance; and
6. Includes a concept plan that accurately depicts the proposed use's configuration.

Due to potential social distancing and occupancy limits related to the State's COVID-19 Order, in-person public comments will be accepted; however, the Town of Zebulon encourages that all public comments be submitted to Deputy Town Clerk Stacie Paratore at SParatore@TownofZebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. The meeting will be streamed live and links will be provided along with the full application packet and documentation on the Planning Department web page at www.TownofZebulon.org/services/planning. For questions or additional information, please contact us at (919) 823-1809.

ZEBULON
NORTH CAROLINA

Project Number # 518632

Address: 0 Bunn Road

Pin Number: 2706502154

Hearing Date: June 7, 2021

State of North Carolina

County of Wake

BEFORE ME, the undersigned Notary, on this 24th day of may 2021 personally appeared Michael J. Clark known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

I Michael J. Clark, acting as the Planning Director for the Town of Zebulon, affirm that the following Public Notice Procedures have been completed in accordance with applicable North Carolina General Statutes and Town of Zebulon Unified Development Ordinance Section 2.3.6 have been satisfied for the above referenced hearing.


- First Class Mailing Sent on May 19, 2021 (see attached verified mailing list and copy of mailing)
- Advertisement in a Paper of General Circulation sent on May 19, 2021
- Posting Public Hearing Signage on Property on May 19, 2021 (pictures attached)


Michael J. Clark, AICP, CZO

5/24/2021
Date

Subscribed and sworn to before me, this 24th of may, 2021.

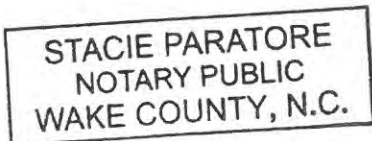
[Notary Seal:]


[signature of Notary]

Stacie Paratore
[typed name of Notary]

NOTARY PUBLIC

My commission expires: June 27, 2025.



Attachment 7 Iglesia Christiana
Renacer

To Whom It May Concern:
Notice of Public Hearing

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Owner

- ✓ TAYLOR, DEBORAH P
- ✓ BOYKIN, JAMES MICHAEL BOYKIN, TERRY F
- ✓ HARGREAVES, LORRIE GREGG
- ✓ LGI HOMES NC LLC
- ✓ AUTUMN LAKES OWNERS ASSOCIATION INC
- ✗ IGLESIA CRISTIANA RENACER INC
- ~~LGI HOMES NC LLC~~
- ~~LGI HOMES NC LLC~~
- ✗ RODRIGUEZ, OSCAR RIVERA, KAROLINE
- ~~LGI HOMES NC LLC~~
- ~~LGI HOMES NC LLC~~
- ~~RODRIGUEZ, OSCAR RIVERA, KAROLINE~~
- ~~LGI HOMES NC LLC~~

Same Address

Mail Address 1

- 1125 KARIAL CT
- 1123 KARIAL CT
- 1121 KARIAL CT
- SANDRA ROMAN
- 1450 LAKE ROBBINS DR STE 430
- PO BOX 99001
- SANDRA ROMAN
- SANDRA ROMAN
- PO BOX 99001
- SANDRA ROMAN
- SANDRA ROMAN
- PO BOX 99001
- SANDRA ROMAN

Mail Address 2

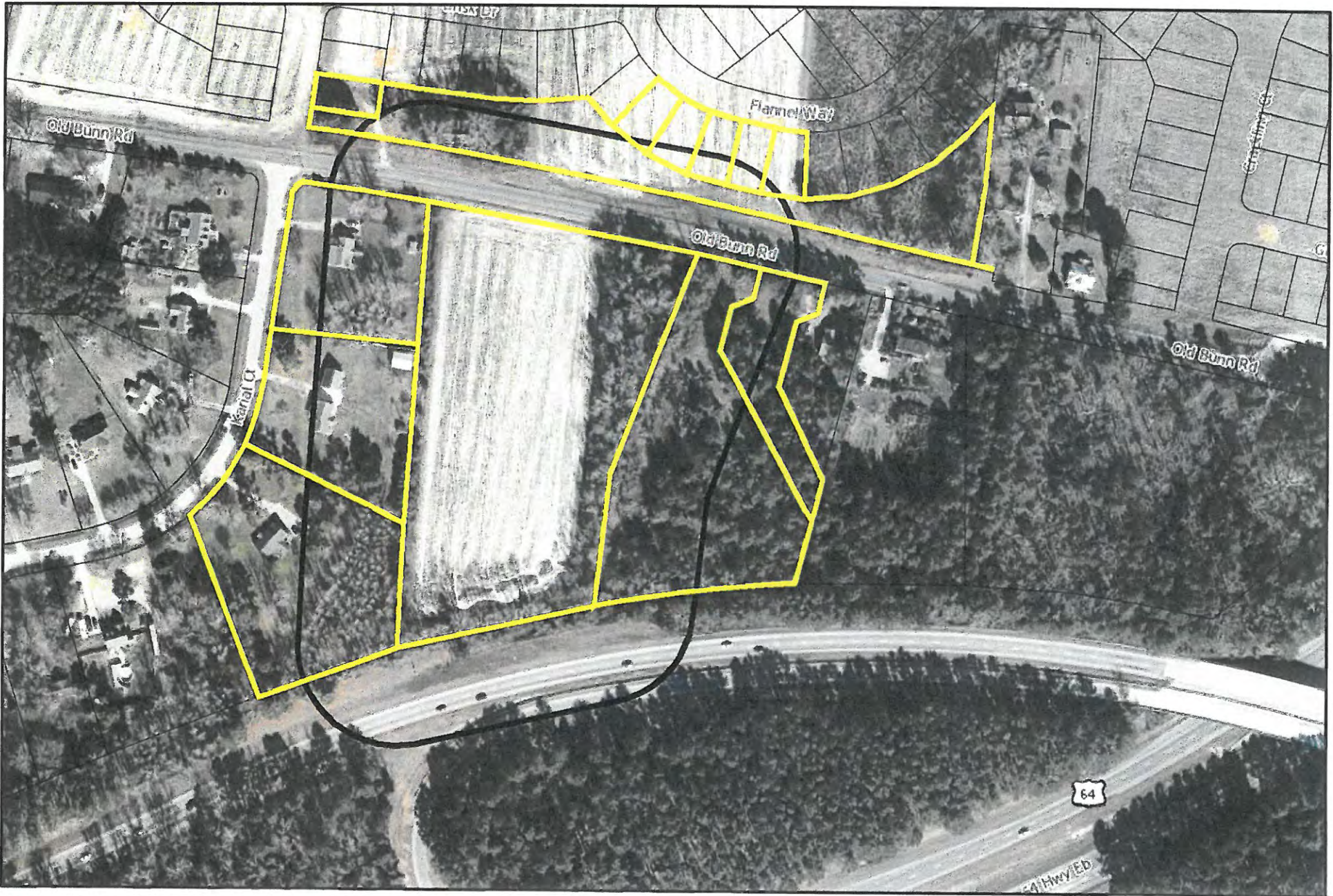
- ZEBULON NC 27597-8508
- ZEBULON NC 27597-8508
- ZEBULON NC 27597-8508
- 1450 LAKE ROBBINS DR STE 430
- THE WOODLANDSTX 77380
- RALEIGH NC 27624-9001
- 1450 LAKE ROBBINS DR STE 430
- 1450 LAKE ROBBINS DR STE 430
- RALEIGH NC 27624-9001
- 1450 LAKE ROBBINS DR STE 430
- 1450 LAKE ROBBINS DR STE 430
- RALEIGH NC 27624-9001
- 1450 LAKE ROBBINS DR STE 430

1270 Old Bunn Rd = site address

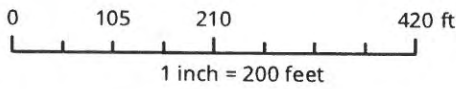
* mailed to mailing address because site address is a vacant lot MR

Attachment 7 Iglesia Christiana
Renacer






Attachment 8 - Properties Receiving Mailed Notice
Iglesia Christiana Renacer



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Topic: Project # 511021 Nedriga Bungalow Court
Speaker: Meade O. Bradshaw, III, CZO, Assistant Planning Director
From: Michael J. Clark, AICP, CZO Planning Director
Prepared by: Meade O. Bradshaw, III, CZO, Assistant Planning Director
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider a Conditional Zoning Map Amendment for 901 Mack Todd Road. This is a legislative case.

Background:

The Applicant, Jared Matthews with Curry Engineering Group, on behalf of property owner Mike Nedriga, requests rezoning a 2.36 acre parcel from Light Industrial (LI) Zoning to Residential-4 Conditional Zoning (R4-C) to be used as a "Bungalow Court" as regulated in Section 4.3.3.C of the UDO. The subject property is located on Mack Todd Road, between the intersection of West Gannon Avenue and West Barbee Street. The parcel is currently vacant.

A conditional rezoning allows an applicant to propose conditions allowing for assurances of a particular result or objective. Typically, the applicant requests a reduction in uses and deviations from development standards by offering alternate means of complying with the intent and purpose of the development standards.

Discussion:

Unified Development Ordinance Section 2.2.6.k provides the following standards in which the Board is to base a decision:

1. Whether the proposed conditional rezoning advances the public health, safety, or welfare;
2. Whether the extent to which the proposed conditional rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance;
3. Whether an approval of the conditional rezoning is reasonable and in the public interest;
4. Whether and the extent to which the concept plan associated with the conditional rezoning is consistent with this Ordinance; and
5. Any other factors as the Board of Commissioners may determine to be relevant.

Policy Analysis:

The parcel is currently zoned Light Industrial. The 2.36 acre parcel is small for industrial uses, and the 50' Neuse Riparian Buffer along its entire rear length reduces the developable area further. Additionally, the shallow depth of the property, and limited road frontage, is not sufficient to support the turning radius and access drives required of heavy vehicles utilizing industrial sites.

The property is currently surrounded by other residential uses, and an office use, allowing a residential zoning to properly fit and function as part of a mixed-use development setting. The Bungalow concept offers another residential product in keeping with the *Growing Smart* goals and further refined and defined by the UDO. A Bungalow Court allows for a unique but prescriptive option to maximize the usability of a site. This development option is only available for sites between two and five acres with reduced lot size requirements in exchange for increased architectural standards. Furthermore, this development option allows the property owner to minimize required lot sizes to meet allowed density on the property while using the undevelopable area as open space for the development.

Fiscal Analysis:

The properties will be converting from a nonresidential zoning designation to a residential zoning designation. Instead of collecting taxes on one vacant property, 2.36 acres in size, the proposed development will be collecting taxes on several properties 2.36 cumulative in size. Forecasting 7 dwellings valued at \$200,000 creates a collection of \$1,100 per dwelling per year in taxes. An Industrial building of 26,000 square feet valued at \$1,400,000 would generate the same amount of property taxes. Due to environmental constraints, the parcel would not have a building as large, meaning it would not be valued at that price. Furthermore, the proposed improvements to the site including the construction of dwellings and accessory structures will increase the taxable value.

Due to the nature of the development, the roads and infrastructure associated with it are intended to be privately owned and maintained jointly by a homeowner's association. In the event that the homeowner's association is unable to maintain the common areas, including the common driveways or other infrastructure, protections should be put into place to prevent the Town from having to take control or maintenance. These may include, but are not limited to, requiring a deed restriction to keep the road private, substantial funding be established for the perpetual maintenance of the right of way, or confirmation from NCDOT that they will accept ownership and maintenance of the proposed private driveway in the event that the HOA is unable to continue with maintenance. Otherwise, the Board may request that the private driveway be constructed to public road standards to prevent the cost associated with reconstruction and repair of the infrastructure.

Joint Public Hearing:

No one was present to speak in favor or opposition to the proposed request at the May 10, 2021 Joint Public Hearing.

Planning Board Recommendation:

At the May 17, 2021 meeting, the Planning Board unanimously recommended approval finding that it was consistent with Section 2.2.6.K of the UDO.

Proposed Conditions:

See Attachment 7

Staff Recommendation:

Staff recommends approval of Project # 511021 Conditional Zoning - Nedriga Bungalow Court subject to conditions being established pertaining to the shared driveway maintenance.

Attachments:

1. Application
2. Concept Plan
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Pictures
7. Applicant Proposed Conditions
8. Staff Proposed Conditions
9. Public Hearing Notice
10. Properties Receiving Mailed Notice



APPLICATION FOR
CONDITIONAL REZONING MAP AMENDMENT

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 901 Mack Todd Rd., Zebulon, NC 27597		Acreage: 2.36
Parcel Identification Number (NC PIN): 1795827060	Deed Book: 17475	Deed Page(s): 0821
Existing Zoning of the Property: LI	Proposed Zoning of the Property: R4	
Existing Use of the Property: Vacant	Proposed Use of the Property: Single Family Detached	
Reason for Conditional Rezoning: Proposed use is not permitted under LI.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Capital Partners of North Carolina, LLC		
Street Address of Applicant/Agent: 1540 Grand Willow Way		
City: Raleigh	State: NC	Zip Code: 27614
Email of Applicant/Agent: cpncllc@gmail.com	Telephone Number of Applicant/Agent: 919-779-9664	Fax Number of Applicant/Agent:
Are you the owner of the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Are you the owner's agent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Note: If you are not the owner of the property, you <u>must</u> obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. PROPERTY OWNER INFORMATION		
Name of Property Owner: Capital Partners of North Carolina, LLC		
Street Address of Property Owner: 1540 Grand Willow Way		
City: Raleigh	State: NC	Zip Code: 27614
Email of Property Owner: cpncllc@gmail.com	Telephone Number of Property Owner: 919-779-9664	Fax Number of Property Owner:

I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.

<i>Signature of Applicant:</i> 	<i>Print Name:</i> MICHAEL W NEDRIGA	<i>Date:</i> 3/1/2021
<i>Signature of Owner:</i> 	<i>Print Name:</i> MICHAEL W NEDRIGA	<i>Date:</i> 3/1/2021

3/1/21



APPLICATION FOR

CONDITIONAL REZONING MAP AMENDMENT

LEGISLATIVE CONSIDERATIONS – CONDITIONAL REZONING

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Failure to adequately address the findings below may result in denial of the application. Please attach additional pages if necessary. The petition is justified based on the facts as they relate to the Standards in Section 2.2.6.K of the UDO as follows:

1. Please explain how the proposed Conditional Rezoning advances the public health, safety, or welfare
Provide new housing to residents of Zebulon in close proximity to local shopping.
2. Please explain how the proposed conditional rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the town's adopted policy guidance;
Proposed zoning and usage will be in accordance with all zoning requirements and town ordinances.
3. Please explain how an approval of the conditional rezoning is reasonable and in the public interest;
Provides new housing within close proximity to local shopping, businesses, and professional facilities and services. The development is small and will not disrupt local traffic or adjacent property owners.
4. Please explain how the concept plan associated with the conditional rezoning is consistent with this Ordinance; and
The concept plan meets all setback, buffer, and parking requirements as stated in the ordinance.
5. Please explain how the proposed conditional rezoning addresses any other factors as the Board of Commissioners may determine to be relevant. These include but are not limited to the proposed uses requested and any requested deviations and proposed alternative means of compliance.
Developer is willing to consider or accommodate reasonable requests or deviations from the proposed use.



**APPLICATION FOR
CONDITIONAL REZONING MAP AMENDMENT**

PROPOSED CONDITIONAL USES

An application has been duly filed requesting that the property described in this application be rezoned from L1 to R4. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance. It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Conditional Zoning shall be submitted for site or subdivision plan approval. Use additional pages as needed.

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the Use Table and any additional limitations or regulations stated below. For convenience, some relevant sections of the Unified Development may be referenced; such references do not imply that other sections of the Unified Development Ordinance do not apply.

1.	SingleFamily Detached	25.	
2.	Bungalow Court	26.	
3.		27.	
4.		28.	
5.		29.	
6.		30.	
7.		31.	
8.		32.	
9.		33.	
10.		34.	
11.		35.	
12.		36.	
13.		37.	
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21.		45.	
22.		46.	
23.		47.	
24.		48.	

3/1/21



APPLICATION FOR CONDITIONAL REZONING MAP AMENDMENT

PROPOSED DEVELOPMENT CONDITIONS

The applicant hereby requests that the Zebulon Board of Commissioners, pursuant Section 2.2.6 of the UDO approve the Conditional Zoning for the Conditional Zoning for the above listed use(s), subject to the following condition(s), requested deviations, and proposed alternative means of compliance. (Attach additional pages as needed)

Street setbacks reduced to 15'
Rear lot setbacks reduced to 5'



APPLICATION FOR CONDITIONAL REZONING MAP AMENDMENT

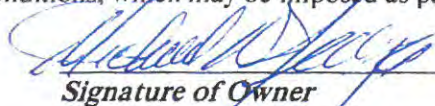
OWNER'S CONSENT FORM

Name of Project: Mack Todd Rd Submittal Date: 3/1/2021

OWNER'S AUTHORIZATION

I hereby give CONSENT to Curry Engineering, Fuquay Varina, 205 S. Fuquay Ave., Fuquay Varina, NC 27526 (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I acknowledge and agree that, pursuant to Section 2.2.6 M. of the Town of Zebulon Unified Development Ordinance, that lands subject to a conditional rezoning shall be subject to all the standards, conditions, and plans approved as part of that application. These standards, plans, and approved conditions are perpetually binding on the land as an amendment to this Ordinance and the Official Zoning Map, and may only be changed in accordance with the procedures established in this Ordinance. Development located outside the Town of Zebulon's corporate limits shall comply with all Town policies related to annexation and the extension of utilities. I understand that all other applicable standards and regulations of the UDO will remain applicable to the subject lands unless specifically listed as conditions or deviations as part of this request. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Zebulon to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.


Signature of Owner

Michael Nedriga

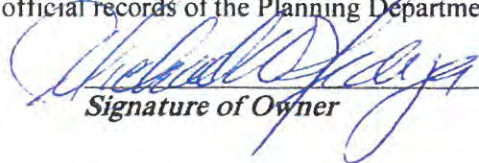
Print Name

3/1/2021

Date

CERTIFICATION OF PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Zebulon, North Carolina, and will not be returned.


Signature of Owner

Michael Nedriga

Print Name

3/1/2021

Date

*Owner of record as shown by the Wake County Revenue Department (www.wakegov.com). An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this form.

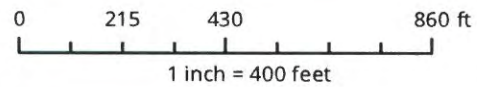
Attachment 1 - Nedriga Bungalow Court

PIN	Owner	Mail Address 1	Mail Address 2	Site Address
1795804936	TODD, GLENN A TODD, VERA L	1013 TRUMPET VINE CT	WENDELL NC 27591-9458	820 W BARBEE ST
1795810464	CROUSE, DONNA M BULLOCK	PO BOX 336	ZEBULON NC 27597-0336	750 PONY RD
1795811688	CAVALLERO, DARIO L EHMANN, DONNA CAV,	1250 NORTH ST	PITTSFIELD MA 01201-1541	970 MACK TODD RD
1795812759	HSSW	1914 CHATHAM DR	ALBANY GA 31721-2920	950 MACK TODD RD
1795813959	CREEDMOOR HOLDING CO LLC	PO BOX 1147	HOLLY SPRINGS NC 27540-1147	700 PONY RD
1795814680	JAM MAR PROPERTIES LLC	809 W BARBEE ST	ZEBULON NC 27597-9255	941 MACK TODD RD
1795816190	TODD, JAMES THOMAS JR TRUSTEE HOLDEN,	809 W BARBEE ST	ZEBULON NC 27597-9255	808 W BARBEE ST
1795819624	SMITH, TODD L	1260 SUSSEX DR	EMPORIA VA 23847-6438	0 W BARBEE ST
1795824270	CHANDAK, GOVIND CHANDAK, MADHU	PO BOX 99104	RALEIGH NC 27624-9104	600 PONY RD
1795827060	CAPITAL PARTNERS OF NORTH CAROLINA LLC	1540 GRAND WILLOW W/	RALEIGH NC 27614-6002	901 MACK TODD RD
1795827780	HOUSING AUTH COUNTY OF WAKE	100 SHANNON DR	ZEBULON NC 27597-8967	100 SHANNON DR
1795829159	HERITAGE BAPTIST CHURCH INC	615 MACK TODD RD	ZEBULON NC 27597-9396	801 MACK TODD RD
1795916336	FOWLER, ANN S	1733 PEARCES RD	ZEBULON NC 27597-7828	704 W BARBEE ST
1795923580	HERITAGE BAPTIST CHURCH INC	615 MACK TODD RD	ZEBULON NC 27597-9396	721 MACK TODD RD

ATTACHED
3/1/21

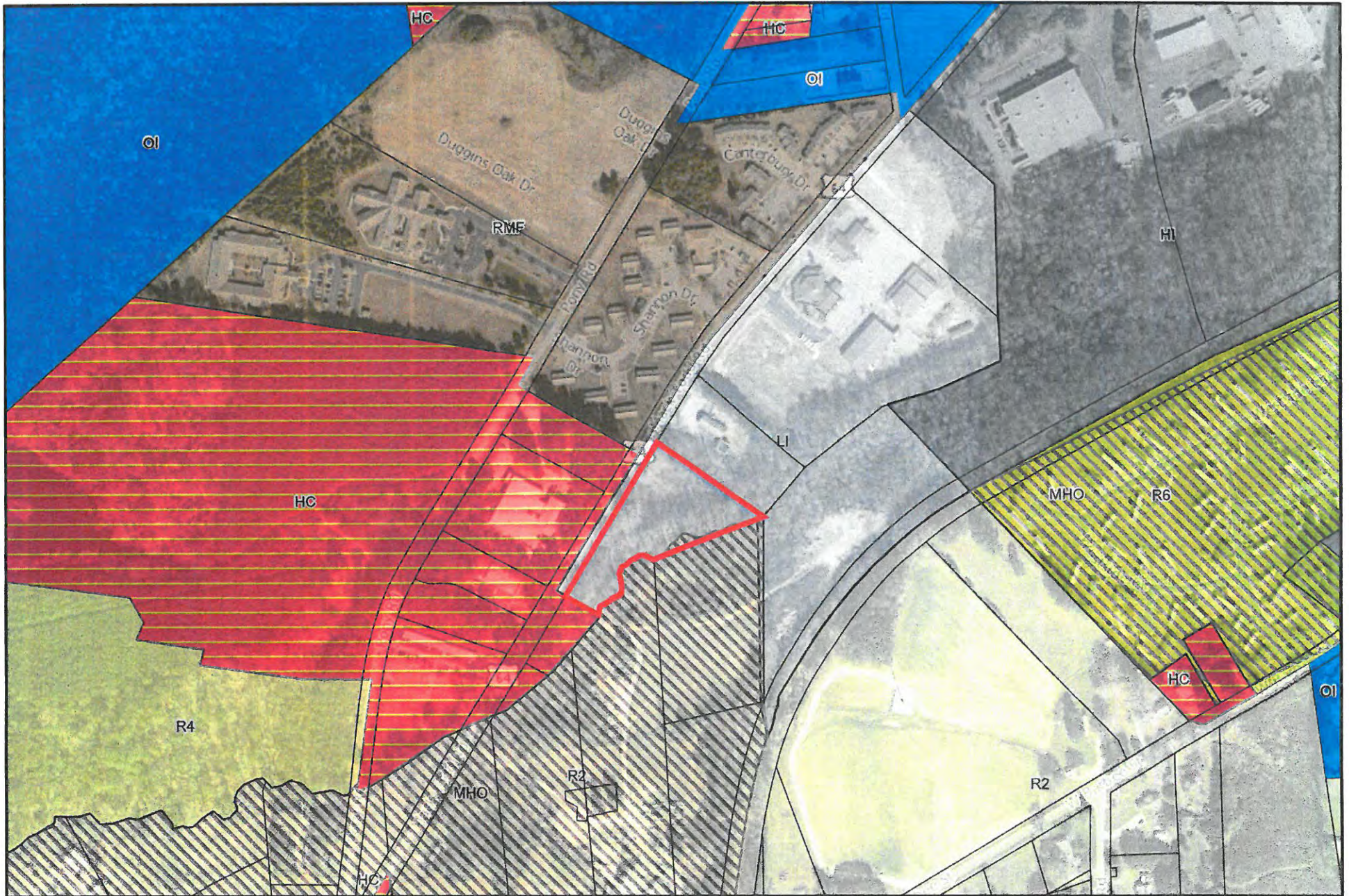


**Attachment 3 - Aerial Map -
Nedriga Bungalow Ct
Project #511021**

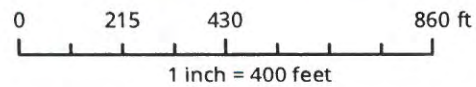


Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

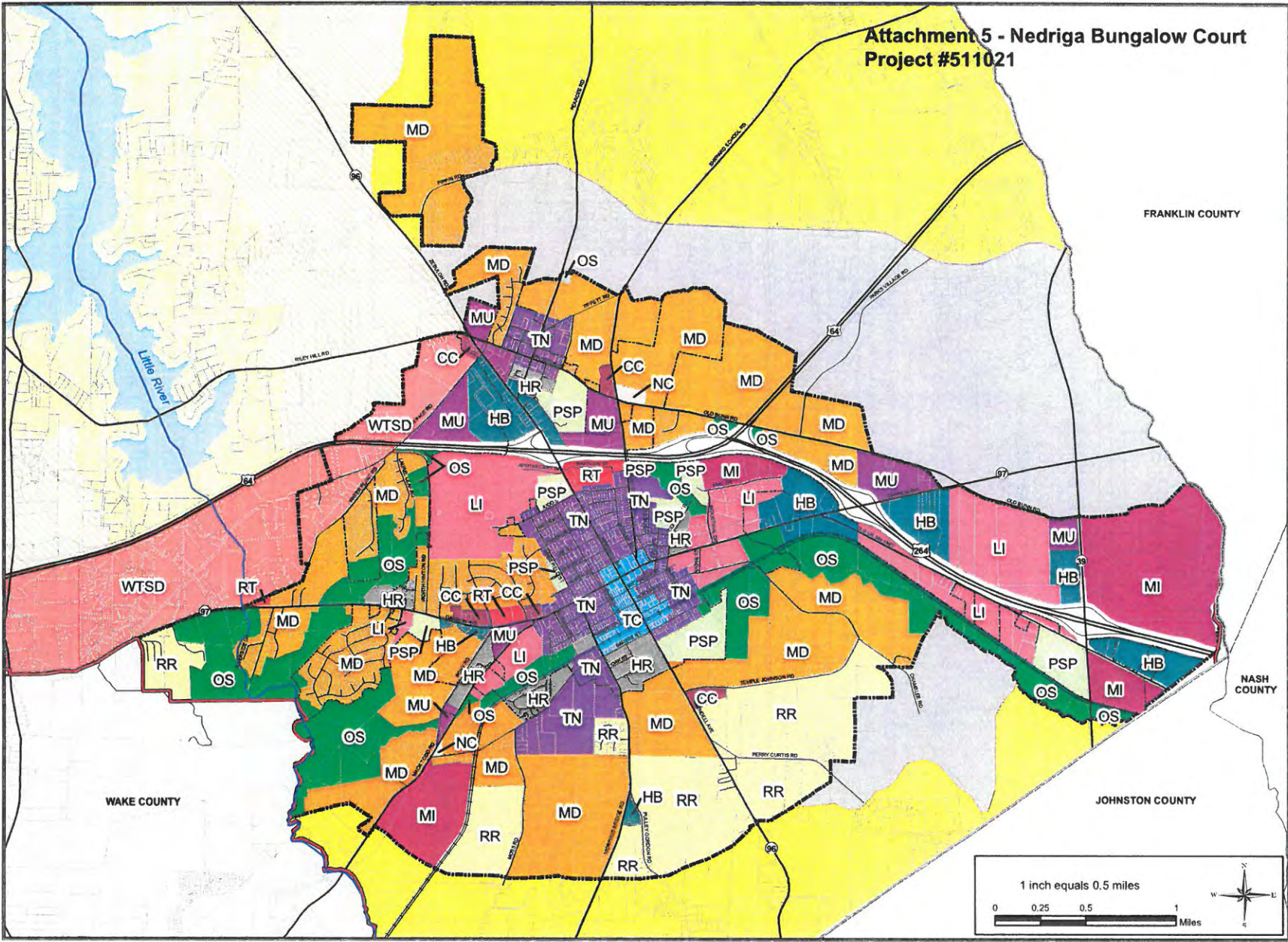


Attachment 4 - Zoning Map -
 Nedriga Bungalow Ct
 Project #511021



Disclaimer
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Attachment 5 - Nedriga Bungalow Court Project #511021

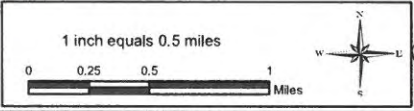


Land Use

Town of Zebulon
Wake County, NC

Legend

- Railroad
- Streets
- Major Roads
- Major Streams
- Critical Water Supply Watershed (R-80W)
- Little River Reservoir
- Little River Water Supply Watershed
- Annexation/Utility Boundary Agreement Line
- Zebulon Short Range Utility Service Area
- Zebulon Long Range Utility Service Area
- WTSD-Watershed
- Land Use**
- OS-Open Space
- PSP-Public/Semi-Public Open Space
- RR-Residential Rural
- MD-Medium Density Residential
- HR-High Density Residential
- TN-Traditional Neighborhood
- TC-Town Core/Downtown
- HB-Highway Business
- MU-Mixed Use
- CC-Community Commercial
- NC-Neighborhood Commercial
- RT-Retail
- LI-Light Industrial
- MI-Medium Industrial
- Parcels
- Zebulon City Limits
- Zebulon Extra Territorial Jurisdiction Limits
- Wake County

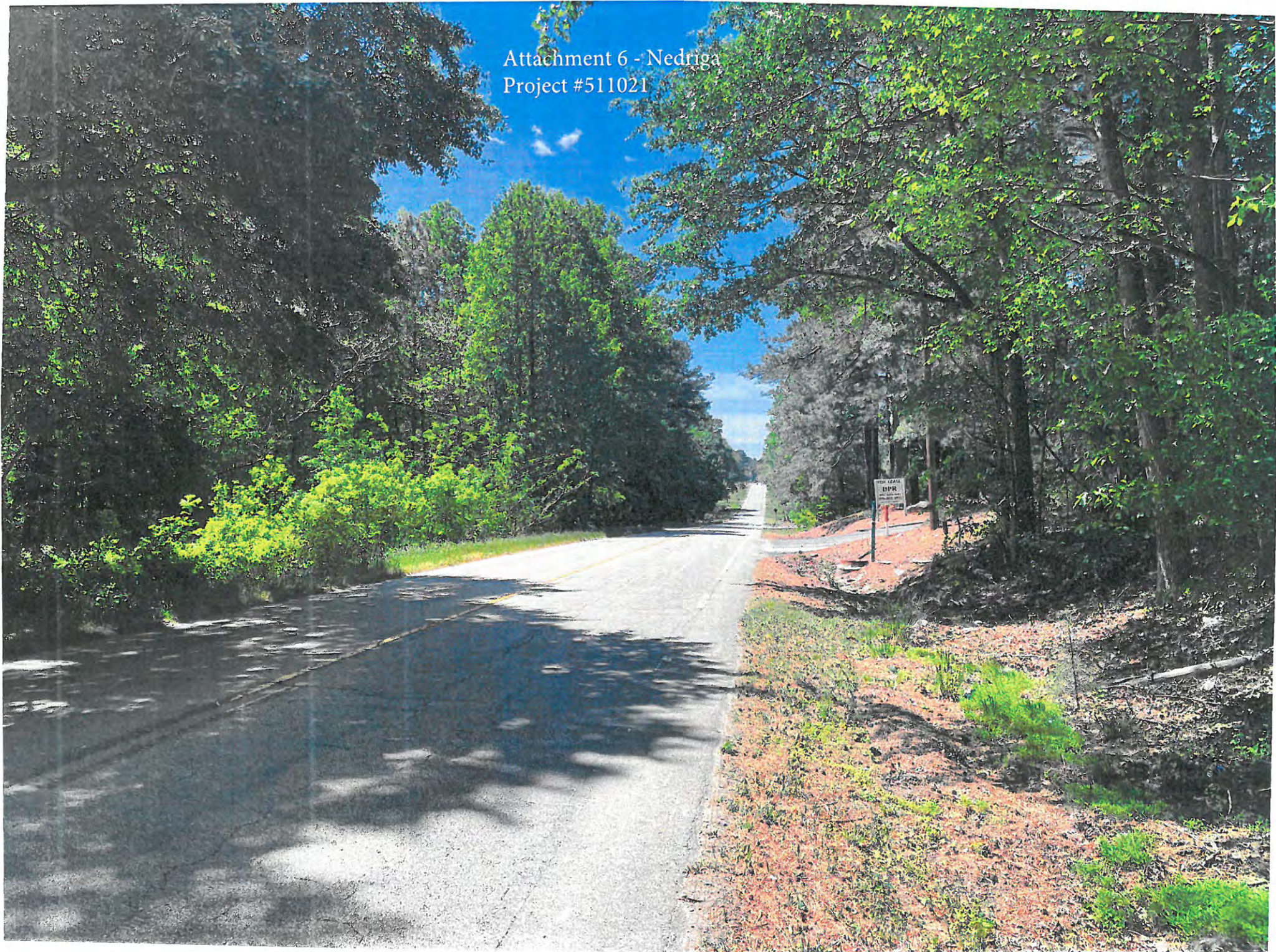


HSM

Data obtained from Wake County GIS and the Town of Zebulon

May 2008

Attachment 6 - Nedriga
Project #511021



NOTICE OF PUBLIC HEARING
PH
919.823.1810

FOR LEASE
DPR



Attachment 6 - Nedriga
Project #511021



Attachment 6 - Nedriga
Project #511021



Attachment 6 - Nedriga
Project #511021





Conditional Rezoning Conditions

In accordance with Section 2.2.6 of the Town of Zebulon Unified Development Ordinance and NCGS 160D-703, the following conditions are agreed upon for request the proposed Conditional Rezoning Project #511021.

1. Reduction of the front setback from 20' to 15'
2. Reduction of the rear setback to 15' to 5'

*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.

Applicant Signature Print Name Date

Owner Signature Print Name Date

Town of Zebulon Signature Print Name Date



Staff Recommended Conditional Rezoning Conditions

In accordance with Section 2.2.6 of the Town of Zebulon Unified Development Ordinance and NCGS 160D-703, the following conditions are agreed upon for request the proposed Conditional Rezoning Project #511021.

1. Reduction of the front setback from 20' to 15'
2. Reduction of the rear setback to 15' to 5'
3. Private Maintenance agreement be established for the shared driveway and other common infrastructure as part of a home owners association and is recorded and referenced on the deeds for the individual parcels.

*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.

Applicant Signature Print Name Date

Owner Signature Print Name Date

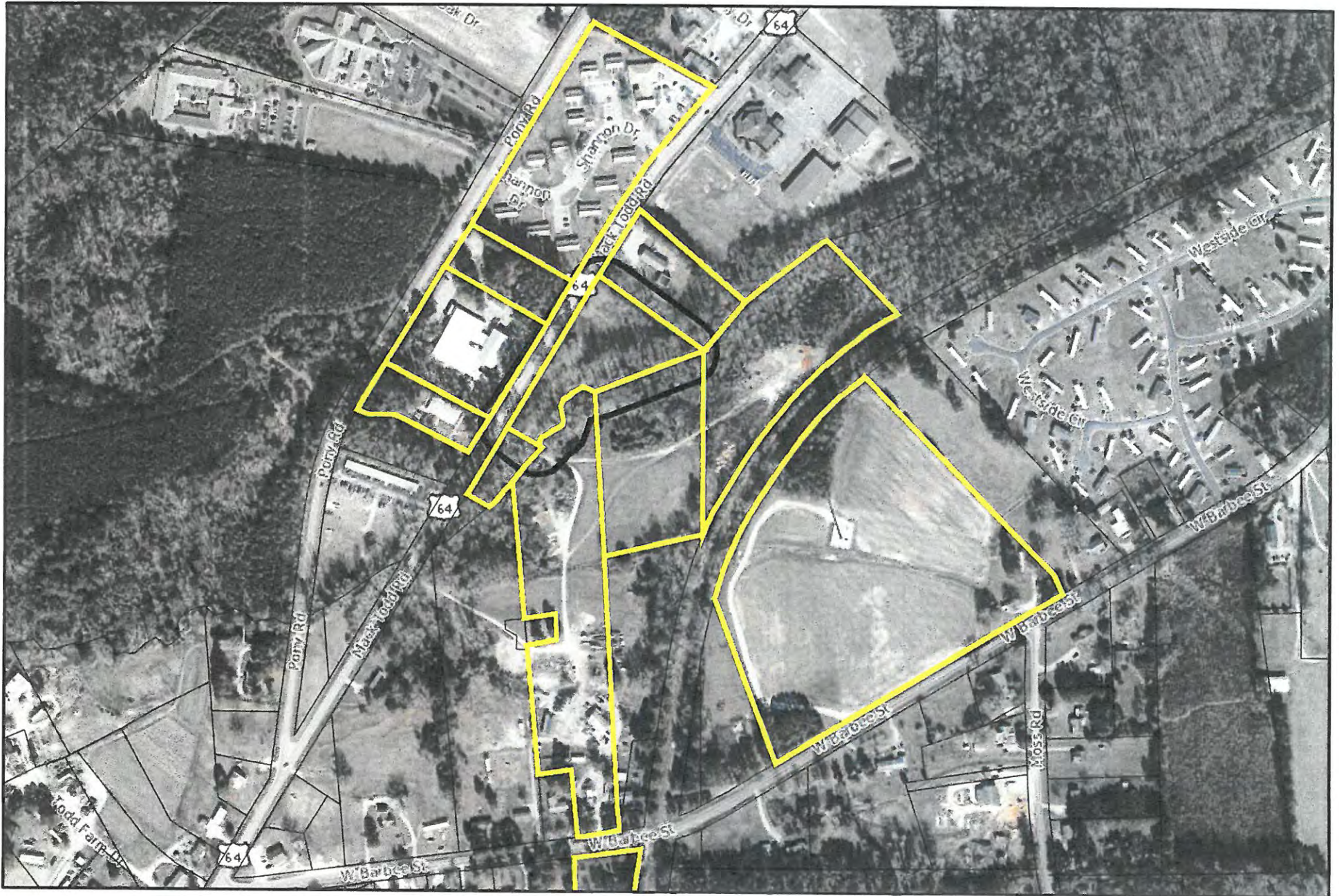
Town of Zebulon Signature Print Name Date

Notice of Public Hearing

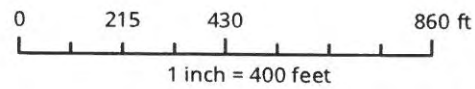
Notice is hereby given pursuant to the provisions of Article 2.2.2 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **May 10, 2021 at 7:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners of the Town of Zebulon and the Zebulon Planning Board sitting jointly for the purpose of considering the following items:

Project # 511021 - Nedriga Bungalow Court. A request by Jared Matthews representing the property owner, Mike Nedriga, requesting a Conditional Zoning from Light Industrial District (LI) to Residential-4 Conditional District (R4-C). The property address is 901 Mack Todd Road.

Due to potential social distancing and occupancy limits related to the State's COVID-19 Order, in-person public comments will be accepted; however, the Town of Zebulon encourages that all public comments be submitted to Deputy Town Clerk Stacie Paratore at SParatore@TownofZebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. The meeting will be streamed live and links will be provided along with the full application packet and documentation on the Planning Department web page at www.TownofZebulon.org/services/planning. For questions or additional information, please contact us at (919) 823-1809.




**Attachment 10 - Mailed Notified
Properties Nedriga Bungalow Ct (Project
#511021)**



Disclaimer

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STAFF REPORT
PROJECT # 4961187 PLANNED DEVELOPMENT
PONY ROAD PLANNED DEVELOPMENT
JUNE 7, 2021

Topic: PROJECT # 4961187 PLANNED DEVELOPMENT - PONY ROAD
Speaker: Meade O. Bradshaw, III, CZO, Assistant Planning Director
From: Michael J. Clark, AICP, CZO, Planning Director
Prepared by: Meade O. Bradshaw, III, CZO, Assistant Planning Director
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider a Planned Development request for 0 Harmonica Drive, 0 Mack Todd Road, & 705 Pony Road. This is a legislative case.

Background:

The applicant Pamela Porter with TMTLA Associates, on behalf of property owner Prateek Chandak, requests rezoning 3 parcels to a Planned Development (PD) district. The parcels measuring approximately 166+/- acres in total are currently zoned Heavy Commercial (HC), Residential-2 (R2) and Residential-4 (R4) districts.

In accordance with Section 2.2.13 of the UDO, the purpose of a Planned Development is as follows:

The planned development district creates opportunities for master planned development that is developed under unified control in accordance with more flexible standards and procedures that are conducive to creating high quality, mixed-use, pedestrian-oriented development that makes efficient use of land while protecting natural resources. It is the intent of these standards to allow an applicant to propose a wide variety of allowable uses and the flexible application of some of the development standards in Article 5: Development Standards, in return for a higher quality of development with more amenities than might otherwise result from a strict application of the standards in this Ordinance.

The applicant proposes a mixed product residential neighborhood comprising of single-family detached (260) and attached townhome style (158) housing units. The 83 acres of open space includes wetlands, the pool and amenity center, and a greenway trail throughout the development. The development will access off Pony Road and interconnect with Pineview Estates Neighborhood. The applicant is proposing a Planned Unit Development to allow for a mixed product neighborhood.

Discussion:

Unified Development Ordinance Section 2.2.13.H, states that the standards listed in Section 3.5.5 are to be used to determine compliance. Furthermore, it notes that the standards listed in Section 2.2.24.J are provided for the Board is to base a decision. These are as follows,

- 1. Whether the proposed zoning map amendment advances the public health, safety, or welfare;*
- 2. Whether and the extent to which the proposed rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.*
- 3. Whether an approval of the rezoning is reasonable and in the public interest.*
- 4. Other factors as the Board of Commissioners may determine to be relevant.*

Policy Analysis:

The applicant is requesting approval of a Planned Development to allow for a reduction of lot widths from 70-feet to 50-feet. A 50-foot wide lot results in approximately half the front yard being paved and used for vehicle storage and/or access to a garage. This produces an automobile dominated characteristic not in keeping with pedestrian oriented and environmental sensitive goals of the Town's policies and regulations. The impact of this reduction in lot width can be offset through alley loading or by increased architectural standards and enhanced amenity features throughout the neighborhood.

The site will be accessed by Pony Road while also providing a minimum of two connections with the existing Pineview Estates Subdivision. These connections give residents another way to get to West Gannon Avenue instead of the single option of the Pony Road and West Gannon Intersection. The multiple connections allow for greater access to emergency service vehicles, which provides improved response times and is consistent with Goal 1 of the Transportation Section of the 2008 Comprehensive Land Use Plan.

The North East Area Study and a 2001 Throughfare Plan shows a conceptual bypass crossing over a portion of the section designated for Townhomes. This general alignment was removed from the local transportation plan during one of the many updates, however improved north-south connectivity is still required. The proposed bypass's location is a general idea of providing a connection from US-64/US-264 to Highway 96 south of Downtown Zebulon; therefore a final alignment has not been decided. Drafts of the updated Transportation Plan included reestablishing the general alignment and staff is currently working with the consultant to determine alternative locations, other possible improvements, and additional connections to accommodate the increased traffic.

Financial Analysis:

The proposed development of 418 dwelling units will increase the overall taxable value of the site and would offset potential tax increase of the section that is currently zoned Commercial. Forecasting 418 homes valued at \$200,000 creates a collection of \$1,100 per dwelling per year in property taxes. The additional population from this, and other nearby neighborhoods will further support nearby commercial activities and increase population density to make redevelopment of the Gannon Road corridor more sustainable.

Joint Public Hearing:

No one was present to speak in favor or opposition to the proposed request at the May 10, 2021 Joint Public Hearing. At this time staff had "Outstanding Issues" with the proposed development. They were as follows:

- Additional horizontal traffic calming throughout the development including but not limited to additional curvature in the roadway alignments, and mini-circles or roundabouts at significant intersections.
- A confirmation that the Residential Guidelines of Section 5.2.4 will be met with listed exclusions and the architectural details will exceed what would otherwise be required within the UDO.
- All street sections will accommodate EMS and maintenance vehicles.
- In the Homeowners Covenants there is language that no more than 10% of the homes with Certificates of Occupancy will be rental units.
- A threshold on when the pool/amenity center will be constructed. (i.e. Number of dwellings that have received Certificates of Occupancy will be limited until particular amenity features are constructed.)

Planning Board Recommendation:

At the May 17, 2021 meeting, the Planning Board recommended approval 5-1 finding that it was consistent with Section 2.2.13.G of the UDO after the applicant committed to staff's "Outstanding Issues" confirmed in Attachment 7.

Staff Recommendation:

Following the applicant committing to staff's noted "Outstanding Issues," staff recommends approval of Project # 4961187 Planned Development.

Attachments:

1. Application
2. Concept Plan
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Pictures
7. Planned Development Document
8. Public Hearing Notice
9. Properties Receiving Mailed Notice
10. Rezoning Conditions
11. Transportation Impact Analysis



PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 705 Pony Road, 0 Harmonica Drive, 0 Mack Todd Road		Acreage 163
Parcel Identification Number (NC PIN) 1795-61-6501, 1795-51-1607, 1794-49-6945	Deed Book DB8158 PG1032, DB12709 PG 235, DB8740 PG996	Deed Page(s)
Existing Zoning of the Property R-2, R-4, HC	Proposed Zoning of the Property Planned Development (PD)	
Existing Use of the Property vacant	Proposed Use of the Property single family attached & detached neighborhood	
Reason for rezoning to a Planned Unit Development Per discussions with Staff during our 12/18/2020 presubmittal meeting it became clear that submitting two separate submittals - one for the single family detached portion and one for the single family attached portion - did not make much sense and submitting both in the same PD zoning request would offer some flexibility with regard to density and lot size. We also want to make sure we are allowed to utilize mass grading as an options for our single family detached portion of the project.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent TMTLA Associates		
Street Address of Applicant/Agent 5011 Southpark Drive, Ste. 200		
City Durham	State NC	Zip Code 27713
Email of Applicant/Agent pam@tmtla.com	Telephone Number of Applicant/Agent 919-484-8880	Fax Number of Applicant/Agent
Are you the owner of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you the owner's agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Note: If you are not the owner of the property, you <u>must</u> obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. PROPERTY OWNER INFORMATION		
Name of Property Owner PNC OF NORTH CAROLINA LLC (PIN 1795-51-1607, DB8740 PG996)		
Street Address of Property Owner 7930 SKYLAND RIDGE PKWY STE 200		
City RALEIGH	State NC	Zip Code 27617
Email of Property Owner	Telephone Number of Property Owner:	Fax Number of Property Owner

I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.

Signature of Applicant: 	Print Name: Pamela Porter	Date: 1-15-2021
Signature of Owner: 	Print Name: GOVIND CHANDAK	Date: 1/21/21



APPLICATION FOR PLANNED DEVELOPMENT

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 705 Pony Road, 0 Harmonica Drive, 0 Mack Todd Road	Acreage 163	
Parcel Identification Number (NC PIN) 1795-61-6501, 1795-51-1607, 1794-49-6945	Deed Book DB8158 PG1032, DB12709 PG 235, DB8740 PG996	Deed Page(s)
Existing Zoning of the Property R-2, R-4, HC	Proposed Zoning of the Property Planned Development (PD)	
Existing Use of the Property vacant	Proposed Use of the Property single family attached & detached neighborhood	
Reason for rezoning to a Planned Unit Development Per discussions with Staff during our 12/18/2020 presubmittal meeting it became clear that submitting two separate submittals - one for the single family detached portion and one for the single family attached portion - did not make much sense and submitting both in the same PD zoning request would offer some flexibility with regard to density and lot size. We also want to make sure we are allowed to utilize mass grading as an options for our single family detached portion of the project.		

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Name of Applicant/Agent TMTLA Associates		
Street Address of Applicant/Agent 5011 Southpark Drive, Ste. 200		
City Durham	State NC	Zip Code 27713
Email of Applicant/Agent pam@tmtla.com	Telephone Number of Applicant/Agent 919-484-8880	Fax Number of Applicant/Agent
Are you the owner of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you the owner's agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Note: If you are not the owner of the property, you must obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. PROPERTY OWNER INFORMATION		
Name of Property Owner: PNC of NC, LLC (PIN 1794-49-6945, DB12709 PG235)		
Street Address of Property Owner: 7930 SKYLAND RIDGE PKWY STE 200		
City RALEIGH	State NC	Zip Code 27617
Email of Property Owner	Telephone Number of Property Owner:	Fax Number of Property Owner

I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.

Signature of Applicant: 	Print Name: Pamela Porter	Date: 1-15-2021
Signature of Owner: 	Print Name: GOVIND CHANDAK MANAGER	Date: 1/21/21



APPLICATION FOR
PLANNED DEVELOPMENT

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 705 Pony Road, 0 Harmonica Drive, 0 Mack Todd Road		Acres 163
Parcel Identification Number (NC PIN) 1795-61-6501, 1795-51-1607, 1794-49-6945	Deed Book DB8158 PG1032, DB12709 PG 235, DB8740 PG996	Deed Page(s)
Existing Zoning of the Property R-2, R-4, HC	Proposed Zoning of the Property Planned Development (PD)	
Existing Use of the Property vacant	Proposed Use of the Property single family attached & detached neighborhood	
Reason for rezoning to a Planned Unit Development Per discussions with Staff during our 12/18/2020 presubmittal meeting it became clear that submitting two separate submittals - one for the single family detached portion and one for the single family attached portion - did not make much sense and submitting both in the same PD zoning request would offer some flexibility with regard to density and lot size. We also want to make sure we are allowed to utilize mass grading as an options for our single family detached portion of the project.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent TMTLA Associates		
Street Address of Applicant/Agent 5011 Southpark Drive, Ste. 200		
City Durham	State NC	Zip Code 27713
Email of Applicant/Agent pam@tmtla.com	Telephone Number of Applicant/Agent 919-484-8880	Fax Number of Applicant/Agent
Are you the owner of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you the owner's agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Note: If you are not the owner of the property, you <u>must</u> obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. PROPERTY OWNER INFORMATION		
Name of Property Owner: Govind and Madhu Chandak (PIN 1795-61-6501, DB8158 PG1032)		
Street Address of Property Owner: PO Box 99104		
City Raleigh	State NC	Zip Code 27624
Email of Property Owner	Telephone Number of Property Owner	Fax Number of Property Owner

I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.

Signature of Applicant: 	Print Name: Pamela Porter	Date: 1-15-2021
Signature of Owner: 	Print Name: GOVIND CHANDAK	Date:



LEGISLATIVE CONSIDERATIONS – PLANNED DEVELOPMENT

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed planned development is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Failure to adequately address the findings below may result in denial of the application. Please provide responses to the following standards as outlined in Section 2.2.13 of the Unified Development Ordinance.

<p>1. Please provide details on how the proposed Planned Development advances the public health, safety, or welfare</p> <p>Historically the residential development in Zebulon has been mostly starter homes. When existing residents want to move into a larger home they are many times unable to do so and stay within the community. Our proposed development has a mix of home types and sizes that will offer existing (and new) residents a variety of housing options. Existing residents may be able to stay within the Town of Zebulon rather than having to relocate to another town.</p>
<p>2. Please provide details on how the proposed Planned Development is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.</p> <p>The Planned Development is appropriate for this location because of the proximity to existing residential development (the Pineview neighborhood as well as others) and the proximity to Highway 64 (Mack Todd Toad) and Highway 97 (W Gannon Avenue). Being close to these thoroughfares allows for residents to work in adjacent towns and cities without a long commute. The proposed Planned Development is consistent with the Town's adopted policies because it is delivering a diverse mix of new housing stock at a variety of price points which will help the Town grow and keep existing residents from moving to other towns. The Town of Zebulon has our development slated as both open space and medium density residential. Although the development plans for residential in the area designated as "Open Space" there is significant preservation of open space planned. The development will also include a greenway trail per the Town of Zebulon Greenway, Bicycle, & Pedestrian Master Plan (Corridor #8).</p>
<p>3. Please provide details on how the proposed Planned Development is reasonable and in the public interest.</p> <p>Our proposed request is reasonable because this project will directly address the issue of housing diversity and available housing stock within the Town limits. This project will help to increase the tax base for the Town. Our proposal will also include ample open space - both improved and natural - which will give the residents of our new neighborhood opportunity to connect with nature while also helping to address the issue with open space retention that often is overlooked with residential development.</p>
<p>4. Please provide details on how the proposed Planned Unit Development provides for innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other Town goals and objectives.</p> <p>A variety of lot sizes, a mix of housing types, preservation of natural areas, and pockets of usable open space areas throughout the development are some of the land planning and site design concepts being included that will create a high quality development. The mix of lot sizes and including both single family attached and detached in the same development is something that has not been done much in Zebulon. Many of the existing neighborhoods are single family detached and all of the lot sizes are generally the same. Creating this mix, coupled with amenities throughout and preservation of environmentally sensitive areas will make this development both high quality and unique.</p>
<p>5. Please provide details on how the proposed planned unit development provides improved means of access, open space, and design amenities;</p> <p>Our proposed development is providing improved means of access by both connecting to existing stubs provided by the Pineview neighborhood as well as providing a stub to a vacant adjacent parcel. Once built out this will provide for better access between developments as well as faster response times for first responders. Our development proposes ample preserved open space as well as amenity areas throughout our neighborhood which will give residents options for enjoying the outdoors. The development will also include a greenway trail per the Town of Zebulon Greenway, Bicycle, & Pedestrian Master Plan (Corridor #8). In our single family attached portion of the development the units will either front on the street or front on a nice amenity (which will give the appearance of having rear vehicular access to the unit) to create something unique and within the spirit of the Unified Development Ordinance.</p>



APPLICATION FOR PLANNED DEVELOPMENT

6. Please provide details on how the proposed Planned Unit Development provides a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;
Although we do not include non-residential use as part of our proposal (as the Land Use Map has our development slated as Medium Density Residential and Open Space), this development will provide a mix of housing types and lot sizes. We are proposing both single family detached and single family attached (townhomes) units in this development. This development will also include a variety of lots sizes which will support a variety of home sizes. Many of the existing neighborhoods only have one housing type included and often the lot sizes and house sizes are about the same throughout.
7. Please provide details on how the proposed Planned Unit Development creates a system of incentives for redevelopment and infill in order to revitalize established areas;
Our development may not technically meet the definition of infill but we are proposing to develop land between an existing neighborhood and a thoroughfare and as part of our development we are providing a stub to an adjacent vacant parcel that is currently landlocked. By including a stub and creating that opportunity for access, our development will allow for that parcel to develop in the future.
8. Please provide details on how the proposed Planned Unit Development promotes a vibrant public realm by placing increased emphasis on active ground floor uses, pedestrian-oriented building façade design, intensive use of sidewalks, and establishment of public gathering areas;
Our development is promoting a vibrant public realm by including the following site design concepts: 1) Our single family attached portion of the development will include units that front on the street or front on a nice amenity, such as a nice wide walking trail with benches and nice landscaping. 2) We will include sidewalks on both side of the streets in the single family attached portion of the development and on one side of the road in the single family detached portion to promote our development as being pedestrian-friendly. 3) We will have amenity areas sprinkled throughout the single family detached and single family attached portions of the development to provide ample opportunities for recreation and neighborhood gatherings.
9. Please provide details on how the proposed Planned Unit Development provides for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and
The land our proposed development will be on contains an existing pond and buffered streams. Due to the presence of these environmentally sensitive areas we are planning our proposed development around these areas (less stream crossings to connect to the existing neighborhood to the north) and by doing so we are being efficient by not developing environmentally sensitive areas. This also will help to reduce the street and utility network as we are not extending development throughout the entire extent of the parcels. The cost of developing any environmentally sensitive area ultimately gets passed along to the home buyer so by staying out of those areas the cost of housing will be lower while still being a quality product.
10. Please provide details on how the proposed Planned Unit Development provides quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, estuaries, shorelines, special flood hazard area, and historic features.
As mentioned previously we have a large portion of environmentally sensitive area on our development in the form of existing ponds and streams (which are buffered). Less any stream crossing to connect to the neighborhood to the north we are otherwise leaving these areas in tact as preserved open space. The layout of the proposed streets and lots were designed with the existing topography in mind. This development works around the natural features that are located within the boundary of our development to create a new neighborhood that is both respectful to the existing site conditions and unique in the way we with our innovative land planning. We achieve to strike a balance between the two to create a neighborhood that is both good for the Town and good for the environment.
11. Other factors as the Board of Commissioners may determine to be relevant.



APPLICATION FOR
PLANNED DEVELOPMENT

OWNER'S CONSENT FORM

Name of Project: Pony Road PD Zoning Submittal Date: 2/1/2021

OWNER'S AUTHORIZATION

I hereby give CONSENT to TMTLA Associates (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I acknowledge and agree that, pursuant to Section 2.2.13. of the Town of Zebulon Unified Development Ordinance, that lands subject to a Planned Development shall be subject to all the standards, conditions, and plans approved as part of that application. These standards, plans, and approved conditions are perpetually binding on the land as an amendment to this Ordinance and the Official Zoning Map, and may only be changed in accordance with the procedures established in this Ordinance. Development located outside the Town of Zebulon's corporate limits shall comply with all Town policies related to annexation and the extension of utilities. I understand that all other applicable standards and regulations of the UDO will remain applicable to the subject lands unless specifically listed as conditions or deviations as part of this request. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Zebulon to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

[Signature] GOVIND CHANDAK 1/21/2021
Signature of Owner Print Name Date

CERTIFICATION OF PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Zebulon, North Carolina, and will not be returned.

[Signature] GOVIND CHANDAK 1/21/2021
Signature of Owner Print Name Date

*Owner of record as shown by the Wake County Revenue Department (www.wakegov.com). An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this form.



APPLICATION FOR
PLANNED DEVELOPMENT

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[Signature] GOVIND CHANDAK 1/21/2021
Signature of Owner Print Name Date

*Owner of record as shown by the Wake County Revenue Department (www.wakegov.com). An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this form.



APPLICATION FOR PLANNED DEVELOPMENT

CONCEPT PLAN REQUIREMENTS

Every applicant requesting Planned Development approval shall submit **8 copies and 1 pdf (e-mail or USB Drive)** of a concept plan drawing with the application for a Planned Development. The concept plan shall contain sufficient information to adequately determine the type of development being proposed. The concept plan drawing shall include, at a minimum, the following features unless otherwise specified by the Planning Department:

**CHECK IF
SUBMITTED**

ITEM

1.	Plot plan showing all existing and planned structures, building setback lines, perimeter boundaries, and easements.	X _____
2.	Elevation drawings of all buildings indicating the proposed exterior finish materials.	n/a _____
3.	Landscaping plan, lighting, fencing, screening, and walls, indicating all heights and locations.	X _____
4.	Location of all ingress and egress.	X _____
5.	Off-street parking and loading facilities, with calculations showing how the quantities were obtained.	X _____
6.	All pedestrian walks and open areas for use by residents, tenants, or the public.	X _____
7.	Proposed land uses indicating areas in square feet.	X _____
8.	The location and types of all signs, including lighting and heights, with elevation drawings.	n/a _____
9.	Existing and/or proposed street names.	X _____
10.	Proposed potable or reuse water, wastewater connections, and storm sewer line; proposed grading and drainage patterns; proposed water and sewer allocations.	X _____
11.	Such additional items and conditions, including design standards as the Planning Board and Board of Commissioners deems necessary.	X _____
12.	Trip generation data and TIA	X _____



APPLICATION FOR PLANNED DEVELOPMENT

PROPOSED USES

An application has been duly filed requesting that the property described in this application be rezoned from R-2, R-4, and HC _____ to Planned Development _____. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance. It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Planned Development shall be submitted for site or subdivision plan approval. Use additional pages as needed.

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the Use Table and any additional limitations or regulations stated below. For convenience, some relevant sections of the Unified Development Ordinance may be referenced; such references do not imply that other sections of the Unified Development Ordinance do not apply.

1.	Single Family Detached & permitted accessory uses	25.	
2.	Single Family Attached & permitted accessory use	26.	
3.		27.	
4.		28.	
5.		29.	
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19.		43.	
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21.		45.	
22.		46.	
23.		47.	
24.		48.	



PROPOSED DEVELOPMENT CONDITIONS

The applicant hereby requests that the Zebulon Board of Commissioners, pursuant to Section 3.3.5 of the Unified Development Ordinance, approve the Proposed Planned Development with above listed use(s), subject to the following condition(s), requested deviations, and proposed alternative means of compliance. (Attach additional pages as needed)

1. Pony Road – dedicate 20' of right of way. Build ½ of 44' paved section plus proposed improvements in TIA document. Roadway section will include ditch and 5' wide sidewalk for the full length of property.
2. Collector Roadway 60' right of way -35' back to back of curb at main entrance with Pony Road. Sidewalk along both sides of roadway.
3. Deviation from prescribed street sections to allow for a 60' Public ROW and 37' B-B for entrance in single family attached portion of the development to allow for the construction of a landscape median.
4. All other streets – local streets – 50' right of way with 26' back to back of curb with sidewalks on one side of street.
5. All street shall be public, including streets in townhome portion of the development.
6. To minimize stream impacts at roadway crossings, roadway section of 26' back to back of curb with sidewalks at one side. At Southland Drive, sidewalk will be widened to 10' on west side to allow greenway trail to cross the stream at this location.
7. A 20' dedicated greenway easement to the Town of Zebulon shall be provided for the Town's future construction of the Corridor 8 greenway trail. Access points will be provided at Southland Drive, main entrance, and at least one internal location such as roadway stub to the south.
8. Project proposes a minimum of 82 acres of open space (50% of total property). The project will be mass graded with housing units being on slabs elevated 1-3' above the top of curb.
9. Single family lots will have driveways off the local streets, with building setbacks of 20' from the right of way. For the townhomes, units will be alley loaded wherever practical with the exception of the units around the perimeter of the town home parcel. These units will be front loaded. The front setback for the townhomes is 5' off the right of way for rear loaded, 20' for front loaded.
10. Single family lots shall have a minimum lot side of 5,000 s.f. and a minimum depth of 100'.
11. Lots shall be permitted to front on a collector street.
12. Landscape buffer – Natural riparian buffer would be provided along the boundary of single family detached units. For the single family detached along OI, 10' type A buffer will be provided. Along the single family attached, a 10' Type A buffer will be provided.
13. Street trees – street trees will be provided at 45 – 50' centers, including along the internal collector roads. The single family attached units will be allowed to front the collector street with street trees. There will be a 15' wide streetscape buffer along Pony Road.

ADJACENT OWNERS			
PIN	Owner	Street Address	City / State / Zipcode
1784-89-6058	AMMONS ACRES INC	1832 PEACH GROVE LN	ZEBULON NC 27597-8656
1785-81-6604	AMMONS ACRES INC	1832 PEACH GROVE LN	ZEBULON NC 27597-8656
1794-39-8353	GREEN, BETSY B GREEN, WILLIAM H	PO BOX 395	ZEBULON NC 27597-0395
1794-49-3138	GREEN, BETSY B GREEN, WILLIAM H	PO BOX 395	ZEBULON NC 27597-0395
1794-49-6945	PNC OF NC LLC	7930 SKYLAND RIDGE PKWY STE 200	RALEIGH NC 27617-6815
1794-59-5860	ROBERSON, PATRICIA G	208 W MCIVER ST	ZEBULON NC 27597-2338
1794-69-4921	TODD, DARRICK LEON TODD, LUTHER KENNETH	3628 TEGGE CT	INKSTER MI 48141-2057
1795-41-2809	AGUILAR, JUAN CARLOS	307 SOUTHLAND DR	ZEBULON NC 27597-2868
1795-41-2872	ALTO ASSET COMPANY 1 LLC	5001 PLAZA ON THE LATE STE 200	AUSTIN TX 78746
1795-41-3748	COUNTY OF WAKE	PO BOX 550	RALEIGH NC 27602-0550
1795-42-3070	FIREBIRD SFE I LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
1795-42-4040	ALSTON, CHARLES NICHOLAS ALSTON, SALLY C	1497 SMOKEY MOUNTAIN DR	ZEBULON NC 27597-2185
1795-42-5007	FIREBIRD SFE I LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
1795-42-5078	FIREBIRD SFE I LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
1795-42-6049	ALTO ASSET COMPANY 2 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
1795-42-7038	FIREBIRD SFE I LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
1795-42-8026	ALTO ASSET COMPANY 1 LLC	5001 PLAZA ON THE LATE STE 200	AUSTIN TX 78746
1795-42-9004	FIREBIRD SFE I LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
1795-42-9082	GETER, NATASHA CLIFTON	1461 SMOKEY MOUNTAIN DR	ZEBULON NC 27597-2185
1795-51-1607	PNC OF NORTH CAROLINA LLC	7930 SKYLAND RIDGE PKWY STE 200	RALEIGH NC 27617-6815
1795-52-0062	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
1795-52-1044	SFR JW-1 PROPERTY LLC	1508 BROOKHOLLOW DR	SANTA ANA CA 92705-5426
1795-52-2014	CURRIN, WANDA A	1447 SMOKEY MOUNTAIN DR	ZEBULON NC 27597-2185
1795-52-3037	TIDEWATER INVESTORS X LLC	1011 W GANNON AVE	ZEBULON NC 27597-2130
1795-52-4102	MCCLATCHY, MARK D	PO BOX 1767	CLAYTON NC 27528
1795-52-4166	TIDEWATER INVESTORS IX, LLC	1011 W GANNON AVE	ZEBULON NC 27597-2130
1795-52-4272	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
1795-52-5248	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
1795-52-5385	TIDEWATER INVESTORS IX LLC	1011 W GANNON AVE	ZEBULON NC 27597-2130
1795-52-6431	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
1795-52-7415	COX, LISA PAULETTE	1425 SMOKEY MOUNTAIN DR	ZEBULON NC 27597-2185
1795-52-7497	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
1795-52-8484	TIDEWATER INVESTORS X LLC	1011 W GANNON AVE	ZEBULON NC 27597-2130
1795-52-9452	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
1795-52-9991	FARMER, JAMES WALTER JR FARMER, SHARON B	3321 SILVER ORE CT	WAKE FOREST NC 27587-4831
1795-53-9069	VANMETER, ELIZABETH J VANMETER, SCOTT A	1305 SASSWOOD LN	ZEBULON NC 27597-2158
1795-60-4391	TODD, GILBERT L SR TODD, GLENN A	1320 MACK TODD RD	ZEBULON NC 27597-6900
1795-60-8424	TODD, GILBERT L TODD, JACQUELINE	1320 MACK TODD RD	ZEBULON NC 27597-6900
1795-60-9826	TODD, GRIFFIN JR	1550 MACK TODD RD	ZEBULON NC 27597-6904
1795-61-6501	CHANDAK, GOVIND CHANDAK, MADHU	PO BOX 99104	RALEIGH NC 27624-9104
1795-62-0576	AMNL ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
1795-62-0663	GONZALEZ, RUTH RAMOS, ROSA	1214 PINEY GLEN LN	ZEBULON NC 27597-2192
1795-62-0751	SANDERS, DORIS A	1218 PINEY GLEN LN	ZEBULON NC 27597-2192
1795-62-0769	ADAMS, JOHN Q ADAMS, VALERIE S	1222 PINEY GLEN LN	ZEBULON NC 27597-2192
1795-62-0868	LANE, STEPHANIE	1226 PINEY GLEN LN	ZEBULON NC 27597-2192
1795-62-1978	HAMNER, ROBERT HAMNER, BARBARA W	1219 AZALEA DR	ZEBULON NC 27597-2161
1795-63-0140	ROBERTSON, PAUL W	1303 SASSWOOD LN	ZEBULON NC 27597-2158
1795-63-1045	TIDEWATER INVESTORS X LLC	1011 W GANNON AVE	ZEBULON NC 27597-2130
1795-63-1133	WOODALL, PHYLLIS B	1215 AZALEA DR	ZEBULON NC 27597-2161
1795-63-3038	STEVENS, PAIGE KIMBERLY	1216 AZALEA DR	ZEBULON NC 27597-2159
1795-63-3050	COTO, MANUEL A BERCI CASTILLO, RINA ESMERALDA	1218 AZALEA DR	ZEBULON NC 27597-2159
1795-63-9241	CITADEL GETHSEMANE MEMORIAL C/O CITADEL MANAGEMENT LLC	PO BOX 8839	GREENVILLE SC 29604-8839
1795-70-3906	TODD, GILBERT LEON TODD, GRIFFIN JR.	1320 MACK TODD RD	ZEBULON NC 27597-6900
1795-71-7011	HOUSTON, GWENDOLYN TODD	810 PONY RD	ZEBULON NC 27597-9227
1795-71-9010	TODD, GILBERT LEON TODD, GRIFFIN JR	1320 MACK TODD RD	ZEBULON NC 27597-6900
1795-72-8646	SILVER SPRING HOUSING ASSOC LLC	7706 SIX FORKS RD	RALEIGH NC 27615-5067
1795-80-1880	TODD, MARION P	1003 OASIS POND LN	KNIGHTDALE NC 27545-6360
1795-81-0464	CROUSE, DONNA M BULLOCK	PO BOX 336	ZEBULON NC 27597-0336
1795-81-1688	CAVALLERO, DARIO I EHMANN, DONNA CAVALLERO	1250 NORTH ST	PITTSFIELD MA 01201-1541
1795-81-2759	HSSW	1914 CHATHAM DR	ALBANY GA 31721-2920
1795-81-3959	CREEDMOOR HOLDING CO LLC	PO BOX 1147	HOLLY SPRINGS NC 27540-1147
1795-82-0815	ZEBULON HEALTH HOLDINGS LLC	PO BOX 2568	HICKORY NC 28603-2568
1795-82-4270	CHANDAK, GOVIND CHANDAK, MADHU	PO BOX 99104	RALEIGH NC 27624-9104
1795-82-7780	HOUSING AUTH COUNTY OF WAKE	100 SHANNON DR	ZEBULON NC 27597-8967

HOA CONTACTS			
PIN	Owner	Street Address	City / State / Zipcode
1795-52-5142	SOUTHWIND LAND CO INC	201 GLEN RD	GARNER NC 27529-6601
1795-41-3892	HINTON & HINTON LIMITED PARTNERSHIP	PO BOX 449	SMITHFIELD NC 27577-0449
1795-31-9786	HINTON & HINTON LIMITED PARTNERSHIP	PO BOX 37	ZEBULON NC 27597-0037
1795-51-1912	H & K PARTNERSHIP	PO BOX 37	ZEBULON NC 27597-0037

Attachment 2 Pony Road PD

LEGEND

- PROJECT BOUNDARY
- STREAM BUFFER
- WETLAND
- FLOODPLAIN
- FLOODWAY
- OPEN SPACE
- TENTATIVE LOCATION OF CORRIDOR & GREENWAY AND EASEMENT

SITE DATA

AREA: 166.85 AC

PINS: 1795-61-6501
1795-51-1607
1794-49-6945

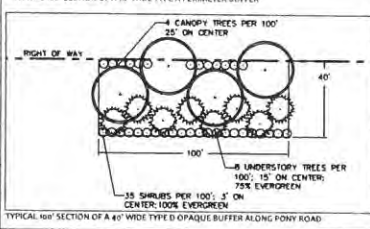
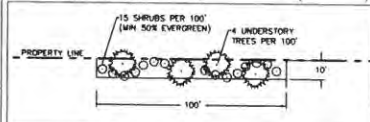
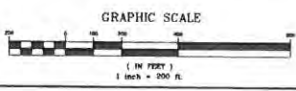
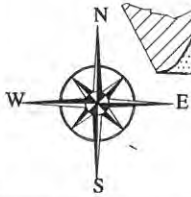
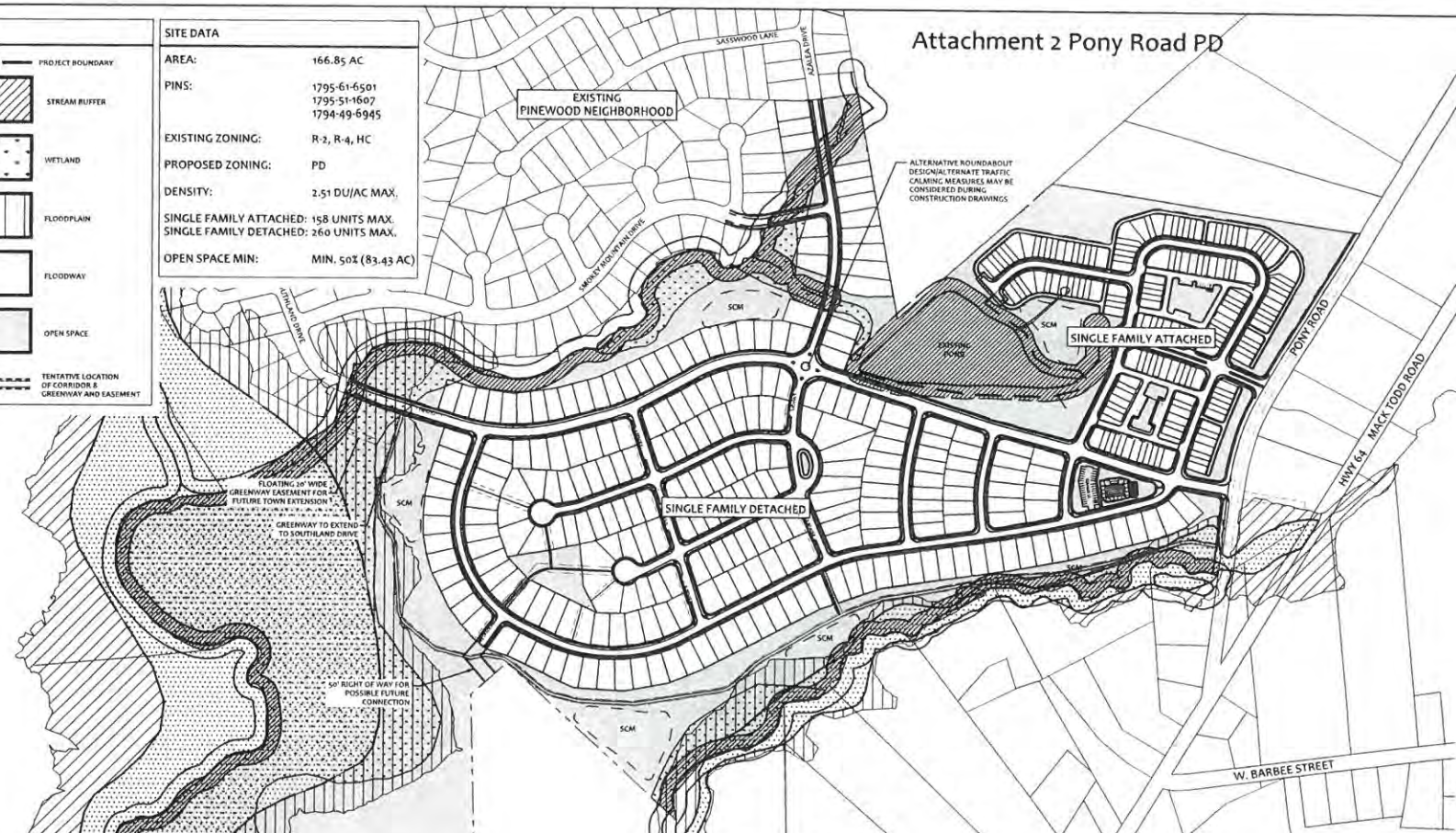
EXISTING ZONING: R-3, R-4, HC

PROPOSED ZONING: PD

DENSITY: 2.51 DU/AC MAX.

SINGLE FAMILY ATTACHED: 158 UNITS MAX.
SINGLE FAMILY DETACHED: 260 UNITS MAX.

OPEN SPACE MIN: MIN. 50% (83.43 AC)



Open Space Amenity	Open Space Programming	Min. Required Amenities/Features	Total Open Space
Greenway Trail	10' wide paved greenway trail; 4,163 linear feet of trail	Min. 3 trail heads, each trailhead shall have the following as a minimum: one dog waste station and one trash can	8894.4 (300 linear feet of trail) approx. 3.90 acres of easement
Pool and Clubhouse	Min. 1,000 L.F. pool and 2,000 L.F. clubhouse	Min. 6,000 L.F. of pool deck with associated seating; one entry pool	0.91 acres
Dog Park	Min. 6,000 L.F. of fenced area	Min. two benches, one trash can, and one dog waste station; one, of 4' tall chain-link fence - either galvanized or vinyl-coated - shall be installed around the perimeter of the dog park; if water is available, a human and dog drinking fountains shall be provided	0.30 acres
Tot Lot	600 L.F. - 1,200 L.F. (includes ASTM fall zones) of play equipment; tot lot shall include a mix of one play structure with a slide and one set of swings, play equipment and surface shall meet ASTM standards and US Consumer Products Safety Commission	Min. two benches, one picnic table, and one trash can	0.02 acres
Passive Open Space for single family detached portion of the development	Passive area for outdoor enjoyment, shall include stone walk	Min. two benches and one trash can; may include enhanced landscaping	approx. 1.00 acres
Activity Lawn	Min. 10,000 L.F. of lawn area for multi-purpose play	Min. one dog waste station and one trash can	0.47 acres
Unimproved Open Space	Open Space Provided		78.42 acres Min. 83.43 (50%)



TITILA ASSOCIATES
5011 SOUTH PARK DRIVE, STE. 200, DURHAM, NC 27713
P: (919) 484-4800 • info@titila.com

Summit D&E
1110 Navaho Drive, Suite 400
Raleigh, NC 27609

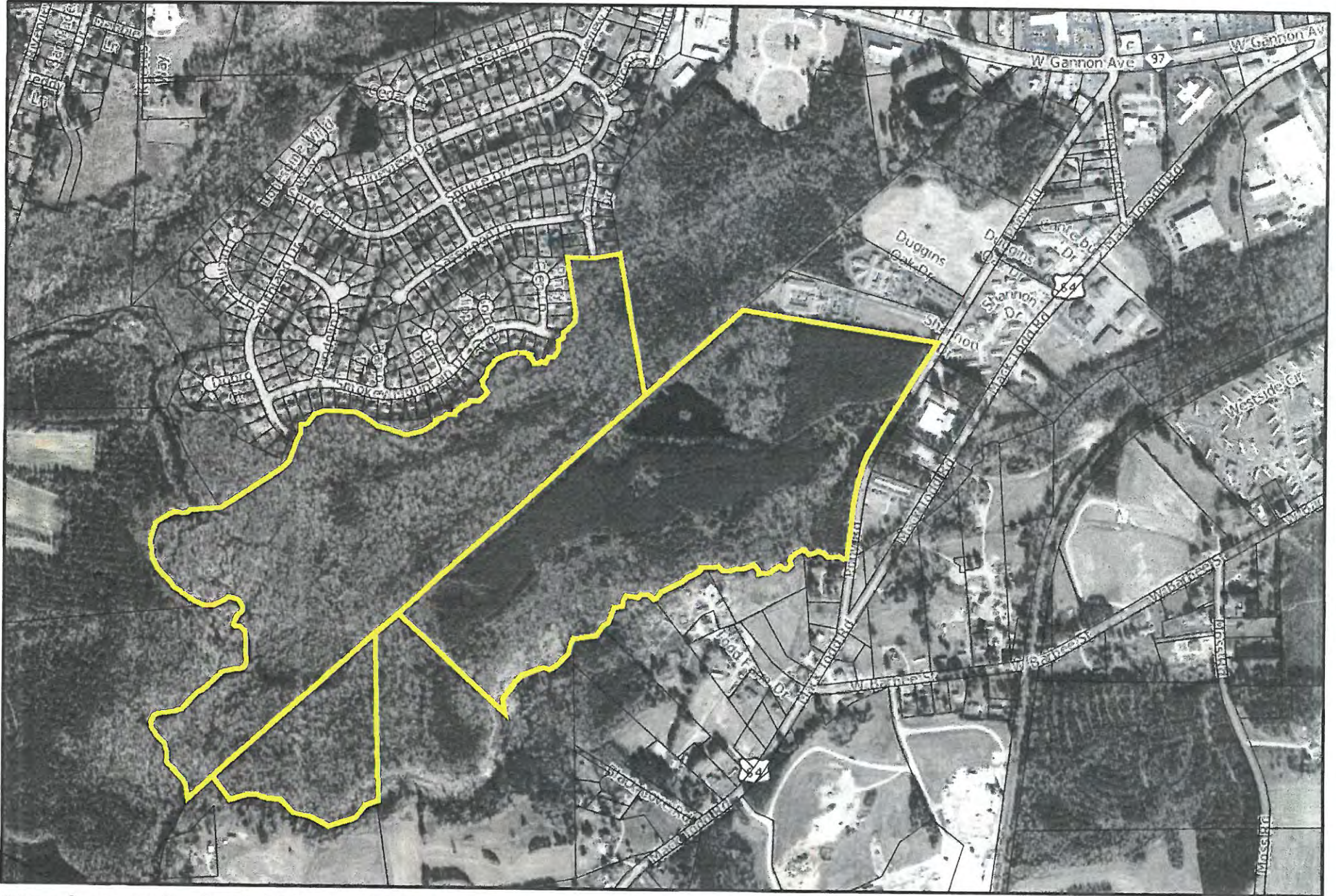
REVISIONS:

3/28/2021	
4/22/2021	

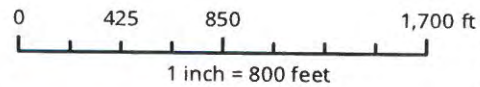
OVERALL CONCEPT PLAN
Pony Road PD
Pony Road, Raleigh, NC

SCALE:
1" = 200'
DRAWN BY:
PMP
PROJECT #
20176
DATE:
2/1/2021

SHEET
L-2
OF

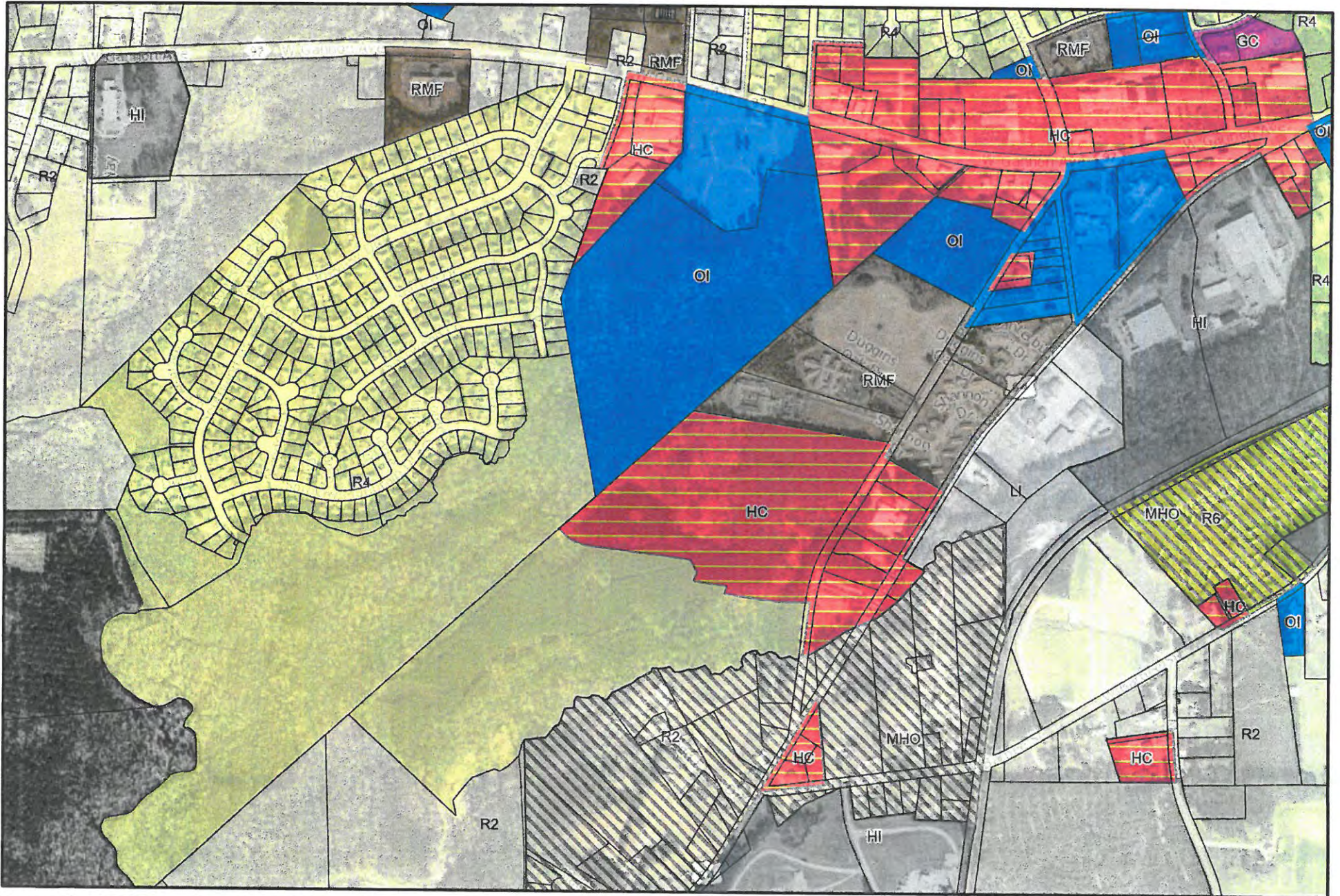


Attachment 3 - Aerial Map - Pony Road

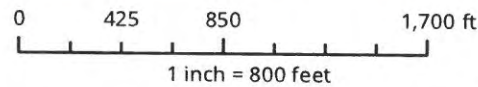


Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

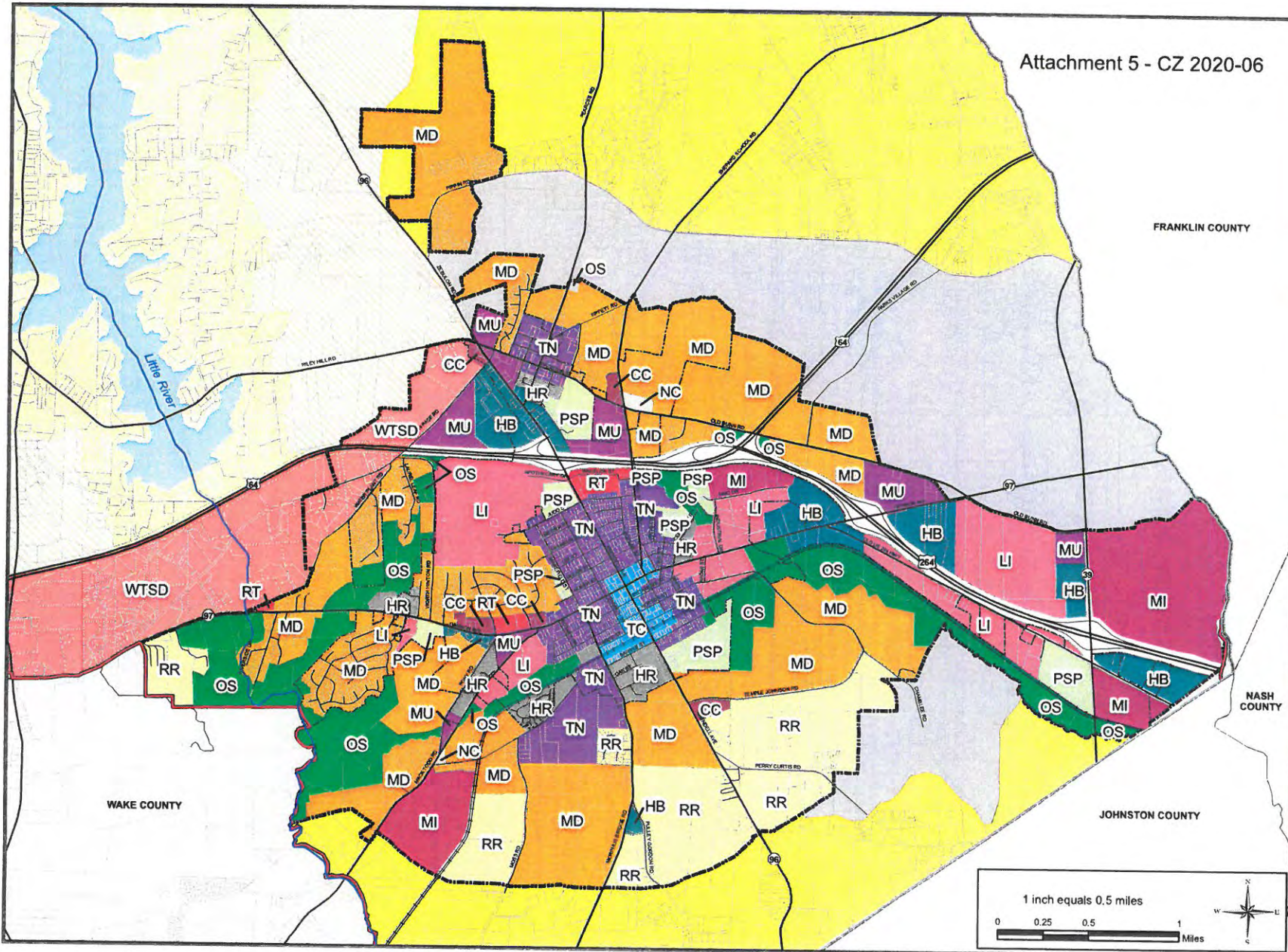


Attachment 4 - Zoning Map - Pony Road



Disclaimer

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Land Use

Town of Zebulon
Wake County, NC

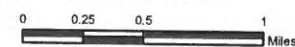
Legend

- Railroad
- Streets
- Major Roads
- Major Streams
- Critical Water Supply Watershed (R-80W)
- Little River Reservoir
- Little River Water Supply Watershed
- Annexation/Utility Boundary Agreement Line
- Zebulon Short Range Utility Service Area
- Zebulon Long Range Utility Service Area
- WTSD-Watershed

Land Use

- OS-Open Space
- PSP-Public/Semi-Public Open Space
- RR-Residential Rural Residential
- MD-Medium Density Residential
- HR-High Density Residential
- TN-Traditional Neighborhood
- TC-Town Core/Downtown
- HB-Highway Business
- MU-Mixed Use
- CC-Community Commercial
- NC-Neighborhood Commercial
- RT-Retail
- LI-Light Industrial
- MI-Medium Industrial
- Parcels
- Zebulon City Limits
- Zebulon Extra Territorial Jurisdiction Limits
- Wake County

1 inch equals 0.5 miles



HSMM

Data obtained from Wake County GIS and the Town of Zebulon

Attachment 6 - Pony Road PD









Attachment 7

Planned Development Rezoning Pony Road

A Planned Development

Zebulon, North Carolina

Date: February 1, 2021

Revised: March 20, 2021

Revised: April 22, 2021

Revised: May 24, 2021

Applicant:

RHH Land Investors, LLC

2919 Breezewood Avenue, Ste. 100

Fayetteville, NC 28303

(919) 486-4864f

Consultants:

Landscape Architecture & Land Planning:

TMTLA Associates

5011 Southpark Drive, Suite 200

Durham, NC 27713

919-484-8880

pam@tmtla.com

Civil Engineering:

Summit Design and Engineering

1110 Navaho Dr Suite 600

Raleigh, NC 27609

(919) 322-0115

Don.Sever@summitde.net

Section 1: Table of Contents

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Section 8:	Off-Street Parking, Loading and Sidewalks
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Section 15:	Compliance with the UDO
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**Section 1b: Response to Outstanding Issues by
Town Staff**



May 14, 2021

Michael Clark, AICP
Planning Director
Town of Zebulon Planning Department
1003 N. Arendell Avenue
Zebulon, NC 27597

RE: Pony Road Planned Development
Response to Outstanding Issues

Mr. Clark,

We are hereby providing this written response to the list of outstanding issues as identified in the Staff Report for the May 10, 2021 Joint Public Hearing for the Pony Road Planned Development.

1) Additional horizontal traffic calming throughout the development including but not limited to additional curvature in the roadway alignments, and mini-circles or roundabouts at significant intersections.

Response: We are committed to providing additional traffic calming measures which may include: mini-circles, roundabouts, or other measures at significant intersections throughout the development. We commit to work with Town staff and the Technical Review Committee to determine best measures for individual intersections.

2) A confirmation that the Residential Guidelines of Sec. 5.2.4 will be met with listed exclusions and the architectural details will exceed what would otherwise be required within the UDO.

Response: We commit to exceed the architectural requirements in Section 5.2.4 of the UDO. We will work with Town Planning and Building staff to provide additional architectural features with the exception of Section 5.2.4.E.3.e. Garage doors will not be required to be located at least two or more feet behind a front porch or the primary entrance to the dwelling.

3) All street sections will accommodate EMS and maintenance vehicles.

Response: We commit to all street sections within the development shall accommodate EMS and maintenance vehicles.

4) In the Homeowners Covenants there is language that no more than 10% of the homes with Certificates of Occupancy will be rental units.

Response: We commit to adding language to the HOA documents stating no more than 10% of the units with a CO shall be rental units.



5) A threshold on when the pool/amenity center will be constructed (i.e. number of dwellings that have received Certificate of Occupancy will be limited until particular amenity features are constructed.)

Response: We commit to a condition that the pool/amenity center will be constructed as part of the second Phase of development.

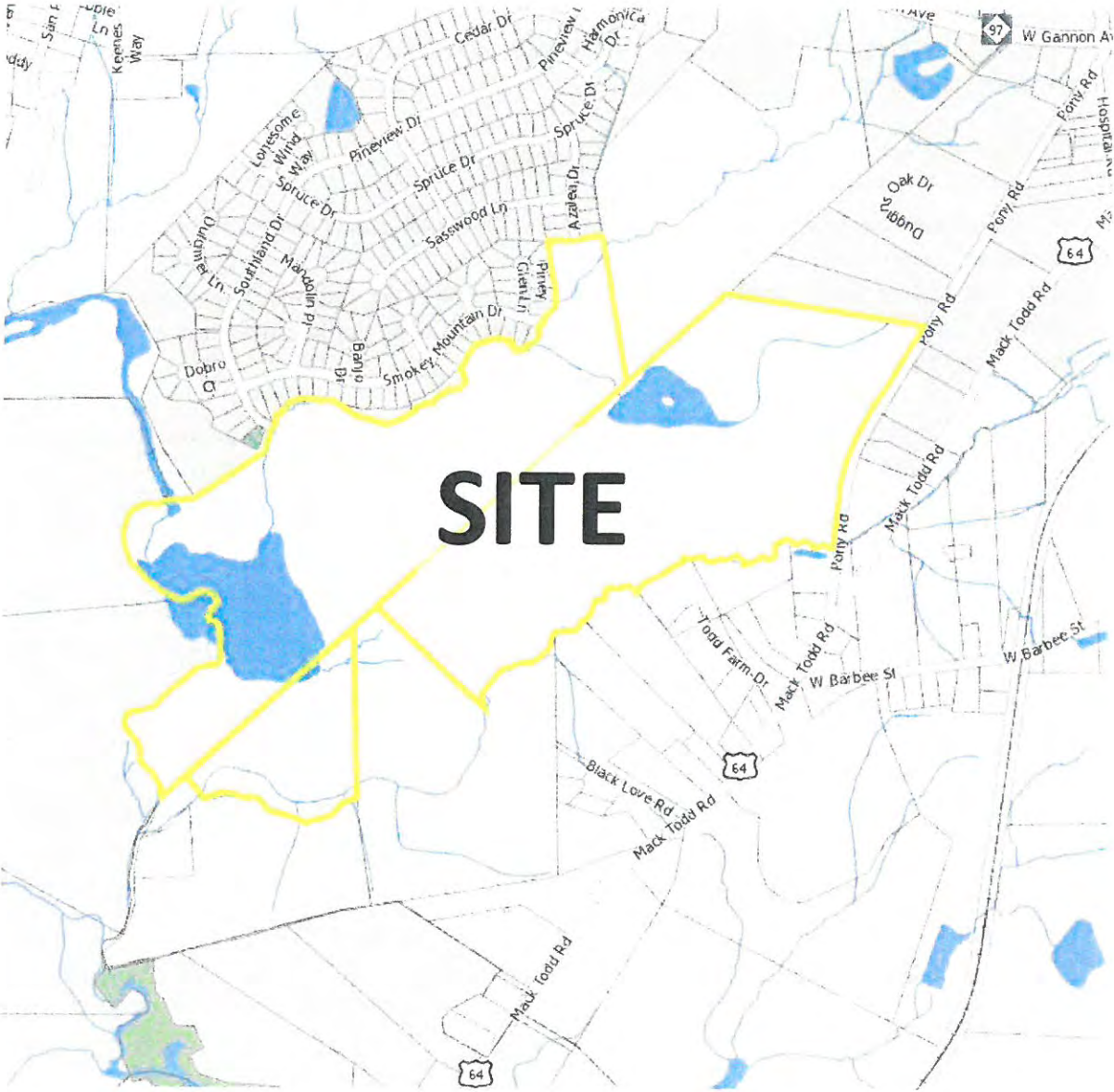
Additionally, we are committing to following items:

- 1) We will remove Green Giant Arborvitae from the list of plants noted in proposed zoning condition #13.
- 2) We will update the language for the amenity center to the following: The amenities center where clubhouse is located ~~may~~ shall include ~~some or all of~~ the following items: fitness center, fire pit, seating area.

Thank you for your consideration of this correspondence. We look forward to discussing our project with the Planning Board on May 17th at 6:00 pm.

Best,
Pam Porter, PLA, LEED AP
President
TMTLA Associates

Section 2: Vicinity Map



Section 3: Project Data

Name of the Project: Pony Road

Prepared by:

Pamela Porter, PLA, LEED AP
TMTLA Associates
5011 Southpark Drive, Suite 200
Durham, NC 27713
Phone: 919-484-8880
pam@tmtla.com

Applicant/Developer:

RHH Land Investors LLC
2919 Breezewood Avenue, Ste. 100
Fayetteville, NC 28303
(919) 486-4864

Designated Contact:

Pamela Porter (TMTLA Associates)

Email: pam@TMTLA.com

Current and Proposed Zoning:

Current: R-2, R-4, and HC
Proposed: PD

Proposed Land Use:

Medium Density Residential

Size of Project:

166.85 acres

Section 4: Purpose Statement

The Pony Road Planned Development is a proposed community that will be comprised of single family detached and attached residential development. The project is bounded to the east by Pony Road. The Pineview neighborhood borders the project on the north, large residential parcels border our proposed development to the south, and a handful of large vacant and agricultural lots border our development on the west side. The current zoning is R-2, R-4, and HC. The Town of Zebulon Land Use Map designations for the tracts are Medium Density Residential and Open Space. The proposed zoning designation sought is Planned Development (PD) and the proposed uses consist of single family detached and attached. The proposed Planned Development is in compliance with the Town of Zebulon Land Use Map.

The purpose of the proposed Pony Road Planned Development is to provide a mix of high-quality housing arranged around the environmentally sensitive areas within the boundaries of our development while also providing opportunities for gathering and recreation. The commitment to preservation of open space and providing a variety of amenities is to reconnect people within the community to nature as well as each other. The alternate dimensional standards proposed for lot sizes, setbacks and building arrangement provides for diversity of housing styles integrated seamlessly together and not segregated. Housing volumes with a variety of price points are critical to obtaining and maintaining residents in the Town of Zebulon.

The residential development will fulfill the Town of Zebulon Comprehensive Plan and Land Use Map for Medium Density Residential. The preservation of the environmentally sensitive areas and the greenway fulfill the Zebulon Town of Zebulon Comprehensive Plan and Land Use Map for Open Space.

Transportation patterns are proposed to provide a network of streets, sidewalks and greenway trails with limited use of dead end streets, connections to adjacent neighborhoods and provisions for future development. The community will dedicate the easement for the Corridor 8 section of the Town of Zebulon Greenway Trail that is located within the development boundary. The Corridor 8 section of greenway will ultimately connect Downtown Zebulon to the future Little River Trail. The greenway, coupled with the sidewalks internal to our development, will offer future

residents the opportunities to conveniently walk to work, shopping and retail services, and reduce traffic on the streets and allow for non-drivers convenient access to those amenities. The promotion of active lifestyles is a key component of the Pony Road Planned Development which will give future residents the opportunity to walk to Downtown Zebulon.

The proposed Planned Development will meet all requirements of the Zebulon Transportation Plan. Open space shall exceed the Town of Zebulon minimum requirement of 10% as over 50% of the development will be preserved open space.

The Pony Road Planned Development will be sensitive to and compatible with surrounding uses and proposed development character. The development will enhance the value of surrounding property values.

Phasing:

This development is proposed to be developed in 5 phases. The single family detached section will be developed into 4 phases and the single family attached section will be developed into 2 phases.

Section 5: Permitted Uses

Table 1 below provides a listing of the proposed permitted uses for the Pony Road PD Development. This listing allows the development to fulfill the intent of the commitment to a mix of residential uses. Uses are subject to general and specific regulations of the Town of Zebulon UDO.

Table 1

PERMITTED USES TABLE	
	P = Permitted Use
USE TYPE	
Residential Uses	
Single Family Detached and permitted accessory uses	P
Single Family Attached and permitted accessory uses	P

We commit to adding language to the HOA documents stating no more than 10% of the units with a CO shall be rental units.

Section 6: Design Controls

Residential – 166.85 acres

Density

Density:	2.51 dwelling units per acre max (overall)
Units:	418 dwelling units max (max. 260 SF Detached & max. 158 SF Attached)

Building Height

Maximum Height / # of Stories:	35 ft. / 3 Stories
--------------------------------	--------------------

Building Setbacks (see below)

Single Family Detached:

Street:	20 ft. min.
Side:	5 ft. min.
Corner Side:	5 ft. min.
Rear:	5 ft. min.

Single Family Attached:

Front:	5 ft. min.
Side:	5 ft. min.
Corner Side:	5 ft. min.
Rear:	10 ft. min.

Note: All single family attached units shall be rear loaded.

Buffers (Refer to PD Map)

Streetscape Buffers:

Pony Road	Min. 40' Wide Opaque Buffer
New Collector Road	Street Trees

Perimeter Buffers:

Adjacent to the adjoining lots	Min. 10' Wide Type A
--------------------------------	----------------------

All streetscape and perimeter buffers shall be provided in accordance with the Town of Zebulon UDO

Disturbance within the buffer is only allowed as follows:

(a) Construction of driveways and public streets and walkways perpendicular to the buffer strip shall be allowed where such construction is necessary for safe ingress or egress to the site. The nature and limits of such construction must be designated on the approved site plan or master subdivision plan.

(b) Notwithstanding any other provision pertaining to buffers, City of Raleigh public utilities and easements shall be allowed, parallel and otherwise, within buffers, and the area within such easements shall still count towards buffer and undisturbed buffer.

Section 7: Architectural Standards

Standard Rezoning Conditions

The style of buildings will be any variety of the following: Craftsman, Traditional, Colonial, Neoclassical. the intent is to foster multiple styles to create a community that is not monotonous.

All residential structures shall have three (3) or more of the following features:

- Front Porch
- Awnings
- Columns
- Balconies
- Broken Roof Lines
- Dormer
- Arched Architectural Features
- Chimney
- All Brick -or All Stone Façade
- Other architectural features approved by the Planning Director

All residential structures shall have at least four (4) of the following features:

- Decorative Shake

- Decorative Porch Railings/Posts
- Shutters
- Decorative/Functional Air Vents on Roof or Foundation
- Trimmed Windows or Recessed Windows
- Decorative/Period Windows
- Decorative Brick or Stone (10% min. required on the front elevation)
- Decorative Gables
- Decorative Cornices
- Tin/Metal Roof
- Other decorative features approved by the Planning Director.

Roofs:

Roof lines shall be varied to reduce the scale of the structure and add visual interest. Roof shapes (for example: flat, hip, mansard, gable, or shed) and material shall be architecturally compatible with façade elements and the rest of the structures. Shed roofs may be used on porches and dormers.

Facades:

- The principal structure's front façade must incorporate recesses and projections along at least 50% of the length of the façade. Windows, awnings, and porch area shall total at least 50% of the façade length abutting a public street.
- Façades shall incorporate a repeating pattern of change in color, texture, and material modules.
- Façade renovations shall incorporate original building details to the maximum extent practicable.
- If roof cornices have been removed or damaged on an existing structure, renovations of that structure must include retaining, repairing, and replacing the roof cornices.

Entryways:

- Doors shall have built-in windows; alternatively, a solid door is allowed provided side lights (side windows) are installed immediately adjacent to the solid door.
- Variations in color schemes and textures are encouraged in order to articulate entryways so as to give greater recognition to these features.

Materials and Color Palette:

- Predominant exterior building materials shall be high quality materials, including brick, wood, stone, fiber cement, and/or wood composite.

Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.

- Front and side porches with open foundations shall have brick or stone piers and openings shall be fully screened with evergreen plantings.
- A varied color palette shall be utilized on homes throughout the subdivision and shall include siding, trim, shutter, and accent colors complementing the siding colors.

Single-family Detached - Specific Requirements:

1. Each house will have a min. of 1 story and a maximum of 3 stories.
2. Min. dwelling size shall be 1,800 s.f..
3. All single-family homes may have a raised slab foundation or crawl space. Raised slab foundation shall contain stone or brick and shall not be parged.
4. Garage doors must have windows, decorative details or carriage-style adornments.
5. Eaves shall project at least 8 inches from the wall of the structure.
6. The front elevation of each single family detached unit shall contain a min. of 10% masonry (brick or stone) and shall contain a min. of two siding materials (i.e. stone and hardiplank; brick and shake).
7. All sides of a principal structure that face an abutting public street shall have architectural and decorative features as described above. This is in addition to the required form of ingress/egress on every side of the structure for single family detached units as noted in Section 4.3.3.P.2 of the Town of Zebulon UDO.
8. A mail kiosk for the single family detached units shall be located adjacent to the pool and clubhouse. The kiosk shelter shall be designed with similar architectural style, materials, and color palette as the homes in the neighborhood. The kiosk shelter may be partially enclosed or open on all 4 sides.

Single-family Attached (Townhomes) - Specific Requirements:

1. Each house will have a min. of 2 stories and a maximum of 3 stories.
2. Min. dwelling size shall be 1,200 s.f.
3. All townhomes may have a raised slab foundation or crawl space.
4. Garage doors must have windows, decorative details or carriage-style adornments.
5. The front elevation of each single family attached unit shall contain a min. of 10% masonry (brick or stone) and shall contain a min. of two siding materials (i.e. stone and hardiplank; brick and shake). No two consecutive units within a single building shall contain the exact same front elevation with regard to materials or color palette.

6. All sides of a principal structure that face an abutting public street shall have architectural and decorative features as described above.
7. Two mail kiosk for the single family attached units shall be located in the two open space/amenity areas in that part of the development. The kiosk shelters shall be designed with similar architectural style, materials, and color palette as the homes in the neighborhood. The kiosk shelter may be partially enclosed or open on all 4 sides.

We commit to exceed the architectural requirements in Section 5.2.4 of the UDO. We will work with Town Planning and Building staff to provide additional architectural features with the exception of Section 5.2.4.E.3.e. Garage doors will not be required to be located at least two or more feet behind a front porch or the primary entrance to the dwelling.

Section 8: Parking and Loading

All parking and loading areas shall comply with all applicable requirements of the Town of Zebulon UDO Section 5.8.

Section 9: Signs

All signage shall comply with applicable standards and requirements of the Town of Zebulon UDO Section 5.11.

Section 10: Public Facilities

Water and Sanitary Sewer:

All lots shall be served by City of Raleigh water and sanitary sewer.

Streets:

All streets and roadways shall be in conformance with Town of Zebulon Transportation Plan and constructed to Town of Zebulon Standards and Specifications. A design alternate for the entrance to the single family attached portion of the project off of Pony Road is proposed to allow for the inclusion of a landscaped median. The landscaped median will enhance the

driving experience thru the community and potentially slow traffic. Connections, if deemed feasible, will be made to the three stubs to our development in the neighborhood to the north.

We are also proposing a modification to the residential local street for the portion of proposed road noted on sheet L-3 of the PD Plan set up to existing Southland Drive.

We commit to all street sections within the development shall accommodate EMS and maintenance vehicles.

A roundabout is being shown in the plan set as part of our modified local road. We are committed to providing additional traffic calming measures which may include: mini-circles, roundabouts, or other measures at significant intersections throughout the development during construction drawings. We commit to work with Town staff and the Technical Review Committee to determine best measures for individual intersections.

Sidewalks:

Sidewalks shall be provided on both sides of all streets throughout the development.

Alleys:

All residential alleys shall be public and shall be a 12' asphalt pavement within a 16' wide Town of Zebulon Right of Way. Alleys shall be maintained by the HOA.

Greenway Trails:

Developer shall provide easement for and construct the section of the Corridor 8 greenway that runs along the south and west side of the development. Greenway trail shall include three trailheads.

Section 11: Natural Resource and Environmental Data

Existing Vegetation:

This development site consists of wooded forests and an existing pond. Wooded areas differ from dense hardwood forested areas to softwood pine stands typical of the region.

Existing streams with designated and delineated buffers protected by and in accordance with the Town of Zebulon UDO and NCDWR Regulations. Any and all impacts requiring permits shall be obtained and permitted thru the Town of Zebulon, NCDWR, and the US Army Corps of Engineers where applicable.

This site is within the Neuse River Basin.

Portions of this site are located within Special Flood Hazard areas defined by FEMA FIRM Map 3720179500J dated May 2, 2006.

Historic Structures and Significance:

This site does not contain any historic structures or contains any historical significance.

Section 12: Stormwater Management

The Pony Road Planned Development will meet all applicable requirements and standards as described in the Town of Zebulon Street and Storm Drainage Standard and Specifications Manual. This project will meet all stormwater reduction requirements including limiting the post-development stormwater flows to not exceed the pre-development stormwater runoff.

The Pony Road Planned Development will use approved devices to control the stormwater and sediment runoff. These devices may include detention ponds, retention ponds, bio-retention areas or any other approved BMP stormwater control. Stormwater control devices shall be landscaped and constructed to be an amenity to the development and shall blend into the surroundings.

Section 13: Parks and Recreation

The following list of amenities shall be included in the development:

- Pool and Clubhouse: Min. 1,000 s.f. pool and 2,500 s.f. clubhouse. Clubhouse to match residential buildings with regard to style, materials, and color palette.
- Dog Park: Min. 6,000 s.f. of fenced area; shall include a min. of two benches, one trash can, and one dog waste station. Dog park fence shall be a min. of 4' tall chain link fence – either galvanized or vinyl-coated. If water is available, a human and dog drinking fountain shall be provided.
- Tot Lot: 600 s.f. – 1,000 s.f. (includes ASTM fall zones) of play equipment; tot lot shall include a min. of one play structure with a slide and one set of swings. Target age: 2 years – 12 years. Playgrounds and surfacing shall meet the ASTM standards and US Consumer Products Safety Commission.
- Activity Lawn: Min. 10,000 s.f. of lawn area for multi-purpose play.
- Passive Open Space in Single Family Detached portion of development: appx. 1 acre and shall include sidewalk and min. of two benches and one trashcan; may include enhanced landscaping.

Open Space and Trails			
Open Space Amenity	Open Space Programming	Min. Required Furnishings/Features	Total Open Space
Greenway Trail	10' wide paved greenway trail; 4,163 linear feet of trail	Min. 3 trail heads, each trailhead shall have the following as a minimum: one dog waste station and one trash can	appx. 4,100 linear feet of trail; appx. 1.90 acres of easement
Pool and Clubhouse	Min. 1,000 s.f. pool and 2,500 s.f. clubhouse	Min. 1,000 s.f. of pool deck with associated seating; zero-entry pool	0.91 acres
Dog Park	Min. 6,000 s.f. of fenced area	Min. two benches, one trash can, and one dog waste station; min. of 4' tall chain link fence – either galvanized or vinyl-coated - shall be installed around the perimeter of the dog park; If water is available, a human and dog drinking fountain shall be provided	0.30 acres
Tot Lot	600 s.f. – 1,000 s.f. (includes ASTM fall zones) of play equipment; tot lot shall include a min. of one play structure with a slide and one set of swings; play equipment and surface shall meet ASTM standards and US Consumer Products Safety Commission.	Min. two benches, one picnic table, and one trash can	0.02 acres
Passive Open Space (in single family detached portion of the development)	Passive area for outdoor enjoyment, shall include sidewalk	Min. two benches and one trash can; may include enhanced landscaping	appx. 1.00 acres
Activity Lawn	Min. 10,000 s.f. of lawn area for multi-purpose play	Min. one dog waste station and one trash can	0.47 acres
Unimproved Open Space			78.82 acres
Open Space Provided			Min. 83.43 (50%)

If feasible the following list of amenities may be included in the development:

- A min. 5' wide mulch nature trail around the existing pond in the single family attached portion of the development. May include benches along the trail. Location to be staked in the field. This trail, if feasible, will be maintained by the HOA.

Developer shall provide easement for and construct the section of the Corridor 8 greenway that runs along the south and west side of the development. The 10' wide greenway trail is approximately 4,100 linear feet and the area of the easement is approximately 1.90 acres.

Once the entire length of the Corridor 8 greenway trail is constructed, will connect the development to downtown Zebulon and the future Little River Trail and to the Pineview neighborhood. The Town of Zebulon shall take over maintenance once the greenway trail, including trail heads, is constructed.

Section 14: Consistency with Comprehensive Plan and Land Use Map

The Pony Road Planned Development is consistent with the Town of Zebulon Comprehensive Plan and Land Use Map goals and objectives.

1. This development is located within a medium density residential area and open space area as shown on the Land Use Map. The proposed development provides the desired density for the area while preserving a large portion of environmentally sensitive areas.

2. This development proposed both single family detached and single family attached residential development, which supports the desire for a variety of housing types and price points within the Town limits. This will help to draw new residents to the Town as well as keep existing residents within Town limits when looking to move.

3. This development proposes the higher density residential development adjacent to other higher density residential development. Lower density single family detached homes will be located adjacent to both

environmentally sensitive areas and existing development with similar density.

4. This development is designed to provide an integrated system of streets, sidewalks, and trails which will provide links to existing residential developments as well as assist in the expansion of the sidewalk and greenway network in the Town.

5. The development provides a growth pattern that supports the Town's goals for being pedestrian-oriented, creating a mix of residential uses and dwelling sizes, and protecting environmentally sensitive areas. This development proposed a growth pattern that is orderly and predictable for the Town while also creating a sense of place within the development.

In summary, this development proposal is consistent with the goals and objectives of the Town of Zebulon Comprehensive Plan and Land Use Map.

Section 15: Compliance with the UDO

The Project will comply with all other relevant portions of the Town of Zebulon Unified Development Ordinance.

Section 16: Zoning Conditions

The following zoning conditions are being offered for consideration:

- 1) Uses shall be limited to single family detached, single family attached, and permitted accessory uses.
- 2) Minimum driveway stem length shall be 20'.
- 3) The portion of the new road (called out as Street A1 on the PD plans) to the Southland Road shall be a modified local road with a 60' right-of-way and 35' B-B.
- 4) Deviation from prescribed street sections to allow for a 60' Public ROW and 37' B-B for entrance in single family attached portion of the development to allow for the construction of a landscape median.
- 5) Pony Road - dedicate 20' of right of way. Build $\frac{1}{2}$ of 44' paved section plus proposed improvements in TIA document. Roadway section will include ditch and 5' wide sidewalk for the full length of property.
- 6) To minimize stream impacts at roadway crossings, roadway section for local streets shall be 26' back-to-back of curb. At Southland Drive, where a portion of roadway will be a modified local street, the roadway section shall be 31' back-to-back of curb at the stream crossing.
- 7) This project shall utilize mass grading.
- 8) Single family detached lots shall have a minimum lot size of 5,000 s.f. and a minimum depth of 100'.
- 9) Single family attached lots shall have a minimum lot size of 1,700 s.f. and a minimum depth of 75'.
- 10) Single family lots will have driveways off the local streets, with building setbacks of 20' from the right of way

11) Landscape buffer - Natural riparian buffer would be provided along the boundary of single family detached units in lieu of a planted landscape buffer.

12) Minimum centerline radius for the proposed streets shall be 100' as this is the minimum allowed per NCDOT.

13) Three or four evergreen trees (depending on plant) shall be installed at 6' in height where there is an alley dead end in the single family attached portion of the development. Trees shall be any of the following varieties and may more than one type may be utilized based on availability of plant material. Groupings of trees shall be the same species:

Plant Three:

- Emily Bruner Holly (*Ilex* x 'Emily Bruner')
- Green Sport Western Red Cedar (*Thuja plicata* 'Green Sport')
- Oakleaf Red Holly (*Ilex* x 'Conaf')

Plant Four:

- Degroot's Spire Arborvitae (*Thuja occidentalis* 'Degroot's Spire')
- Compact Carolina Cherry Laurel (*Prunus caroliniana* 'Compacta')

14) Raised slab foundation shall be permitted.

15) Vinyl siding shall not be permitted but vinyl accents, such as windows, decorative trim, and other elements shall be permitted.

16) Where street trees cannot be located in the prescribed planting strip due to on-street guest parking, street trees shall be located in a 10' landscape easement on the adjacent lot.

17) The pool/amenity center will be constructed as part of the second phase of development.

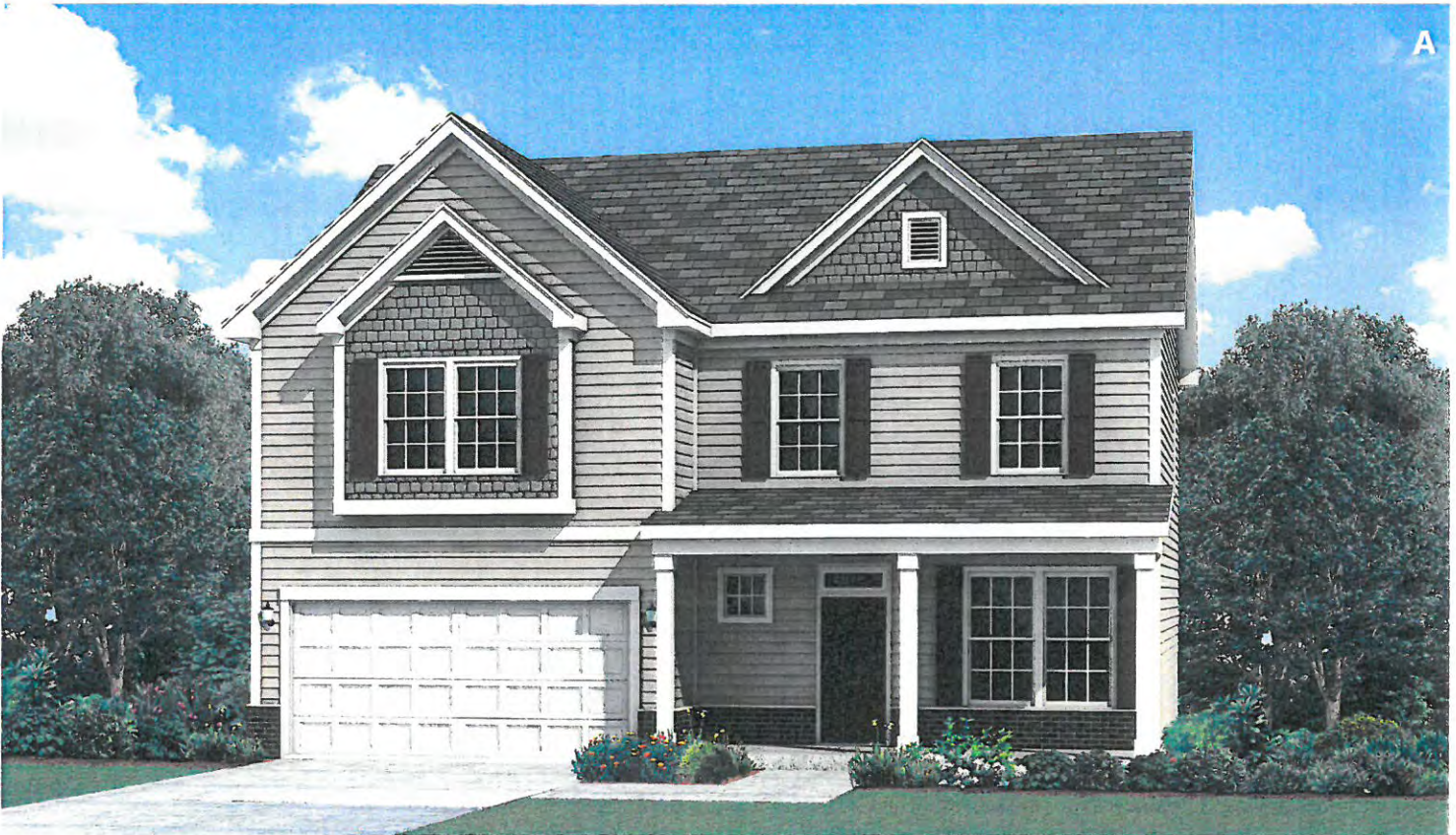
Appendix A: Building Elevations

Please note any photo or graphic shown in this Appendix is to speak to the quality of the development and are not indicative of the exact design or facade to be included in this development. Any structure within this development shall follow the architectural guidelines listed in Section 7: Architectural Standards.

The following elevations are examples of the style of the single family detached homes.

The Topsail

3-4 Bedrooms
2.5 Bathrooms
2,246 - 2,377 sq ft



The specific features in a home may vary from home to home and from one community to another. Square footage and dimensions are estimated and may vary in actual construction. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher value at our sole discretion. As we continue to improve our customer satisfaction we occasionally make changes to specific floor plans. This flyer, which is for marketing purposes only, reflects changes made as of 03/31/2020. Homes built prior to that date may have slight variations. Floor plans are the copyrighted property of H&H Homes. © 2020 H&H Homes.



HHhomes.com



The Belair

2-4 Bedrooms
2-3 Bathrooms
1,881 - 2,943 sq ft



The specific features in a home may vary from home to home and from one community to another. Square footage and dimensions are estimated and may vary in actual construction. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher value at our sole discretion. As we continue to improve our customer satisfaction we occasionally make changes to specific floor plans. This flyer, which is for marketing purposes only, reflects changes made as of 2/06/2019. Homes built prior to that date may have slight variations. Floor plans are the copyrighted property of H&H Homes. © 2019 H&H Homes.



HHhomes.com



The Jessamine

3-4 Bedrooms
2.5 - 3 Bathrooms
2,852 sq.ft.



The specific features in a home may vary from home to home and from one community to another. Square footage and dimensions are estimated and may vary in actual construction. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher value at our sole discretion. As we continue to improve our customer satisfaction we occasionally make changes to specific floor plans. This flyer, which is for marketing purposes only, reflects changes made as of 5/17/2016. Homes built prior to that date may have slight variations. Floor plans are the copyrighted property of H&H Homes. © 2016 H&H Homes.



HHhomes.com



The Trillium

4-5 Bedrooms
2.5-3 Bathrooms
2,947 sq ft



- Note :
- Elevation B shown above with optional wrap around porch and double garage door option
- shown above with optional Brick and Stone
- shown above with optional glass inserts the garage door

The specific features in a home may vary from home to home and from one community to another. Square footage and dimensions are estimated and may vary in actual construction. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher value at our sole discretion. As we continue to improve our customer satisfaction we occasionally make changes to specific floor plans. This flyer, which is for marketing purposes only, reflects changes made as of 5/01/2019. Homes built prior to that date may have slight variations. Floor plans are the copyrighted property of H&H Homes. © 2019 H&H Homes.



HHhomes.com



The following elevations are examples of the style of the single family attached homes.

Please note that the examples show both front-loaded and rear-loaded units. The townhomes in our proposed development will be rear-loaded but will be similar in style to the front-loaded units shown. The townhome units for this neighborhood have not been designed yet.



DESIGNER OF PLANS AND ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION OF ANY PORTION OF THE WORK SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PORTION OF THE WORK SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PORTION OF THE WORK SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY PORTION OF THE WORK SHOWN ON THESE PLANS.



AMBER-C
(ENTRY LEFT)
Lot 103

RUBY-B
(ENTRY LEFT)
Lot 102

AMBER-C
(ENTRY LEFT)
Lot 101

RUBY-C
(ENTRY LEFT)
Lot 100

REAR ELEVATION



NO PART OF THIS SHEET SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM H&H HOMES.

EXPRESSION ON THIS SHEET ARE ONE HALF THE SCALE NOTED

MAINSTREET STATION 100-103
H&H HOMES

FILE REAR ELEVATION

FILE REAR ELEVATION

SHEET
A3.1

REAR ELEVATION

ISSUANCE OF PLANS FROM THIS DRAFTING OFFICE SHALL NOT RELIEVE THE DESIGNER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL LOCAL ORDINANCES AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO CONSTRUCTION OF ANY CONSTRUCTION.
 ANY DEVIATION OF DESIGN FROM ORDINANCES OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE SUBJECT TO THE APPROVAL OF THE COMMUNITY OFFICE FOR CONSTRUCTION BEFORE CONSTRUCTION OF ANY CONSTRUCTION.
 ANY REVISIONS OR CORRECTIONS RELATED TO THE CONSTRUCTION OF DESIGN SHALL BE MADE AFTER THE PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.
 IF ANY REVISIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTING OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



DATE	
BY	
CHECKED	
SCALE	

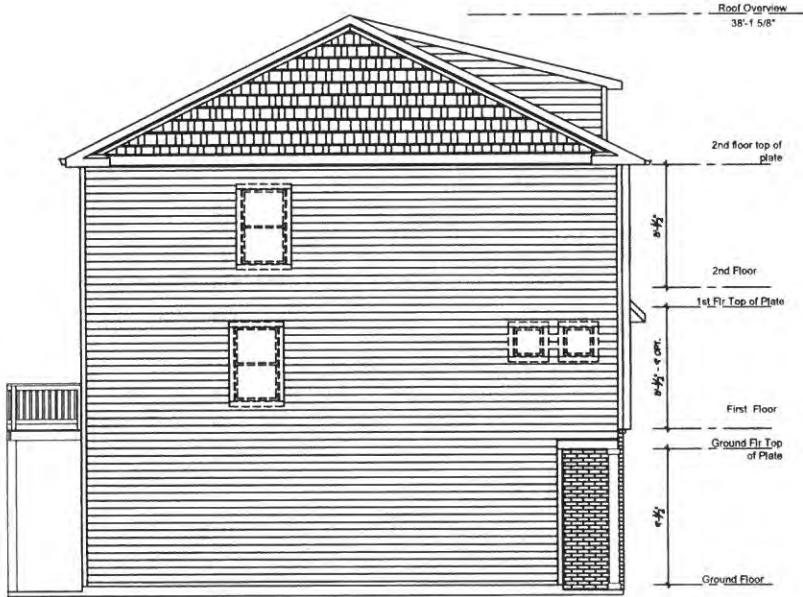
DRAWING ON THIS SHEET ARE ONE HALF THE SCALE NOTED

MAIN STREET STATION 100-103
 H&H HOMES

DATE	
BY	
CHECKED	
SCALE	

TITLE
 FRONT ELEVATION
 DETAIL: UPPER FLOOR PLAN
 AT ELEV. 'C'

SHEET
A3.3



RUBY-C
 (ENTRY LEFT)
 Lot 100

LEFT ELEVATION



AMBER-C
 (ENTRY LEFT)
 Lot 103

RIGHT ELEVATION

RIGHT ELEVATION



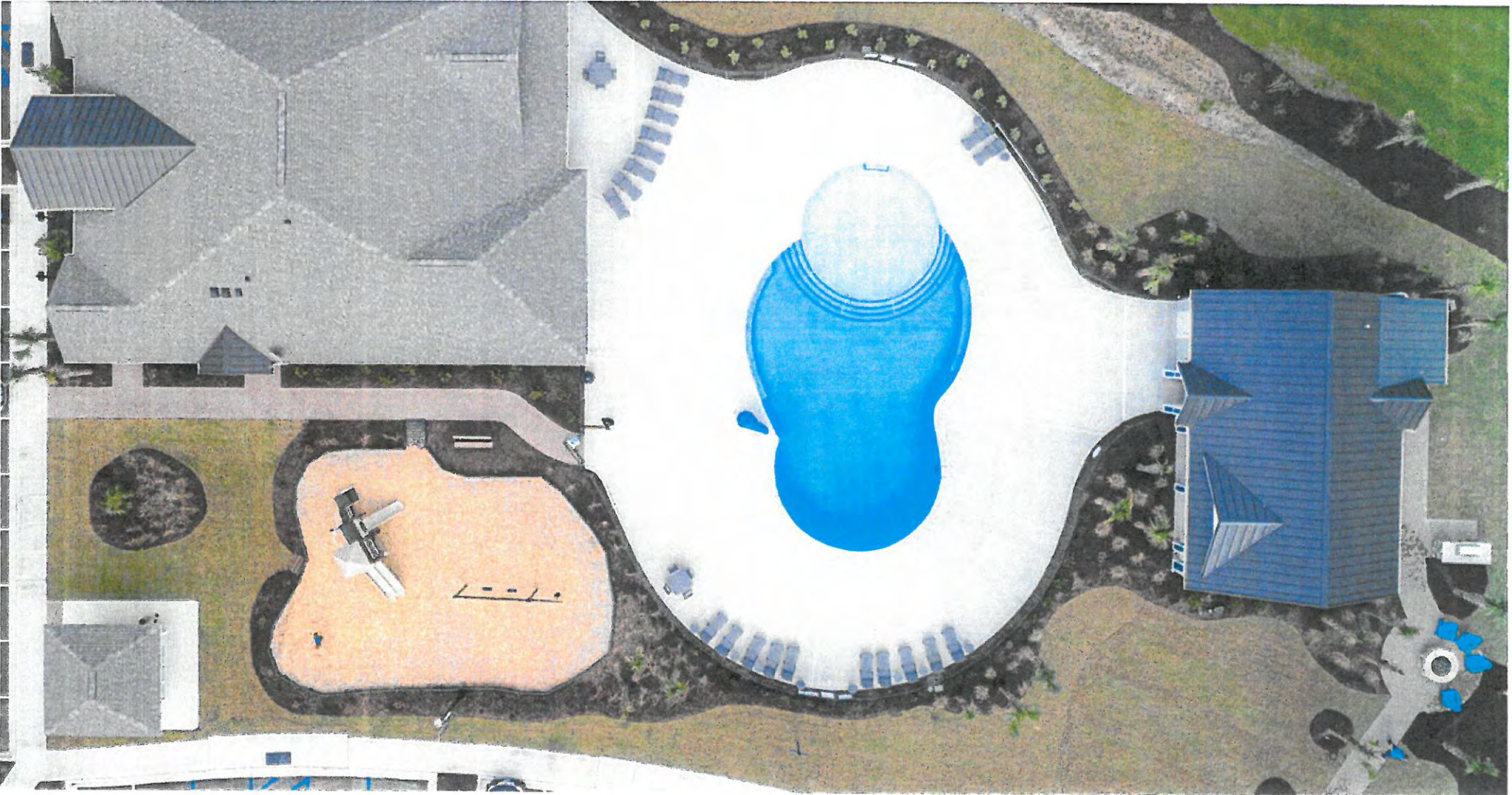
The following photographs illustrate the style and design of the pool/clubhouse, mail kiosk shelter, and tot lot.

Please note these items are not designed yet so the photos shown are for illustrative purposes only. The pool/clubhouse and mail kiosk shelter will be similar architectural style, color palette, and materials as the proposed homes. Play equipment has not been chosen yet.

The amenities center where clubhouse is located shall include the following items: fitness center, fire pit, seating area.



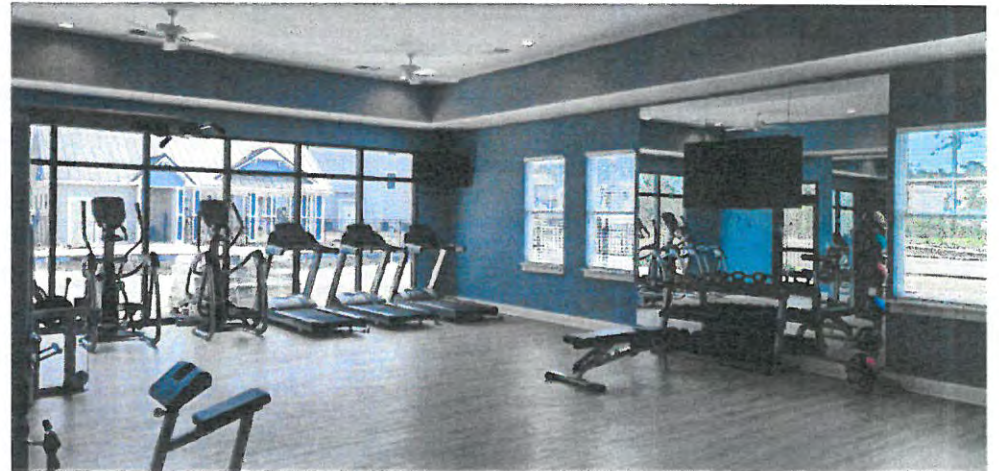
















702







THE TOWNES AT
PAGE SQUARE

Attachment 8 Pony Road PD

Notice of Public Hearing

Notice is hereby given pursuant to the provisions of Article 2.2.2 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **May 10, 2021 at 7:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Avenue**, and will be conducted by the Board of Commissioners of the Town of Zebulon and the Zebulon Planning Board sitting jointly for the purpose of considering the following items:

Project # 496187 – Pony Road Planned Development. A request by Pam Porter representing the property owner, Prateek Chandak, requests rezoning 3 parcels approximately 166.85 acres in size cumulatively from Heavy Commercial (HC) & Residential-4 (R4) to Planned Development (PD). The property addresses are 705 Pony Road, 0 Harmonica Drive, and 0 Mack Todd Road.

Due to potential social distancing and occupancy limits related to the State's COVID-19 Order, in-person public comments will be accepted; however, the Town of Zebulon encourages that all public comments be submitted to Deputy Town Clerk Stacie Paratore at SParatore@TownofZebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. The meeting will be streamed live and links will be provided along with the full application packet and documentation on the Planning Department web page at www.TownofZebulon.org/services/planning. For questions or additional information, please contact us at (919) 823-1809.



Conditional Rezoning Conditions

In accordance with Section 2.2.6 of the Town of Zebulon Unified Development Ordinance and NCGS 160D-703, the following conditions are agreed upon for request CZ 2020-06.

1. Uses shall be limited to single family detached, single family attached, and permitted accessory uses.
2. Minimum driveway stem length shall be 20'.
3. The portion of the new road (called out as Street A1 on the PD plans) to the Southland Road shall be a modified local road with a 60' right-of-way and 35' B-B.
4. Deviation from prescribed street sections to allow for a 60' Public ROW and 37' B-B for entrance in single family attached portion of the development to allow for the construction of a landscape median.
5. Pony Road – dedicate 20' of right of way. Build ½ of 44' paved section plus Proposed improvements in TIA document. Roadway section will include ditch and 5' wide sidewalk for the full length of property.
6. To minimize stream impacts at roadway crossings, roadway section for local streets shall be 26' back-to-back of curb. At Southland Drive, where a portion of roadway will be a modified local street, the roadway section shall be 31' back-to-back of curb at the stream crossing.
7. This project shall utilize mass grading.
8. Single family detached lots shall have a minimum lot size of 5,000 s.f. and a minimum depth of 100'.
9. Single family attached lots shall have a minimum lot size of 1,700 s.f. and a minimum depth of 75'.
10. Single family lots will have driveways off the local streets, with building setbacks of 20' from the right of way.
11. Landscape buffer – Natural riparian buffer would be provided along the boundary of single family detached units in lieu of a planted landscape buffer.
12. Minimum centerline radius for the proposed streets shall be 100' as this is the minimum allowed per NCDOT.
13. Three or four evergreen trees (depending on plant) shall be installed at 6' in height where there is an alley dead end in the single family attached portion of the development. Trees shall be any of the following varieties and may more than one type may be utilized based on availability of plant material. Groupings of trees shall be the same species:
Plant Three:
 - Emily Bruner Holly (Ilex x 'Emily Bruner')
 - Green Giant Arborvitae (Thuja standishii x plicata 'Green Giant')
 - Green Sport Western Red Cedar (Thuja plicata 'Green Sport')
 - Oakleaf Red Holly (Ilex x 'Conaf')

Plant Four:



Conditional Rezoning Conditions

- Degroot's Spire Arborvitae (*Thuja occidentalis* 'Degroot's Spire')
 - Compact Carolina Cherry Laurel (*Prunus caroliniana* 'Compacta')
14. Raised slab foundation shall be permitted.
 15. Vinyl siding shall not be permitted but vinyl accents, such as windows, decorative trim, and other elements shall be permitted.
 16. Where street trees cannot be located in the prescribed planting strip due to on-street guest parking, street trees shall be located in a 10' landscape easement on the adjacent lot.

*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.


Applicant Signature Print Name Date

Owner Signature Print Name Date

Town of Zebulon Signature Print Name Date

STAFF REPORT
RESOLUTION 2021-10
ZEBULON NATIONAL HISTORIC DISTRICT
JUNE 7, 2021

Topic: Zebulon National Historic District

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

Executive Summary:

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

Background:

The roots of historic preservation go back to efforts to preserve Mount Vernon and the French Quarter of New Orleans. However, significant advancement towards preservation was realized with the adoption National Historic Preservation Act of 1966 to prevent federal dollars allocated to urban renewal efforts from destroying historic buildings and neighborhoods. This Act was the first such regulation and created State Historic Preservation Offices, the National Register of Historic Places, and the Section 106 review process as it pertained to the use of federal funds in historic districts.

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

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

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

Discussion:

The Board will discuss the Zebulon Historic District application and "offer an opinion on whether the district as nominated meets the criteria for listing" to the National Register Advisory Committee.

STAFF REPORT
RESOLUTION 2021-10
ZEBULON NATIONAL HISTORIC DISTRICT
JUNE 7, 2021

Policy Analysis:

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

Unfortunately, the current application was not initiated to address a community need, nor was it developed through robust community engagement. As such, the application reflects an unusually large area that combines a mix-match of two distinctly different districts at the exclusion of other areas important to Zebulon's history and origin. Ultimately, designating such a large, and incongruous, area works against Zebulon's community and economic development policy goals. The large area dilutes the importance, and disorients the boundaries, of a downtown literally central to explaining the Town's origin and cultural character.

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

Financial Analysis:

A purpose of the National Preservation Act is to preserve historic resources through funding limitations. The outskirts of this large area include properties where the Town will seek federal grants to redevelop abandoned property. If approved in its current form, navigating the Section 106 processes and restrictions on the use of federal funds would outstretch Staff's capacity and capability.

Wake County Historic Preservation Commission Recommendation:

The Wake County Historic District Commission (WCHPC) discussed the application at their May 11, 2021 meeting and subsequently formed a committee to create a position letter on the application (attached). In summary, WCHPC considers "... the district, as proposed, is at once too large and too small. Too large, in that it includes areas above North Street that have no relationship to the core story of Zebulon as a railroad, tobacco, and textile town; and too small, in that it excludes African American neighborhoods that do have a relationship to that core story."

STAFF REPORT
RESOLUTION 2021-10
ZEBULON NATIONAL HISTORIC DISTRICT
JUNE 7, 2021

Through Interlocal Agreement, WCHPC provides subject matter expertise on historic preservation to the Town and recommends "... the Zebulon Board of Commissioners to ask the NRAC to reject the nomination as presented and to request the State Historic Preservation Office (SHPO) work with WCHPC, the Town of Zebulon, Preservation Zebulon and stakeholders from the African American community toward developing a modified or new nomination that ameliorates the issues with the current application document."

Planning Board Recommendation:

The Planning Board discussed the proposed district on May 17, 2021. Multiple members expressed concerns with the information presented and the lack of involvement from the Town of Zebulon Staff, Zebulon Citizens, as well as the Wake County Historic Preservation Commission. A motion was made and approved on a 6-1 vote to recommend the Board of Commissioners request the National Register Advisory Committee table the proposed National Historic District Application as presented, finding that the proposed plan is not consistent with the Goals and Objective of the 2030 Strategic Plan and other applicable plans as approved by the Town of Zebulon.

Staff Recommendation:

Staff recommends adoption of Resolution 2021-10.

Attachments:

1. Resolution 2021-06
2. National Historic District Application
3. Wake County Historic Preservation Commission letter
4. Excerpt from May 10, 2021 Planning Board minutes
5. Resolution 2021-10

(Historic District Attachment 1)
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

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Zebulon Historic District

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. Location

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

City or town: Zebulon

State: NC

County: Wake

Not For Publication: N/A

Vicinity: N/A

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

Zebulon Historic District
Name of Property

Wake County, North Carolina
County and State

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

Zebulon Historic District
 Name of Property

Wake County, North Carolina
 County and State

Number of Resources within Property
 (Do not include previously listed resources in the count)

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

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

Zebulon Historic District
Name of Property

Wake County, North Carolina
County and State

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 permastone veneer bulkhead sheltered by a metal awning. Photos from the 1991 survey show the second-floor windows are four-over-four wood windows, which now have a metal panel covering the upper two lights on each window with a one-over-one storm window covering the remaining six lights below. Both sets of second floor windows have cast-stone sills and soldier-course lintels, and there is a soldier-course cornice and cast-stone coping. Tax records give this building a construction date of 1920, and it appears on the 1923 Sanborn map. Deed records show H.H. Weathers owned the property at that time. The 1944 Sanborn map shows offices at 102 North Arendell Avenue and a restaurant at 104 North Arendell Avenue. This building is non-contributing due to multiple alterations to the historic form and materials.

103 North Arendell Avenue

Kannon's Café – c.1937

Contributing Building

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

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

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parapet and at the cornice. The first-floor level of the north elevation, facing West Horton Street, has two metal entrance doors at the west end and no windows. This elevation is eight bays wide at the second-floor level, having a combination of single and paired one-over-one wood sash windows. Tax records give this building a 1920 construction date; however, it was built in 1907 to house the Zebulon Drug Company on the first floor and a physician's office for Dr. Z.M. Caviness on the second floor.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 Tippett, *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 Tippet, *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

Non-Contributing Building

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.

221 North Arendell Avenue

J.D. Horton Store – c.1915

Non-Contributing Building

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.

225 North Arendell Avenue

Commercial Building – c.1956

Non-Contributing Building

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.

229 North Arendell Avenue

Commercial Building – c.1950

Contributing Building

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

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

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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

Loraine Agnes Glover House – 1938

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

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

601 North Arendell Avenue – VACANT

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

607 North Arendell Avenue

James and Eunice Wall House – 1954

Non-Contributing Building

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

609 North Arendell Avenue

Edward and Fay Ihrle House – 1953

Contributing Building

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

611 North Arendell Avenue

Ronald and Elizabeth Pierce House – 1953

Contributing Building

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

613 North Arendell Avenue

Ivey Bridges House – 1948

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.

Non-Contributing Building

709 North Arendell Avenue

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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

Contributing Building

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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

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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.

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Charles and Susan Corbett House – 1963

Contributing Building

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

Shed – 1975

Non-Contributing Building

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

908 North Church Street

Irby and Barbara Liggins House – 1964

Contributing Building

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

911 North Church Street

Odell and Alice Tant House – 1965

Contributing Building

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

Shed – 1990

Non-Contributing Building

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

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FLOWERS AVENUE

501 Flowers Avenue – VACANT

This lot has historically been vacant.

502 Flowers Avenue

Berry L. and Eleanor Williams House – 1966

Contributing Building

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

Garage – c.1966

Contributing Building

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

WEST FRANKLIN STREET

109 West Franklin Street

Bobby and Louise Sherron House – 1955

Contributing Building

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

110 West Franklin Street House – 1959

Contributing Building

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

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111 West Franklin Street

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

Contributing Building

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

112 West Franklin Street

Joseph and Jewel Vinson House – 1962

Contributing Building

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

Garage – 1968

Contributing Building

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

115 West Franklin Street

Herman and Rebecca Jones House – 1954

Contributing Building

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

209 West Franklin Street – VACANT

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

212 West Franklin Street – VACANT

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

215 West Franklin Street

Karl and Ellen Holst House – 2002

Non-Contributing Building

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

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

216 West Franklin Street

Ronald and Ruby Perry House – 1961

Contributing Building

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

Garage – 1965

Contributing Building

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

219 West Franklin Street

Ben and Alma Massey House – 1957

Contributing Building

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

220 West Franklin Street

George, Jr., and Bobbie Massey House – 1958

Contributing Building

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

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221 West Franklin Street

Mayon and Gray Duke House – 1960

Contributing Building

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

223 West Franklin Street

Willie, Jr., and Jane Brannan House – 1964

Non-Contributing Building

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

224 West Franklin Street

Claude, Jr., and Cornelia Pearce House – 1961

Contributing Building

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

302 West Franklin Street

Sue and Narvil Gill, Jr., House – 1968

Contributing Building

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

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307 West Franklin Street

Dr. George and Frances Tucker House – 1961

Contributing Building

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

Shed – 1961

Contributing Building

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

WEST GANNON AVENUE

112 West Gannon Avenue

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

Contributing Building

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

Garage – 2008

Non-Contributing Building

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

118 West Gannon Avenue – VACANT

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

120 West Gannon Avenue

Bessie Moore Pulley House – c.1908

Contributing Building

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

Wall – 1910s

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

Contributing Structure

Garage – 1940s

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

Contributing Building

121 West Gannon Avenue

Zebulon United Methodist Church – 1949-1951, 1982

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

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

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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

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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.

Non-Contributing Building

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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.

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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-vener 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 Bunns 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

Contributing Building

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

Garage – 1950

Contributing Building

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

214 East Horton Street

John and Sallie Finch House – 1911, c.1925

Contributing Building

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

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

Shed – 1911

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

Contributing Building

215 East Horton Street

S.C. and Virginia Eddins House – 1955

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

Contributing Building

300 East Horton Street

Harper-Bunn House – 1917

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

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

211 West Lee Street

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Eldred and Geraldine Rountree House – 1956

Contributing Building

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

216 West Lee Street

Fred and Cornelia Smith House – 1956

Contributing Building

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

Garage – 2005

Non-Contributing Building

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

217 West Lee Street

Jackson and Grace Bunn House – 1959

Contributing Building

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

Shed – c.2000

Non-Contributing Building

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

218 West Lee Street

Andrew and Rebecca Jenkins House – 1956

Non-Contributing Building

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

Shed – 1956

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

Contributing Building

219 West Lee Street

Barrie and Ramona Davis House – 1996

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

Non-Contributing Building

Shed – 2004

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

Non-Contributing Building

WEST MCIVER STREET

204 West McIver Street

Nathaniel and Mary Grogan House – 1965

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

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

207 West McIver Street

Woodrow and Gertrude Grimes House – 1962

Contributing Building

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

208 West McIver Street

Willie, Jr., and Patricia Griswold House – 1964

Contributing Building

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

215 West McIver Street

Lawrence and Jean Liles House – 1962

Contributing Building

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

217 West McIver Street

Roger and Ann Rodemaker House – 1963

Contributing Building

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

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

219 West McIver Street

Crafton and Ruby Hudson House – 1961

Contributing Building

This hip-roof brick-veneer Ranch house has a five-bay facade with a central recessed entrance clad in vertical wood siding. The front door is flanked by five-light sidelights and accessed by a brick stoop with a wood railing. Left (east) of the porch there is a two-over-two horizontal-pane wood picture window flanked by smaller matching windows. The 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**

Contributing

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

205 West North Street – VACANT

This lot has historically been vacant.

206 West North Street

Patricia Baker House – 2014

Non-Contributing Building

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

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

208 West North Street

House – c.1960

Non-Contributing Building

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

209 West North Street

Fran and Ollie Chamblee McGuire House – 1939

Contributing Building

This one-story, side-gable, brick-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 portecochere is attached to the west elevation, there is an exterior brick chimney on the east elevation, and an interior brick chimney toward the rear of the house. A gabled wing and enclosed porch extend from the rear (north) elevation. Tax records show the house was built in 1918, and it appears on the 1923 Sanborn map. According to long-time Zebulon resident Robert Massey, the house was built for E.C. Daniel, Sr., who owned and operated a drugstore on North Arendell Avenue and served in the 1910s as Zebulon's mayor. Daniel's son, E. C. Daniel Jr., served as editor of the New York Times and married Margaret Truman, daughter of President Harry Truman and his wife, Bess.

Garage – 1918, 2013

Non-Contributing Building

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

Mobile Home – 1989

Non-Contributing Building

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

207 East Sycamore Street

Brantley-Alford House – c.1917

Contributing Building

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

208 East Sycamore Street

Phillip and Louise Massey House – 1930, c.1950

Contributing Building

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

210 East Sycamore Street

Melvin and Lattie Massey House – 1957

Contributing Building

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

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

211 East Sycamore Street
Alford House #1 – 1954

Contributing Building

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

212 East Sycamore Street – VACANT

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

214 East Sycamore Street

William and Delanie Wiggs House – 1912

Contributing Building

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

Shed – 1920

Contributing Building

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

215 East Sycamore Street

James and Ann Faulkner Chapman House – 1963

Contributing Building

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

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

216 East Sycamore Street

James and Eleanor Richardson House – 1957

Contributing Building

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

302 East Sycamore Street

Alford House #2 – 1956

Contributing Building

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

304 East Sycamore Street

Alford House #3 – 1957

Contributing Building

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

306 East Sycamore Street

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Alford House #4 – 1959

Contributing Building

This one-story, side-gable Ranch house is clad in asbestos siding. The entrance features a two-light-over-four-panel door accessed by an uncovered concrete stoop. Right (west) of the entrance, there is a picture window flanked by four-over-four wood windows. The remaining windows are six-over-six wood windows. Tax records show the house was built in 1959, and deed records show the property was owned by Millard and Bertha 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.

109 West Sycamore Street

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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-veneer, 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

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.

Contributing Building

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

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

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Chamblee Stables – c.1920, c.1950

Contributing Building

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

NORTH WAKEFIELD STREET

209 North Wakefield Street – VACANT

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

300 North Wakefield Street – VACANT

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

301 North Wakefield Street

Robert and Ruby Jenkins House – 1939

Contributing Building

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

Shed – 1939

Contributing Building

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

304 North Wakefield Street

Randolph and Ruby Hendricks House – 1951

Contributing Building

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

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

Apartments – c.1995

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

Non-Contributing Building

305 North Wakefield Street

Robert Hobgood Jenkins House – 1970

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

Contributing Building

Shed – 1970

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

Contributing Building

403 North Wakefield Street

Evelyn Knott Creech House – 1946

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

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

405 North Wakefield Street

Jeanette Nixon House – 1990

Non-Contributing Building

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

406 North Wakefield Street

Jean Weathersby House – 2007

Non-Contributing Building

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

407 North Wakefield Street

Margaret Robertson House – 1936

Contributing Building

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

500 North Wakefield Street

Dr. Charles E. and Carmen Flowers House – 1919

Contributing Building

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

Garage – 1919

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

Contributing Building

Shed – 1919

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

Contributing Building

503 North Wakefield Street

Charles A. and DeElla Flowers House – 1915

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

Contributing Building

506 North Wakefield Street

Barrie and Judith Davis House – 1955

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

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

Carport – 1955

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

Contributing Building

511 North Wakefield Street

Whitley Park Open Space – c.1952

See 649 North Wakefield Street for full description.

512 North Wakefield Street

Francis and Jean Wall House – 1951

The appearance of this one-story, side-gable Ranch house is unusual for Zebulon as it features a cupola and a wide, central recessed porch that is supported by square wood posts with brackets. The porch shelters the entrance, which is a paneled wood door, a bay window containing six-over-six vinyl windows, and a one-over-one vinyl window. There is a set of three awning windows on the north end of the facade, and two sets of paired awning windows on the south end of the 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 a pair of eight-over-eight vinyl windows accented by white brick veneer. There is an exterior end slab chimney on the south elevation, as well as an interior brick chimney. A gabled wing extending from the rear (east) elevation and containing a rear entrance and a shed-roof garage were added c.1970. The gables and the garage wing are clad in vinyl siding. Tax records show the house was built in 1960, and deed records show Wayne and Patsy Davis purchased the property that year. The house was built by W. Floyd Edwards, who was not a trained architect or engineer, but drew plans for and built a number of houses in the “Wakelon Heights” area of the historic district.

Contributing Building

701 North Wakefield Street

Amos and Nancy Estes House – 1960

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

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

Office – 2000

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

Non-Contributing Building

Shed – c.1960

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

Contributing Building

704 North Wakefield Street

Harold and Peggy Debnam House – 1961

This hip-roof, brick-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,

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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 prowed 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 an 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; Tippet, *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; Tippet, *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; Tippet, *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; Tippet, *History of Zebulon*, 67.

⁵⁸ Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Cross, *Railroad Born*, 16; Tippet, *History of Zebulon*, 67.

⁵⁹ "North Carolina Year Book and Business Directory," 1909, 1910; Johnson and Murray, *Wake, Volume II*, 138, 654; Tippet, *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 Tippet, and the congregation built a small church on West Horton Street, although the church disbanded in 1922 after Reverend Tippet 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; Tippet, *History of Zebulon*, 79; Amis, *Historical Raleigh*, 268.

⁸² Johnson and Murray, *Wake, Volume II*, 656; Tippet, *History of Zebulon*, 83.

⁸³ Johnson and Murray, *Wake, Volume II*, 656; Cross, *Railroad Born*, 49-50; Tippet, *History of Zebulon*, 82.

⁸⁴ Johnson and Murray, *Wake, Volume II*, 656; Cross, *Railroad Born*, 51.

⁸⁵ Tippet, *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; Tippet, *History of Zebulon*, 70.

⁸⁸ Roberson, "Businesses Preceded the Town," 17-18, 21, 23; Tippet, *History of Zebulon*, 70.

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Dr. George Barbee came to practice medicine in Zebulon in 1916, soon followed by Dr. Charles E. Flowers.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; Tippett, *History of Zebulon*, 89-90.

¹⁴⁵ Tippett, *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; Tippett, *History of Zebulon*, 80.

¹⁵⁰ Cross, *Railroad Born*, 49-50; Tippett, *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; Tippet, *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; Tippet, *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 Tippet, *History of Zebulon*, 93.

¹⁸⁰ Tippet, *History of Zebulon*, 88.

¹⁸¹ David Roberson, "Armory Named for Local War Victim," *Remembering 75 Years in Zebulon*, 15; Cross, *Railroad Born*, 32, 38; Tippet, *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; Tippet, *History of Zebulon*, 72.

¹⁸³ Cross, *Railroad Born*, 38; Tippet, *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; Tippet, *History of Zebulon*, 77-78.

¹⁸⁷ Tippet, *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 Tippet, *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; Tippet, *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 Tippett, *History of Zebulon*, 85.

²²¹ Lally, *Historic Architecture* 209; Tippett, *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; Tippett, *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 impost. 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 permastone. These low-maintenance alternatives to siding, which required regular painting, made the style attractive to working-class families. Additionally, the open floor plans with centrally located kitchens represented the family-centered focus of the 1950s house, a direct response to the fragmentation of rooms separated by hallways that earlier house forms provided.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 at Design at North Carolina State College, now North Carolina State University, but like most architectural styles, it was slow to reach small towns and rural areas.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.

Zebulon Historic District
Name of Property

Wake County, North Carolina
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9. Major Bibliographical References

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Name of Property

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Zebulon Historic District
Name of Property

Wake County, North Carolina
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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 |

Zebulon Historic District
Name of Property

Wake County, North Carolina
County and State

9: Latitude: 35.824456	Longitude: -78.308235
10: Latitude: 35.823756	Longitude: -78.308343
11: Latitude: 35.821277	Longitude: -78.310461
12: Latitude: 35.819766	Longitude: -78.313884
13: Latitude: 35.820807	Longitude: -78.317859
14: Latitude: 35.821235	Longitude: -78.321987
15: Latitude: 35.821735	Longitude: -78.322092
16: Latitude: 35.825748	Longitude: -78.322767
17: Latitude: 35.826222	Longitude: -78.323084
18: Latitude: 35.826901	Longitude: -78.323400
19: Latitude: 35.827923	Longitude: -78.322488
20: Latitude: 35.828867	Longitude: -78.322199

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone:	Easting:	Northing:
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting:	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The National Register boundary is shown by a black line on the accompanying map, drawn at a 1"=200' scale. The boundary line follows tax parcel lines with the exception of the former Raleigh and Pamlico Sound Railroad tracks at the south end of the district. Here, the boundary extends northeast from the southeast corner of the parcel at 101-105 South Arendell Avenue, following the rear (south) parcel lines of the buildings on East Vance Street for 490 feet, then turns southeast and extends 140 feet to the northeast corner of the parcel at 109 South Arendell Avenue, then turns southwest and extends 540 feet following the north parcel line of 109 South Arendell Avenue to the intersection with South Arendell Avenue, then continues southwest on this line another 610 feet, then turns northwest 140 feet to the southwest corner of the parcel at 149 West Vance Street, then turns northeast 555 feet, following the rear (south) parcel lines of the buildings on West Vance Street to the southeast corner of 101 West Vance Street.

Zebulon Historic District
Name of Property

Wake County, North Carolina
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Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the Zebulon Historic District were determined according to the density of contributing structures built between 1906 and 1971, encompassing the main periods of growth and economic development in Zebulon. The district includes a portion of the former Raleigh and Pamlico Sound Railroad tracks, reflecting the importance of the railroad in the establishment and prosperity of town, as well as residential, commercial, and institutional buildings that contributed to the development of Zebulon as a commercial center for the region. It excludes properties to the north and west that were largely constructed after the period of significance, as well as properties to the northeast, and south which, while mostly constructed within the period of significance, have been altered and no longer retain sufficient integrity to convey the district's significance.

11. Form Prepared By

name/title: Cheri Szcodronski, Architectural Historian
name/title: Heather Slane, Architectural Historian
organization: Firefly Preservation Consulting
street & number: 58 Fox Hill Court
city or town: Chelsea state: MI zip code: 48118
e-mail: cheri@fireflypreservation.com
telephone: 919-590-5636
date: December 2019

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Zebulon Historic District
Name of Property

Wake County, North Carolina
County and State

Photo Log

Name of Property: Zebulon Historic District
City or Vicinity: Zebulon
County: Wake State: NC
Photographer: Cheri Szcodronski and Preservation Zebulon
Date Photographed: February 2019, June 2019, and November 2020–December 2020

Photo #0001:
100-130 North Arendell Avenue
Facing Southeast
1 of 22

Photo #0002:
214-302 East Horton Street
Facing Southwest
2 of 22

Photo #0003:
209-219 West Lee Street
Facing Southwest
3 of 22

Photo #0004:
1001 North Arendell Avenue
Facing southwest
4 of 22

Photo #0005:
204-208 West McIver Street
Facing Northwest
5 of 22

Photo #0006:
216-224 West Franklin Street
Facing Northeast
6 of 22

Photo #0007:
715-811 North Church Street
Facing Northwest
7 of 22

Zebulon Historic District
Name of Property

Wake County, North Carolina
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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

Zebulon Historic District
Name of Property

Wake County, North Carolina
County and State

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

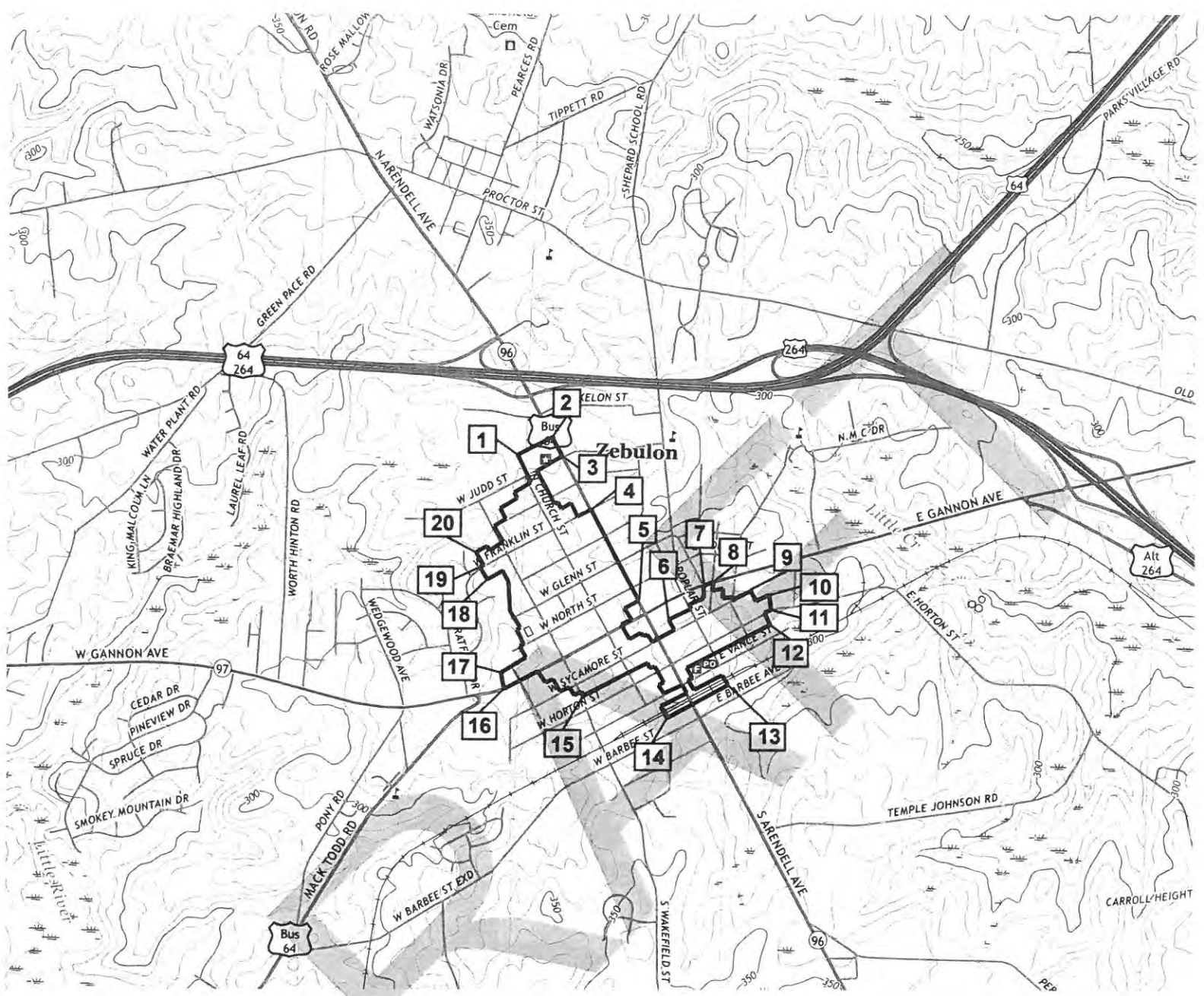
Photo 0020:
111 East Horton Street
Facing Northeast
20 of 22

Photo 0021:
103-123 North Arendell Avenue
Facing Southwest
21 of 22

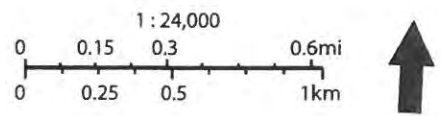
Photo 0022:
100-104 East Vance Street - 101-105 South Arendell Avenue
Facing Northeast
22 of 22

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	



May 25, 2021

The Honorable Robert Matheny
Mayor, Town of Zebulon
500 N. Wakefield Street
Zebulon, NC 27597

Dear Mayor Matheny,

On behalf of the Wake County Historic Preservation Commission (WCHPC), I would like to commend you and Zebulon Town Staff for organizing a highly informative public meeting on May 6. For the vast majority of those present – including the Boards, Commissions and eighty members of the public who either attended in person, called-in, or viewed it online – this was their first opportunity to understand the range, scope and magnitude of the proposed National Register Historic District. This meeting underscores why you and we so strongly appealed to the National Register Advisory Committee (NRAC) to delay consideration of the proposed district until such a public meeting could occur.

Having listened to the presentations as well as to the discussion that followed, we are of the opinion that the district, as proposed, is at once too large and too small. Too large, in that it includes areas above North Street that have no relationship to the core story of Zebulon as a railroad, tobacco, and textile town; and, too small, in that it excludes African American neighborhoods that do have a relationship to that core story. This is not to say that the post-war neighborhoods with their minimal traditional and ranch houses do not have merit, but rather that these structures, common to all of Wake County, are not unique to Zebulon and do not relate to the character-defining elements of Zebulon's core story.

Furthermore, to contend, as was stated at the meeting, that these neighborhoods *must* be included to tell the "whole story of Zebulon" while at the same time leaving out African American neighborhoods because they may "lack architectural merit," and suggesting that the African American community fund its own separate application was troubling.

Based on the above and with the understanding gained at the meeting that no changes can be made to the nomination, we respectfully advise the Zebulon Board of Commissioners to ask the NRAC to reject the nomination as presented and to request the State Historic Preservation Office (SHPO) work with the WCHPC, the Town of Zebulon, Preservation Zebulon and stakeholders from the African American community toward developing a modified or new nomination that ameliorates the issues with the current application document.

While our own preference would be a district, including African American neighborhoods and businesses, that is focused on the core story of Zebulon and ending around 1945, we are cognizant that others may have different views. In the end, the most important thing is that different views should be expressed and resolved through an open and transparent process that includes all parties.

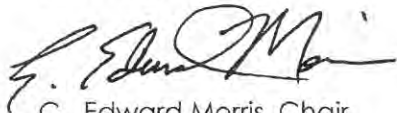
As to funding a modified or new nomination, such as we propose, we note that Preservation Zebulon has already demonstrated its prodigious fundraising abilities, and the Town may have resources as well. To match these funds, WCHPC is prepared to endorse a pass-through grant application from those two entities working together for a Preservation Fund grant during the next cycle.

In conclusion, we offer a few words on process. Since the WCHPC's creation in the 1990s, we have reviewed all National Register nominations for districts and individual properties within our jurisdiction. Some of these have been funded by Town Governments while others by private organizations and individuals. In no case have we witnessed the lack of communication between SHPO, the Town and a private group proposing such a nomination. Right or wrong, it has appeared to many of us that rather than a neutral party, SHPO has been an active participant with the private sponsor in opposition to the Town. Had the process been transparent from the start, to our knowledge, none of the concerns presented at the public meeting would have been new or unresolvable.

Sudden intervention by the National Park Service (*solicited or not*) to eliminate participation by the Town and by the WCHPC in the review process – thus reversing the process as laid out in writing by SHPO to Town officials in January 2020, the very process that had been in place for as long as any of us can remember – only added fuel to the fire.

We urge you to join with us in calling on Secretary Wilson of the North Carolina Department of Natural and Cultural Resources to conduct an urgent after-action review to find out what happened in this case and ensure that it does not reoccur going forward.

Sincerely,



C. Edward Morris, Chair
Wake County Historic Preservation Commission

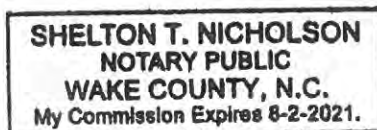
CC: The Honorable Reid Wilson, Secretary, NC Department of Natural and Cultural Resources
Ms. Ramona Bartos, Administrator, SHPO
Ms. Sarah Woodard David, Survey & National Register Branch Supervisor, SHPO
Mr. Joe Moore, Zebulon Town Manager
Mr. Michael Clark, Zebulon Planning Director

NORTH CAROLINA

WAKE COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, do hereby certify that C. Edward Morris personally came before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purposes and intents therein expressed. Witness my hand and official stamp or seal, this the 26 day of MAY, 2021.

 My Commission Expires: 8-2-2021
Notary Public
Stamp/Seal



**Zebulon
Planning Board
Minutes
May 10, 2021**

Present: Gene Blount, Laura Johnson, Joshua Robinson, Michael Germano, Jessica Luther, Stephanie Jenkins, David Lowry, Joe Moore-Town Manager, Michael Clark-Planning, Meade Bradshaw-Planning, Lisa Markland-Town Clerk, Stacie Paratore-Deputy Town Clerk, Sam Slater-Town Attorney

Gene Blount called the meeting to order at 9:53pm.

...

A. Zebulon Historic District

Michael Clark stated a non-profit group submitted a proposal to create a National Historic District in Zebulon. The history and background of the National Historic District was given. Details about the Zebulon Historic District and the process were explained. A public meeting was held on May 6 at the Zebulon Community Center.

The proposed Zebulon Historic District map was shown. The district included 239 resources ranging from 1906 to 1971. The proposal was done by Preservation Zebulon without input from the Town of Wake County Historic Preservation Commission.

The architectural differences in the proposed district were shown. The difference between contributing and non-contributing resources was explained.

The criteria, period of significance and additional guidelines were explained.

Whitley Galleries was excluded from the proposed district whereas the Zebulon Swim Association pool was included as a contributing resource. It was stated federal funds could not be used for this property for a use that would negate the historic integrity of the structure. If a property was not included in the district, it would not be eligible for any tax credits.

Michael Clark spoke about some of the Federal funding available to municipalities and how a Zebulon Historic District could affect receiving funding.

Staff looked at the age of structures in the proposed district and expanded the boundaries to see if resources could be captured. The Historic District alterations were shown on the map. Michael Clark explained the UDO included local districts where the Town could have multiple local districts that represent specific time periods and told the story of Zebulon.

The Board of Commissioners will make a recommendation to the National Registry Advisory Committee before their next meeting scheduled for July 11, 2021. The Wake County Historic District Commission formed a subcommittee to review the Town's historic nomination to review

the application. The subcommittee will list their concerns with the proposed district and present them to the National Registry Advisory Committee at their July meeting.

Jessica Luther asked if there was an historic designation in the Town's zoning. Michael Clark explained there was a placeholder in the Unified Development Ordinance but there was not a local Historic District at this time.

There was a question if Preservation Zebulon involved the Town during the Historic District designation submittal process. Joe Moore explained Preservation Zebulon was notified on several occasions during the process to bring their work for the submittal before the Board of Commissioners and Planning Board and did not.

Michael Clark stated he was very supportive of a Historic District. The Town needed to have adequate funding and the proposal needed to consider the comments of the Town, citizens and Wake County Historic Preservation.

It was explained the process if the Board of Commissioners asked National Registry Advisory Committee to table the nomination.

The Town was excluded from Preservation Zebulon's Public Hearing. On May 6, 2021, the Town held a Public Hearing with 29 in person attendees and 40 virtual attendees. At that meeting citizens expressed concerns about how the district was shaped and properties excluded from the district.

Michael Germano expressed concerns about having such a large historic area. There are architectural differences that should be represented in a Historic District.

Joshua Robinson spoke about the African American population and history not being represented in the Historic District.

David Lowry made a motion, second by Joshua Robinson to recommend the Board of Commissioners request the National Registry Advisory table the Zebulon Historic District nomination. There was no discussion and the motion passed with a vote 6 to 1 with Gene Blount, Laura Johnson, Joshua Robinson, David Lowry, Jessica Luther and Stephanie Jenkins voting in favor and Michael Germano voting opposed.

...

RESOLUTION 2021-10
REQUESTING THAT NATIONAL REGISTER ADVISORY
COUNCIL REJECT THE NOMINATION OF THE
ZEBULON HISTORIC DISTRICT

WHEREAS, the Zebulon Board of Commissioners, believing an informed decision regarding the application of the Zebulon Historic District to the National Register could not be made absent the following information:

1. A more formal and robust discussion among the District's residents and Zebulon's interested citizens to weigh and consider their concurrence or objection to the creation of the Zebulon National Historic District as currently proposed through an unrestricted public meeting convened by the Zebulon Board of Commissioners, and
2. A thorough evaluation by Town Staff on whether the Zebulon Historic District supports or detracts from the Town's policy objectives and fiscal responsibilities, and
3. A thorough evaluation by the Wake County Historic Preservation Commission, as traditionally performed for other towns who are members of this Interlocal Agreement with Wake County.

Thereby requested the National Register Advisory Council table the nomination of the Zebulon Historic District, at a minimum, until their meeting on June 10, 2021; and

WHEREAS, subsequent to the National Register Advisory Council's decision to table consideration of the Zebulon Historic District, the Town of Zebulon convened a Special Called Public Hearing on May 6, 2021; and

WHEREAS, the Town of Zebulon Board of Commissioners invested in the space and technology at the Zebulon Community Center to convene a safe meeting within COVID-19 restrictions for Zebulon's citizens, appointed officials of the Wake County Historic Preservation Commission and the Zebulon Planning Board to hear and engage information presented by Preservation Zebulon, Inc., the State Historic Preservation Office, and Zebulon Staff; and

WHEREAS, upon closing the Public Hearing, the Wake County Historic Preservation and Zebulon Planning Board discussed the Zebulon Historic District application independently at subsequent meetings to develop recommendations for the Zebulon Board of Commissioners to consider when submitting their comments to the National Register Advisory Council; and

WHEREAS, on May 11, 2021 the Wake County Historic Preservation Commission expressed concerns regarding the process and characteristics of the nomination and established a subcommittee to illustrate those concerns to the Zebulon Board of Commissioners and the National Register Advisory Committee; and

WHEREAS, on May 17, 2021 the Zebulon Planning Board recommended that the Zebulon Board of Commissioners recommend tabling of the proposed National Historic District and to allow a process to include all applicable stakeholders and interest groups; and

WHEREAS, the letter dated May 25, 2021 from the Wake County Historic District Commission expresses concerns with the proposed district in terms of size and content and expresses concerns with the process and encourages that Reid Wilson, Secretary, NC Department of Natural and Cultural Resources, be contact to review the proposal and process to prevent recurrence; and

WHEREAS, we the Board of Commissioners, of the Town of Zebulon, North Carolina, upon hearing all feedback conclude the following:

1. Absent robust community engagement focused and centered around adopted community goals such as the Town of Zebulon Vision 2030 Strategic Plan, the proposed district is “at once too large and too small”. The proposed district includes areas above North Street that have no relationship to the core story of Zebulon as a railroad, tobacco, and textile town; and is too small, in its exclusion of African American neighborhoods that do have a relationship to that core story; and
2. The elimination of participation by the Town of Zebulon and the Wake County Historic Preservation Commission in the application process appears counter to the intent of the Historic Preservation Act to achieve historic preservation through collaborative efforts; and

NOW THEREFORE, we the Zebulon Board of Commissioners resolve to request the National Register Advisory Council deny the nomination of the Zebulon Historic District as presented to allow an all-inclusive and transparent process that will involve the Town, Wake County Historic Preservation Commission, Preservation Zebulon, and all Citizens of Zebulon to better understand and represent the districts comprising the different periods of significance in Zebulon’s growth and development; and

FURTHERMORE, we the Zebulon Board of Commissioners resolve to request that an after-event review be conducted by Secretary Wilson of the North Carolina Department of Natural and Cultural Resources to determine the appropriate process in an effort to prevent recurrence in other communities.

Adopted this the 7th day of June 2021

Effective this the 7th day of June 2021

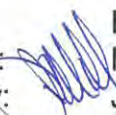
Robert S. Matheny – Mayor

SEAL

Lisa M. Markland, CMC – Town Clerk

STAFF REPORT
ORDINANCE 2021-73
COMPREHENSIVE LAND USE PLAN
JUNE 7, 2021

Topic: Comprehensive Land Use Plan

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

Executive Summary:

The Board of Commissioners will consider adoption of a new Comprehensive Land Use Plan and adoption of Ordinance 2021-73

Background:

North Carolina General Statute 160D-501 requires that communities who regulate land use with a Zoning Code or a Unified Development Ordinance also adopt applicable plans to guide future land use decisions. Furthermore, the current Land Use Plan was last adopted in 2008 and is no longer current in the context of the plan required by State Statute. The Comprehensive Land Use Plan will not replace the Unified Development Ordinance, but will work as a guidance document as it pertains to rezonings, special use permits, and other land-use requests.

The proposed plan was developed over 18 months by a team of consultants facilitating public input. The plan reflects the comments gathered through public input and best practices from across the country.

Discussion:

The discussion before the Board of Commissioners is to consider approval of the Comprehensive Land Use Plan.

Policy Analysis:

North Carolina's cities gain their authority to act (e.g., provide services, regulate activities, raise revenues) from the North Carolina General Assembly. In accordance with Section 160D-501, if a municipality regulates zoning or other land use controls, a current and relevant Comprehensive Land Use Plan is required to provide guidance and direction for land use decisions.

Financial Analysis:

Absent the guidance documents in the form of a Comprehensive Land Use, the Town's land use regulations do not meet applicable state enabling legislation. Information within the proposed plan provides detailed guidance for future development, such as the appropriate location of land-uses and activities, and the necessary infrastructure to adequately support those land-uses and activities. Development absent this guidance is reactive and more costly. Development absent this guidance can potentially stall future development.

Given its visual description of Zebulon's future, the proposed plan will also serve as a marketing document for potential investors, developers, business operators, and potential homeowners.

STAFF REPORT
ORDINANCE 2021-73
COMPREHENSIVE LAND USE PLAN
JUNE 7, 2021

Planning Board Recommendation:

At the May 10, 2021 Planning Board Meeting, the Planning Board unanimously recommended the Board of Commissioners approve the proposed Comprehensive Land Use Plan finding that the proposed plan is Consistent with the Vision 2030 Strategic Plan.

Staff Recommendation:

Staff recommends adoption of the Comprehensive Land Use Plan subject to final edits and corrections.

Attachments:

1. Proposed Comprehensive Land Use Plan (Previously Distributed at the May 10, 2021 Joint Public Hearing)
2. Ordinance 2021-73

ORDINANCE 2021-73
ADOPTION OF THE ZEBULON
COMPREHENSIVE LAND USE PLAN

The proposed Comprehensive Land Use Plan is approved finding that it is consistent with the Vision 2030 Strategic Plan of the Town of Zebulon and applicable requirements in accordance with North Carolina General Statute 160D-501.

Adopted this the 7th day of June 2021.

Robert S. Matheny – Mayor

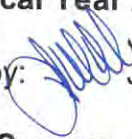
SEAL

Lisa M. Markland, CMC – Town Clerk

STAFF REPORT
ORDINANCE 2021-74
FISCAL YEAR 2022 BUDGET ORDINANCE
JUNE 7, 2021

Topic: Fiscal Year 2022 Town of Zebulon Budget Ordinance

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

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

Executive Summary:

The Board will consider the Town of Zebulon Fiscal Year 2021 - 2022 Budget Ordinance.

Background:

In accordance with the Local Government Budget and Fiscal Control Act (NC General Statute 159), the Town Manager submitted the FY '22 Budget and Budget Message to the Board of Commissioners on May 3, 2021.

The Board subsequently convened three Budget Work-Sessions on May 11, May 19, and May 27 in order to hear detailed components of, and offer public input on, the FY '22 Budget.

The Board scheduled a Budget Public Hearing on June 7, 2021 and upon its conclusion has satisfied all statutory requirements to adopt the FY 2021 - 2022 Budget Ordinance.

Discussion:

The discussion before the Board is as follows:

1. Adopt the Budget Ordinance as submitted.
2. Modify the Budget Ordinance.
3. Table the discussion until a meeting on, or before, June 30.

Policy Analysis

The Budget Ordinance prioritizes the policy direction for the coming fiscal year.

Fiscal Impact

The Budget Ordinance establishes the expected revenues and expenditures for the coming fiscal year.

Staff Recommendation:

Staff's recommendation is the Recommended FY '22 Budget presented on May 3, 2021.

Attachment(s):

1. Ordinance 2021-74

ORDINANCE 2021-74

Town of Zebulon Fiscal Year 2021-2022 Budget Ordinance

BE IT ORDAINED, consistent with North Carolina General Statutes, Chapter 159-13, that on June 7, 2021, the Board of Commissioners for the Town of Zebulon approved the operating budget for Fiscal Year 2021-2022. Certain other authorizations and restrictions also are adopted.

Section I. Levy of Taxes.

An Ad Valorem tax rate of \$0.55 per \$100.00 assessed valuation for taxable property listed as of January 1, 2021 is hereby established as the tax rate for the Town of Zebulon for Fiscal Year 2021-2022. Under authority of NC General Statute 20-97, an annual license tax of \$30.00 is levied on each vehicle in the Town of Zebulon.

Section II. General Fund.

A. Anticipated Revenues & Funding Sources

Property Taxes-Current Year	\$7,628,000
Property Taxes-Prior Years	29,000
Tax Penalty & Interest	13,500
Rental Vehicle Taxes	15,000
Privilege License Taxes	400
Motor Vehicle Decal Fees	145,000
Wake County Sales Tax -1 Cent (Article 39)	580,000
Wake County Sales Tax – ½ Cent (Articles 40 & 42)	525,000
Wake County Sales Tax – ½ Cent (Article 44)	185,000
NC Utilities Franchise Taxes	590,000
NC Video Programming Taxes	26,000
NC Beer & Wine Taxes	21,500
PEG Channel Funds	54,000
NC Powell Bill Funds	131,500
Wake County Fire Tax Distribution	696,900
Additional Fire Tax Revenue	10,500
Lease Purchase Proceeds	315,000
FEMA Grant	30,000
Solid Waste Disposal Tax Distribution	3,600
Interest Earnings-General Fund	3,500
Officer & Jail Fees	1,500
Zoning Permits & Fees	220,000
Street & Sidewalk Inspection Fees	80,000
PW Inspection Fees	20,000
Stormwater Mapping Fees	30,000

Greenway Inspection Fees	5,000
Fire Inspection Fees	25,000
Industrial Dr Traffic Control-Nomaco	6,000
Industrial Dr Traffic Control-EW Academy	6,000
Refuse Collection Fees	775,000
Youth Athletic League Fees	15,000
Adult Athletic League Fees	1,000
Recreation Program Sponsorships	2,000
Recreation Class Fees	15,000
Park Facility Rental Fees	6,000
Farmers Market Vendor Fees	1,500
Community Center Rental Fees	4,000
Recreation Camp Fees	9,000
Lease Payments-Stadium	4,500
Lease Payments-Cell Towers	68,400
Miscellaneous Revenues	7,500
Wake County ABC Distribution	42,000
Transportation Impact Fees	200,000
Fund Balance Appropriation	2,518,000

Total Revenues & Funding Sources	\$15,065,800
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B. Authorized Expenditures

Governing Body	
Operating	\$435,015
Budget & Finance	
Operating	407,016
Administration	
Operating	882,000
Capital	118,000
Planning	
Operating	626,166
Capital	6,200
Public Works – Property & Project Management	
Operating	798,665
Capital	460,000
Debt Service	330,775
Police	
Operating	2,398,950
Capital	360,200

Public Works - Operations	
Operating	
Capital	1,928,900
Debt Service	1,811,000
Fire	72,000
Operating	1,703,374
Capital	175,200
Debt Service	171,800
Powell Bill	
Operating	4,500
Capital	347,000
Parks & Recreation	
Operating	1,084,639
Capital	647,400
Community & Economic Development	
Operating	57,000
Capital	240,000
	<hr/>
Total Expenditures	\$15,065,800

Section III. N. Arendell Avenue Capital Project Fund.

A. Anticipated Revenues & Funding Sources

Transfer from General Fund	<u>\$175,000</u>
Total Revenues & Funding Sources	\$175,000

B. Authorized Expenditures

Engineering Design	<u>\$175,000</u>
Total Expenditures	\$175,000

Section IV. Fee Schedule

There is hereby established for Fiscal Year 2021-2022 a schedule of various fees, penalties, privilege license taxes, and fines as included as an attachment to this ordinance as an appendix.

Section V. Authorized Positions.

There is hereby established for Fiscal Year 2021-2022 a schedule of authorized full-time positions for the Town of Zebulon. Positions established are initially established by the annual budget ordinance. Changes to this schedule may occur during the fiscal year, as authorized by the Town Manager, including but not limited to position changes during the year.

Section VI. Salary Schedule.

There is hereby authorized for Fiscal Year 2021-2022 a 1.4% adjustment to the Town's salary schedule. Changes to this schedule may occur during the fiscal year, as authorized by the Town Manager, including but not limited to grade and position changes during the year.

Section VII. Purchase Orders.

All purchase orders will be pre-audited in accordance with the Local Government Budget and Fiscal Control Act and issued on all purchases over \$2,000.00.

Section VIII. Special Authorizations-Budget Officer.

- A. The Budget Officer or his/her designee shall be authorized to reallocate operational appropriations within a department and between departments within a fund up to \$5,000.00 as deemed necessary. These reallocations shall be reported to the Board at the first regularly scheduled meeting of the month.
- B. Interfund transfers established by this ordinance may be accomplished without additional approval from the Board.
- C. The Budget Officer shall be authorized to hire personnel in positions authorized by the Board and set the compensation in accordance with the Salary Schedule and the Personnel Policy.
- D. The Budget Officer shall be authorized to award merit increases to employees as deemed appropriate after consultation with appropriate personnel, in accordance with the Salary Schedule and the Personnel Policy.

Section IX. Restrictions-Budget Officer.

- A. Reallocations between operational appropriations within a department and between departments in excess of \$5,000.00 shall require Board authorization.
- B. Reallocations between operational appropriations and capital appropriations within and between departments and reallocations between capital appropriations within and between departments shall require Board authorization.
- C. Interfund transfers, except as noted in Section VIII, Item B, shall require Board authorization.
- D. The utilization of any unappropriated fund balance shall require Board authorization.

Section X. Utilization of Budget Ordinance.

This ordinance shall be the basis of the financial plan for the Town of Zebulon during the Fiscal Year 2021-2022. The Budget Officer shall administer the budget and shall insure the operating officials are provided guidance and sufficient details to implement their appropriate portion of the budget. The Budget & Finance Department shall establish and maintain all records which are in consonance with this ordinance, and the appropriate statutes of the State of North Carolina.

Adopted this 7th day of June, 2021.

Effective July 1, 2021.

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk

**Town of Zebulon
Proposed Salary Schedule
Fiscal Year 2021-2022**

Grade	Salary Range		Position Title
	Minimum	Maximum	
1	\$27,281	\$40,921	None
2	\$28,644	\$42,966	None
3	\$30,077	\$45,117	Laborer Equipment Operator I Parks Maintenance Worker
4	\$31,581	\$47,372	None
5	\$33,161	\$49,740	None
6	\$34,817	\$52,229	Equipment Operator II
7	\$36,559	\$54,840	Recreation Assistant Office Assistant-Public Works Office Assistant-Police Office Assistant-Administration
8	\$38,388	\$57,582	Firefighter I Planning Technician
9	\$40,307	\$60,459	Accountant I Crew Leader Zoning and Code Enforcement Officer Parks Crew Leader
10	\$42,324	\$63,485	Fleet Mechanic Police Officer Police Detective Athletic Coordinator Recreation Program Coordinator Community Center Coordinator Deputy Town Clerk/HR Technician
11	\$44,437	\$66,658	Firefighter II Fire Lieutenant Police Corporal Planner Public Works Construction Inspector
12	\$46,660	\$69,991	Parks Superintendent Planner/GIS Technician
13	\$48,994	\$73,489	Public Works Administrative/Contracts Manager Police Sergeant Fire Captain Fire Code Inspector
14	\$51,446	\$77,165	Accountant/Budget Analyst Public Works Operations Manager Public Works Construction Inspections Supervisor
15	\$54,016	\$81,025	Parks Manager Police Lieutenant Senior Planner
16	\$56,717	\$85,074	Fire Marshal/Safety Officer Fire Division Chief Assistant Finance Director Information Technology Specialist
17	\$59,550	\$89,327	Assistant Planning Director
18	\$62,530	\$93,795	Human Resource Director/Town Clerk Police Captain
19	\$65,656	\$98,487	Parks & Recreation Director
20	\$68,938	\$103,405	None
21	\$72,387	\$108,579	Finance Director Fire Chief Public Works Director Planning Director
22	\$76,005	\$114,007	Police Chief
23	\$79,805	\$117,765	Town Engineer

Town of Zebulon
Proposed Authorized Full-time Positions
Fiscal Year 2021-2022

General Fund

<u>Department</u>	<u>No. of Positions</u>
Finance	
<i>Current Positions</i>	3
<i>New Positions Recommended</i>	0
Total Positions	3
Administration	
<i>Current Positions</i>	4
<i>New Positions Recommended</i>	0
Total Positions	4
Planning	
<i>Current Positions</i>	6
<i>New Positions Recommended</i>	0
Total Positions	6
Police	
<i>Current Positions</i>	22
<i>New Positions Recommended</i>	1
Total Positions	23
Fire	
<i>Current Positions</i>	16
<i>New Positions Recommended</i>	0
Total Positions	16
Property and Project Management	
<i>Current Positions</i>	5
<i>New Positions Recommended</i>	0
Total Positions	5
Operations	
<i>Current Positions</i>	9
<i>New Positions Recommended</i>	0
Total Positions	9
Parks & Recreation	
<i>Current Positions</i>	6
<i>New Positions Recommended</i>	1
Total Positions	7
Total Full-Time Positions	73

		Town of Zebulon FY 2021-2022 Proposed Fee Schedule			
Department & Fee Description				Current Fee	Adopted Fee
Administration					
	Election Filing Fee				
	Commissioner			\$25.00	\$25.00
	Mayor			\$50.00	\$50.00
	Garbage Pickup				
	Residential Garbage Rate (billing is included with City of Raleigh utility bill)			\$20.75 - first trash can	\$24.00 - first trash can (includes new \$3.00 Yard Waste Fee)
	Additional Trashcans (each)			\$10.94	\$10.94
	Recycling Service Only			\$6.59	\$4.18
	<i>The Town will only pick up bulk item/white goods from customers who receive Town garbage service.</i>				
	<i>The Town will not pick up bulk items not accepted at the landfill, including construction debris, paint, certain chemical, etc.</i>				
	<i>The Town will not pick up electronic devices</i>				
	Miscellaneous				
	Returned Check Fee			\$25.00	\$25.00
	Copies (up to 11"x17")			\$0.20 per page	\$0.20 per page
	Copies (larger than 11"x17")			\$3.00 per page	\$3.00 per page
	Budget			Actual Cost	Actual Cost
	CAFR			Actual Cost	Actual Cost
	Taxes				
	Property tax rate			\$.55 /\$100 of assessed valuation	\$.55 /\$100 of assessed valuation
	Vehicle Decal Fee			\$30.00	\$30.00
	Cemetery Plots			\$850.00 per plot plus recording fees	\$850.00 per plot plus recording fees
	Stormwater Fee				
	Residential			Removed Fee (Incorporated in prop. tax rate)	Removed Fee (Incorporated in prop. tax rate)
	Small Non-Residential (up to 10,000sf)			Removed Fee (Incorporated in prop. tax rate)	Removed Fee (Incorporated in prop. tax rate)
	Medium Non-Residential (10,000-45,000sf)			Removed Fee (Incorporated in prop. tax rate)	Removed Fee (Incorporated in prop. tax rate)
	Large Non-Residential (greater than 45,000sf)			Removed Fee (Incorporated in prop. tax rate)	Removed Fee (Incorporated in prop. tax rate)
	<i>Stormwater Fee will be billed by the City of Raleigh.</i>				
	Privilege License				
	<i>Note: Previous privilege license fees published in Town of Zebulon Code of Ordinances.</i>				
	<i>Schedule D (Fees regulated by the State NC for the sale of beer and wine)</i>				
	Beer on Premises			\$15.00	\$15.00
	Beer off Premises			\$5.00	\$5.00
	Wine on Premises			\$15.00	\$15.00
	Wine off Premises			\$10.00	\$10.00
	Wholesale Dealer-Beer Only			\$37.50	\$37.50
	Wholesale Dealer-Wine Only			\$37.50	\$37.50
	Wholesale-Beer and Wine Under Same License			\$62.50	\$62.50
	Police Department				
	Copy of Police Report			\$4.00 per report	No Charge
	Fingerprinting Service			\$15.00	\$15.00
	Civil Citation Administration Appeal Fee			\$25.00	\$25.00

Fire Department				
Inspections				
Fire Code Periodic Inspections (Initial)*				
0-999 Square Feet			\$25.00	\$25.00
1,000-2,499 Square Feet			\$50.00	\$50.00
2,500-4,999 Square Feet			\$60.00	\$60.00
5,000-9,999 Square Feet			\$100.00	\$100.00
10,000-24,999 Square Feet			\$150.00	\$150.00
25,000-49,999 Square Feet			\$200.00	\$200.00
50,000-199,999 Square Feet			\$250.00	\$250.00
200,000-299,999 Square Feet			\$300.00	\$300.00
300,000-399,999 Square Feet			\$400.00	\$400.00
Greater than 399,999 Square Feet			\$500.00	\$500.00
Fire Code Periodic Reinspection's*				
Reinspection with all violations corrected			\$0.00	\$0.00
First Reinspection with uncorrected violations			\$25.00	\$25.00
Second Reinspection with uncorrected violations			\$50.00	\$50.00
Third Reinspection with uncorrected violations			\$100.00	\$100.00
Fourth Reinspection and beyond, with uncorrected violations			\$200.00	\$200.00
<i>*Periodic Inspection fees are waived for non-profit organizations.</i>				
Violation Fees				
Imminent Hazard Violation			\$250.00	\$250.00
Non-compliance Fee			\$50.00 per outstanding violation	\$50.00 per outstanding violation
New Construction/Alterations				
Certificate of Occupancy Inspection - First hour and portion thereafter			\$50.00/Hour	\$50.00/Hour
Sprinkler System Review and Inspections			\$100.00 or \$0.014 per square foot (whichever is greater)	\$100.00 or \$0.014 per square foot (whichever is greater)
Fire Alarm System Review and Inspections			\$100.00 or \$0.014 per square foot (whichever is greater)	\$100.00 or \$0.014 per square foot (whichever is greater)
Fire Pump Review and Inspection			\$75.00	\$75.00
Standpipe Review and Inspection			\$100.00	\$100.00
Hood Fire Suppression System Review and Inspections			\$50.00	\$50.00
NOTE: New Construction/Alteration fees include all applicable inspections (rough-in, testing, final). Any reinspections with uncorrected violations will be charged as indicated for Fire Code Periodic Reinspections (above)				
Permits				
Blasting Permit			\$75.00	\$75.00
Specialized Permit			\$100.00	\$100.00
All Other Permits			\$75.00	\$75.00
Non-compliance Fee			\$50.00 per day permit is not obtained	\$50.00 per day permit is not obtained
Maximum Tent Fee			\$500.00 per event	\$500.00 per event
<i>*Permit fees are waived for non-profit organizations.</i>				
Miscellaneous				
Copy of Fire Report			\$4.00 per report	\$4.00 per report

Planning and Zoning			
Land Use Application Permit Fees			
Voluntary Annexation Filing		\$600.00	\$350.00
Zoning Map Amendment		\$600.00	\$600.00
UDO Text Amendment		\$600.00	\$600.00
Conditional Rezoning		\$700.00	\$700.00
Planned Development Request		\$700.00	\$800.00
Developers Agreement		\$700.00	\$700.00
Variance		\$700.00	\$700.00
Reasonable Accommodation		\$700.00	\$700.00
Administrative Adjustment		\$25.00	\$25.00
Appeals or Interpretations		\$600.00	\$600.00
Special Use Permit		\$800.00	\$800.00
Vested Rights Determination		\$600.00	\$600.00
Future Land Use Map Adjustment			\$600.00
Permitting and Development Fees			
Zoning Compliance Permits		\$75.00	\$75.00
Sign Permit (Permanent or Temporary)		\$75.00	\$75.00
Flood Plain Development Permit		\$75.00	\$75.00
Temporary Use Permit		\$75.00	\$75.00
ABC License		\$100.00	\$100.00
Wireless Communications Fee - New Tower Only (Includes SUP submittal fee)		\$2,000.00	\$2,000.00
Construction Plan Review			
Site Plan Review		\$700.00	\$700.00
Site Plan Review (Subsequent Submittals)		\$700.00	\$250.00
Traffic Impact Analysis (TIA) Review Fee			*Amt to be paid directly to the Town's Consulting Engineer at time of review.
Engineering Review Fees			*Collected at Plat for residential development or CO for non residential projects. \$130 Per Hour
Development Fees			
Transportation Impact Fee		\$1,177.00/peak hour *Total Fee Varies based on land use type) or per an approved traffic analysis as part of a Conditional Rezoning or Planned Development approval.	\$1,177.00/peak hour *Total Fee Varies based on land use type) or per an approved traffic analysis as part of a Conditional Rezoning or Planned Development approval.
Recreation Impact Fee		N/A	*Amount to be adopted in the Recreation Impact Fee Study with the Parks and Recreation Master Plan.
Recreation & Open Space - Fee-in-Lieu			
Single-Family		\$2,500.00/unit	\$2,500.00/unit
Multi-Family		\$2,500.00/unit	\$2,500.00/unit
<i>Note: Residential fee-in-lieu is due upon plat approval.</i>			
Weaver's Pond Subdivision			
Easement Recovery Fee		\$192.96 per acre	\$192.96 per acre
Greenway Impact Fee		\$500 per dwelling Unit	\$500 per dwelling Unit
<i>Note: Easement recovery fee is due upon submission of application for plat approval.</i>			
Final Plat Fees			
Preliminary Plat		\$100.00	\$100.00
Major Subdivision		\$500 + \$5.00 Per Lot	\$300 + \$10.00 Per Lot
Minor Subdivision		\$150.00	\$150.00
Recombination Plat		\$100.00	\$125.00
Boundary Survey		\$100.00	\$100.00
Exempt		\$100.00	\$100.00
Right-of-Way Dedication		\$100.00	\$100.00
Expedited Subdivision		\$150.00	\$200.00

Inspection Fees (Fees due upon application for building permit)				
Setback*			\$70.00	\$0.00
Certificate of Occupancy*				
Residential - Single Family			\$70.00	\$70.00
Inspection (Setback and CO)			\$30.00	\$70.00
Re-Inspection				\$70.00
Residential - Minor Additions/Alterations			\$70.00	\$70.00
Flat fee (includes Setback, Certificate of Occupancy and Plan Review)				
Other - New Construction or Major Alteration				
Inspection			\$150.00	\$150.00
Re-Inspection			\$60.00	\$60.00
Other - Additions or Alterations which do not affect the number of parking spaces or require landscape improvements				
Inspection			\$70.00	\$70.00
Re-Inspection			\$30.00	\$30.00
Stormwater Mapping Fee	Collected at Phase Closeout		NEW	\$1.50 per linear foot
Streets/Curb and Gutter Construction Inspection	Collected at Phase Closeout		\$2.50 per linear foot	\$2.50 per linear foot
Sidewalks Construction Inspection	Collected at Phase Closeout		\$1.00 per linear foot	\$1.00 per linear foot
Storm Drainage Construction Inspection	Collected at Phase Closeout		\$1.00 per linear foot	\$1.00 per linear foot
Greenway Construction Inspection	Collected at Phase Closeout		\$1.00 per linear foot	\$1.50 per linear foot
Code Enforcement Charges - additional manpower charges may be applied resulting from clean-up performed by the Town (see also "Administration" and Public Works Staff Services")				
Illegal Sign Fee			\$5.00 per sign violation	\$5.00 per sign violation
Lien of Property Penalty			\$30.00	\$30.00
Printed Maps/Services				
GIS Staff Service			\$60.00/hour, minimum 1 hour	\$60.00/hour, minimum 1 hour
Maps				
Small (up to 11" x 17")			\$5.00	\$5.00
Large (over 11" x 17")			\$1.00 per square foot	\$1.00 per square foot
Building Permit Fees (Fees include both Wake County & Zebulon portion, thereof)				
Land Use (Zebulon only)			\$35.00	\$35.00
Administrative Change (Zebulon only)			\$30.00	\$30.00
Administrative Fee (Zebulon and Wake County)			\$90.00	\$90.00
<i>An administrative fee will be charged for each resubmitted site plan, inspector field consultation, permit amendment, addendums, and construction plans requiring two or more reviews.</i>				
Reinspection Fee (Zebulon only)			\$30.00	\$30.00
Reinspection Fee (Zebulon and Wake County)			\$90.00	\$90.00
<i>A reinspection fee is charged for each extra trip necessary to approve a required inspection. Must be paid prior to scheduling a reinspection.</i>				
Work Without Permit (Construction work discovered to have been done without the proper permit(s) in place will have the fees assessed at double the published amount by Wake County and/or the Town of Zebulon)			Double Fees	Double Fees
Replacement Inspection Card			\$30.00	\$30.00
Add Contractor Fee - Per Addition of Each Trade (Zebulon and Wake County)			\$90.00	\$90.00
Change Contractor Fee - Per change of Each Trade (Zebulon and Wake County)			\$90.00	\$90.00

New Dwellings - Single Family, Duplex, Townhouse, Modular Home or House Moved					
	Up to 1,200 sq.ft.			\$600.00	\$600.00
	Over 1,200 sq.ft.			\$600.00 + \$.25 per SF over 1,200 sq.ft.	\$600.00 + \$.25 per SF over 1,200 sq.ft.
	<i>*Gross floor area finished within the inside perimeter of the exterior walls with no deduction for garage, corridors, stairs, closets, or other features. Finished area is that portion of building served by electrical, mechanical, or plumbing systems and suitable for occupant's use. Add \$80 for temporary service pole inspections, if needed.</i>				
Residential Addition					
	Up to 400 sq.ft.			\$375.00	\$375.00
	Over 400 sq.ft.			\$375.00 + \$.25 per SF over 400 sq.ft.	\$375.00 + \$.25 per SF over 400 sq.ft.
Multi-Family Dwelling (ex: apartments)					
	For the first unit of each building			\$575.00	\$575.00
	For each additional unit of each building			\$360.00	\$360.00
Manufactured Homes					
Residential Modular Units and Dwellings Moved On (closed construction)				\$345.00	\$345.00
	The cost of land use and trade inspection fees plus fee per square foot			\$0.25	\$0.25
Residential Accessory Structures (deck, garage, open porches, etc.)				\$0.25	\$0.25
	The cost of land use and trade inspection fees plus fee per square foot				
Swimming Pools, Spas, Hot Tubs (Any structure intended for swimming or recreational bathing with a water depth >24 inches)				\$225.00	\$225.00
	The cost of land use plus flat fee			+\$90.00	+\$90.00
	Heated				
Residential Demolition Permits (without replacement under new permit)					
	Permit and one final inspection			\$100.00	\$100.00
Temporary Service Poles				\$90.00	\$90.00
Trade Inspections					
	Building			\$90.00	\$90.00
	Electrical			\$90.00	\$90.00
	Mechanical			\$90.00	\$90.00
	Plumbing			\$90.00	\$90.00
Non-Residential (new work, additions/alterations and		Based on project cost per trade	Range		
			\$0 - \$700	\$95.00	\$95.00
			\$701 - \$1,500	\$144.00	\$144.00
			\$1,501 - \$2,500	\$203.00	\$203.00
			\$2,501 - \$25,000	\$283.00	\$283.00
			\$25,001 - \$50,000	\$517.00	\$517.00
			\$50,001 - \$100,000	\$1,035.00	\$1,035.00
			\$100,001 - \$200,000	\$2,089.00	\$2,089.00
			\$200,001 - \$350,000	\$3,583.00	\$3,583.00
			\$350,001 - \$500,000	\$4,797.00	\$4,797.00
			\$500,000 - \$750,000	\$6,450.00	\$6,450.00
			\$750,001 - \$1,000,000	\$8,205.00	\$8,205.00
		Over \$1,000,000	0.2%	\$8,205.00 plus add 0.2% (multiply by .002) for each added million dollars or portion thereof	\$8,205.00 plus add 0.2% (multiply by .002) for each added million dollars or portion thereof
Note: Other permit or development fees may be charged directly by Wake County, when applicable.					
See Town of Zebulon or Wake County ordinances for more information.					

Parks and Recreation				
	Outdoor Facility Rental			
	Picnic Shelters-residents		\$30.00 per 3 hours	\$30.00 per 3 hours
	Picnic Shelters-non-residents		\$60.00 per 3 hours	\$60.00 per 3 hours
	Picnic Shelter (Community Park) - residents		\$40.00 per 3 hours	\$40.00 per 3 hours
	Picnic Shelter (Community Park) - non-residents		\$80.00 per 3 hours	\$80.00 per 3 hours
	Baseball, Soccer and Multi-purpose Fields			
	Rental		\$30.00 per hour (\$90.00/half day, \$150.00/full day) non resident: \$125.00/half day; \$200.00/full day	\$30.00 per hour (\$90.00/half day, \$150.00/full day) non resident: \$125.00/half day; \$200.00/full day
	Lights		\$35.00 per hour (\$50.00 per hour non-resident)	\$35.00 per hour (\$50.00 per hour non-resident)
	Field Preparation		\$60.00 per field, per day (if necessary)	\$60.00 per field, per day (if necessary)
	Tennis Courts (Whitley Park)		\$25.00 per hour (\$40.00 per hour non-resident)	\$25.00 per hour (\$40.00 per hour non-resident)
	Basketball Courts (Community Park)		\$25.00 per hour (\$40.00 per hour non-resident)	\$25.00 per hour (\$40.00 per hour non-resident)
	Non-Profit Groups		Fees determined on a case-by-case basis	Fees determined on a case-by-case basis
	Community Center Rental			
	Classroom A or B		\$15.00 per hour (\$25.00 per hour non-resident)	\$15.00 per hour (\$25.00 per hour non-resident)
	Classroom C		\$25.00 per hour (\$40.00 per hour non-resident)	\$25.00 per hour (\$40.00 per hour non-resident)
	Activity Room A or B		\$25.00 per hour (\$40.00 per hour non-resident)	\$25.00 per hour (\$40.00 per hour non-resident)
	Youth Birthday, ages 12 and under (Activity Room + Gym for 2 hours)		\$120.00 (\$150.00 non-residents)	\$120.00 (\$150.00 non-residents)
	Warming Kitchen		\$25.00 per hour (\$40.00 per hour non-resident)	\$25.00 per hour (\$40.00 per hour non-resident)
	Gym-Basketball Setup		\$60.00 per hour (\$90.00 per hour non-resident)	\$60.00 per hour (\$90.00 per hour non-resident)
	Gym-Volleyball Setup		\$60.00 per hour (\$90.00 per hour non-resident)	\$60.00 per hour (\$90.00 per hour non-resident)
	Gym-Assembly Setup		\$75.00 per hour (\$125.00 per hour non-resident)	\$75.00 per hour (\$125.00 per hour non-resident)
	Gym-Banquet Setup (includes Warming Kitchen use)		\$100.00 per hour (\$150.00 per hour non-resident)	\$100.00 per hour (\$150.00 per hour non-resident)
	Gym-Including Alcohol Use (includes Warming Kitchen use)		\$150.00 per hour (\$225.00 per hour non-resident)	\$150.00 per hour (\$225.00 per hour non-resident)
	A/V Equipment Use		\$25.00 per event (\$40.00 per event non-resident)	\$25.00 per event (\$40.00 per event non-resident)
	After Hours Rates		Regular rate plus \$20.00 hour	Regular rate plus \$20.00 hour
	Non-Profit Groups		Fees determined on a case-by-case basis	Fees determined on a case-by-case basis
	<i>Please note that all rentals are for a maximum time of 4 hours.</i>			
	Assembly or Banquet Setup Charge		\$60.00 per event	\$60.00 per event
	Facility Cleaning			
	1-150 persons		\$125.00 per event	\$125.00 per event
	151 or more persons		\$175.00 per event	\$175.00 per event
	Event Fees			
	Booth/concession registration will be determined on a per event basis.			
	Sponsorship Fees			
	Baseball/Softball/Soccer Team Sponsor		\$300.00	\$300.00
	League Sponsor (per age group)		\$1,000.00	\$1,000.00
	Basketball		\$150.00	\$150.00
	Youth Athletic Program Fees			
	Basketball (ages 4 and up)		\$45.00	\$45.00
	Baseball			
	Ages 4-6		\$35.00	\$35.00
	Ages 7 and older		\$45.00	\$45.00
	Girls Softball (ages 7 & up)		\$45.00	\$45.00
	Soccer		\$45.00	\$45.00
	Youth Athletic Program Non-Resident Fees		\$20.00 in addition to the regular program fees	\$20.00 in addition to the regular program fees

	Youth/Adult Combined Athletic Program Fees				
	Karate			\$40.00 per monthly session / \$50.00 per month non-residents	\$40.00 per monthly session / \$50.00 per month non-residents
	Spring Softball Leagues			\$500.00	\$500.00
	Basketball Leagues			\$500.00	\$500.00
	<i>Please note that all other youth and adult athletic and recreational program fees will be based on instructor salary, supply costs, and facility rental.</i>				
	Community Center User Fees				
	Weight Room			\$10.00 per month (\$15.00 per month non-resident)	\$10.00 per month (\$15.00 per month non-resident)
	Youth Programs				
	Preschool Program			\$100.00 per month	\$100.00 per month
	Summer Camps (based on cost of instruction & supplies)			\$60-120.00	\$60-120.00
	Camp & Program Nonresident Rates				
	Program with 7 or more days or sessions			\$20 in addition to the regular program fees	\$20 in addition to the regular program fees
	Program with 2-6 days or sessions			\$10 in addition to the regular program fees	\$10 in addition to the regular program fees
	Program with 1 day or session			\$5 in addition to the regular program fees	\$5 in addition to the regular program fees if more than \$15
	Senior Trips			Program fees will vary, but must recover 100% of costs.	Program fees will vary, but must recover 100% of costs.
	Non-Athletic & Camp Programs				Recreation program fees vary by program and goal. Fees will adhere to the Town's Recreation Cost Recovery Policy as attached behind this fee schedule.
	Get Fit Pass				
	Trekking, Zumba, Pilates, Kettlebell and Yoga Classes (7 sessions or \$5 per class)			\$25.00 for resident/ \$30.00 for non-resident	\$25.00 for resident/ \$30.00 for non-resident
	Gold Pass				
	Includes monthly membership to exercise rooms & unlimited exercise programs for the month			\$30.00 for resident/ \$40.00 for non-resident	\$30.00 for resident/ \$40.00 for non-resident
	Farm Fresh Market Fees				
	Vendor Fees:				
	Full Season			\$100.00	\$100.00
	Half Season			\$65.00	\$65.00
	Once/month			\$45.00	\$45.00
	Guest/ one time*			\$10.00	\$10.00
	Commercial Information Vendor/ Daily			\$25.00	\$25.00
	Late Fee			\$5.00	\$5.00
	* One time Farm Fresh Market vendors may be subject to different rates on special event dates such as May Day. Fees will be determined on a per event basis.				
	Sponsorship Fees:				
	Platinum			\$2,500.00	\$2,500.00
	Gold			\$1,000.00	\$1,000.00
	Silver			\$500.00	\$500.00
	Bronze			\$250.00	\$250.00
	Friend			\$100.00	\$100.00


Utility Development Fees				
	Water Capital Facilities Fee			
	5/8 inch meter		\$1,373.00	\$1,373.00
	3/4 inch meter		\$2,060.00	\$2,060.00
	1 inch meter		\$3,433.00	\$3,433.00
	1 1/2 inch meter		\$6,865.00	\$6,865.00
	2 inch meter		\$10,984.00	\$10,984.00
	3 inch meter		\$21,968.00	\$21,968.00
	4 inch meter		\$34,325.00	\$34,325.00
	6 inch meter		\$68,650.00	\$68,650.00
	8 inch meter		\$109,840.00	\$109,840.00
	10 inch meter		\$288,330.00	\$288,330.00
	12 inch and greater		\$363,845.00	\$363,845.00
	Sewer Capital Facilities Fee			
	5/8 inch meter		\$2,522.00	\$2,522.00
	3/4 inch meter		\$3,783.00	\$3,783.00
	1 inch meter		\$6,305.00	\$6,305.00
	1 1/2 inch meter		\$12,610.00	\$12,610.00
	2 inch meter		\$20,176.00	\$20,176.00
	3 inch meter		\$40,352.00	\$40,352.00
	4 inch meter		\$63,050.00	\$63,050.00
	6 inch meter		\$126,100.00	\$126,100.00
	8 inch meter		\$201,760.00	\$201,760.00
	10 inch meter		\$529,620.00	\$529,620.00
	12 inch and greater		\$668,330.00	\$668,330.00
	<i>Note: Other development fees, including meter, tap, and inspection fees may be charged directly by the City of Raleigh. See Town of Zebulon or City of Raleigh Code of Ordinances for more information.</i>			
	Tap Fees			
	3/4" Water Service		\$4,580.00	\$4,580.00
	1" Water Service		\$4,800.00	\$4,800.00
	3/4" Split (New Application) Water Service		\$598.00	\$598.00
	3/4" Split (Existing Application) Water Service		\$1,236.00	\$1,236.00
	1" Split (New Application) Water Service		\$1,018.00	\$1,018.00
	1" Split (Existing Application) Water Service		\$1,438.00	\$1,438.00
	4" Sewer Service		\$5,708.00	\$5,708.00
	Sewer Only Disconnection Fee		\$1,507.00	\$1,507.00
	Sewer Only Reconnection Fee		\$1,507.00	\$1,507.00

	Meter/AMR Installation Fees				
	5/8"			\$206.00	\$206.00
	1"			\$286.00	\$286.00
	1 1/2"			\$497.00	\$497.00
	2"			\$608.00	\$608.00
	4"			\$3,522.00	\$3,522.00
	6"			\$5,238.00	\$5,238.00
	6" with Fire Protection			\$9,423.00	\$9,423.00
	8"			\$4,488.00	\$4,488.00
	8" with Fire Protection			\$11,187.00	\$11,187.00
	10" Protectus III			\$15,621.00	\$15,621.00
	Not Ready Fee			\$50.00	\$50.00
	Inspection Fees/ Stub Fees				
	Water Services			\$93.00	\$93.00
	Sewer Services			\$93.00	\$93.00
	Sewer Main Extension TV Inspection Fee			\$1.00 per linear foot	\$1.00 per linear foot
	Sewer Main Extension TV Inspection Over 2,000 Linear Feet (per linear foot)			\$0.00	\$0.00
	Sewer Main Extension TV Re-inspection Fee			\$500.00 + \$1.00/LF over 500 linear feet	\$500.00 + \$1.00/LF over 500 linear feet
	Utility Rates (collected by the City of Raleigh)				
	Water			\$21.05 administrative fee	\$21.05 administrative fee
				\$11.06 per 1,000 gallons	\$11.06 per 1,000 gallons
	Sewer			\$21.41 administrative fee	\$21.41 administrative fee
				\$10.10 per 1,000 gallons	\$10.10 per 1,000 gallons
	Reclaimed Water			\$9.47 administrative fee	\$9.47 administrative fee
				\$4.96 per 1,000 gallons	\$4.96 per 1,000 gallons
	Outside Rates			200% of in-town rates	200% of in-town rates
	<i>Note: All other administrative, reconnection, tampering, and delinquent fees set by and paid directly to the City of Raleigh.</i>				
	Infrastructure Renewal Fee				
	Water				
	5/8 inch meter			\$1.50	\$1.50
	3/4 inch meter			\$2.25	\$2.25
	1 inch meter			\$3.75	\$3.75
	1.5 inch meter			\$7.50	\$7.50
	2 inch meter			\$12.00	\$12.00
	3 inch meter			\$24.00	\$24.00
	4 inch meter			\$37.50	\$37.50
	6 inch meter			\$75.00	\$75.00
	8 inch meter			\$120.00	\$120.00
	10 inch meter			\$172.50	\$172.50
	Sewer				
	5/8 inch meter			\$4.50	\$4.50
	3/4 inch meter			\$6.75	\$6.75
	1 inch meter			\$11.25	\$11.25
	1.5 inch meter			\$22.50	\$22.50
	2 inch meter			\$36.00	\$36.00
	3 inch meter			\$72.00	\$72.00
	4 inch meter			\$112.50	\$112.50
	6 inch meter			\$225.00	\$225.00
	8 inch meter			\$360.00	\$360.00
	10 inch meter			\$517.50	\$517.50

Public Works Staff Services*					
	General Labor	Equipment operator I and II, Crewleader		\$27.50	\$27.50
	Administrative Labor	Administrative Assistant/Construction Inspector		\$32.50 per hour	\$32.50 per hour
	Technical Labor	Ops. Manager, Asset Manager, Senior Construction Inspector		\$45.00	\$45.00
	Management Support	Director/Asst. Director		\$65.00	\$65.00
	Administrative Billings			\$25.00	\$25.00
	Specifications Manual -- Paper Copy			Actual cost of copying/printing	Actual cost of copying/printing
	Specifications Manual -- Electronic Copy			Actual cost of disk	Actual cost of disk
	* After hours/weekend services will be charged 150% of hourly rate.				
Equipment Rates					
	Mud Pump			\$5.00 per hour	\$5.00 per hour
	Chain Saw			\$7.50 per hour	\$7.50 per hour
	Weed Eater			\$10.00 per hour	\$10.00 per hour
	Portable Light			\$25.00 per hour	\$25.00 per hour
	Air Compressor			\$25.00 per hour	\$25.00 per hour
	Backhoe			\$85.00 per hour	\$85.00 per hour
	Mower			\$35.00 per hour	\$35.00 per hour
	2 KW Generator			\$25.00 per day	\$25.00 per day
	3 KW Generator			\$35.00 per day	\$35.00 per day
	8 KW Generator			\$70.00 per day	\$70.00 per day
	20 KW Generator			\$115.00 per day	\$115.00 per day
	30 KW Generator			\$135.00 per day	\$135.00 per day
	60 KW Generator			\$175.00 per day	\$175.00 per day
	300 KW Generator		Delete No Longer Portable		Delete No Longer Portable
	120V Cart Receptacles			\$95.00 per day each	\$95.00 per day each
	HD Extension Cord for Carts			\$27.50 per day each	\$27.50 per day each
	3' Heavy Duty Cable Protectors			\$5.00 per day each	\$5.00 per day each
	12' Safety Barricades			\$30 per day each	\$30 per day each
	3' Safety Cones			\$1.00 per day each	\$1.00 per day each
	Safety Signage and Stand			\$7.50 per day each	\$7.50 per day each
	NCDOT Approved Safety Signage and Stand			\$10.00 per day each	\$10.00 per day each
	Light Tower			\$25.00 per hour/\$85 per day	\$25.00 per hour/\$85 per day
	Ramjet			\$50.00 per hour	\$50.00 per hour
	Tractor/bushhog			\$60.00 per hour	\$60.00 per hour
	Turf Tec Power Broom/Bush Hog			\$25.00 per hour	\$25.00 per hour
	Bobcat - Track Loader			\$65.00 per hour	\$65.00 per hour
	Mini Excavator			\$65.00 per hour	\$65.00 per hour
	Bucket Truck (42' working height)			\$75.00 per hour	\$75.00 per hour
	Street Sweeper			\$175.00 per hour	\$175.00 per hour
	Vacuum Trailer			\$85.00 per hour	\$85.00 per hour
	Knuckle Boom Truck			\$100.00 per hour	\$100.00 per hour
	Automated Leaf Truck			\$130.00 per hour	\$130.00 per hour
	Material Cost			Actual Costs + 20%	Actual Costs + 20%
	Salt Brine			\$0.35 per gallon	\$0.35 per gallon
	4 x 4 Utility Vehicle			\$85.00 per day	\$85.00 per day
	F-150/F-250			\$50.00 for first 3 hours/\$140.00 per day over 3 hours	\$50.00 for first 3 hours/\$140.00 per day over 3 hours
	F-250 Utility Truck			\$65.00 for first 3 hours/\$165.00 per day over 3 hours	\$65.00 for first 3 hours/\$165.00 per day over 3 hours
	F-350 Utility Truck/F-550 Utility			\$90.00 for first 3 hours/\$225.00 per day over 3 hours	\$90.00 for first 3 hours/\$225.00 per day over 3 hours
	2 Ton Dump			\$110.00 for first 3 hours/\$265.00 per day over 3 hours	\$110.00 for first 3 hours/\$265.00 per day over 3 hours
	Street Light Poles and Installation Fee			\$557.47 / pole	\$557.47 / pole
	All fees are subject to change at any time with approval of the Board of Commissioners				

FEE In Lieu - reimbursement schedule					
	Catch Basins (per side)			\$20.15 per LF of Street	\$21.16 per LF of Street
	5- foot Sidewalk (per side)			\$16.78 per LF of Street	\$17.62 per LF of Street
	6- foot sidewalk (per side)			\$20.15 per LF of Street	\$21.16 per LF of Street
	Multi-purpose Path - stone/mulch			\$11.65 per LF of Street	\$12.23 per LF of Street
	30 Curb and Gutter (per side)			\$14.65per LF of Street	\$15.38per LF of Street
	18" Median curb and gutter (per side)			\$11.10 per LF of Street	\$11.66 per LF of Street
	Storm Drain perpendicular to right-of way			\$2.40 per inch of storm pipe diameter per linear foot of right-of way	\$2.52 per inch of storm pipe diameter per linear foot of right-of way
	Storm drain parallel to right-of-way			\$9.40 per linear foot of street	\$9.87 per linear foot of street
	Clearing and Grubbing			\$11,975.00 per acre	\$12,574 per acre
	Common Excavation			\$14.65 per CY	\$15.38 per CY
	Rock Excavation			\$72.00 per cy	\$75.60 per cy
	Seeding and Mulching			\$2,031.00 per acre	\$2,132.00 per acre
	Traffic Control (both sides of street)			\$17.35 per linear ft	\$18.22 per linear ft
	Erosion Control			\$ 7.55 per linear ft	\$ 7.93per linear ft
	Paint Striping			\$4.30 per linear ft	\$4.52 per linear ft
	Guardrail			\$32.15 per linear ft	\$33.76 per linear ft
	Keystone Brick retainingg wall			\$22.95 per sq. foot	\$24.10 per sq. foot
	Pour in place retaining wall			\$687.00 per cubic foot	\$721.35 per cubic foot
	Traffic Signal Upgrade - wood to metal			\$18,225.00 per pole	\$19168.00 per pole
	Traffic Signal Relocation			\$5,555.00 per corner	\$5,833.00 per corner
	Fire Hydrant Relocation			\$2,112.00 each	\$2,217.00 each
	water meter relocation			\$640.00 each	\$675.00 each
	Utility Pole Relocation			\$7,635.00 each	\$8,017.00 each
	Backflow and Vault Relocation			\$6,120.00 each	\$6,426.00 each
	Mobilization			4% of construction cost	4% of construction cost
	Geo-technical			2% of construction cost	2% of construction cost
	Survey			2% of construction cost	2% of construction cost
	One year construction CPI			10% construction cost annually	10% construction cost annually
	Project Contingency			10% of construction cost	10% of construction cost
	Design/Engineering			18% of construction cost	20% of construction cost
	Construction Inspection per day			\$720 per day	\$720 per day
	Asphalt - SF 9.5 C (Surface Layer)			\$2.65 per square yard -inch	\$2.78 per square yard -inch
	Asphalt - I-19.0C (Binder Layer)			\$2.75 per square yard -inch	\$2.89 per square yard -inch
	Asphalt - B25.0C (Base Layer)			\$2.85 per square yard -inch	\$2.99 per square yard -inch
	Paving Stone (CABC)			\$0.65 per square yare -inch	\$0.68 per square yard -inch

Topic: FY 2022 Strategic Plan Grant Applications (FY 2022 Non-Profit Funding Requests)

Speaker: Bobby Fitts, Finance Director
From: Bobby Fitts, Finance Director
Prepared by: Bobby Fitts, Finance Director
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board will consider applications for FY '22 Strategic Plan Grants.

Background:

The application process opened January 11, 2021. Nine applications were received by the February 8, 2021 deadline. Some applicants chose to make presentations at the Board of Commissioner's Regular Meeting on March 1, 2021. Presentations described the organization's mission and their intended use of funds if awarded the grant. Funding requests were received from the following:

- Dew4Him Ministries, Inc. – **Request: \$1,000**
- East Wake Education Foundation – **Request: \$1,000**
- The Family Violence Prevention Center, Inc.; dba InterAct – **Request: \$1,000**
- Miss Zebulon Organization – **Request: \$500**
- Preservation Zebulon – **Request: \$1,000**
- Share His Glory – **Request: \$1,000**
- Shepherd's Care Medical Clinic – **Request: \$1,000**
- Zebulon United Methodist Church Food Pantry – **Request: \$1,000**
- Go The Extra Mile – **Request: \$1,000**
- Progressive Teamworks Outreach (late applicant) – **Request: \$500**

Discussion:

The discussion before the Board is which groups will be funded and how much will their funding be for Fiscal Year 2022. The maximum total funding for the year is \$5,000 while the maximum to any single group is \$1,000.

Policy Analysis: A two-step analysis for Council to consider:

1. Service delivery: Does the non-profit assist the Town in delivering a public service typical of municipal government responsibilities (e.g., law enforcement, fire protection, streets, solid waste and recycling, stormwater, parks and recreation)?
2. Community Goal: Does the non-profit deliver a public service typical of county government responsibilities (e.g., public health, social services, public education, libraries, criminal justice/corrections)?

**RESOLUTION 2020-07
NON-PROFIT FUNDING POLICY**

1.0 PURPOSE:

The purpose of this policy is to provide guidelines to Board and staff in making decisions regarding funding requests by local non-profit organizations. The Town of Zebulon wishes to contribute to the efforts of these organizations when their focus areas align with those of the *Town of Zebulon Vision 2030 Strategic Plan*.

2.0 POLICY STATEMENT:

The Town of Zebulon is committed to providing financial assistance to those non-profit agencies which supplement the Town services that are provided to its citizens. Non-profit agencies should also focus on one or more of the Town of Zebulon's focus areas defined in the Strategic Plan. The focus areas and priority goals within those areas are:

- ***Focus area 1: Vibrant Downtown*** – We will have 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.
 - ***Goal:*** Revitalize downtown Zebulon
 - ***Goal:*** Develop events, entertainment, and cultural attractions to draw people downtown

- ***Focus area 2: Small Town Life*** – We will preserve and enhance our small-town feel by developing more activities and locations to gather with family and neighbors, making Zebulon a safe, connected, family friendly and walkable town.
 - ***Goal:*** Promote more community events and festivals
 - ***Goal:*** Enhance and create more community gathering places
 - ***Goal:*** Increase the connectedness and walkability in the community

- ***Focus area 3: Growing Smart*** – Our community is growing and we will plan for the growth with appropriate staffing and service levels to address land use and traffic concerns; promote economic development and preserve the affordability of our community
 - ***Goal:*** Plan for appropriate land use to meet transportation and housing needs
 - ***Goal:*** Pursue economic development opportunities with our community partners
 - ***Goal:*** Maintain appropriate staffing to support expected service levels for the growing community

3.0 NON-PROFIT AGENCY ELIGIBILITY FOR TOWN FUNDS:

It shall be the policy of the Town of Zebulon to consider providing assistance to non-profit agencies meeting the criteria detailed below.

3.1 Eligibility Requirements

All non-profits shall verify their non-profit status by submitting an IRS tax exempt letter confirming 501(c)(3) status, and IRS 990 form and a current solicitation license from the North Carolina Secretary of State (or if exempt, the exemption letter). Additionally, non-profit organizations must not have their revenue suspended by the North Carolina Secretary of State or have overdue federal or state taxes.

- The Board of Commissioners will approve final funding for non-profits when the Annual Budget is adopted.
- Applicants will be notified of final funding no later than June 30th.
- The total amount of funding available for award to all non-profit organizations shall not exceed \$5,000 for any fiscal year, with no more than \$1,000 awarded to any single non-profit organization.
- Funds distributed by the Town of Zebulon may only be spent as indicated on the application submitted by the organization. In the event funds are not used as indicated, the full amount of funding will be required to be returned to the Town.
- Any organization receiving funding will hold the Town of Zebulon harmless from any claim or liability that may arise or result from the operation of any program or service assisted with funding from the Town of Zebulon.

5.0 GRANT REPORTING AND MONITORING

Each funded agency must present a report to the Board of Commissioners at a Regular Council meeting. Each agency shall also provide a written report documenting funds received and spent. Funded agencies who do not report will not be eligible for consideration of Town grants in the next fiscal year.

6.0 EXCEPTIONS

Other non-profit entities may receive funding at the Board of Commissioners discretion. The Board may consider other factors such as:

- Does it promote an established Town initiative?
- Does the entity provide a public purpose outside the Town's focus areas?
- Does the entity have a substantial presence in the community?
- Does the entity have a proven track record over time of contributions to the benefit of the Town, its institutions and citizens?
- Does the entity stimulate or encourage community participation in non-profit activities?

This policy replaces Resolution 2008-27 adopted December 3, 2007.

This policy shall remain in effect until such time as amended by the Board of Commissioners.

Adopted this the 6th day of January, 2020
Effective this the 6th day of January, 2020

Robert S. Matheny – Mayor

SEAL

Lisa M. Markland, CMC – Town Clerk