

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Brookwood Historic District

Wilmington, New Hanover County, NH3472, Listed 12/2/2014

Nomination by Heather Slane

Photographs by Heather Slane, March 2014



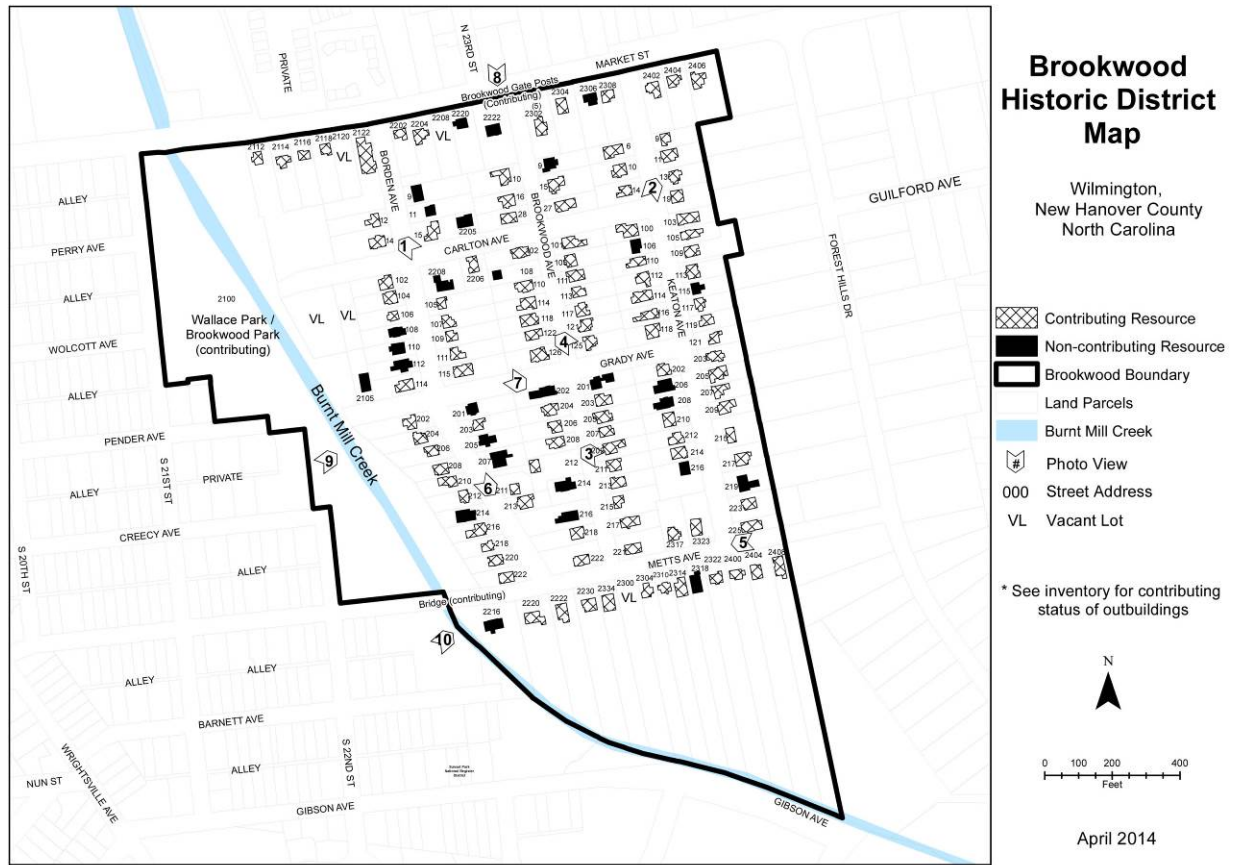
11-14 Borden Avenue, looking northwest



11-13 Keaton Avenue, looking northeast



204-208 Brookwood Avenue, looking northwest



Historic District Map

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Brookwood Historic District

other names/site number _____

2. Location

Street & number Roughly bounded by Market Street, Keaton Avenue, Burnt Mill Creek and Wallace Park N/A ☐ not for publication

city or town Wilmington

N/A ☐ vicinity

State North Carolina code NC county New Hanover code 129 zip code 28403

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 for 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 ☐ nationally ☐ statewide ☒ locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

North Carolina Department of Cultural Resources

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See Continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☐ entered in the National Register.

☐ See continuation sheet

☐ determined eligible for the
National Register.

☐ See continuation sheet

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other,
(explain:)

Signature of the Keeper

Date of Action

Brookwood Historic District
Name of Property

New Hanover County, North Carolina
County and State

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

Number of Resources within Property

(Do not include previously listed resources in count.)

Contributing	Noncontributing	
166	67	buildings
1	0	sites
1	2	structures
1	0	objects
169	69	Total

Name of related multiple property listing

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

N/A

Number of Contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic: single dwelling

Domestic: secondary structure

Religion: religious facility

Landscape: park

Current Functions

(Enter categories from instructions)

Domestic: single dwelling

Domestic: secondary structure

Religion: religious facility

Landscape: park

7. Description

Architectural Classification

(Enter categories from instructions)

Colonial Revival

Craftsman/Bungalow

Other: Period Cottage

Materials

(Enter categories from instructions)

foundation Brick

walls Wood: weatherboard

Brick

roof Asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** moved from its original location.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning & Development

Period of Significance

1920-1964

Significant Dates

1920, 1927

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ 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 # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal Agency
- ☐ Local Government
- ☐ University
- ☐ Other

Name of repository: _____

Brookwood Historic District
Name of Property

New Hanover County, North Carolina
County and State

10. Geographical Data

Acreage of Property Approx. 58 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>230960</u>	<u>3792360</u>	3	<u>17</u>	<u>231520</u>	<u>3791740</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>17</u>	<u>231490</u>	<u>3792450</u>	4	<u>17</u>	<u>231060</u>	<u>3791880</u>

☒ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Heather Wagner Slane and Sunny Townes Stewart
organization hmnPreservation date July 20, 2014
Street & number P. O. Box 355 telephone 336.207.1502
city or town Durham state NC zip code 27702

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of SHPO or FPO.)

Name multiple owners (more than fifty)
Street & number _____ telephone _____
city or town _____ state _____ zip code _____

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 listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20303.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Brookwood Historic District
New Hanover County, North Carolina

Section 7:

Architectural Classification (cont.)

Other: Minimal Traditional

Other: Cape Cod

Other: Ranch

Tudor Revival

Other: Lustron

Materials (cont.)

Foundation: concrete

Walls: asbestos

fiber cement

Roof: metal

Narrative Description

The Brookwood Historic District is located in Wilmington, North Carolina, a city of approximately 101,500 people. Incorporated in 1739, Wilmington is among the earliest cities in North Carolina, a significant port city bordered by the Cape Fear River to the west and the Atlantic Ocean to the east. The district, located approximately one-and-a-half miles east of Wilmington's city center, encompasses eleven city blocks, or portions thereof, platted in 1920 and 1927 as the Brookwood subdivision. Streets within the district are arranged in a grid pattern with Borden, Brookwood, and Keaton avenues running north-south (listed from west to east) and Borden Avenue angled slightly to follow the path of Burnt Mill Creek. Market Street and Carlton, Grady, and Metts avenues run east-west (listed from north to south).

One of a series of early twentieth-century suburbs to be developed along the Market Street corridor, the district is bounded by the Carolina Place development to the west, commercial and modern residential construction to the north, the later Forest Hills development to the east, and Burnt Mill Creek and modern residential construction to the south. The district boundaries were determined based on the 1927 plat of the development and include properties constructed from 1920 to 1964. Additionally, one of the properties within the district boundary (2406 Market Street) was platted as part of the neighboring Forest Hills development. However, it is located immediately adjacent to properties in the Brookwood development, faces Market Street, and shares a common setback and orientation with the Brookwood development, tying it visually to Brookwood more closely than to those houses on Forest Hills Drive.

Lot sizes are generally consistent within the district though corner lots and those lots facing Market Street are slightly larger. Most lots measure fifty to sixty feet wide and 140 to 150 feet deep, coinciding with half the depth of the block. Lots along Brookwood and Metts avenues were platted to be twenty-five feet wide with the assumption that multiple lots would be combined at the time of development. Additionally, lots along the south side of Metts Avenue vary in depth, some extending as deep as 800 feet, to meet Burnt Mill Creek at the south end of the development. However, despite the depth of these lots, the houses are placed near the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Brookwood Historic District
New Hanover County, North Carolina

street, consistent with the rest of the development. Finally, lots along Market Street are typically sixty to seventy feet wide and 200 feet deep allowing for larger houses on these lots.

With the exception of Market Street, a major thoroughfare that accommodates four lanes of traffic, all of the streets within the district are sixty feet wide. Streets are paved with asphalt and have concrete curbs and gutters. Concrete sidewalks extend along each street, except Carlton and Grady avenues, with brick retaining walls along the sidewalk most common in the 200-block of Keaton Avenue, in the southeast corner of the district. Side driveways are common in the district and include fully paved or concrete "ribbon" driveways. Houses on corner lots generally have a driveway from the side street to the rear of the lot. All of the houses are set back approximately twenty-five feet from the street and are centered on the lot. Homes built after the period of significance or constructed as garage apartments may be set back farther on the lot. Garages and sheds are common throughout the district with many examples of frame and brick buildings dating to the period of significance. A number of two-story garages with apartments above were constructed beginning in the 1950s, some of which have addresses distinct from those of the house, but most of which remain on the same parcel.

The district is entirely residential with the exception of Brookwood Park (2100 Market Street), known as Wallace Park today, along its west border and the Church of Jesus Christ of Latter Day Saints (2122 Market Street). The majority of residences within the historic district were constructed in the Colonial Revival, Craftsman, Period Cottage, Cape Cod, Minimal Traditional, and Ranch styles. Houses are generally one- or one-and-a-half stories in height, though examples of two-story structures also exist, predominantly along Market Street. It contains one-hundred and twenty-one (121) primary resources and forty-eight (48) secondary resources, predominantly garages and sheds, which were constructed between 1920 and 1964 and contribute to the significance of the Brookwood Historic District. Twenty-eight (28) houses and forty-two (42) secondary structures do not contribute to the district's significance, as they were either not present during the period of significance or have been so altered that they no longer possess sufficient historic integrity. There are four (4) vacant lots in the district. Eighty-one percent of the total principal resources contribute to the historic and architectural significance of the district.

Inventory List:

The list is arranged alphabetically by street, then ascending numerically along the east or north side of the street first, then along the west or south side. North-south streets are numbered to ascend in a southerly direction, while east-west streets ascend in an easterly direction. Names and building dates were derived from the city directory and Sanborn map data collected by Ed Turberg for his 1994 survey of the area. Construction dates for buildings constructed after the period of significance were taken from the New Hanover County on-line tax records.

Properties are coded as C (contributing) or NC (non-contributing due to alterations or age). All contributing buildings (C) were constructed during the period of significance, 1920 to 1964, and retain sufficient integrity of design, setting, materials, and workmanship to contribute to the historic character of the district. Material

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3Brookwood Historic District
New Hanover County, North Carolina

alterations, including replacement door and windows and the addition of vinyl or aluminum siding are common in the district, as is the enclosure of side porches and the screening of front porches. However, these alterations, alone or in combination, do not substantially alter the overall architectural integrity of the neighborhood. If the building retains its original form, massing, and fenestration it is considered contributing to the district. The Robert F. Rankin House (2404 Market Street) is a good example of a contributing property that retains its original form as well as a high level of architectural integrity, including original unpainted brick veneer, wood windows, paneled door with sidelights, and paired porch supports. The Thomas E. Moody House (203 Keaton Avenue) been altered with the installation of replacement windows and the screening of an inset porch, but the screening is both transparent and removable and does not detract from the streetscape, so the building is listed as contributing.

Buildings that are non-contributing (NC) due to alteration were built during the period of significance, but have been altered with the addition or enclosure of a front porch or have had a substantial addition, including dormers, that has altered the massing of the house. The Charles H. Keen House (108 Borden Avenue) is an example of a house that has had its original front-gabled porch enclosed and has a later, shed-roofed porch constructed on the façade. The massing of the George K. Tilden House (201 Borden Avenue) has been altered with the construction of a front-gabled wing with a steeper roof than had originally been built and the addition of a cupola to that roof. Non-contributing (NC) buildings due to age are buildings that were constructed after 1964, the end of the period of significance.

All houses have a brick foundation and asphalt-shingled roof unless otherwise noted. Craftsman-style windows are those windows with vertical panes in the upper sash. All outbuildings are one story, unless otherwise noted and prefabricated sheds, considered to be temporary, were not recorded or described in the inventory.

Borden Avenue – East Side**9 Borden – Carl A. and Ethel Spence Powers House – c. 1921, c. 2000 NC – Building**

Among the earliest houses in the district, this two-story, hip-roofed, Colonial Revival-style house has been significantly altered with the construction of a full-width front porch. The painted brick house is four bays wide and double-pile with paired windows throughout, replacing original wide single windows with arched transoms on the first floor. It has a modillion cornice and interior brick chimney. The fifteen-light French door has ten-light sidelights and a three-light transom. Originally sheltered by a one-bay-wide, flat-roofed porch with modillion cornice, the entrance is now sheltered by a full-width, hip-roofed porch with standing-seam metal roof supported by columns. There is an arched roofline and ceiling marking the entrance to the porch. The right (south) bay is an inset porte-cochere supported by full-height brick piers. A modillion cornice at the porte-cochere was removed on the façade to accommodate the new porch, but remains on the right elevation. The house was constructed for Carl A. Powers (partner, A. H. Morris Hardware Co.) and his wife, Ethel Spence Powers.

C-Building – Garage, c. 1921 – Clipped-front-gabled, brick garage has faux half-timbering in the gable and a vehicular bay on the west elevation that has been partially infilled with weatherboards.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Brookwood Historic District
New Hanover County, North Carolina

11 Borden – House – 2009

NC – Building

Constructed on a previously vacant lot, this two-story, hip-roofed house is three bays wide and triple-pile with wood shingles and vinyl windows, paired on the façade. The six-light-over-two-panel Craftsman-style door has five-light sidelights and a five-light transom. It is sheltered by a full-width, hip-roofed porch supported by square columns with exposed rafter tails. A hip-roofed dormer on the façade has a fixed five-light window and exposed rafter tails. A two-story, gabled bay projects from the left (north) elevation. County tax records date the building to 2009.

15 Borden – Frederick H. and Jennie S. Orrell House – c. 1950

C – Building

One of the best examples of the Ranch form in the district, this one-story, hip-roofed concrete block Ranch house is four bays wide and triple-pile with multiple projecting, hip-roofed wings. The house has two-over-two horizontal-pane wood-sash windows, deep eaves, and an interior brick chimney. There is a projecting hip-roofed wing on the right (south) end of the façade and an entrance bay on its left (north) elevation. The four-light-over-one-panel door is sheltered by a small, hip-roofed porch supported by a single column. A hip-roofed wing projects from the rear of the left elevation of the main block and a flat-roofed carport in front of the wing extends beyond the façade of the house. The carport is supported by columns matching the porch column and shelters a three-light-over-three-panel door on the left elevation of the house. A later, shed-roofed wing at the rear (east) has grouped windows and doors across the rear elevation. The house was built for Frederick H. Orrell (clerk, Atlantic Coast Line Railroad) and his wife, Jennie S. Orrell.

105 Borden – H. Patton and Olive W. Hebron House – c. 1930

C – Building

This two-story, gambrel-roofed, Dutch Colonial Revival-style house is three bays wide and double-pile with shed-roofed dormers on the façade and rear elevation. The house has mitered weatherboards, six-over-six wood-sash windows, paired on the façade, and an exterior brick chimney in the right (south) gable end. The paneled door, centered on the façade, is sheltered by an arched hood on brackets and accessed by a small stoop. Window boxes, supported by brackets matching those on the hood, are located below the first floor windows on the façade. A shed-roofed porch on the right elevation had previously been enclosed but has been re-opened since 1994. It is supported by square posts on a brick floor. There is a low stone wall along the driveway. The house was built for H. Patton Hebron (supervisor of insurance, Atlantic Coast Line Railroad) and his wife, Olive W. Hebron (stenographer in treasurer's office, Atlantic Coast Line Railroad).

C-Building – Garage, c. 1960 – Front-gabled, concrete-block garage with a single door sheltered by a shed roof on brackets, a six-over-six wood-sash window on the west elevation, weatherboards in the gable, a brick chimney, and exposed rafters.

107 Borden – Clayton B. Boggess House – c. 1930, 1950s

C – Building

Similar in scale and design to the neighboring house at 109 Borden Street, this one-and-a-half-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile. It has plain weatherboards, six-over-six wood-sash windows, and an exterior brick chimney on the left (north) gable end. The eight-light-over-two-panel Craftsman-style door is centered on the facade and sheltered by a front-gabled porch supported by square posts. There are two shed-roofed dormers on the façade, each with a replacement two-

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 5Brookwood Historic District
New Hanover County, North Carolina

over-two sash window. Likely constructed in the 1950s, a one-story, hip-roofed wing projects from the left elevation with a two-over-two, horizontal-pane wood-sash window on the façade. Behind it, a one-and-a-half-story, gabled wing has an inset porch supported by brick piers at the first-floor level. The house was built for Clayton B. Boggess (clerk, freight office, Atlantic Coast Line Railroad).

NC-Building – Shed, c. 1980 – Side-gabled, frame shed with weatherboards, six-over-six wood-sash windows, and paired nine-light-over-two-panel doors sheltered by a full-width, shed-roofed porch on square posts.

109 Borden – Davis J. Lewis House – c. 1930**C – Building**

Similar in scale and design to the neighboring house at 107 Borden Street, this one-and-a-half-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile. It has a brick veneer, six-over-six wood-sash windows, and an interior brick chimney. The four-light-over-two-panel Craftsman-style door, centered on the façade, is sheltered by a front-gabled porch with arched ceiling supported by paired columns. A hip-roofed porch on the right (south) elevation is also supported by columns with a modern wood railing. Two shed-roofed dormers on the façade each have asbestos siding and a three-over-three wood-sash window. A one-story, gabled ell extends from the right rear (southeast) with a shed-roofed wing at the left rear (northeast). The house was built for Davis J. Lewis.

C-Building – Garage, c. 1930 – Front-gabled, frame garage (largely obscured by a fence) with weatherboards in the gable.

111 Borden – Rudolph and Ellen E. Koenig House – c. 1938, c. 2000**C – Building**

This one-story, side-gabled Period Cottage is three bays wide and double-pile with a front-gabled wing projecting from the right (south) end of the façade and a split-level plan. The house has asbestos siding, six-over-six wood-sash windows, an interior brick chimney, and an exterior brick chimney in the left (north) gable. The front-gabled wing has a group of three windows at the upper level, sheltered by a pent roof and accented with a window box, both added after 1994, and an overhead twenty-four-panel garage door at the basement level. The arched batten door has four lights and is recessed in an arched, paneled bay with a cat-slide roof on the left side of the front-gabled wing. Constructed after 1994, a pergola extends over a terrace at the left three bays of the house. A shed-roofed, screened porch extends from the left rear. There is a modern retaining wall at the driveway and a later concrete-block wall at the sidewalk. The house was built for Rudolph Koenig (salesman, W. H. McEachern & Sons (wholesale produce company)) and his wife, Ellen E. Koenig.

115 Borden – Robert L. and Margaret Holmes House – c. 1934, c. 2000**C – Building**

Located at the northeast corner of Borden and Grady avenues, this one-and-a-half-story, side-gabled, Period Cottage is three bays wide and double-pile with a front gable on the left (north) end of the façade and a full-width gabled rear wing that was likely extended to its current depth after 1994. The house has mitered weatherboards, four-over-one Craftsman-style wood-sash windows, exposed purlins in the gables, and an exterior brick chimney on the left elevation. There is a group of three windows on the left end of the façade and an arched window in the front gable that replaced a circular louvered vent after 1994. A projecting,

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 6Brookwood Historic District
New Hanover County, North Carolina

front-gabled entrance bay, centered on the façade, has an arched batten door in an inset beadboard-covered entrance bay with a keystone surround on the facade. On the right (south) end of the façade, an inset porch supported by a full-height weatherboard-covered pier has arched spandrels with keystones and is enclosed with screens. A gabled dormer on the right end of the façade has paired three-over-one arched casement windows in an arched opening. There is a projecting gabled bay on the left elevation of the rear ell and a shed-roofed dormer on its right elevation, facing Grady Avenue. The house was built for Robert L. Holmes (bookkeeper, F. M. Ross Co. (wholesale grocers)) and his wife, Margaret Holmes.

C-Building – Garage, c. 1934 – Front-gabled, frame garage with mitered weatherboards to match the house, six-light awning windows, an overhead door on the south elevation, and a gabled, screened porch on the north elevation.

201 Borden – George K. and Lucille S. Tilden House – c. 1947, c. 2000 **NC – Building**

This one-story, side-gabled, Minimal Traditional-style house has been significantly altered by the reconfiguration of the front-gabled wing with a steeper roofline and cupola. The house is three bays wide and double-pile with mitered weatherboards and six-over-six wood-sash windows. A front-gabled wing projects from the center of the façade with fiber cement shingles in the gable, a flower box below the window, and a cupola with copper roof at the ridge of the gable. The six-light-over-three-panel door is located on the left (north) elevation of the front-gabled wing and is sheltered by a shed-roofed porch on a square posts. The porch has been altered with the addition of a fiber cement shingle-covered spandrel on the façade and spindle frieze on the left elevation. There is an inset porch with modern wood railing at the left rear (northeast) that is supported by a square post and has a spindle frieze. The house was built for George K. Tilden (salesman, E. W. Godwin Lumber Co.) and his wife Lucille S. Tilden (nurse, City-County Board of Health).

C-Building – Garage, c. 1947 – Front-gabled, frame garage with weatherboards, six-over-six wood-sash windows, and batten doors on the north elevation.

203 Borden – Oswald D. Curtis House – c. 1940 **C – Building**

This one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile with a projecting two-bay-wide, front-gabled wing on the right (south) end of the façade. The house has asbestos siding, eight-over-eight and six-over-six wood-sash windows, and an exterior brick chimney on the left (north) gable end. The batten door with three lights is sheltered by an aluminum awning and is located in a slightly projecting front-gabled entrance bay centered on the façade. A modern wood deck extends across the entrance and left side of the façade. The house was built for Oswald D. Curtis (clerk, Atlantic Coast Line Railroad).

205 Borden – George F. Jr. and Elsie D. Hunt House – c. 1943, c. 2000 **NC – Building**

The construction of a front-gabled porch has significantly altered this one-story, side-gabled, Minimal Traditional-style house. The house is three bays wide and double-pile with replacement fiber cement siding, vinyl windows, and an interior brick chimney. An original two-bay-wide gable on the right (south) end of the façade has been extended to form a front-gabled porch that is supported by square columns

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 7Brookwood Historic District
New Hanover County, North Carolina

and has fiber cement shingles and a half-round vent in the gable. The porch shelters a replacement six-panel door that is centered on the façade and continues as an uncovered deck on the left (north) end of the façade. A later side-gabled bay on the right elevation has a six-panel door on the façade that is sheltered by a small gabled roof on brackets. A gabled ell extends from the rear of the building. The house was constructed for George F. Hunt Jr. (secretary-manager, Pender Furniture Co.) and his wife, Elsie D. Hunt.

NC-Building – Garage, c. 2000 – One-and-a-half-story, front-gabled, frame garage with fiber cement siding, exposed rafters, knee brackets in the gables, and batten doors on the west elevation.

207 Borden – Herman G. and Virginia C. Bryant House – c. 1950, c. 1990 NC – Building

Constructed as a one-story, Ranch house, this house has been significantly altered with the construction of a wide-gambrel-roofed upper floor. The house is four bays wide and triple-pile with a brick veneer on the first floor and vinyl siding on the second floor, which overhangs the first-floor significantly following the original deep eaves of the house. A single original window, a multi-light metal picture window flanked by operable metal casement windows, is located on the left (north) end of the façade. The window and a solid wood door with three lights are sheltered by a two-bay-wide inset porch under the front gable. The porch is supported by a full-height brick pier on a brick knee wall. A vinyl-sided gable is located over the left two bays of the façade and a shed roof on the facade extends the width of the inset porch and is supported by square posts. Other windows are paired vinyl slider windows. There is a shed-roofed balcony projecting from the second-floor façade and accessed by sliding doors. The house was built for Herman G. Bryant (president, Bryant Electric Co.) and his wife, Virginia C. Bryant. Bryant constructed a garage with an apartment above at the right rear (southeast) of his property that is now a separate house with a 212 Brookwood Avenue address.

NC-Building – Garage, c. 1990 – Side-gabled, concrete-block garage with vinyl windows and wood shingles in the gables.

211 Borden – James C. Jr. and Annie L. Long House – c. 1947**C – Building**

This one-story, side-gabled, Minimal Traditional-style house retains a high level of material integrity. The house is three bays wide and double-pile with a brick veneer, interior brick chimney, eight-over-eight and six-over-six wood-sash windows, and an original six-panel door centered on the façade and sheltered by an aluminum awning. The house was built for James C. Long Jr. (sergeant of traffic, Police Department) and his wife, Annie L. Long. A sign in the yard indicates that the house is still owned by the Long family.

C-Building – Shed, c. 1960 – Front-gabled, frame shed with vertical plywood sheathing and an attached carport on the north elevation that is supported by metal poles.

213 Borden – Gilmer White House – c. 1943**C – Building**

This one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile with a two-bay-wide, projecting gable on the left (north) end of the façade. The house has vinyl siding, eight-over-eight wood-sash windows, and an exterior brick chimney in the left gable end. The entrance, located in a projecting gabled bay on the right end of the front-gabled wing, is an arched batten door with four lights and

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 8Brookwood Historic District
New Hanover County, North Carolina

is sheltered by a fabric awning and accessed by a brick stoop with metal railing. A full-width gable extends from the rear (west) of the house. The house was constructed for Gilmer White (clerk, passenger traffic department, Atlantic Coast Line Railroad).

Borden Avenue – West Side**12 Borden – Addison Jr. and Croquette W. Hewlett House – c. 1940****C – Building**

This one-and-a-half-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile. It has vinyl siding, replacement vinyl windows, and an interior brick chimney. The four-light-over-four-panel door, centered on the façade, has a classical surround with dentil entablature supported by fluted pilasters. To the left (south) of the entrance is a hip-roofed bay window. Each of two gabled dormers on the façade has a single window. There are paired windows in each side gable and a one-and-a-half-story, gabled ell extends from the rear (west) elevation with a wood deck to its right (north). The house was built for Addison Hewlett Jr. (lawyer) and his wife, Croquette W. Hewlett.

C-Building – Garage, c. 1940 – Front-gabled, frame garage has vinyl siding matching the house and a single vehicular entrance bay on the east elevation.

14 Borden – L. L. Merritt House – c. 1927**C – Building**

With a distinctive wrap-around porch, this one-and-a-half-story, side-gabled, Craftsman-style bungalow is three bays wide and double-pile. It has vinyl siding, exposed rafter tails, sawn exposed purlins in the gables, and an interior brick chimney. Windows are decorative multi-light-over-one wood-sash windows with a hexagonal pattern at the top of the upper sash on the façade. Windows on the side elevations are five-over-one wood-sash windows with a band of four square panes at the top of the upper sash. The six-panel door is centered on the façade and sheltered by an engaged, shed-roofed porch supported by columns. A wide front gable extends across the left (south) two bays of the façade and the porch wraps around the right (north) elevation under a side-gabled roof. A gabled dormer on the façade has paired casement windows with decorative hexagonal panes at the top. A one-story, shed-roofed bay projects from the right elevation and there is a one-story, hip-roofed bay window on the left elevation. The house was built for L. L. Merritt (civil engineer).

102 Borden – Alvy R. Hardwick House – c. 1923, c. 2000**C – Building**

Among the earliest homes in the district, this one-story, clipped-side-gabled, Craftsman-style house is three bays wide and triple-pile. It has asbestos siding, exposed purlins, an interior brick chimney, and an exterior brick chimney on the left (south) elevation. There are grouped twelve-light wood casement windows on the façade and six-over-six wood-sash windows on the side elevations. The four-light-over-four-panel door, centered on the façade, is sheltered by a gabled roof on knee brackets with exposed purlins and accessed by a brick stoop. A one-story, hip-roofed, screened porch on the right (north) elevation has been enclosed since 1994; it has twelve-light casement windows on the façade, six-over-six windows on the right elevations, and exposed rafters. There is a small projecting gabled bay on the right elevation and a wide,

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 9Brookwood Historic District
New Hanover County, North Carolina

gabled screened porch at the rear and a modern wood deck at the right rear (northwest). The house was built for Alvy R. Hardwick (auditor).

104 Borden – F. Lacy and Lillian T. King House – c. 1932**C – Building**

Nearly identical to the house at 9 Keaton Avenue, this one-and-a-half-story, front-gabled Period Cottage may have been a model or kit house. The house is three bays wide and triple-pile with the left (south) bay a one-story wing under a cat-slide extension of the main front-gabled roof. It retains original mitered weatherboards, but has replacement vinyl windows throughout. An exterior brick chimney is centered on the façade, piercing the deep eaves. A projecting front-gabled, painted brick-veneered entrance bay to the right (north) of the chimney has a cat-slide roof and a cloth awning over the door. An uncovered brick terrace extends the width of the entrance bay and chimney. There is a near-full-width, shed-roofed wall dormer on the right elevation and a partially inset, shed-roofed dormer on the left elevation that has a small inset porch on the one-story wing on the left elevation. A one-story, hip-roofed wing at the rear has a modern wood deck and ramp to its right. The house was built for F. Lacy King (special assistant, transportation department, Atlantic Coast Line Railroad) and his wife, Lillian T. King.

C-Building – Garage, c. 1932 – Side-gabled, frame garage with German-profile weatherboards and vinyl windows on the east elevation.

106 Borden – Julia A. Seigler House – c. 1930, c. 2000**C – Building**

This two-story, gambrel-roofed, Dutch Colonial Revival-style house is three bays wide and triple-pile and is oriented with its narrow end facing the street. It has vinyl siding, four-over-one Craftsman-style wood-sash windows, a half-round vent in the upper façade, and an exterior brick chimney on the right (north) elevation. It has full-depth, shed-roofed dormers on the right and left (south) elevations and a one-story, projecting bay on the right elevation. The four-light-over-four-panel door, centered on the façade, is sheltered by a shed-roofed porch supported by columns. A carport consisting of a wood pergola supported by columns on a brick knee wall has been constructed on the left elevation since 1994. The house was built for Julia A. Seigler, widow of Samuel Seigler (clerk, Atlantic Coast Line Railroad).

108 Borden – Charles H. and Virginia A. Keen House – c. 1934, c. 1990**NC – Building**

This one-story, front-gabled, Craftsman-style bungalow has been significantly altered with the c. 1990 enclosure of the front-gabled porch and the construction of a shed-roofed porch to its right (north). The house is two bays wide and triple-pile with aluminum siding, replacement windows, an exterior brick chimney on the right elevation, and exposed purlins in the gables. A front-gabled porch on the left (south) end of the façade has been enclosed with siding and grouped windows, but retains brick piers at the corners. To the right of the front-gabled wing is a shed-roofed porch supported by a tapered, paneled wood column on a brick pier. The porch shelters an entrance into the front-gabled wing and a sixteen-light picture window on the façade. A single gabled bay projects from both the right and left elevations and there is a basement-level, flat-roofed wing at the left rear (southwest). The house was built for Charles H. Keen (deputy city tax collector) and his wife Virginia A. Keen.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 10Brookwood Historic District
New Hanover County, North Carolina

NC-Building – Shed, c. 1990 – Side-gabled, frame shed with a 5V metal roof and unpainted flush wood sheathing and lattice.

110 Borden – E. Bryce Johnson House – c. 1934, c. 2000**NC – Building**

This one-story, side-gabled, Minimal Traditional-style house has been significantly altered with the c. 2000 construction of a front-gabled porch. The house is three bays wide and triple-pile with a painted brick exterior and replacement windows. The six-light door has three-light-over-one-panel sidelights and a three-light transom. It is sheltered by a front-gabled porch supported by square posts with fiber cement shingles in the gable. The porch replaced an earlier shed-roofed porch on decorative metal posts. At the left rear (southwest) is a shed-roofed, screened porch. The house was built for E. Bryce Johnson (electrician, Atlantic Coast Line Railroad).

NC-Building – Shed, c. 2000 – Gabled, frame shed with T-111 sheathing and a single window on the east elevation.

112 Borden – Leon B. and Josephine C. Harrell House – c. 1938, c. 1990**NC – Building**

Significantly altered with the c. 1990 enclosure of the front porch, this one-story, front-gabled, Craftsman-style bungalow is three bays wide and four-pile. It has plain weatherboards, four-over-one Craftsman-style wood-sash windows, and an exterior brick chimney on the right (north) elevation. The three-light-over-two-panel door, centered on the façade, is sheltered by a two-bay-wide, front-gabled porch supported by square columns that has been fully enclosed with glass. A shed-roofed carport on the left (south) elevation is flush with the enclosed porch, is supported by square posts, and has enclosed storage at the rear. The house was built for Leon B. Harrell (owner, Modern Cleaners & Dryers) and his wife, Josephine C. Harrell.

114 Borden – Benjamin F. and Louise S. Sutherland House – c. 1929, c. 2000**C – Building**

This one-story, side-gabled, Craftsman-style bungalow is three bays wide and double-pile. The house has German-profile weatherboards and replacement windows, both installed since 1994, and an exterior brick chimney on the left (south) elevation. The replacement front door is sheltered by a two-bay-wide, front-gabled porch supported by tapered wood posts on brick piers. It has replacement shingles in the porch gable, but retains an original four-light window in the gable and an original matchstick railing. An uncovered brick terrace extends across the right (north) bay of the façade. There is a gabled rear ell at the left rear (southwest) that is flush with the left elevation and a gabled wing at the right rear (northwest), constructed since 1994 and replacing an earlier porch, extends from the right elevation with paired French doors on its façade. A modern wood deck is located at the left rear. The house was built for Benjamin F. Sutherland (assistant division manager, Armour Fertilizer Works) and his wife, Louise S. Sutherland.

202 Borden – James J. and Louise G. Darby House – c. 1938**C – Building**

This one-and-a-half-story, side-gabled, Colonial Revival-style house is three bays wide and double-pile. It has asbestos siding, replacement windows throughout, including paired windows on the façade and in the gables, two interior brick chimneys, and an exterior brick chimney in the right (north) gable. The three-

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 11Brookwood Historic District
New Hanover County, North Carolina

light-over-one-panel door, centered on the façade, is sheltered by a front-gabled porch supported by fluted square columns. There are two pedimented-gabled dormers on the façade, each with a replacement window flanked by fluted pilasters. A one-story, side-gabled porch on the right elevation had been enclosed, but was re-opened after 1994. It is supported by fluted square columns matching those on the front porch and has a modern railing with square balusters. There is a one-story, gabled ell at the right rear (northwest) with a shed-roofed porch at its rear and a wide, gabled dormer on the rear (west) elevation of the main block. The house was built for James J. Darby (salesman, Wilmington Iron Works) and his wife, Louise G. Darby.

204 Borden – Parly A. King House – c. 1930**C – Building**

This one-story, front-gabled Craftsman-style bungalow is three bays wide and triple-pile with a projecting front-gabled bay on the left (south) end of the façade. The house has a brick veneer, replacement windows throughout with projecting header windowsills, vinyl siding and vinyl-covered knee brackets in the gables, and an exterior brick chimney on the right (north) elevation. The eight-light-over-two-panel, Craftsman-style door is sheltered by a hip-roofed porch that extends across the right two bays of the façade and wraps around the right elevation, terminating in a one-story, side-gabled projecting bay. The porch is supported by grouped square posts on brick piers with a modern wood railing between the piers. A gabled ell at the right rear (northwest) is covered with vinyl siding. The house was built for Parly A. King (branch manager, MacMillan & Cameron (auto repairs and service station)).

206 Borden – Carrie W. Aman House – c. 1929**C – Building**

This one-story, side-gabled bungalow is three bays wide and triple-pile with asbestos siding, six-over-six wood-sash windows, paired on the façade, and an exterior brick chimney in the right (north) gable. The six-panel door, located slightly off center, is sheltered by a full-width, engaged, shed-roofed porch supported by columns. A gabled dormer on the façade has replacement windows and exposed purlins and is flanked by later skylights. There are exposed purlins and a single one-over-one window in each side gable. The house was built for Carrie W. Aman (delivery clerk, Efird's Department Store).

NC-Building – Shed, c. 1980 – Front-gabled, frame shed with weatherboards and paired French doors on the east elevation.

208 Borden – Earl S. and Elneda R. Wenberg House – c. 1942**C – Building**

Nearly identical in form to the neighboring house at 210 Borden, this one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile with vinyl siding, eight-over-eight wood-sash windows on the façade, six-over-six windows on the side elevations, including a single window in each gable, and an exterior brick chimney on the right (north) elevation. The six-panel door, centered on the façade is sheltered by a front-gabled porch with arched ceiling supported by decorative metal posts. A side-gabled porch on the right elevation, flush with the façade, is supported by square posts and shelters a nine-light-over-two-panel door on the right elevation of the house. There is a full-width gabled ell with an interior brick chimney at the rear and a gabled addition at the right rear (northwest) of this ell. The house was built for Earl S. Wenberg (owner, Wenberg Brothers (automotive repair and service station)) and his wife, Elneda R. Wenberg.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 12Brookwood Historic District
New Hanover County, North Carolina**210 Borden – John L. and Maude R. Smith House – c. 1940****C – Building**

Nearly identical in form to the neighboring house at 208 Borden, this one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile. It has aluminum siding, eight-over-eight wood-sash windows on the façade, and a combination of eight-over-eight and six-over-six windows on the side elevations, including a single window in each gable, and an interior brick chimney. The entrance bay, centered on the façade, has a six-panel door surrounded by vertical board-and-batten sheathing and is sheltered by a front-gabled porch supported by decorative metal posts with board-and-batten in the gable and a denticulated entablature. The dentil molding continues across the entire façade. A one-story, flat-roofed wing extends from the right rear (northwest). The house was built for John L. Smith (manager, Southern Bell Telephone & Telegraph Co.) and his wife, Maude R. Smith.

212 Borden – Rufus M. and Elease M. Herring House – c. 1947**C – Building**

With Tudor Revival-style details, including a brick chimney with stepped shoulders on the façade, this one-story, side-gabled, Period Cottage is four bays wide and double-pile. It has asbestos siding, six-over-six wood-sash windows, and an interior brick chimney. The entrance, an arched batten door with three lights, is set in an arched brick surround in a brick-veneered entrance bay that abuts the façade chimney and is accessed by an uncovered brick terrace. To the right (north) of the entrance is a front-gabled bay with a paired window and a four-light fanlight in the gable. There is six-light-over-three-panel door on the right elevation that is sheltered by a shallow shed-roofed porch supported by square posts and enclosed with wood lattice. The left (south) bay is one bay deep with a lower roofline than the main gable. The house was constructed for Rufus M. Herring (manager, Central Drug Co.) and his wife, Elease M. Herring.

214 Borden – George H. Jr. and Elizabeth Spooner House – c. 1948, c. 2000 NC – Building

Constructed as a side-gabled, Minimal Traditional-style house, this house has been significantly altered with the installation of modern sheathing materials and the construction of a new porch and large two-story, rear addition. The building is three bays wide and triple-pile with a projecting, front-gabled bay on the right (north) end of the façade with an original arched window in the gable. The interior chimney has been removed and the house has been covered with fiber cement panels with vertical battens and has horizontal sheathing in the gables and the front-gabled bay. It has replacement one-over-one windows and the replacement six-panel door is sheltered by an engaged shed-roofed porch supported by square posts that replaced an earlier flat-roofed porch. There is an original gabled bay projecting from the right elevation. A two-story addition at the rear is visible above the roofline and has a shed-roofed wall dormer on the façade. The house was built for George H. Spooner Jr. (clerk, Atlantic Coast Line Railroad), and his wife, Elizabeth Spooner.

216 Borden – Pender P. and Marie E. Durham House – c. 1943**C – Building**

An early example of the Ranch form in the district, this one-story, hip-roofed house has a low-pitched roof and deep eaves. The house is three bays wide and triple-pile with aluminum siding, six-over-six wood-sash windows, and an interior brick chimney. A projecting, hip-roofed bay centered on the façade has a group of three windows. The entrance, a four-light-over-four-panel replacement door, is located on the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 13Brookwood Historic District
New Hanover County, North Carolina

right (north) elevation of this wing and is sheltered by a flat-roofed porch supported by a square post. A gabled ell extends from the left rear (southwest). The house was built for Pender P. Durham (salesman, Coca-Cola Bottling Works) and his wife, Marie E. Durham.

C-Building – Shed, c. 1943 – Front-gabled, frame shed.

218 Borden – Marion M. and Mary L. Sandifer House – c. 1947**C – Building**

Nearly identical in form to the neighboring house at 216 Borden, this one-story, hip-roofed Ranch house has Modernist details, including two-over-two, horizontal-pane wood-sash windows located at the corners of the house and an integral brick planter across the left (south) end of the façade. The house is three bays wide and triple-pile with aluminum siding. It has brick veneer on a projecting, hip-roofed wing centered on the façade, on the right (north) end of the façade, and wrapping around a hip-roofed projecting bay on the right elevation, including an exterior brick chimney on that elevation. A nine-panel door with centered light is located on the right side of the hip-roofed front wing and is sheltered by an inset porch on a square column. The column and a wood pergola to the right of the porch replaced an earlier decorative metal column. A shed-roofed wing at the rear may be a later addition. The house was constructed for Marion M. Sandifer (agent, Life & Casualty Insurance Company of Tennessee), and his wife, Mary L. Sandifer.

220 Borden – Oscar L. and Vivian M. Sewell House – c. 1936**C – Building**

This one-story, front-gabled, Minimal Traditional-style house is three bays wide and four-pile with aluminum siding and six-over-six wood-sash windows. It has an interior brick chimney, an exterior brick chimney on the right (north) elevation, and fascia boards that flare at the bottom of each gable. The house has a two-bay-wide, front gable on the left (south) end of the façade that projects slightly. On the right side of that gable is a projecting, front-gabled entrance bay with an arched batten door with three lights accessed by a half-round, brick stoop. There are projecting gabled bays on the side elevations. The house was constructed for Oscar L. Sewell (clerk, Atlantic Coast Line Railroad) and his wife, Vivian M. Sewell.

C-Building – Garage, c. 1936 – Front-gabled, frame garage with weatherboards and sliding plywood doors on the east elevation.

222 Borden – Ronald J. and Alice P. Spinharney House – c. 1947**C – Building**

This one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile with a flush front gable over the right (north) two bays of the façade. The house has aluminum siding, eight-over-eight wood-sash windows, an interior brick chimney, and an exterior brick chimney on the left (south) elevation. The entrance, centered on the façade, is sheltered by a front-gabled porch with an arched ceiling supported by decorative metal posts. A side-gabled, screened porch on the right elevation is supported by square posts and shelters a fifteen-light French door on the right elevation. A full-width, gabled ell extends from the rear of the building. The house was built for Ronald J. Spinharney (chiropractor) and his wife, Alice P. Spinharney.

C-Building – Shed, c. 1960 – Side-gabled, frame shed with German-profile weatherboards, standing-seam metal roof, and a six-over-six window.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 14Brookwood Historic District
New Hanover County, North Carolina**Brookwood Avenue – East Side****Intersection of Brookwood and Market – Brookwood Gate Posts – c. 1927 C – Object**

Located on each side of Brookwood Avenue, at the entrance to the neighborhood from Market Street, these brick piers are approximately six feet tall, each with a concrete cap. On each side of each pier, is an inset concrete panel. On the north side of each pier, facing Market Street, wood signage with the word “Brookwood” is set within that inset panel, held in place by screws and a wood frame. The posts were likely constructed about 1927 when this portion of the Brookwood neighborhood was platted.

5 Brookwood – See entry for 2302 Market Street.

9 Brookwood – John J. and Hattie D. Fowler House – c. 1934, c. 2000 NC – Building

This two-story, side-gabled, Colonial Revival-style house is three bays wide and triple-pile with a brick exterior, vinyl windows, paired on the façade, and an exterior brick chimney on the left (north) elevation. The entrance, centered on the façade is a six-panel door and is sheltered by a full-width, hip-roofed porch supported by columns. The porch, which wraps around the right (south) elevation, has been altered with the addition of a railing at the roofline. Additionally, the rightmost bay, which had previously been enclosed with screens, was fully enclosed with weatherboards and paired vinyl windows after 1994. The building has been significantly altered with the addition of a modern, shed-roofed porch at the second-floor level of the right elevation; resting on the first-floor wraparound porch, it is supported by square posts and has a spindle frieze. The house was built for John J. Fowler (clerk, Norfolk & Western Railway) and his wife, Hattie D. Fowler (teacher, Cornelius Harnett School).

15 Brookwood – Herbert P. and Eva B. Smith House – c. 1932, c. 1990, c. 2000 C – Building

One of several one-and-a-half-story, side-gabled Period Cottages on this block, the house is three bays wide and triple-pile with a projecting front-gabled wing on the left (north) end of the façade. The house has a brick veneer, six-over-six wood-sash windows with soldier-course brick lintels, including paired windows in the front gable, and an exterior brick chimney on the right (south) elevation. The entrance, located on the right end of the front-gabled wing, is a six-panel door. To its left is a hip-roofed bay window with single four-over-four windows flanking paired four-over-four windows on the façade. On the right end of the façade is a group of three windows and a gabled dormer on the right end of the façade has mitered weatherboards and a single window. A one-story, side-gabled porch on the right elevation is supported by full-height brick piers and was enclosed with weatherboards and twelve-light casement windows prior to 1994. A later, one-and-a-half-story, gabled ell at the left rear (northeast) extends beyond the left elevation and has fiber cement siding and vinyl windows. The house was built for Herbert P. Smith (proprietor, Smith's Shoe Repair) and his wife, Eva B. Smith.

NC-Building – Garage, c. 1960 – One-and-a-half-story, front-gabled, concrete-block garage has weatherboards and a large, arched window in the gable, fixed windows on the first floor, and an overhead door on the west elevation.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 15Brookwood Historic District
New Hanover County, North Carolina**27 Brookwood – Taylor Murray House – c. 1928, c. 2000****C – Building**

This one-and-a-half-story, side-gabled, Craftsman-style bungalow is three bays wide and triple-pile. The brick house has an exterior brick chimney on the left (north) elevation and vinyl windows throughout with soldier-course lintels, including paired windows on the façade flanking the four-light-over-four-panel door. A full-width, inset porch is supported by tapered wood posts on brick piers with arched spandrels. There are weatherboards in the gables and on a partially inset, shed-roofed dormer with paired windows on the façade. A one-story, hip-roofed projecting bay on the right (south) elevation has a three-light-over-three-panel door flanked by windows on the right elevation. The bay has been extended to the rear (east) but has weatherboard sheathing. A full-width, two-story, gabled frame ell with plain weatherboards extends from the rear elevation with a one-story, frame wing at its rear. A gabled, screened porch at the left rear (northeast) is supported by unpainted square posts and has a gabled entry porch on its east elevation. The house was constructed by Taylor Murray (sales manager).

NC-Building – Garage, c. 2000 – Front-gabled, frame garage has vinyl siding and windows and an overhead door on the south elevation.

101 Brookwood – James G. and Nell G. Middleton House – c. 1938**C – Building**

This one-story, gable-on-hip-roofed Period Cottage is three bays wide and triple-pile with a brick veneer and a wide molded cornice with cornice returns on the projecting gables. It has one-over-one wood-sash windows, an interior brick chimney, and an exterior brick chimney on the left (north) elevation. The nine-light-over-two-panel door, centered on the façade, has a four-light transom and is sheltered by a two-bay-wide, front-gabled porch on the north end of the façade that is supported by full-height brick piers with arched spandrels and a lattice brick knee wall. There are projecting gabled bays on the right (south) and left elevations, each with a punched diamond vent in the gable, and an inset porch at the left rear (northeast) has been enclosed with fiber cement siding. A one-story, gabled, frame ell at the right rear (southeast) is two bays deep and has fiber cement siding and a gabled entrance porch on the rear (east) elevation that is supported by square columns. The house was built for James G. Middleton (employee, Atlantic Coast Line Railroad) and his wife, Nell G. Middleton.

NC-Building – Garage, c. 1980 – Front-gabled, two-car, frame garage with fiber cement siding, vinyl windows, and an entrance on the west elevation that is sheltered by a small, gabled porch on square columns.

105 Brookwood – J. Ernest and I. Vashti Cheek House – c. 1947**C – Building**

One of several side-gabled Period Cottages on this block, this one-story, house is three bays wide and double-pile with a projecting, front-gabled wing centered on the façade. The house has a brick veneer, six-over-six wood-sash windows, and an interior brick chimney. The entrance, located on the left (north) end of the façade, is sheltered by a shed-roofed porch supported by square columns, enclosed with screens, and sheltered by slatted awnings. A hip-roofed bay window on the front-gabled wing has a flared copper roof and there is a shed roof projecting to the right (south) of the front gable. Two gabled dormers flank the front gable on the façade and have plain weatherboards and one-over-one wood-sash windows. There is a single window in the right gable, a horizontal fixed window in the left gable, and a later wood pergola on the right

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 16Brookwood Historic District
New Hanover County, North Carolina

elevation. A shed-roofed, frame addition at the left rear (northeast) has an open porch at its rear. The house was built for J. Ernest Cheek (traveling auditor, Atlantic Coast Line Railroad) and his wife, I. Vashti Cheek.

NC-Building – Shed, c. 1980 – Front-gabled, frame shed with board-and-batten sheathing and cedar shingles in the gable.

111 Brookwood – Charles W. and Mary W. Brown House – c. 1934 **C – Building**

This one-and-a-half-story, side-gabled, Period Cottage is three bays wide and triple-pile with a brick veneer, four-over-one Craftsman-style wood sash windows, an exterior brick chimney on the right (south) elevation, and a wide cornice. The house has a projecting, two-bay-wide, front gable on the left (north) end of the façade with a group of three windows on the left side of its façade, paired windows in the gable, and a projecting front-gabled porch on its right side. The four-light-over-two-panel, Craftsman-style door is sheltered by the front-gabled porch, which has arched brick openings on the façade and right elevation and is accessed by half-round brick steps. On the right end of the façade is a group of three windows and a gabled dormer with fiber cement siding. There are paired windows in each side gable, with arched vents above, and soldier-course brick lintels extend across the façade and side elevations as continuous bands. There is a shed-roofed brick wing at the right rear (southeast) and a shed-roofed porch on decorative brackets on the left rear (northeast). The house was constructed for Charles W. Brown (clerk, Atlantic Coast Line Railroad) and his wife, Mary W. Brown. The house was sold in 1938 to Herrick M. Roland (Superintendent of Schools, City-County Board of Education) and his wife Perida R. Roland.

113 Brookwood – Earl C. and Celeste B. Napier House – c. 1940, 2011 **C – Building**

This one-and-a-half-story, side-gabled, Cape Cod-style house is three bays wide and double-pile with flared eaves. The house has aluminum siding, six-over-six wood-sash windows, paired on the façade, and an exterior brick chimney on the right (south) gable end. A batten door with six lights is centered on the façade and is sheltered by a front-gabled porch supported by columns. Three gabled dormers on the façade each have aluminum siding and a single six-over-six window. A one-story, flat-roofed wing on the right elevation has grouped windows and a railing at the roofline. A 2011 one-story rear addition is vinyl-sided. The house was built for Earl C. Napier (sales manager, Swift & Co.) and his wife, Celeste B. Napier.

C-Building – Shed, c. 1940 – Front-gable, frame shed with a four-light window in the front gable.

117 Brookwood – John E. Jr. and Ruth M. Clayton House – c. 1954 **C – Building**

Updated with a Craftsman-style door and wood shutters, this one-story, side-gabled, Minimal Traditional-style house is five bays wide and double-pile. It has a brick veneer, six-over-six wood-sash windows, an interior brick chimney, and an exterior brick chimney on the left (north) elevation. Centered on the façade, the replacement, Craftsman-style door retains the original Colonial-style surround, though it has been stripped of its paint. Windows on the façade are obscured by awning-style custom shutters. There is a projecting, gabled bay on the left elevation and a frame ell at the right rear (southeast). The house was built for John E. Clayton, Jr. (teller, Wilmington Savings & Trust Co.) and his wife, Ruth M. Clayton.

NC-Building – Shed, c. 2000 – Front-gabled, frame shed with wood shingles and a fifteen-light French door flanked by nine-over-nine windows on the west elevation.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 17Brookwood Historic District
New Hanover County, North Carolina**121 Brookwood – Marshall F. Carney House – c. 1933****C – Building**

With Tudor Revival-style details, this one-and-a-half-story, side-gabled Period Cottage is three bays wide and triple-pile with a projecting, front-gabled wing on the right (south) end of the façade. The house has a brick veneer, six-over-six wood-sash windows with brick soldier-course lintels, arched vents in the side gables, and an exterior brick chimney on the right elevation. There is a hip-roofed bay window on the front-gabled wing with a six-over-six window flanked by four-over-four windows and an arched vent in the gable above. Centered on the façade, the batten door has a twelve-light window with a decorative herringbone-patterned brick apron to its right and paired windows to its left. An uncovered brick terrace extends across the left (north) two bays of the façade. There are two hip-roofed dormers on the left end of the façade, each with aluminum siding and a single six-over-six window. There is a shed-roofed wing at the left rear (northeast) with plain weatherboards. The house was built for Marshall F. Carney (clerk, Atlantic Coast Line Railroad). Carney later became an auditor; his daughter currently owns the house.

C-Building – Garage, c. 1933 – Front-gabled, frame garage with a steeply pitched roof, plain weatherboards, and batten doors on the west elevation.

125 Brookwood – James H. and Lela H. Overman House – c. 1940**C – Building**

Nearly identical in form to the house at 15 Brookwood Avenue, this one-and-a-half-story, side-gabled Period Cottage is four bays wide and triple-pile. The house has a brick veneer, six-over-six wood-sash windows with soldier-course brick lintels, arched vents in the side gables, and an interior brick chimney between the right (south) bays. A two-bay-wide, front gable is located on the left (north) end of the façade and has paired windows on the left side and in the gable. On the right side of the front gable, a projecting, front-gabled entrance bay is accessed by half-round brick steps. It has an inset six-panel door with blind fanlight, brick arches on the façade and right elevation, and a cream-brick diamond detail in the gable. A gabled dormer on the right end of the façade has aluminum siding and a single window. The rightmost bay is single-pile with a lower roofline than the main ridge. There is a shed-roofed dormer on the rear elevation and a flat-roofed, frame screened porch at the left rear (northeast). The house was built for James H. Overman (foreman) and his wife, Lela H. Overman.

C-Building – Garage, c. 1940 – Front-gabled, frame garage with aluminum siding and aluminum-covered sliding doors.

201 Brookwood – James and Margaret G. Tidler Lustron House – c. 1950, c. 1987 NC – Building

The only example of a Lustron house in the district, and one of only two Lustron houses constructed in Wilmington, the one-story, side-gabled house is three bays wide and double-pile, an example of the Westchester two-room model. The house retains blue enameled panels on the exterior, vertical white metal batten in the gables, steel windows with operable side casements and yellow surrounds, and an inset porch at the left (north) end of the façade that is supported by a geometric metal pole and shelters a replacement six-panel door. It has a replacement metal roof and an interior brick chimney. According to the Triangle Modernist Houses website, the house was enlarged significantly about 1987. A flat-roofed hyphen at the rear, along Grady Avenue, connects to a one-story, front-gabled wing with aluminum siding and vinyl windows. The house was built for James Tidler (physician) and his wife, Margaret G. Tidler.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 18Brookwood Historic District
New Hanover County, North Carolina

C-Building – Auxiliary House, c. 1960 - Two-story, front-gabled, concrete-block building with asbestos siding, two-over-two horizontal-pane wood-sash windows, and an interior brick chimney. A three-light-over-three-panel door on the north elevation, facing Grady Avenue, is sheltered by a flat metal awning on decorative metal posts. The building is connected to the rear addition of the Lustron house by a flat-roofed metal carport.

203 Brookwood – Loula O. Forbes House – c. 1940, c. 2000**C – Building**

This one-and-a-half-story, side-gabled, Colonial Revival-style house is three bays wide and double-pile with a one-and-a-half-story, full-width rear gabled ell. The house has aluminum siding, vinyl windows, paired on the façade, and an exterior brick chimney on the right (south) elevation. The replacement door, centered on the façade, is sheltered by a full-width, flat-roofed porch supported by fluted columns. Three gabled dormers on the façade each have aluminum siding and a single replacement window. There is an inset entrance bay on the left (north) side of the rear ell and a c. 2000 second-story, shed-roofed dormer addition on the right side of the rear wing. The house was built for Loula O. Forbes, widow of Archie O. Forbes.

205 Brookwood – Owen B. and Sallie S. Smith House – c. 1930**C – Building**

With both Craftsman- and Colonial Revival-style elements, this one-story, side-gabled Minimal Traditional-style house is three bays wide and four-pile with a full-width gabled rear ell. The house has a brick veneer with header-course watertable, vinyl siding in the gables, and an exterior brick chimney on the left (north) elevation. The four-over-one Craftsman-style wood-sash windows, grouped on the façade, have soldier-course lintels. There is a projecting, front-gabled bay on the left end of the façade and the three-light-over-one-panel Craftsman-style door to its right (south) is sheltered by a two-bay-wide, inset porch supported by replacement fluted columns and accessed by a brick stair with splayed brick kneewalls. The house was built for Owen B. Smith (chief clerk to auditor of passenger receipts, Atlantic Coast Line Railroad) and his wife, Sallie S. Smith.

207 Brookwood – Albert and Ruth D. Wenberg House – c. 1928**C – Building**

This one-and-a-half-story, side-gabled, Craftsman-style bungalow is three bays wide and triple-pile. It has a brick veneer, vinyl siding and knee brackets in the gables, four-over-one Craftsman-style wood-sash windows, paired on the façade, and an exterior brick chimney on the left (north) elevation. The four-light-over-two-panel Craftsman-style door is flanked by paired windows and sheltered by a full-width, engaged, shed-roofed porch supported by paired square posts on brick piers with pointed-arched spandrels between the posts. A front-gabled dormer centered on the façade has vinyl siding and paired five-light, Craftsman-style casement windows. There is a projecting, shed-roofed bay on the right (south) elevation, a shed-roofed dormer on the rear (east) elevation, and a shed-roofed, screened porch at the left rear (northeast). The house was built for Albert Wenberg and his wife Ruth D. Wenberg.

209 Brookwood – Herman N. and Inez F. Hayden House – c. 1938**C – Building**

This one-story, side-gabled, Minimal Traditional-style house is three bays wide and triple-pile with a two-bay-wide, front-gabled wing with partial cornice returns on the left (north) end of the façade and a wide

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 19Brookwood Historic District
New Hanover County, North Carolina

fascia across the façade and sides of the front-gabled wing. The house has a brick veneer, six-over-six wood-sash windows, paired on the façade, and an exterior brick chimney on the left elevation. The entrance, centered on the façade, is a six-panel wood door sheltered by an aluminum awning and accessed by a brick stoop. A shed-roofed frame wing at the left rear (northeast) has vinyl siding. There is a low brick wall at the sidewalk and along the driveway. The house was built for Herman N. Hayden (assistant manager, Virginia-Carolina Chemical Corp.) and his wife, Inez F. Hayden.

NC-Building – Garage, c. 2000 – One-and-a-half-story, side-gabled, frame garage with fiber cement siding, shed-roofed dormers, and two overhead garage doors on the south elevation.

211 Brookwood – Louis V. Swann House – c. 1938**C – Building**

One of a number of one-and-a-half-story Period Cottages on Brookwood Avenue, this side-gabled house is four bays wide and double-pile with a full-width gabled rear ell. The house has a brick veneer, vinyl windows with soldier-course lintels, and an exterior brick chimney on the left (north) elevation. A two-bay-wide, front gable on the left end of the façade has a cat-slide roof and a one-over-one window with arched transom in the gable. The entrance, located in a projecting, front-gabled bay on the right (south) end of the front gable, has an arched batten door with one light in a recessed, arched brick opening and is accessed by a brick stoop. An inset porch on the right end of the façade is supported by a full-height brick pier, has soldier-course brick spandrels, and shelters a fifteen-light French door. An uncovered brick terrace extends across the entrance bay and inset porch. A steeply pitched, front-gabled dormer on the right end of the façade has vinyl siding and a single six-light window. The house was constructed for Louis V. Swann (clerk, Atlantic Coast Line Railroad).

C-Building – Garage, c. 1938 – Front-gabled, frame garage with plain weatherboards.

213 Brookwood – Mills and Gertrude M. Hunter House – c. 1940**C – Building**

One of the few frame Period Cottages in the district, this one-story, side-gabled house is three bays wide and double-pile with a prominent brick chimney on the left (north) end of the façade and a front-gabled wing on the right (south) end of the façade. The house has aluminum siding and six-over-six wood-sash windows and a hipped roof at the junction of the front- and side-gabled sections. The six-panel door, located on the left side of the front-gabled wing is inset slightly in a paneled bay with a classical surround, with a triglyph cornice supported by fluted pilasters. A deep, gabled wing at the right rear (southeast) has a projecting gabled bay on its right elevation and an interior brick chimney. A low brick planter has been added to the right end of the façade since 1994. The house was built for Mills and Gertrude M. Hunter.

215 Brookwood – Hooper D. and Reba Johnson House – c. 1930**C – Building**

The only two-story house on Brookwood Avenue, this side-gabled, Colonial Revival-style house is three bays wide and double-pile. The house has a brick veneer with continuous soldier-course bands above the first and second floors and a modillion cornice with cornice returns on the gable ends. It has vinyl windows, paired on the façade and exterior brick chimneys in each gable. Centered on the façade, the fifteen-light French door has five-light sidelights, a soldier-course surrounds, and is sheltered by a hip-roofed porch, with a modillion cornice and railing at the roofline, supported by columns. A one-story, hip-roofed wing on

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 20Brookwood Historic District
New Hanover County, North Carolina

the right (south) elevation has a modillion cornice, a fifteen-light French door with ten-light sidelights on the façade, grouped windows on the right elevation, and a railing at the roofline. There is a two-story, gabled ell at the left rear (northeast) with detailing matching the main block and a wood deck at its rear. The house was built for Hooper D. Johnson (station manager, Standard Oil Co.) and his wife, Reba Johnson.

C-Building – Garage, c. 1930 – Front-gabled, brick garage with a garage bay on the west elevation that has been infilled with siding.

217 Brookwood – Wayne H. and Mary E. Humphrey House – c. 1932, c. 2000 **C – Building**

This one-story, front-gabled, Craftsman-style bungalow is three bays wide and triple-pile with vinyl siding and windows installed after 1994, an interior brick chimney, and an exterior brick chimney on the left (north) elevation. The four-light-over-two-panel, Craftsman-style door, centered on the façade, is sheltered by a two-bay-wide, front-gabled porch supported by squat tapered, square posts with denticulated caps on high brick piers. The exposed purlins and rafter tails have been covered with vinyl and a louvered vent in the porch gable has replaced the original three-light window since 1994. The porch floor continues across the right (south) bay of the façade as an uncovered brick terrace. There are projecting, gabled bays on the right and left elevations. A flat-roofed addition, just behind the gabled bay on the right elevation has a projecting bay window. The house has been enlarged with an additional two bays at the rear. The house was built for Wayne H. Humphrey (conductor) and his wife, Mary E. Humphrey.

221 Brookwood – Ralph W. and Maud Soverel House – c. 1928 **C – Building**

Located at the northeast corner of Brookwood and Metts avenues, this one-story, hip-roofed, Craftsman-style bungalow is three bays wide and four-pile. The house has a brick veneer, one-over-one wood-sash windows with soldier-course brick lintels, and an exterior brick chimney on the left (north) elevation. The replacement front door, centered on the façade, is sheltered by a two-bay-wide, front-gabled, porch supported by squat, tapered wood posts on high brick piers and has vinyl siding and vinyl-covered purlins in the gable. The porch floor continues across the left bay of the façade as an uncovered brick terrace. There is a projecting gabled bay on the right (south) elevation and a flush gable and later bay window on the left elevation. A gabled, screened porch extends from the left rear (northeast). The house was built for Ralph W. Soverel (teller, Murchison National Bank) and his wife, Maud Soverel.

NC-Building – Garage, c. 1980 – Front-gabled, frame, two-car garage with vinyl siding faces Metts Avenue.

Brookwood Avenue – West Side**10 Brookwood – Torrence R. and Estelle T. Jones House – c. 1928** **C – Building**

An unusual example of a Craftsman-style bungalow with a wide, low-pitched, hipped roof, this one-story house is three bays wide and triple-pile. The house has a brick veneer, four-over-one Craftsman-style wood-sash windows, and an exterior brick chimney on the right (north) elevation. The eight-light-over-two-panel, Craftsman-style door, centered on the façade, is flanked by groups of three windows. It is sheltered by a two-bay-wide, front-gabled porch that wraps around the left (south) elevation. The porch is supported by

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 21Brookwood Historic District
New Hanover County, North Carolina

tapered wood posts on brick piers and has vinyl siding and exposed purlins in the gable. There is a low gable on the right elevation and a hip-roofed wing at the right rear (northwest) that has an inset glass-enclosed porch. The house was built for Torrence R. Jones (superintendent, Wilmington office, Standard Oil Co. of New Jersey) and his wife, Estelle T. Jones.

16 Brookwood – Frank S. White House – c. 1942**C – Building**

This one-story, side-gabled Period Cottage is three bays wide and double-pile. It has vinyl siding, vinyl windows, an interior brick chimney, and an exterior brick chimney with stepped shoulders on the façade. The four-light-over-four-panel door, centered on the façade, is sheltered by a two-bay-wide, front-gabled porch supported by grouped square columns with arched spandrels and an oculus in the gable. There is a full-width, gabled wing at the rear (west) with a shed-roofed bay on its left (south) elevation and a screened porch at its rear. The house was built for Frank S. White (marker, National Coatings & Supplies Co.).

28 Brookwood – Julian E. and Thelma B. Canady House – c. 1928**C – Building**

This one-and-a-half-story, side-gabled, Craftsman-style bungalow is three bays wide and double-pile with a full-width, gabled rear wing. The house has plain weatherboards, vinyl windows, exposed rafters, knee brackets in the gables, and an exterior brick chimney on the right (north) elevation. The six-panel door has one-light-over-one-panel sidelights and is sheltered by a full-width, engaged, shed-roofed porch supported by grouped square columns on brick piers with pointed-arched spandrels. A shed-roofed dormer on the façade has paired windows. An entrance on the left (south) elevation, facing Carlton Avenue, is sheltered by a front-gabled porch with porch supports and knee brackets matching those on the front porch. A shed-roofed dormer on the left elevation of the rear ell has a single one-over-one window and there are paired windows in the main gables. A shed-roofed screened porch is located at the right rear (northwest). The house was built for Julian E. Canady (draftsman (and later agent), Gate City Life Insurance Co.) and his wife, Thelma B. Canady.

NC-Building – Shed, c. 1980 – Front-gabled, frame shed with weatherboards and paired French doors on the south elevation that open to a wood deck.

102 Brookwood – James W. and Emma C. Buck House – c. 1928, c. 2000**C – Building**

This one-story, side-gabled, Craftsman-style bungalow is three bays wide and triple-pile. It has plain weatherboards, four-over-one wood-sash Craftsman-style windows, exposed rafter tails, knee brackets in the gables, and an exterior brick chimney in the right (north) gable. The six-panel door is sheltered by a two-bay-wide, front-gabled porch supported by columns, with a four-light window and exposed purlins in the gable. There is a one-story, shed-roofed bay projecting from the left (south) elevation, a gabled bay projecting from the right elevation, and paired windows in the side gables. A c. 2000 wide, one-and-a-half-story, gabled wing at the left rear (southwest) has gabled dormers on the right and left elevations and an upper-floor balcony at the left rear. The one-and-a-half-story wing intersects a one-story, gabled wing at the right rear (northwest) that extends beyond the one-and-a-half-story wing and has paired French doors with a six-light transom that open to an uncovered deck. The house was built for James W. Buck (owner, Buck Photography Studio) and

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 22Brookwood Historic District
New Hanover County, North Carolina

his wife, Emma C. Buck. The house was sold in 1931 to Walter G. Hashagen (manager, King's Cash Grocery) and his wife, May C. Hashagen.

108 Brookwood – House – 1982**NC – Building**

Set well back from the road, this two-story, side-gabled house is three bays wide and double-pile with vinyl siding and windows. An off-center nine-light-over-two-panel door is sheltered by a full-width, shed-roofed porch supported by square posts. A second-floor level deck on the left (south) elevation is accessed by a door in the left gable. County tax records date the building to 1982.

110 Brookwood – James A. and Katherine Price House – c. 1930**C – Building**

This one-and-a-half-story, side-gabled, Craftsman-style bungalow is three bays wide and triple-pile. It has a brick veneer, vinyl windows with soldier-course lintels, vinyl siding and knee brackets in the gables, and an exterior brick chimney in the right (north) gable end. The twelve-panel door is sheltered by a near-full-width, front-gabled porch supported by tapered wood posts on brick piers with exposed purlins in the gable. There is a projecting, hip-roofed bay on the left (south) elevation, three windows in each gable, and a wide gabled wing at the rear. The house was built for James A. Price (clerk, U. S. Post Office) and his wife, Katherine Price.

114 Brookwood – William D. and Blanche H. Hobbs House – c. 1938, c. 1980**C – Building**

This one-story, front-gabled, Colonial Revival-style house is four bays wide and four-pile with a brick veneer, vinyl windows with soldier-course brick lintels, an oculus vent in the front gable, and an interior brick chimney. The house has a three-light-over-two-panel door with a classical surround featuring fluted pilasters and a denticulated cornice that is sheltered by a front-gabled porch on replacement slender columns with an arched ceiling. A side-gabled, porch projecting from the left (south) elevation has been enclosed with grouped windows and German-profile weatherboards. A brick-veneered gable at the rear of the left elevation was enlarged before 1994 with a larger gable covered with German-profile weatherboards. The house was built for William D. Hobbs (plaster contractor) and his wife, Blanche H. Hobbs.

C-Building – Garage, c. 1938 – Front-gabled, frame garage with German-profile weatherboards and paired doors on the east elevation.

118 Brookwood – W. Edward and Mary J. Snakenberg House – c. 1929, c. 2000**C – Building**

One of a number of one-story Period Cottages on this block of Brookwood Avenue, this side-gabled house is three bays wide and four-pile with a two-bay-wide gable on the left (south) end of the façade. The house has a brick veneer, six-over-six wood-sash windows, and an exterior brick chimney on the right (north) elevation. The front-gabled entrance bay, centered on the façade, has a six-panel door inset in an arched surround and is accessed by half-round brick steps. The rear roof pitch was altered after 1994 to accommodate a two-story rear addition and two windows were added each side gable. The house was built for W. Edward Snakenberg (clerk, Atlantic Coast Line Railroad) and his wife, Mary J. Snakenberg.

C-Building – Garage, c. 1929 – Front-gabled, frame garage with weatherboards in the gable and sliding plywood doors on the east elevation.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 23Brookwood Historic District
New Hanover County, North Carolina**122 Brookwood – D. Jasper and Catherine C. Black House – c. 1936****C – Building**

With elements of both the Colonial Revival and Craftsman style, this one-story, side-gabled Period Cottage is three bays wide and triple-pile. It has a brick veneer with a header-course watertable, a wide modillion cornice that wraps the entire building and extends into the stuccoed gables, and an exterior brick chimney in the right (north) gable end. The house has four-over-one Craftsman-style wood-sash windows throughout, generally in groups of three, with paired windows in each gable. The batten door has five-light sidelights and is sheltered by a pedimented, front-gabled roof with wide modillion cornice that is supported by large sawn brackets. An uncovered brick terrace extends across the left (south) two bays of the façade connecting to an inset porch at the left end of the façade that is supported by a full-height brick pier and accessed by a fifteen-light French door on the left elevation. There is a wide gabled wing at the rear with a screened porch at its right rear (northwest) and a small deck accessed by an entrance at the rear of the right elevation. The house was built for D. Jasper Black (owner, Black's Motor Express Co. and Red Cross Service Station) and his wife, Catherine C. Black.

126 Brookwood – M. Augusta Polvogt House – c. 1930**C – Building**

Located at the northwest corner of Brookwood and Grady avenues, this one-and-a-half-story, front-gabled, Craftsman-style bungalow has a wraparound porch that takes advantage of this location. The house is three bays wide and four-pile with a brick veneer with soldier-course watertable, one-over-one wood-sash windows, exposed rafter tails, and exposed purlins in the gables. The entrance, a six-panel door flanked by leaded-glass-over-one-panel sidelights, is located in a projecting bay on the right (north) end of the façade. It is sheltered by a front-gabled porch with arched ceiling on full-height brick piers that connects to a hip-roofed porch that extends across the left (south) end of the façade and wraps around the south elevation. There is a projecting, gabled bay and an entrance sheltered by a gabled roof, supported by curved brackets, on the right elevation. On the left elevation, a wide gable at the front of the house is partially obscured by the porch and has a smaller gabled bay projecting from its rear with three decorative fixed windows. Another projecting gable at the rear of this elevation results in a narrow space between the projecting gables. Nesting gables project from the right rear (northwest) corner of the house. The house was built for M. Augusta Polvogt, widow of Carl W. Polvogt (assistant manager, Efird's Department Store).

NC-Building – Garage Apartment, c. 1977, c. 1990 – Located behind 126 Brookwood and accessed from Grady Avenue, this two-story, side-gabled house is three bays wide and double-pile. The brick first floor has a projecting, front-gabled entrance bay with three-light-over-four-panel door that is flanked by two pairs of fifteen-light French doors with sidelights, likely enclosing former garage bays. The second floor has asbestos siding, paired six-over-six wood-sash windows on the right (east) end and a picture window flanked by two-over-two windows on the left (west) end.

202 Brookwood – Paul and Catherine R. Hess House – c. 1936, c. 2000**NC – Building**

This one-and-a-half-story, side-gabled Period Cottage has been significantly altered with the construction of a front-gabled dormer on the right (north) end of the façade. The two-bay-wide house is four-pile and has a brick veneer, exposed rafter tails and purlins, vinyl windows with soldier-course brick lintels, and an exterior brick chimney in the right gable. The entrance, a six-panel door in an arched brick opening, is

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 24Brookwood Historic District
New Hanover County, North Carolina

located on the left (south) end of the façade in a steeply pitched, front-gabled bay with battered walls. A side-gabled porch on the left elevation is supported by full-height brick piers with arched brick spandrels, decorative metal railings, and shelters paired French doors on the left elevation. There is a projecting gabled bay on the right elevation and a near-full-width gabled rear ell with a gabled hyphen connecting to a gabled wing at the rear (west). The gabled dormer on the façade and a shed-roofed dormer on the gabled rear wing have fiber cement siding and vinyl windows. The house was built for Paul Hess (meteorologist, U. S. Weather Bureau in Wilmington) and his wife, Catherine R. Hess.

C-Building – Garage, c. 1936 – Front-gabled, frame garage with mitered weatherboards and an overhead door on the north elevation.

204 Brookwood – Clyde O. and H. Beery Willson House – c. 1928**C – Building**

Similar in form to a number of Period Cottages in the 100 block of Brookwood Avenue, this one-and-a-half-story, side-gabled, house is three bays wide and triple-pile. It has a brick veneer with soldier-course watertable, asbestos siding in the gables, six-over-one wood-sash windows, and an interior brick chimney. There is a gable over the right (north) two bays of the façade with a triple window on the right side of the gable, an entrance on the left side of the gable, and a single window in the gable. The six-panel door has three-light-over-one-panel sidelights and is sheltered by a projecting front-gabled, brick porch with decorative brickwork in the gable. The porch supported by full-height brick piers with arched brick spandrels. An uncovered brick terrace extends left (south) from the entrance with a decorative metal railing and connects to an inset porch on the left end of the façade. The inset porch is supported by a full-height brick pier. A front-gabled dormer on the left end of the façade has asbestos siding and a single six-over-one window. There is a projecting gabled bay on the right elevation and a gabled ell at the rear (west). The house was built for Clyde O. Willson (clerk, U. S. Post Office) and his wife, H. Beery Willson.

C-Building – Garage, c. 1928 – Front-gabled, brick garage with the vehicular bay on the east elevation enclosed with vertical sheathing and paired French doors.

206 Brookwood – Charles T. and Bessie G. Williams House – c. 1934**C – Building**

With elements of both the Tudor Revival and Craftsman styles, this one-and-a-half-story, clipped-side-gabled Period Cottage is three bays wide and triple-pile. It has a painted brick veneer with soldier-course brick watertable and an exterior brick chimney in the left (south) elevation. The eight-over-one Craftsman-style wood-sash windows have projecting brick sills and continuous soldier-course brick lintels that wrap the building. A two-bay-wide gable on the right (north) end of the façade has an arched window with keystone and two stained-glass panes in the clipped gable. Triple windows on the façade flank a projecting front-gabled entrance bay with a four-light-over-four-panel door with an arched hood supported by pilasters that is accessed by a brick stoop. An arched, metal-roofed dormer on the left end of the façade has weatherboards and paired windows. There is a gabled ell at the right rear (northwest) with a deck to its rear. The house was built for Charles T. Williams (owner, Riverview Service Station) and his wife, Bessie G. Williams.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 25Brookwood Historic District
New Hanover County, North Carolina

C-Building – Garage, c. 1934 – Side-gabled, painted brick garage with an overhead door, a nine-light-over-two-panel door, and a six-over-six window on the east elevation. A shed-roofed, chicken coop has been added to the south elevation.

208 Brookwood – E. Heath and Cora O. Pope House – c. 1930**C – Building**

This one-and-a-half-story, side-gabled, Craftsman-style bungalow is three bays wide and triple-pile with a brick veneer with soldier-course brick watertable, weatherboards in the gables and dormer, and four-over-one Craftsman-style wood-sash windows with soldier-course brick lintels. The eight-light-over-two-panel Craftsman-style door, centered on the façade, is sheltered by a full-width, engaged, shed-roofed porch supported by tapered wood posts on brick piers. There is a gabled dormer on the façade with paired four-over-one windows. There are exposed rafters and exposed purlins in the gables. There is an exterior brick chimney on the right (north) elevation and a two-bay-deep, hip-roofed wing projecting from the left (south) elevation. A full-width gabled ell at the rear has an interior brick chimney and a further gabled ell at its right rear (northwest). The house was built for E. Heath Pope (assistant chief clerk to the general superintendent of motive power, Atlantic Coast Line Railroad) and his wife, Cora O. Pope.

212 Brookwood – House – c. 1950**C – Building**

Set far back on the site, the one-story-with-basement building was constructed as a garage apartment, for the James C. Long Jr. House at 211 Borden Avenue but now has a separate address. The hip-roofed house is four bays wide and double-pile and is of concrete-block construction with a painted brick veneer, two-over-two, horizontal-pane wood-sash windows on the façade, and an interior brick chimney. The entrance is sheltered by a three-bay-wide, gable-on-hip-roofed porch supported by brick piers on a continuous brick knee wall. The porch is accessed from steps on the south side of the porch. The structure was painted and wood trim was applied to the façade since 1994. The site drops to the rear to reveal a basement-level garage accessed from Borden Avenue. Windows on the rear elevation have been replaced with glass block, though an original metal hopper window remains at the basement level, adjacent to two overhead garage doors.

214 Brookwood – John H. and Mary W. Fox House – c. 1947, c. 1990, c. 2000**NC – Building**

Significantly altered with the c. 1990 addition of a front-gabled porch and the c. 2000 enclosure of the carport, the one-story, gable-on-hip-roofed Ranch house is five bays wide and double-pile. It has plain weatherboards, two-over-two horizontal-pane wood-sash windows, and a wide brick chimney on the façade. An integrated brick planter extends from the left (south) side of the chimney. The entrance, a four-light-over-four-panel door, is sheltered by a two-bay-wide, front-gabled porch on square columns with a matchstick frieze and a round vent in the gable. A carport on the right (north) end of the house has a slightly lower roofline supported by full-height brick piers and has been enclosed with weatherboards, two-over-two windows on the façade, and clerestory windows on the right elevation. The house was built for John H. Fox (owner, Fox's Royal Bakery) and his wife, Mary W. Fox.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 26Brookwood Historic District
New Hanover County, North Carolina**216 Brookwood – William T. and Bessie L. Wilkinson House – c. 1928, c. 2000 NC – Building**

This one-story, side-gabled, Craftsman-style house is three bays wide and triple-pile. It has a brick veneer with header-course watertable, paired vinyl windows with soldier-course lintels that form a continuous band around the house, exposed rafter tails, exposed purlins in the gables, and an exterior brick chimney on the right (north) elevation. The eight-light-over-two-panel door, centered on the façade, is sheltered by a replacement, front-gabled porch, rendering the building non-contributing. The porch is supported by columns with an arched ceiling and fiber cement shingles in the gable. A hip-roofed porch on the right elevation is supported by columns with a wood railing. An original, full-width, gabled wing extends from the rear with a later brick addition to its rear, with an inset screened porch at the right rear (northwest). The house was built for William T. Wilkinson (clerk of auditor disbursements, Atlantic Coast Line Railroad) and his wife, Bessie L. Wilkinson.

NC-Building – Garage, c. 1990 – One-and-a-half-story, side-gabled frame garage has a brick foundation, fiber cement shingles, vinyl windows, and two overhead doors on the north elevation. It is accessed from Borden Avenue.

218 Brookwood – Young H. and Lollie S. Sponkler House – c. 1930 C – Building

This one-story, side-gabled Period Cottage is three bays wide and triple-pile with a brick veneer, vinyl windows, paired on the façade, with soldier-course lintels, an interior brick chimney, and an exterior brick chimney on the right (north) elevation. It has exposed rafters, rectangular vents and exposed purlins in the gables, and Tudor Revival-style faux trusses in the gables. The nine-light Craftsman-style door, centered on the façade, is sheltered by a two-bay-wide, partially-inset, front-gabled porch with a cat-slide roof over the entrance on the north end. The porch is supported by full-height brick piers with arched spandrels and a brick knee wall with concrete cap. A gabled ell extends from the right rear (northwest). The house was constructed for Young H. Sponkler (clerk, Clyde Steam Ship Co.) and his wife, Lollie S. Sponkler.

NC-Building – Garage, c. 1980 – Front-gabled frame garage with plywood sheathing, six-over-six wood-sash windows, and an overhead door that faces west onto Borden Avenue.

222 Brookwood – Will R. and Louise C. Taylor House – c. 1928 C – Building

Located at the northwest corner of Brookwood and Metts avenues, this one-story, front-gabled, Craftsman-style bungalow is three bays wide and four-pile. It has a brick veneer, six-over-one wood-sash windows with soldier-course brick lintels that form a continuous band around the building, two interior brick chimneys, and an exterior brick chimney on the right (north) elevation. Windows are paired on the facade and there are exposed rafter tails throughout, and exposed purlins in the gables. The front door, centered on the façade, is an eight-light-over-two-panel door and is sheltered by a two-bay-wide, front-gabled porch supported by squat, tapered wood posts on high brick piers. The porch has an original wood railing and stucco, and a four-light Craftsman-style wood-sash window in the gable. The brick porch floor extends across the left (south) bay of the façade as an uncovered brick terrace. There is a projecting, gabled bay on the left elevation and an inset porch at the right rear (northwest) that is supported by a full-height brick pier and enclosed with wood lattice. The house was built for Will R. Taylor (chief clerk, freight claim department, Atlantic Coast Line Railroad) and his wife, Louise C. Taylor.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 27Brookwood Historic District
New Hanover County, North Carolina

C-Building – Garage, c. 1928 – Front-gabled, brick garage with exposed rafter tails, batten doors facing Metts Avenue, and a five-panel door on the east elevation.

Carlton Avenue – North Side**2205 Carlton – Sturgis White House – c. 1942, 1970s****NC – Building**

Constructed as a rental house for the property at 15 Borden Avenue, this house has been enlarged significantly, likely in the 1970s or 1980s. The two-story, asymmetrical-front-gabled house is four bays wide and double-pile with a brick veneer on the lower one-third of the first-floor façade, vinyl siding above, and two interior brick chimneys. It has paired six-over-six wood-sash windows, and the replacement front door is sheltered by a shed-roofed porch that extends across the right (east) three bays of the façade, supported by square posts. A garage bay on the left (west) end of the façade has an attached, shed-roofed carport supported by square posts. There is a low brick retaining wall at the driveway. The first occupant was Sturgis White (express handler, Railway Express Agency).

Carlton Avenue – South Side**2206 Carlton – Thomas M. and Mabel C. Sumner House – c. 1944****C – Building**

This two-story, front-gabled house is two bays wide and triple-pile. It has aluminum siding, six-over-six wood-sash windows, exposed rafters, an interior brick chimney, and an exterior brick chimney on the right (west) elevation. Paired six-panel doors are located on the left (east) end of the façade. The main entrance, a twelve-light French door with fluted surround, is located on a one-story, hip-roofed wing on the right elevation. The wing has a group of three windows on its right elevation. A one-story, hip-roofed wing at the right rear (southwest) wraps around the rear elevation. The house was built for Thomas M. and Mabel C. Sumner.

2208 Carlton – House – 1984**NC – Building**

Largely obscured by trees and other foliage, this one-story, side-gabled house is three bays wide and double-pile. It has a stuccoed exterior and vinyl slider windows throughout. On the left (east) end of the house, an inset porch under a front-gabled roof shelters a six-panel door with paneled pilasters. A front-gabled wing projects from the right (west) end of the façade and gabled wings at the right rear (southwest) and left rear (southeast) flank a shed-roofed section with patio doors on the rear elevation. A front-gabled, frame garage with stuccoed exterior and overhead door is connected to the left (east) end of the house by an open, flat-roofed breezeway. County tax records date the house to 1984.

Grady Avenue – North Side**2105 Carlton – House – 2006****NC – Building**

Located on the west end of Grady Avenue, facing Brookwood Park, this one-and-a-half-story house has a raised basement level. The clipped-side-gabled house is six bays wide and double-pile with a concrete-block basement level, fiber cement shingles on the main level, scalloped shingles in the gables, and vinyl

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 28Brookwood Historic District
New Hanover County, North Carolina

windows throughout. There is a wide gabled wall dormer and three gabled dormers on the façade. The entrance and three bays to its south are sheltered by a shallow, hip-roofed porch that wraps around the right (south) elevation. The porch shelters the basement-level garage bays, is supported by square posts, and is accessed by two sets of wood stairs. An uncovered deck extends across the left (north) end of the façade and wraps around the left elevation as a screened porch. There are two garage doors at the basement level of the right elevation.

Keaton Avenue – East Side**9 Keaton – Nathan R. and Hulda O. Jacobi House – c. 1934****C – Building**

Nearly identical to the house at 207 Keaton Avenue, this one-and-a-half-story, front-gabled Period Cottage is three bays wide and triple-pile with full-depth, shed-roofed dormers on the right (south) and left (north) elevations. The house has a painted brick veneer on the first floor with a projecting header-course watertable. It has a brick chimney centered in the front gabled, a second brick chimney at the rear, and vinyl siding on the second-floor gables and dormers. The right bay is single-pile and extends under a cat-slide roof. The house has six-over-six wood-sash windows throughout, including paired windows on the façade and in the dormers. A front-gabled, brick-veneered entrance bay on the left end of the façade has a louvered storm door in an arched brick surround with brick quoins. A projecting one-story, shed-roofed, brick-veneered bay projects from the left elevation and there is a one-story, gabled wing at the rear. The house was built for Nathan R. Jacobi (president-treasurer, Jacobi Hardware Co.) and his wife, Hulda O. Jacobi.

NC-Building – Garage, c. 1980 – Front-gabled, frame garage with board-and-batten sheathing, a six-over-six window, a paneled door, and a sliding glass door on the west elevation.

11 Keaton – Lon E. and Zilphia E. Ussery House – c. 1940**C – Building**

With Tudor Revival-style elements, including a prominent front chimney, faux half-timbering in the front gables, and a pointed arch at the entrance, this one-story, side-gabled Period Cottage is three bays wide and triple-pile. It has a brick veneer, four-over-one Craftsman-style windows, generally paired and with soldier-course lintels, and a stepped brick chimney on the façade. The arched four-light-over-four-panel door is sheltered by a two-bay-wide, front-gabled porch with full-height brick piers, arched brick spandrels, and a decorative metal railing. The right (south) bay is inset slightly to create a deeper porch. There is faux half-timbering in the porch gable and a single window in each side gable. A full-width, gabled ell at the rear has been extended with a gabled addition at the left rear (northeast). The house was built for Lon E. Ussery (clerk, Atlantic Coast Line Railroad) and his wife, Zilphia E. Ussery.

NC-Building – Garage, c. 1990 – Front-gabled, frame garage with vinyl siding, and a vinyl window and overhead door on the west elevation.

13 Keaton – Powers Rental House – c. 1942**C – Building**

Like the neighboring house at 11 Keaton Avenue, this one-story, side-gabled Period Cottage has Tudor Revival-style details. The house is four bays wide and triple-pile with a brick veneer, replacement windows with soldier-course brick lintels, and a prominent, stepped brick chimney on the façade. The two-

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 29Brookwood Historic District
New Hanover County, North Carolina

bay-wide, asymmetrical, projecting front-gabled entrance wing has a pointed-arch, six-panel door and a decorative window with faux half-timbering in the gable. It is accessed by an uncovered brick stoop. A gabled dormer on the left (north) end of the façade has weatherboards and a single window. There are paired windows in the side gables and grouped casement windows on the first-floor level of the left elevation. A later, one-story, shed-roofed wing on the right (south) elevation has weatherboards and grouped windows. A one-story, gabled brick ell extends from the left rear (northeast). The house was built as a rental property for Kinchin J. and Hattie Noble Powers who lived around the corner at 2404 Market Street.

19 Keaton – J. Edward and Daisy A. Southerland House – c. 1941 **C – Building**

This one-and-a-half-story, side-gabled, Colonial Revival-style house is five bays wide and triple-pile. It has a brick veneer, dentil and modillion cornice, six-over-six wood-sash windows with soldier-course brick lintels, and an exterior brick chimney on the right (south) elevation. The four-light-over-four-panel door, centered on the façade, has a classical surround with a dentil entablature on fluted pilasters and is accessed by an uncovered brick stoop. Three front-gabled dormers on the façade each have wood shingles and a single window. There are two windows in each side gable and a wide, shed-roofed dormer extends across the rear (east) elevation. The house was built for J. Edward Southerland (owner, Third Avenue Service Station) and his wife, Daisy A. Southerland.

C-Building – Garage, c. 1941 – Front-gabled, frame garage with German-profile weatherboards and sliding beaded-board doors on the west elevation.

103 Keaton – Fred H. and Armesia Coleman House – c. 1929 **C – Building**

One of only a few frame Period Cottages in the district, this one-story, side-gabled house is three bays wide and double-pile. It has vinyl siding, shallow cornice returns, four-over-one Craftsman-style wood-sash windows, and an exterior brick chimney in the right (south) elevation. The four-light-over-two-panel Craftsman-style door, centered on the façade is sheltered by a two-bay-wide, front-gabled porch with a cat-slide roof over the entrance. The porch is supported by vinyl-sided, full-height piers with arched spandrels and is accessed by half-round brick steps. An uncovered brick terrace extends from the porch across the left (north) end of the façade and a wood railing has been added to the porch and terrace since 1994. A shed-roofed dormer on the left end of the façade has paired three-light Craftsman-style windows. A near-full-width, gabled rear ell has vinyl siding, a partially inset porch on the left elevation, and vinyl windows at the rear (east). The house was built for Fred H. Coleman (dentist) and his wife, Armesia Coleman.

105 Keaton – Harry B. and Margaret Register House – c. 1929 **C – Building**

This one-story, front-gabled, Craftsman-style house is three bays wide and triple-pile with plain weatherboards, replacement windows with molded lintels, paired on the façade, exposed rafter tails, exposed purlins in the gables, and an exterior brick chimney on the left (north) elevation. The four-light-over-two-panel Craftsman-style door is sheltered by a two-bay-wide, front-gabled porch supported by battered posts on brick piers. There is a three-light window in the porch gable and the porch floor extends across the left end of the façade as an uncovered brick terrace. There are projecting, gabled bays on the right (south) and left

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 30

Brookwood Historic District
New Hanover County, North Carolina

elevations and a gabled addition at the rear. The house was built for Harry B. Register (clerk, Atlantic Coast Line Railroad) and his wife, Margaret Register.

NC-Structure – Carport, c. 2000 – Front-gabled, frame carport on square posts with beadboard in the gable, lattice on the sides, and exposed rafters and purlins.

109 Keaton – Robert and Esther Innis House – c. 1922

C – Building

Among the largest bungalows in the district, this one-and-a-half-story, side-gabled, Craftsman-style house is three bays wide and four-pile. It has plain weatherboards, asbestos siding the gables and the front-gabled dormer, and an exterior brick chimney in the left (north) gable. Windows, generally paired, are three-over-one Craftsman-style wood-sash windows with molded lintels. There are exposed rafters and purlins throughout and an eight-light-over-two-panel Craftsman-style door centered on the façade. The full-width, engaged, shed-roofed porch is supported by battered posts on brick piers. A wide, gabled dormer on the façade has four windows. There is a projecting, shed-roofed bay on the right (south) elevation, an exterior metal fire stair on the left elevation, and paired windows in the gables. The house was built for Robert Innis (auditor of freight receipts) and his wife, Esther Innis.

C-Building – Garage Apartment, c. 1922 – Two-story, front-gabled, frame building with parking at the ground level. The building is three bays wide and two bays deep with fiber cement siding, exposed rafters, four-over-one Craftsman-style windows with molded lintels, and a four-light-over-two-panel door on the west elevation. The door is sheltered by a second-floor-level, two-bay-wide, shed-roofed porch on square posts.

113 Keaton – Herbert M. Kyle House – c. 1926

C – Building

This one-story, clipped-side-gabled Period Cottage is five bays wide and triple-pile. It has vinyl siding and windows, partial cornice returns, and an exterior brick chimney on the right (south) elevation. The three-bay-wide, projecting front-gabled entrance wing has a six-panel door with fanlight flanked by fixed diamond-light windows. The house was built for Herbert M. Kyle (Atlantic Coast Line Railroad) and his wife.

NC-Building – Shed, c. 1980 – Clipped-side-gabled, frame shed with a six-panel door and vinyl siding and windows.

115 Keaton – House – 1994

NC – Building

Of modern construction, this one-and-a-half-story, side-gabled house is five bays wide and double-pile with a concrete foundation, vinyl siding and windows with molded lintels, an asymmetrical gabled roof, and three partially inset gabled dormers on the façade. The six-panel door, centered on the façade, has one-light sidelights and a one-light transom and is sheltered by a full-width, engaged shed-roofed porch supported by vinyl columns. County tax records date the building to 1994.

117 Keaton – Carl B. and May Rehder House – c. 1931, c. 2000

C – Building

This one-and-a-half-story, side-gabled Cape Cod-style house is three bays wide and triple-pile. It has aluminum siding, a replacement metal roof, six-over-six wood-sash windows, and an exterior brick chimney

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 31Brookwood Historic District
New Hanover County, North Carolina

on the right (south) elevation. The house has a six-panel door, centered on the façade, sheltered by a front-gabled roof on sawn brackets with decorative finials. The entrance is flanked by paired windows; two gabled dormers on the façade each have a single window, and there is a group of casement windows on the left (north) elevation. A one-story, flat-roofed wing on the right (south) elevation may be an enclosed porch. It has grouped windows and a c. 2000 railing at the roofline creating a second-floor balcony. The balcony is accessed by a later entrance in the right gable that is sheltered by a shallow shed roof. The house was built for Carl B. Rehder (advertising specialties) and his wife, May Rehder, though a sign on the building indicates that it is the Robert B. Bell house.

C-Building – Garage Apartment, 1950s – Two-story, side-gabled building with concrete-block first floor with overhead doors flanking a six-panel door. The second floor has aluminum siding, two-over-two horizontal-pane wood-sash windows, and a metal roof. It has a 117A Keaton Avenue address.

119 Keaton – Frank and Aline C. DeVane House – c. 1931**C – Building**

This one-and-a-half-story, side-gabled, Craftsman-style bungalow is two bays wide and four-pile. It has a brick veneer, weatherboards in the gables, four-over-one Craftsman-style wood-sash windows with soldier-course lintels that form a continuous band around the house, and an exterior brick chimney on the right (south) elevation. An inset porch on the left (north) end of the façade is supported by a battered post on a brick pier and shelters a replacement front door on the right side of the porch. A gabled dormer, centered on the façade, has fiber cement siding and replacement windows. An inset porch at the left rear (northeast) has been enclosed with fiber cement siding. The house was built for Frank DeVane (manager, North Carolina Bank & Trust Company) and his wife, Aline C. DeVane. A plaque on the house names it the J. Love Davis House, after a later owner.

NC-Building – Garage, c. 2000 – One-and-a-half-story, front-gabled, frame garage with fiber cement siding, vinyl windows, including an arched window in the front gable, an overhead garage door, and gabled dormers on the north and south elevations.

121 Keaton – Francis E. and Elizabeth J. Stanley House – c. 1941**C – Building**

This one-and-a-half-story, side-gabled Period Cottage is three bays wide and triple-pile with a projecting, front-gabled bay on the right (south) end of the façade. The house has vinyl siding, six-over-six wood-sash windows, paired on the façade, an interior brick chimney, and an exterior brick chimney on the left (north) elevation. A replacement solid wood door with a single diamond light is centered on the façade and sheltered by a two-bay-wide, engaged, shed-roofed porch supported by square posts. A shed-roofed dormer on the left end of the façade has paired six-over-six windows. A gabled wing at the left rear (northeast) extends slightly beyond the left elevation. This house was built for Francis E. Stanley (clerk, Wilmington Post Office) and his wife, Elizabeth J. Stanley.

203 Keaton – Thomas E. and Dessie B. Moody House – c. 1930**C – Building**

With Tudor Revival-style elements, including a prominent chimney on the façade and arched brick openings at the porch, this one-story, side-gabled Period Cottage is three bays wide and four-pile. It has a brick veneer with header-course watertable, soldier-course brick headers that form a continuous band around

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 32Brookwood Historic District
New Hanover County, North Carolina

the house, and partial cornice returns. The house has replacement windows throughout, including single windows flanking a stepped chimney on the façade with a geometric upper stack and a decorative recessed arch at the first-floor level. An inset porch at the right (south) end of the façade extends slightly beyond the right elevation as a side-gabled porch. It is supported by full-height brick piers with arched spandrels and has been enclosed with screens. A front-gabled entrance bay has a recessed four-light-over-four-panel door. There is a full-width gabled rear ell, a hip-roofed bay projecting from the left (north) elevation, and a gabled wing projecting from the right elevation. The house was built for Thomas E. Moody (foreman, New Hanover Iron Works) and his wife, Dessie B. Moody (principal, Forest Hills School).

205 Keaton – J. Dudley and Louise P. Howell House – c. 1931**C – Building**

Three bays wide and five-pile, this one-and-a-half-story, side-gabled, Cape Cod-style house has a full-width, gabled rear wing. The house has mitered weatherboards, six-over-six wood-sash windows, and an exterior brick chimney on the right (south) gable end. The replacement front door, centered on the façade, has a front-gabled porch supported by columns. Two gabled dormers on the façade each have mitered weatherboards and a single six-over-six window. On the left (north) elevation is a group of three casement windows. On the right elevation, a one-story, flat-roofed wing is one bay wide and single-pile and, with a higher foundation than the rest of the house, likely an enclosed porch. A hip-roofed wing extends from the right elevation of the rear wing. The house was built for J. Dudley Howell (bookkeeper, Atlantic Coast Line Railroad) and his wife, Louise P. Howell (clerk, U. S. Engineers Office).

NC-Building – Garage, c. 1980 – Front-gabled, frame garage with vinyl siding and an overhead door on the west elevation.

207 Keaton – Marvin B. and Lauzetta F. Murphy House – c. 1933, c. 1980 **C – Building**

Identical in form to the house at 9 Keaton Avenue, this one-and-a-half-story, front-gabled Period Cottage is two bays wide and triple-pile. It has a brick veneer on the first floor and wood shingles in the gables and on the full-depth, shed-roofed dormers that extend along the right (south) and left (north) elevations. The house has replacement vinyl windows throughout with soldier-course brick lintels that form a continuous band around the house. There is a brick chimney in the front gable. A front-gabled, brick entrance bay projects from the left end of the façade with a batten door with four lights in an arched opening and a basketweave brick pattern in the gable. An engaged, shed-roofed porch on the right elevation is supported by full-height brick piers. It was enclosed prior to 1994 with narrow windows over paneled aprons. The house was built for Marvin B. Murphy (clerk, Atlantic Coast Line Railroad) and his wife, Lauzetta F. Murphy.

C-Building – Shed, c. 1933 – Front-gabled, frame shed with weatherboards and paired beaded-board doors on the west elevation.

209 Keaton – K. E. Johnson House – c. 1941**C – Building**

This one-story, hip-roofed, Ranch house is four bays wide and triple-pile. It has aluminum siding, vinyl windows, and an interior brick chimney. The right (south) three bays project slightly with a hip-roofed bay window, with a brick-veneered apron centered on the wing. The entrance, located on the left (north)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 33Brookwood Historic District
New Hanover County, North Carolina

elevation of this wing is sheltered by a flat-roofed porch supported by a square post. A gabled wing extends from the left rear (northeast). The house was built for K. E. Johnson.

C-Building – Shed, c. 1941 – Front-gabled, frame shed with German-profile weatherboards and an entrance centered in the west gable.

215 Keaton – Leslie G. and Edna E. Gore House – c. 1957**C – Building**

One of the last houses to be constructed during the district's initial development, this one-story, side-gabled Ranch house is five bays wide and double-pile. It has a brick veneer, two-over-two horizontal-pane wood-sash windows, and an exterior brick chimney on the left (north) elevation. The replacement door, centered on the façade, is accessed by an uncovered brick stoop. The house was built for Leslie G. Gore (chief clerk, Atlantic Coast Line Railroad) and his wife, Edna E. Gore.

C-Building – Garage Apartment, c. 1957 – Two-story, side-gabled, frame garage with overhead doors flanking a six-light-over-two-panel door sheltered by a front-gabled porch on square posts. The second floor has paired six-over-six windows on the left (north) end of the west elevation and an inset, screened porch on the right (south) end supported by a square post with a paneled knee wall. A one-story, flat-roofed wing on the right elevation has a balcony at the roof accessed by a stair on the east elevation. The building has a 211 Keaton Avenue address.

217 Keaton – George B. and Geneva B. Smith House – c. 1943**C – Building**

This one-and-a-half-story, side-gabled Period Cottage is three bays wide and triple-pile. It has a brick veneer, four-over-one Craftsman-style wood-sash windows with soldier-course brick lintels, and a brick chimney on the façade. A two-bay-wide gable at the right (south) end of the façade has a pair of windows on the south side and a single window in the gable. A front-gabled entrance bay projects from the north bay of the wing and has a batten door with three lights. An uncovered brick terrace extends from the entrance across the façade to the left elevation and has a decorative metal railing. There is a gabled dormer on the left end of the façade that has vinyl siding and a single four-over-one window. There is a single window in each side gable, a full-width, gabled wing at the rear, and an exterior wood stair to the upper floor on the north elevation. The house was built for George B. Smith (grocer) and his wife, Geneva B. Smith.

219 Keaton – Dale and Gwen Todd House – c. 1978**NC – Building**

Located on a slight hill, this one-story, side-gabled Ranch house is four bays wide and double-pile. It has board-and-batten sheathing, vinyl windows, and an entrance, centered on the façade, which is sheltered by a full-width, engaged shed-roofed porch supported by square posts. There are fixed windows in the left (north) gable and a garage at the basement level of the left elevation. The site has been heavily landscaped since 1994 with a high brick wall at the sidewalk and wood terracing in the front yard. The house was built for Dale Todd (Well Drilling and Pump Service) and his wife, Gwen Todd.

NC-Building – Shed, c. 1978 – Front-gabled, frame shed with board-and-batten sheathing.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 34Brookwood Historic District
New Hanover County, North Carolina**223 Keaton – J. Walter and Golah M. Smith House – c. 1950****C – Building**

Set on a hill above Keaton Avenue, this one-and-a-half-story, side-gabled Period Cottage is three bays wide and triple-pile. It has a brick veneer, six-over-six and eight-over-eight wood-sash windows, and a decorative brick chimney with stone detailing on the façade. A projecting, front-gabled wing on the left (north) end of the façade has a group of three windows with a single window in the upper gable. To the right (south) of the gabled wing is an arched batten door with four lights in an arched stone surround. An uncovered brick terrace extends across the right two bays of the façade and connects to a side-gabled porch on the right elevation that is supported by square posts. There is a full-width, gabled ell at the rear with asbestos-sided, shed-roofed dormers on its right and left elevations. An entrance on the left elevation is sheltered by an aluminum awning. There is a high brick wall at the sidewalk and along the driveway. The house was built for J. Walter Smith (clerk, U.S. Post Office) and his wife, Golah M. Smith.

C-Building – Garage, c. 1950 – Front-gabled, frame garage with asbestos siding, paired six-over-six windows in the gable, and a shed-roofed dormer on the north elevation.

225 Keaton – James W. and Rosella M. Copeland House – c. 1935**C – Building**

Located at the northeast corner of Keaton and Metts avenues, this large house faces Metts Avenue and features a two-story, front-gabled core that is four bays wide, double-pile, and is flanked by one-story, side-gabled wings. The house has a brick veneer, a brick watertable, and six-over-six wood-sash windows throughout, with brick soldier course lintels that form a continuous band around the house and the first- and second-floor levels. An arched, nine-light-over-two-panel door on the façade is sheltered by a flared, metal hipped roof. A shed-roofed porch on the left (west) elevation, facing Keaton Avenue, is supported by full-height brick piers, is enclosed with screens, and shelters a fifteen-light French door on the left elevation, adjacent to a brick chimney. A shed-roofed porch at the right rear (northeast) has been enclosed with wood lattice. A brick retaining wall extends along the sidewalk on both Keaton and Metts avenues. The house was built for James W. Copeland (clerk, Atlantic Coast Line Railroad) and his wife, Rosella M. Copeland, and had a 2403 Metts Avenue address until 1946.

C-Building – Garage, c. 1960 – Front-gabled, concrete-block garage with weatherboards in the gable and an open garage bay faces Metts Avenue.

Keaton Avenue – West Side**6 Keaton – Nathan and Esther Stein House – c. 1945****C – Building**

A rare example of the Ranch form in the district, this one-story, house is oriented with the gabled end toward the street to accommodate the narrow lot. The front-gabled house is three bays wide and five-pile with a projecting gable on the façade. It has a brick veneer, weatherboards in the gables, deep eaves, two-over-two horizontal-pane wood-sash windows with header-course lintels, and an exterior brick chimney with decorative brickwork on the façade. There is a fixed picture window flanked by two-over-two windows on the right (north) end of the façade. The entrance, located on the left (south) elevation is sheltered by an inset porch supported by square columns with arched spandrels. The house was built for Nathan and Esther Stein.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 35Brookwood Historic District
New Hanover County, North Carolina**10 Keaton – John R. and Ruth C. Allison House – c. 1940****C – Building**

This one-story, side-gabled Period Cottage is three bays wide and triple-pile with a brick veneer with a header-course watertable, vinyl windows with soldier-course brick lintels, and a stepped brick chimney on the façade. The entrance, an arched four-light-over-four-panel door is inset within in a projecting front-gabled entrance bay with an arched opening. There is an interior brick chimney, a projecting, gabled bay on the left (south) elevation, and a full-width, gabled rear wing with an inset porch at the left rear (southwest) that has been enclosed with vinyl siding. The house was built for John R. Allison (dentist) and his wife, Ruth C. Allison.

NC-Building – Garage Apartment, c. 1990 – Gable-and-wing, frame outbuilding with fiber cement panels and vinyl windows.

14 Keaton – Edson C. and Mary K. Ruark House – c. 1939, c. 1990**C – Building**

With an asymmetrical, front-gabled entrance bay common in Tudor Revival-style architecture, this one-and-a-half-story Period Cottage is three bays wide and double-pile. It has a painted brick veneer, vinyl windows with soldier-course brick lintels, and an exterior brick chimney on the left (south) elevation. The projecting, front-gabled entrance bay, centered on the façade, has an arched batten door with nine lights in a circle. The entrance is accessed by an uncovered brick stoop. Gabled dormers flank the entrance bay and have asbestos siding and original six-over-six wood-sash windows. A side-gabled porch on the left elevation is supported by full-height brick piers, has asbestos siding in the gable, and was enclosed with vinyl windows prior to 1994. There is an asbestos-sided, shed-roofed dormer on the rear (west) elevation and a hip-roofed ell at the left rear (southwest). The house was built for Edson C. Ruark (clerk, passenger traffic department, Atlantic Coast Line Railroad) and his wife, Mary K. Ruark.

C-Building – Garage Apartment, 1950s – Two-story, front-gabled garage has a concrete-block first floor with overhead doors on the south elevation facing Carlton Avenue. The second floor has asbestos siding, vinyl windows, an interior brick chimney, and an entrance on the east elevation that is accessed by an uncovered wood stair.

100 Keaton – Horace T. and Jessie L. King House – c. 1940, c. 1990**C – Building**

This one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile with a painted brick veneer, vinyl windows with soldier-course brick lintels, and an exterior brick chimney on the left (south) elevation. The house has a louvered storm door on the right (north) end of the façade with a classical surround with entablature supported by fluted pilasters and is accessed by an uncovered, half-round brick stoop. There is a hip-roofed bay window on the right elevation and paired windows in each gable. An original gable ell extends from the left rear (southwest) and a flat-roofed wing at the right rear (northwest), constructed before 1994, has grouped windows and a square chimney on the rear elevation. An inset, flat-roofed porch on the north elevation of the rear wing is supported by a turned post. The house was built for Horace T. King (owner, Hanover Iron Works) and his wife, Jessie L. King.

NC-Building – Garage, 1970s – Flat-roofed brick garage with two overhead doors on the north elevation and an open storage bay on the south elevation.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 36Brookwood Historic District
New Hanover County, North Carolina**106 Keaton – Robert E. Clayton House – c. 1979****NC – Building**

Dominated by an attached, front-gabled garage, this one-story, side-gabled Ranch house is four bays wide and double-pile. It has a painted brick veneer, vinyl siding on the side elevations and garage wing, vinyl windows, and a replacement door. The front-gabled garage wing on the left (south) end of the façade has an overhead door and an inset porch along its right (north) elevation that is supported by fluted columns and shelters the entrance. The house was built for Robert E. Clayton (director of personnel services, Ports Authority).

110 Keaton – George C. and Margaret H. McConnell House – c. 1932**C – Building**

With a gable-on-hip roof, this one-story, Craftsman-style bungalow is three bays wide and triple-pile. The house has aluminum siding, four-over-one Craftsman-style wood-sash windows, and an exterior brick chimney on the right (north) elevation. The four-light-over-two-panel Craftsman-style door is sheltered by a full-width, inset porch supported by grouped, battered posts on brick piers at the outer corners with brick piers flanking the steps. The posts have molded caps with square pendant details and arched spandrels extend between the posts. There is a three-light Craftsman-style window in the front gable. Gabled bays project from the right and left (south) elevations. A full-width, gabled wing extends from the rear. The house was built for George C. McConnell (salesman, Crescent Motor Co.) and his wife, Margaret H. McConnell.

C-Building – Garage, 1950s – Two-story, front-gabled garage with aluminum siding, an overhead door on the east elevation, and two-over-two horizontal-pane wood-sash windows at the second-floor level.

112 Keaton – John D. and Susan A. Howell House – c. 1936**C – Building**

One of only a few two-story houses on Keaton Avenue, this two-story, gambrel-roofed, Dutch Colonial Revival-style house is two bays wide and double-pile. It has vinyl siding and windows, full-width, shed-roofed dormers on the façade and rear (west) elevation, and an exterior brick chimney on the left (south) elevation. On the right (north) end of the façade, the six-panel door has eight-light-over-one-panel sidelights and is sheltered by a shallow eyebrow hood supported by brackets. A second-floor-level, side-gabled wing on the left elevation has grouped windows. Full-height brick piers and later columns at the front support the wing, creating a carport at the first-floor level. A one-story gabled wing extends from the left rear (southwest) and one-story, shed-roofed bay at the right rear (northwest). The house was built for John D. Howell (owner, Cape Fear Motor Co. and Howell Motor Co.) and his wife, Susan A. Howell.

114 Keaton – Andrew J. Harriss House – c. 1934**C – Building**

This one-story, hip-roofed bungalow is three bays wide and triple-pile with aluminum siding, one-over-one wood-sash windows, deep eaves, and exterior brick chimneys on the left (south) and right (north) elevations. The six-panel door, centered on the façade, is flanked by paired windows and sheltered by a full-width, inset porch supported by grouped columns on brick piers with an original matchstick railing between the piers. A hip-roofed dormer on the façade has a fixed six-light window flanked by louvered vents. A one-story addition extends from the rear (west). The house was built for Andrew J. Harriss (electrician).

NC-Building – Garage, 1980s – Front-gabled, frame garage with aluminum siding and two overhead doors on the east elevation.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 37Brookwood Historic District
New Hanover County, North Carolina**116 Keaton – Clarence M. and Lou H. Yarborough House – c. 1938****C – Building**

This one-story, side-gabled Period Cottage is three bays wide and double-pile with a full-width gabled rear wing. The house has a brick veneer, four-over-one Craftsman-style wood-sash windows, paired on the façade, with soldier-course brick lintels, and an exterior brick chimney in the right (north) gable end. A projecting front-gabled wing on the left (south) end of the façade has faux half-timbering in the gable and a cat-slide roof on the right that contains an arched four-over-one window. The entrance is located on the right elevation of the front-gabled wing and accessed via an uncovered brick terrace that extends across the right end of the façade. A shallow, gabled addition at the left rear (southwest) has vinyl siding. The front yard has been enclosed with a wood fence with a decorative metal gate at the front sidewalk. The house was built for Clarence M. Yarborough (bridge superintendent) and his wife, Lou H. Yarborough.

NC-Building – Garage, c. 2000 – Front-gabled, frame garage with fiber cement siding, awning windows, a metal roof, and two overhead doors on the east elevation.

118 Keaton – Noah F. and Vistula Walton House – c. 1936**C – Building**

This one-story, side-gabled Period Cottage is three bays wide and four-pile. It has a brick veneer, four-over-one Craftsman-style wood-sash windows with soldier-course brick lintels, and an exterior brick chimney on the right (north) elevation. A gable on the right end of the façade has paired window on the right end and a projecting, front-gabled entrance bay on the left end. The entrance, a four-light-over-two-panel Craftsman-style door, is inset within an arched brick entry. An engaged porch on the left (south) end of the façade has a flared roof that is supported by a full-height brick pier. There is a small, gabled dormer on the left end of the façade that has weatherboards and a three-light window. A one-story, gabled wing at the right rear (northwest) has an inset screened porch. The house was built for Noah F. Walton (chief clerk and superintendent of mail traffic, Atlantic Coast Line Railroad) and his wife, Vistula Walton.

C-Building – Garage, c. 1936 – Front-gabled, frame garage with plain weatherboards and sliding batten doors on the south elevation.

202 Keaton – Jas P. Russ House – c. 1932, 1950s**C – Building**

Located at the southwest corner of Keaton and Grady avenues, this one-and-a-half-story, side-gabled Period Cottage is three bays wide and triple-pile. It has a brick veneer with header-course watertable, asbestos siding in the gables and dormers, replacement windows with soldier-course lintels that form a continuous band around the house, and an exterior brick chimney on the right (north) elevation. The entrance, a batten door with three lights, is centered on the façade and sheltered by a projecting, front-gabled porch supported by full-height brick piers with arched brick openings and asbestos siding in the gable. There is a wide, front-gabled dormer on the right end of the façade and a smaller gabled dormer on the left (south) end that are connected by a shed-roofed dormer, perhaps added in the 1950s when the asbestos siding was installed, with original six-over-six wood-sash windows. A side-gabled porch on the right elevation has been enclosed with grouped windows and behind (west of) it is a projecting gabled bay. There is a shed-roofed dormer on the rear elevation and a one-story, shed-roofed brick wing at the rear that has an inset porch at the left rear (southwest) corner. The house was built for Jas P. Russ (typewriter mechanic, Atlantic Coast Line Railroad).

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 38Brookwood Historic District
New Hanover County, North Carolina

C-Building – Garage, 1950s – Two-story, side-gabled, frame garage faces Grady Avenue to the north. The building has vinyl siding and windows on the façade (north) with asbestos siding and six-over-six wood-sash windows on the side elevations. The north elevation of the first floor features two overhead doors and a six-panel door with a classical surround with pilasters. The door is sheltered by a front-gabled roof and accessed by a brick stoop. It has a 202½ Keaton Avenue address.

206 Keaton – Thomas F. and Annie Cartrette House – c. 1938, 1980s**NC – Building**

Significantly altered with the enclosure of the front porch, this one-story, side-gabled Period Cottage is three bays wide and double-pile. It has a brick veneer, vinyl windows and soffits, exposed purlins, and an exterior brick chimney on the right (north) elevation. The front-gabled porch on the left (south) end of the façade has a cat-slide roof over the entrance. It is supported by full-height brick piers and has a brick knee wall and arched brick openings that have been enclosed with glass. The arched entrance has been enclosed with wood framing around a six-panel door. There is a gabled ell at the left rear (southwest) with a gabled, frame addition with vinyl siding at its rear. At the right rear (northwest) is a shed-roofed open porch. The house was built for Thomas F. Cartrette (clerk, Atlantic Coast Line Railroad) and his wife, Annie Cartrette.

208 Keaton – J. Harry and Helen Salling House – c. 1929, 1980s**NC – Building**

This one-story, front-gabled, Craftsman-style bungalow has been significantly altered with the construction of a large, two-story addition at the rear that extends above the roofline of the historic house. The original house is three bays wide and triple-pile with plain weatherboards, exposed purlins in the gables, vinyl windows, and an exterior brick chimney on the right (north) elevation. The four-light-over-two-panel, Craftsman-style door is centered on the façade and sheltered by a two-bay-wide, front-gabled porch supported by battered posts on brick piers. The porch continues across the right end of the façade as an uncovered brick terrace. There are projecting gabled bays on the right and left (south) elevations. A gabled hyphen at the left rear (southwest) connects to a two-story, front-gabled addition at the rear with an inset screened porch at the right rear (northwest). The house was built for J. Harry Salling (salesman, W. P. Fletcher Real Estate Co.) and his wife, Helen Salling.

210 Keaton – Earl F. and Ella M. Bryant House – c. 1936**C – Building**

This one-and-a-half-story, side-gabled, Cape Cod-style house is three bays wide and triple-pile with a painted brick veneer, two-over-two horizontal-pane wood-sash windows, and vinyl siding on two gabled dormers on the façade. The replacement front door is sheltered by a front-gabled roof above fluted pilasters and accessed by a wide brick stoop. There is a full-width, gabled rear wing with a picture window flanked by two-over-two windows on the right (north) elevation. A gabled screened porch extends from the rear. The house was built for Earl F. Bryant (manager, Singer Sewing Machine Co.) and his wife, Ella M. Bryant.

C-Building – Garage, c. 1936 – Front-gabled, brick garage with vinyl siding in the gable and paired French doors in the vehicle bay.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 39Brookwood Historic District
New Hanover County, North Carolina**212 Keaton – Charles F. Jr. and Nancy E. Simpson House – c. 1935****C – Building**

This one-story, side-gabled, Minimal Traditional-style house is three bays wide and triple-pile with fiber cement shingles, painted brick veneer on at the first-floor level of the side elevations, vinyl windows, and an interior brick chimney. A projecting, front-gabled wing on the left (south) end of the façade has paired windows. To the right (north) of this wing, a projecting entrance bay with an eight-light-over-two-panel Craftsman-style door is sheltered by a two-bay-wide, engaged, shed-roofed porch supported by square posts with later sawn rafter tails projecting from the façade. There is an enclosed, side-gabled porch on the right elevation and a gabled, frame ell at the left rear (southwest). The house was built for Charles F. Simpson Jr. (manager, City Optical Co.) and his wife, Nancy E. Simpson.

NC-Building – Shed, c. 2000 – Front-gabled, frame shed with fiber cement shingles, fixed window, a gabled dormer on the north elevation, and a shed-roofed bay on the south elevation.

214 Keaton – William J. and Margaret E. Clemmons House – c. 1936**C – Building**

With distinctive flared eaves, this one-story, side-gabled Period Cottage is three bays wide and single-pile with a near-full-width, gabled ell at the right rear (northwest). The house has a brick veneer, vinyl windows, and a tapered brick chimney with an arched panel on the façade. A front gable on the façade spans the width of the chimney and entrance bay and features wood shingles. The projecting, front-gabled entrance bay has a brick veneer, flared eaves, and an arched batten door with two lights in an arched brick surround. An uncovered stone terrace extends from the entrance to the right elevation and has a recent geometric wood railing. A small, shed-roofed dormer on the right end of the façade has a louvered vent in place of the original six-light window. An inset porch at the right rear of the rear wing has been enclosed with shingles. The house was built for William J. and Margaret E. Clemmons.

216 Keaton – David A. and Maude T. Brown House – c. 1930, c. 2000**NC – Building**

Significantly altered with the addition of a front-gabled porch, this one-story, side-gabled, Minimal Traditional-style house is five bays wide and triple-pile. The house has plain weatherboards, vinyl windows, a dentil cornice, and exterior brick chimneys in the gables. The one-light-over-four-panel door, centered on the façade, is sheltered by a later, front-gabled porch with an arched ceiling supported by square posts. A gabled ell at the right rear (northwest) has clerestory windows on the right (north) elevation and an inset sunporch at the right rear. A pergola extends from the gabled ell to the two-story garage. The house was built for David A. Brown (salesman, Hyman Supply Co. (machinery and mill supplies)) and his wife, Maude T. Brown. The porch was added after 1994.

NC-Building – Garage Apartment, c. 2000 – One-and-a-half-story, side-gabled, frame garage with fiber cement siding, vinyl windows, two overhead garage doors and a six-panel entrance on the façade, sheltered by a shed roof and front-gabled porch on square posts, respectively. A front-gabled wall dormer on the façade has a group of three windows and wood shingles in the gable. The building has a 218 Keaton Avenue address.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 40

Brookwood Historic District
New Hanover County, North Carolina

Market Street – South Side

2100 Market – Brookwood Park – c. 1920, 1940s

C – Site

Brookwood Park stretches along Burnt Mill Creek from Market Street to Metts Avenue, creating the western border of the Brookwood Historic District and the eastern boundary of the neighboring Carolina Place Historic District (NR1992). The majority of the park is a grassy, natural area with mature trees. Near the intersection of Grady Avenue, a wood footbridge crosses the creek and provides access to a playground with a modern swing set and play equipment on the west side of the Burnt Mill Creek. The park was landscaped by the City of Wilmington and renamed Wallace Park for Oliver T. Wallace, the developer of Brookwood, in the late 1940s.

2112 Market – Nannie H. Humphreys House – c. 1926, 1950s

C – Building

Located adjacent to, and facing, Brookwood Park, this two-story, side-gabled Colonial Revival-style house is three bays wide and double-pile with the gable end facing Market Street. The house has a brick veneer, a wide fascia, cornice returns, six-over-one-wood-sash windows, paired on the façade, and an interior brick chimney. The louvered storm door, centered on the façade has five-light sidelights and is sheltered by a pedimented, front-gabled porch supported by battered posts covered with aluminum. A louvered storm door and pedimented porch are located on the left (north) elevation, facing Market Street, and the two porches are connected by an uncovered brick terrace. A two-story, hip-roofed frame wing on the rear (east), likely constructed in the 1950s, has vinyl siding and two-over-two, horizontal-pane wood-sash windows. The house was built for Miss Nannie H. Humphreys.

2114 Market – Keith R. and Theo C. Mishoe House – c. 1940, c. 2000

C – Building

Set back from Market Street, with mature trees in the front yard, this one-and-a-half-story, side-gabled, Cape Cod-style house is five bays wide and double-pile. It has a brick veneer, six-over-six wood-sash windows with soldier-course brick lintels, and an exterior brick chimney in the left (east) gable. The six-panel door, centered on the façade, has a classical surround with dentil entablature supported by fluted pilasters and is accessed by a brick stoop. Three gabled dormers on the façade have mitered weatherboards and a single six-over-six window. A one-story, side-gabled screened porch on the left elevation has been enclosed since 1994 with mitered weatherboards and grouped casement windows. A shed-roofed screened porch extends from the right rear (southwest). The house was built for Keith R. Mishoe (telegraph operator, Atlantic Coast Line Railroad) and his wife, Theo C. Mishoe.

NC-Structure – Carport, c. 1980 – Front-gabled, frame carport on square posts with vertical plywood sheathing in the gable and on an enclosed storage area at the west elevation.

2116 Market – Jerry W. and Lucille F. Peebles House – c. 1942

C – Building

This split-level Period Cottage has a one-story, side-gabled wing on the left (east) and a two-story, front-gabled wing on the right (west). The house is three bays wide and double-pile with a brick veneer, metal-frame casement windows with soldier-course brick lintels, and an exterior brick chimney in the left gable. The front-gabled wing on the right end of the house projects beyond the façade and has an overhead garage door at the lower level and a metal-frame casement window above. The front-gabled roof extends to

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 41

Brookwood Historic District
New Hanover County, North Carolina

the left as a cat-slide roofed porch supported by slender columns that shelters a batten door with three lights centered on the façade. There are awning windows at the lower level of the right elevation and a later concrete-block wall extends along the driveway and front sidewalk. The house was built for Jerry W. Peebles (chief operator, general telegraph office, Atlantic Coast Line Railroad) and his wife, Lucille F. Peebles.

2118 Market – Charles T. Jordan House – c. 1940

C – Building

This one-and-a-half-story, side-gabled Cape Cod-style house is three bays wide and triple-pile. It has a brick veneer, vinyl windows with solid-course brick lintels, paired on the façade, and an exterior brick chimney on the right (west) elevation. The six-panel door, centered on the façade, is sheltered by a pedimented, front-gabled porch supported by slender columns. Two gabled dormers on the façade have mitered weatherboards, partial gable returns, and one retains an original six-over-six wood-sash window. On the right elevation, a one-story, hip-roofed porch is supported by columns. On the left elevation is a large picture window. There are two windows in each side gable, including original six-over-six windows in the left (east) gable, and a wide, shed-roofed dormer on the rear (south) elevation. A one-story, shed-roofed ell at the rear has vinyl siding and an inset porch at the right rear (southwest) that is supported by square posts. The house was built for Charles T. Jordan (foreman, car repair department, Atlantic Coast Line Railroad).

C-Building – Garage, c. 1940 – Front-gabled, frame two-car garage with mitered weatherboards and sliding batten doors on the north elevation.

2120 Market – Vacant Lot

2122 Market – Church of Jesus Christ of Latter Day Saints – c. 1952, c. 2000

C – Building

Located at the southwest corner of Market Street and Borden Avenue, this one-story, yellow-brick Colonial Revival-style church faces Borden Avenue. It is eight bays wide and two bays deep with a stuccoed foundation, vinyl windows, a wide fascia, and aluminum siding in the gables. A front-gabled, entrance wing is three bays wide with brick quoins at the corners and a six-panel door with classical surround featuring a broken pediment supported by fluted pilasters. The door is flanked by vinyl windows with round windows above and the three bays are separated by square pilasters supporting a vinyl-sided pediment. The steeple, centered on the entrance bay, has a vinyl-sided, square base with an octagonal section topped by a copper roof and spire. A one-story, shed-roofed wing extends across the left (south) end of the façade, terminating at a front-gabled bay on the left end of the façade. The church has been enlarged since 1994 with the addition of a gabled wing on the left elevation with a shed-roofed bay at its rear (southwest). The church was built for the Church of Jesus Christ of Latter Day Saints, who occupied the building until 1968. In the 1969, it became the St. Phillip's Anglican Church and from 1970 to 1985, it was the Friendship Free Will Baptist Church. In 1988, the congregation of the Church of Christ began worshipping in the building.

C-Building – Shed, 1950s – Front-gabled frame shed with two-over-two horizontal-pane wood-sash windows and a door in the north gable end.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 42Brookwood Historic District
New Hanover County, North Carolina**2202 Market – William L. and Lucy B. Williford House – c. 1930, c. 2000 C – Building**

One of a number of impressive, two-story, Colonial Revival-style houses along Market Street, this side-gabled house is three bays wide and triple-pile. It has a brick veneer, six-over-one wood-sash windows, paired on the façade, a modillion cornice that extends across the gable eaves and partial cornice returns, and an exterior brick chimney on the right (west) elevation. Soldier-course brick lintels at the first- and second-floor windows form a continuous belt course around the house. The six-panel door, centered on the façade, has three-light-over-one-panel sidelights and is sheltered by a hip-roofed porch supported by replacement columns. The porch has with modillion and denticulated cornice and railing at the roofline. A one-story, flat-roofed porch on the right elevation is supported by full-height brick piers and is has been fully enclosed since 1994 with vinyl siding and paired French doors on the right elevation. There is a two-story, gabled ell at the left rear (southeast) and a one-story, hip-roofed wing to its right. A brick retaining wall extends across the front and right sides of the property. The house was built for William L. Williford (manager, American Molasses Co. of North Carolina) and his wife, Lucy B. Williford.

C-Building – Garage, c. 1930 – Front-gabled, brick garage with partial cornice returns and paired French doors and shingle siding enclosing the vehicular bay on the west elevation, facing Borden Avenue.

2204 Market – Joseph B. and Louise H. Fox House – c. 1940, c. 1990, c. 2000 C – Building

This two-story, side-gabled, Colonial Revival-style house is two bays wide and triple-pile with a brick veneer and narrow dentil cornice that continues onto the partial cornice returns. The house has six-over-six wood-sash windows with soldier-course brick lintels, grouped on the façade, and an exterior brick chimney on the right (west) elevation. The six-panel door, on the left (east) end of the façade, has four-light-over-one-panel sidelights under an arched transom. It is sheltered by a front-gabled porch with an arched ceiling supported by slender columns. A one-story, flat-roofed porch on the left elevation has a dentil cornice, is supported by full-height brick piers, and was enclosed with windows prior to 1994. The roof is accessed by a fifteen-light French door at the second-floor level of the left elevation. A hip-roofed addition at the rear of the side porch, likely added after 1994, may be a sunroom and there is a one-story, brick wing at the right rear (southwest). A brick retaining wall extends across the front of the property and along a driveway on the right side of the house. The house was built for Joseph B. Fox (owner, Fox's Royal Bakery) and his wife, Louise H. Fox.

NC-Building – Garage, c. 1980 – Front-gabled, frame garage with vinyl siding and a wide overhead door on the west elevation.

NC-Building – Garage, c. 1980 – Front-gabled, frame garage is two bays wide with a shed-roofed wing on the north and south elevations. It has vinyl siding, paired aluminum doors and sliding glass doors on the west elevation, enclosing former vehicular bays, and windows on the east elevation.

2208 Market – Vacant Lot**2220 Market – A. Gordon and Beulah E. Brittain House – c. 1928, c. 1990, c. 2000 NC – Building**

Significantly altered with the addition of a projecting bow window on the right (west) end of the façade and the addition of a second-story porch on the right elevation, this two-story, side-gabled, Colonial

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 43Brookwood Historic District
New Hanover County, North Carolina

Revival-style house is two bays wide and double-pile. The house has a brick veneer with header beltcourse between the first and second stories, partial cornice returns, original six-light casement windows and six-over-six wood-sash windows at the second-floor level, an interior brick chimney, and an exterior brick chimney in the right elevation. The entrance, a six-panel door on the left (east) end of the façade, has a classical surround with stylized swan's-neck pediment on paired pilasters. The entrance is sheltered by a front-gabled porch with arched ceiling supported by chamfered posts. The bow window on the right end of the façade replaced a tripartite window and has five vinyl casement windows with a copper roof. A one-story, hip-roofed porch on the right elevation has molded rafter tails, is supported by full-height brick piers on a brick knee wall, and is enclosed with brick and fixed windows. A shed-roofed porch, constructed atop the one-story porch is supported by square posts and enclosed with lattice. The left elevation features a leaded-glass casement window and a projecting bay window with copper roof. A one-story, frame wing at the left rear (southeast) has vinyl siding and an inset carport at the rear. The house was built for A. Gordon Brittain (dealer, farm implements) and his wife, Beulah E. Brittain.

NC-Building – Garage, 1980s – Front-gabled, frame garage with vinyl siding and a wide, overhead door on the north elevation.

2222 Market – James W. and Bertha D. Jackson House – c. 1938, c. 1990, c. 2000 NC – Building

The replacement of the front porch and the removal of a side porch have significantly altered this two-story, side-gabled, Colonial Revival-style house. The house is three bays wide and triple-pile with a brick veneer, vinyl windows with soldier-course brick lintels, a wide dentil cornice, and an exterior brick chimney in the right (west) gable. The six-panel door, centered on the façade, has leaded-glass-over-one-panel sidelights and an arched leaded-glass transom. It is sheltered by a replacement, front-gabled porch supported by paired fluted columns. Paired windows on the first-floor façade have blind arches above. Three gabled dormers on the façade are disproportionately small and were likely added later. A one-story, porch on the right elevation has been removed. On the rear (south) elevation is a bay window and paired French doors. The house was built for James W. Jackson (owner, Jackson Beverage Co.) and his wife, Bertha D. Jackson.

C-Building – Garage, c. 1938 – Front-gabled, two-car, brick garage with exposed rafter tails, overhead doors on the north elevation, and a pedestrian door and window on the east elevation.

2302 Market – Thomas D. and Henrietta Piner House – c. 1928, c. 2000 C – Building

Largely obscured by a high fence that encircles the property, this two-story, frame house is has Transitional Queen Anne- and Colonial Revival-style elements, including replacement paneled columns, two-over-two wood-sash windows, a one-story, projecting bay window on the façade, and an entrance with three-part transom. The hip-roofed house is two bays wide and triple-pile, but has been enlarged with an additional two bays at the rear under a gabled extension of the main roofline. The house has plain weatherboards, a wide cornice, and a hip-roofed dormer centered on the façade. The projecting bay on the left (east) end of the façade has one-over-one windows with the center window having a multi-light upper sash. The one-light-over-three-panel door has three-light-over-one-panel sidelights. A one-story, hip-roofed porch spans the entire façade, supported by paneled square columns. The rear of the house, marked by a seam in the siding, was added later and has grouped windows at the second-floor level of the right (west)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 44Brookwood Historic District
New Hanover County, North Carolina

elevation. A two-story, shed-roofed porch at the rear (south) elevation is supported by square columns and the second-floor level has been enclosed with screens on a weatherboard-covered knee wall. The house was built for Thomas D. Piner (automobile dealer) and his wife, Henrietta Piner. The building, which also has a 5 Brookwood Avenue address, faces Market Street and historically had a Market Street address.

2304 Market – Stanley C. and Katherine Way Zatkiewicz House – c. 1964 C – Building

The last house to be constructed during the initial development of the district, this one-story, front-gabled Ranch house is four bays wide and four-pile. It has a brick veneer, two-over-three horizontal-pane wood-sash windows, and an exterior brick chimney on the right (west) elevation. The solid wood door has three horizontal lights and is sheltered by a front-gabled porch supported by decorative metal posts. A gabled screened porch on the right elevation is supported by square posts and has weatherboards in the gable. The house was built for Stanley C. Zatkiewicz (carrier, U. S. Post Office) and his wife, Katherine Way Zatkiewicz, whose mother Juliette O. Way had purchased the property in 1949. The address appears in the 1964 City Directory.

2306 Market – Frank R. Jr. and Pauline C. King House – c. 1930, c. 2000 NC – Building

This two-story, side-gabled, Colonial Revival-style house has been significantly altered with the construction of a wrap-around porch. The house is three bays wide and double-pile with a painted brick veneer, vinyl windows, a modillion cornice, a standing-seam metal roof, and an exterior brick chimney in the right (west) gable. The six-panel door, centered on the façade, has three-light-over-one-panel sidelights and is sheltered by a replacement full-width, hip-roofed porch with standing-seam metal roof supported by square columns that wraps around the right elevation, replacing an original front-gabled porch and separate side-gabled porch. A large, two-story, gabled wing at the rear has an inset, screened porch on the first floor that is supported by square posts. The house was built for Frank R. King Jr. (employee, Roger Moore's Sons & Co. (building materials)) and his wife, Pauline C. King.

2308 Market – Martin and Esther Schnibben House – c. 1928 C – Building

Located at the southwest corner of Market Street and Keaton Avenue, this two-story, side-gabled, Colonial Revival-style house is three bays wide and double-pile. The house has a brick veneer and vinyl windows with soldier-course brick lintels that extend as a continuous band around the house. It has a modillion cornice, an exterior brick chimney on the left (east) elevation, and a replacement metal roof. The six-panel door, located in an arched, recessed bay centered on the façade, has a fanlight and a classical surround with a front-gabled roof supported by columns flanked by a wide entablature with pilasters. A one-story, hip-roofed porch on the left elevation is supported by full-height brick piers and shelters French doors. Four-over-four half-arched windows flank the chimney in the left gable. A two-story, gabled ell at the right rear (southwest) has an interior brick chimney and a shed roof at the rear supported by sawn brackets. The house was built for Martin Schnibben (clerk, American Railway Express Co.) and his wife, Esther Schnibben.

C-Building – Garage, c. 1928 – Side-gabled, brick garage with a metal roof, sliding batten doors on the east elevation, and a six-over-six window on the north elevation.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 45Brookwood Historic District
New Hanover County, North Carolina**2402 Market – Walter M. and Elese A. Hewlett House – c. 1936****C – Building**

Located at the southeast corner of Market Street and Keaton Avenue, this two-story, side-gabled, Colonial Revival-style house is three bays wide and double-pile. It has aluminum siding and partial cornice returns. The house has six-over-six wood-sash windows, paired on the façade, and an exterior brick chimney on the right (west) elevation. The six-panel door, centered on the façade, is sheltered by a denticulated pedimented, front-gabled porch supported by columns. A one-story, hip-roofed wing on the right elevation has grouped windows and is likely an enclosed porch. The left (east) elevation has had the aluminum siding removed. There is a two-story, gabled ell at the left rear (southeast) and a one-story, shed-roofed wing with vinyl windows wraps around that wing. The house was built for Walter M. Hewlett (proprietor, Hewlett's Insurance Agency; realtor and president, Wilmington Real Estate Board) and his wife, Elese A. Hewlett.

C-Building – Garage, c. 1936 – Front-gabled, frame garage with mitered weatherboards, sliding batten doors, an open shed-roofed bay on square posts on the south elevation, and a shed-roofed bay enclosed with six-light fixed windows and a fifteen-light French door on the north elevation.

2404 Market – Robert F. and Florence J. Rankin House – c. 1930**C – Building**

This two-story, side-gabled, Colonial Revival-style house is three bays wide and triple-pile. It has a brick veneer, six-over-six wood-sash windows, multi-light-over-six arched windows in the gables, and an interior brick chimney. The windows have soldier-course brick lintels with the soldier course forming a continuous band at the second-floor level. The six-panel door, centered on the façade, has four-light-over-one-panel sidelights and an arched transom. It is sheltered by a front-gabled porch with an arched ceiling supported by paired columns. A one-story, hip-roofed wing on the left (east) elevation has grouped eight-light casement windows and a fifteen-light French door on the left elevation. A one-story, gabled brick wing extends from the right rear (southwest). The house was built for Robert F. Rankin (building contractor) and his wife, Florence J. Rankin.

C-Building – Garage, 1950s – Shed-roofed, frame, three-bay garage with metal sheathing and roof, and sliding batten doors on the north elevation.

2406 Market – James L. Davis House – c. 1939**C – Building**

Among the largest of the Period Cottages in the district, this one-and-a-half-story, side-gabled house is three bays wide and double-pile with a projecting gabled wing on the right (west) end of the façade. The house has a brick veneer, six-over-six wood-sash windows with soldier-course brick lintels, and an interior brick chimney. The entrance, centered on the façade, has an eight-light-over-two-panel door that is sheltered by an inset porch within the cat-slide extension of the front-gabled roof; it is supported by a full-height brick pier with arched brick spandrels. There is a group of four windows on the left (east) end of the façade and a hip-roofed dormer with vinyl siding and paired windows. A one-story, side-gabled wing extends from the left elevation, flush with the façade. A gabled, screened porch to the left of this wing is supported by square posts and has vinyl siding in the gable. There is a shed-roofed dormer on the rear (south) elevation and a shed-roofed wing at the right rear (southwest) with sliding glass doors on its right elevation. The house was built for James L. Davis (stenographer, Atlantic Coast Line Railroad).

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 46Brookwood Historic District
New Hanover County, North Carolina

NC-Building – Garage Apartment, c. 1980 – Two-story, front-gabled, frame garage apartment with concrete-block first floor with two overhead doors on the north elevation. The vinyl-sided second floor features vinyl windows.

Metts Avenue – North Side**2317 Metts – Debern timer C. and Mary L. North House – c. 1932, c. 1990 C – Building**

This one-and-a-half-story, side-gabled Cape Cod-style house is three bays wide and triple-pile. It has a wire-cut brick veneer, paired six-over-six wood-sash windows with soldier-course brick lintels that extend to form continuous bands around the house, and an exterior brick chimney on the right (east) elevation. The four-light-over-four-panel door, centered on the façade, is sheltered by a front-gabled porch supported by fluted columns with vinyl siding in the gable. There are two front-gabled dormers on the façade, each with vinyl siding and a single six-over-six window. A one-story, side-gabled porch on the right elevation is supported by fluted columns and was been enclosed with windows and vinyl siding prior to 1994. A shed-roofed dormer on the rear (north) elevation has wood shingles and a one-story, shed-roofed brick wing extends from the left rear (northwest). The house was built for Debern timer C. North (partner, North-Smith Coal Co.) and his wife, Mary L. North.

C-Building – Garage, c. 1932 – Front-gabled, brick garage largely obscured by a wood fence.

2323 Metts – Laney W. and D. E. Pridgen House – c. 1932**C – Building**

Located at the northwest corner of Metts and Keaton avenues, this one-and-a-half-story, side-gabled, Craftsman-style bungalow is three bays wide and triple-pile. It has a brick veneer with projecting brick water table, vinyl windows, paired on the façade, with soldier-course lintels that form a continuous band around the building. It has knee brackets in the gables and an exterior brick chimney on the right (east) elevation. The four-light-over-two-panel, Craftsman-style door, centered on the façade, is sheltered by a full-width, engaged, shed-roofed porch with a wide gable centered on the façade. The porch is supported by square columns on brick piers, with grouped columns on higher, wider piers at the corners. There is a projecting, hip-roofed bay on the right elevation that has one-over-one windows flanking a fixed seven-light Craftsman-style window and exposed rafter tails. There are paired windows in the side gables and a full-width, one-and-a-half-story, gabled ell extends from the rear (north). A one-story, hip-roofed brick ell at the right rear (northeast) has windows on all sides and may be an enclosed porch. There is a two-story, shed-roofed, frame addition at the left rear (northwest) that is covered with vertical plywood sheathing and has an inset, screened porch at the first floor. An exterior wood stair on the left (west) elevation accessed the second-floor space. The house was built for Laney W. and D. E. Pridgen.

C-Building – Garage, c. 1932 – Side-gabled, brick garage with paired sliding doors on the east elevation, facing Keaton Avenue.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 47Brookwood Historic District
New Hanover County, North Carolina**Metts Avenue – South Side****2200 block Metts – Bridge – c. 1920****C – Structure**

Spanning Burnt Mill Creek, this granite bridge features three arched spans on concrete footings with a projecting belt course above the arches. The sidewalls extend approximately three feet above the sidewalk level as a granite wall with a granite cap. The right-of-way features concrete sidewalks on both sides of the asphalt road. The bridge was likely constructed immediately following the platting of the neighborhood to connect Brookwood to the neighboring Carolina Place Historic District (NR1992).

2216 Metts – House – 2000**NC – Building**

Replacing an earlier Ranch house on the site, this one-story, hip-roofed house is seven bays wide and double-pile. It has a raised concrete-block foundation, fiber cement siding, vinyl windows, and an interior brick chimney. The center five bays project slightly under a hipped roof. The vinyl French door, centered on the façade is sheltered by a three-bay-wide, pedimented front-gabled porch supported by square columns with a fixed window in the gable. On the left (east) elevation, a two-bay garage is located at the basement level. County tax records date the building to 2000.

2220 Metts – Louis O. and Dorothy B. Ellis House – c. 1950**C – Building**

This one-story, side-gabled Ranch house is four bays wide and double-pile with a stuccoed foundation, later wood shingles, two-over-two horizontal-pane wood-sash windows, and an interior stuccoed chimney. A six-panel door on the left (east) end of the façade and a picture window, flanked by two-over-two windows, to its right (west) are sheltered by a shed-roofed overhang of the main roof. A gabled wing extends from the left elevation and has a replacement door with a sidelight on its façade that is accessed by a wood deck. The house was built for Louis O. Ellis and his wife, Dorothy B. Ellis.

NC-Building – Shed, c. 1990 – Front-gabled, frame shed with later wood shingles, one-over-one windows, and weatherboards under an inset porch at the northeast corner.

2222 Metts – Leonard F. and Jannette K. Gore House – c. 1936**C – Building**

This one-story bungalow has a front-gabled core that extends above the roof ridge of the side-gabled section at its north end. The house is three bays wide and four-pile with mitered weatherboards, replacement one-over-one wood-sash windows, and an exterior brick chimney on the left (east) elevation. The replacement front door is sheltered by a two-bay-wide, hip-roofed porch supported by columns with a gabled bay with partial cornice returns over the entrance. Three fixed windows are visible in the front gable, replacing earlier vents. The house was built for Leonard G. and Jannette K. Gore.

C-Building – Shed, c. 1936 – Front-gabled, frame shed with weatherboards and batten doors on the north elevation.

2230 Metts – William K. and G. Aldine Hobbs House – c. 1950, c. 2000**C – Building**

This one-story, side-gabled Period Cottage is three bays wide and double-pile with a projecting, front-gabled wing on the left (east) end of the façade. It has a brick veneer, partial cornice returns, vinyl windows with soldier-course brick lintels, including tripartite windows on the façade, and an exterior brick

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 48Brookwood Historic District
New Hanover County, North Carolina

chimney on the right (west) elevation. The entrance, located in a projecting shed-roofed bay centered on the façade, has a solid wood door with a diamond-light fixed window to its left. A front-gabled dormer on the right end of the façade has vinyl siding and a vinyl window. A hip-roofed porch on the right elevation is supported by full-height brick piers and has a later, unpainted wood railing. There is a near-full-width shed-roofed dormer on the rear elevation (south). At the right rear (southwest), a post-1994 side-gabled, frame wing has vinyl siding and a carport supported by brick piers at the basement level. The house was built for William K. Hobbs (office manager, Gulf Oil Co.) and his wife, G. Aldine Hobbs.

2234 Metts – Charles C. and Ruby L. Grissom House – c. 1947**C – Building**

With Colonial Revival-style details, including a dentil cornice, this one-and-half-story Cape Cod-style house is three bays wide and triple-pile with a full-width, gabled rear ell. The house has a brick veneer, vinyl windows with soldier-course brick lintels, paired on the façade, partial cornice returns, and an exterior brick chimney on the left (east) elevation. The four-light-over-four-panel door, centered on the façade, has a classical surround with denticulated entablature supported by fluted pilasters. Three gabled dormers on the façade have vinyl siding and windows. There is a garden window and an exterior brick chimney near the rear (south) of the left elevation and basement-level windows on the side elevations. A gabled addition at the rear has a slightly lower roofline, fiber cement siding, and a wood deck at its rear. The house was built for Charles C. Grissom (owner, Charles C. Grissom & Son (auto repairs)) and his wife, Ruby L. Grissom.

C-Building – Garage, c. 1947 – Front-gabled, brick garage with original sliding batten doors and a fanlight in the gable.

2300 Metts – Vacant Lot**2304 Metts – A. G. and Lucille B. Millican House – c. 1932****C – Building**

This one-and-a-half-story, front-gabled Period Cottage has a cross-gabled wing creating a T-shaped plan. The house has a painted brick veneer, weatherboards and a diamond vent in the gable, and an exterior brick chimney on the left (east) elevation. A tall, projecting bay window on the façade has eight-light casement windows with six-light fixed windows above and a molded cap. The entrance, a batten door centered on the right (west) elevation, is sheltered by a front-gabled porch supported by square posts with faux half-timbering in the gable and faces a vacant, landscaped lot to the west. A projecting shed-roofed bay to the left of the entrance has grouped eight-light casement windows. The cross gable features a clipped gable and one-over-one vinyl windows on the left (east) end and six-over-six wood-sash windows on the right (west) end. Paired windows in the right gable end have an arched brickcourse. A one-story, shed-roofed brick wing at the left rear (southeast) has clerestory windows. The house was built for A. G. Millican (owner, Standard Pharmacy) and his wife, Louise B. Millican.

NC-Building – Garage, 1980s – Front-gabled, frame garage with weatherboards in the gable and side elevations.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 49Brookwood Historic District
New Hanover County, North Carolina**2310 Metts – David A. and Susie W. Darden House – c. 1938****C – Building**

With Tudor Revival-style details including faux half-timbering in the gables and a prominent, stepped brick chimney on the façade, this one-and-a-half-story, side-gabled Period Cottage is four bays wide and triple-pile. The house has a brick veneer and a wide gable on the left (east) end of the façade with faux half-timbering, a single window, and weatherboards in the upper one-third of each gable. The front gable features an overhanging, weatherboarded section with a modillion cornice in its upper third. Windows are six-over-six wood-sash windows and the arched batten door has a single light and is located in an asymmetrical-front-gabled, faux half-timbered bay and sheltered by a hipped roof on brackets. A side-gabled porch on the right (west) elevation has been enclosed with brick and paired six-over-six windows on the façade and with three clerestory windows over faux half-timbering on the right elevation. A one-story, gabled ell extends from the left rear (southeast) with a gabled, screened porch beyond it. The house was built for David A. Darden (cashier, Peoples Savings Bank) and his wife, Susie W. Darden.

NC-Building – Shed, c. 1980 – Shed-roofed frame shed with plywood sheathing and faux half-timbering in the gable.

2314 Metts – William B. and Elizabeth K. Creasy House – c. 1932**C – Building**

This one-and-a-half-story, side-gabled Period Cottage is three bays wide and four-pile with a full-width, one-story rear gable. The house has a brick veneer, vinyl windows, original six-over-six wood-sash windows in the side gables, and an exterior brick chimney on the left (east) gable end. A two-bay-wide front-gable on the left end of the façade has a cat-slide roof, an arched eight-light window in the gable, a tripartite window in an arched brick opening on the left end and the entrance on the right (west) end. The projecting, front-gabled entrance bay has an arched brick opening with an inset batten door. An inset screened porch on the right end of the façade is supported by full-height brick piers with arched openings with stone accents and a front-gabled dormer above it has replacement weatherboards and a single six-over-six window. An uncovered brick terrace extends across the right two bays of the façade and there is an exterior brick chimney on the right elevation of the rear ell. The house was built for William B. Creasy and his wife, Elizabeth K. Creasy.

2318 Metts – Irwin and Mary L. Rourk House – c. 1938, 1970s**NC – Building**

Distinctive for its yellow-brick detailing, this one-story, side-gabled Period Cottage has been significantly altered with the enclosure of the front porch. It is four bays wide and double-pile with a projecting, front-gabled porch on the left (east) end of the façade. The house has a red brick veneer, four-over-four wood-sash windows with soldier-course brick lintels, and a prominent brick chimney near the right (west) end of the façade with a yellow-brick cross detail and yellow-brick header course at the top. The cross-gabled porch is supported by full-height brick piers on a brick knee wall with jalousie windows installed above the knee wall. It has a projecting, front-gabled entrance bay with an arched brick surround leading to an inset jalousie door with sidelights that was added when the porch was enclosed. A gabled ell extends from the left rear (southeast) with a shed-roofed, frame screened porch at its rear. The house was built for Irwin Rourk (engineman, U.S. Post Office) and his wife, Mary L. Rourk.

NC-Building – Greenhouse, 1980s – Front-gabled, frame greenhouse on a brick foundation.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 50Brookwood Historic District
New Hanover County, North Carolina**2322 Metts – Richard L. and Jane W. Player House – c. 1934****C – Building**

While many homes in the district have Tudor Revival-style elements, this is only house in the district constructed in the full Tudor Revival-style. The two-story, side-gabled house is three bays wide and double-pile with a stone veneer on the first floor façade, plain stucco on the first-floor levels of the side elevations, faux half-timbering in the second floor and front gables, and weatherboards in the upper side gables. The house has four-over-four wood-sash windows on the first floor with six-over-six windows on the second story. The centered entrance, a batten door with a three-light window to its right (west), is located under a slightly-overhanging, second-story, front-gable wall dormer with a group of four four-over-four wood-sash windows. A gabled wall dormer on the right end of the façade has a single six-over-six window over a group of three windows on the first floor. A projecting, one-story, shed-roofed bay on the left (east) end of the façade has grouped windows on each elevation and faux half-timbering in the gables. There is an exterior brick chimney in the right gable and a shed-roofed porch across the rear (south) has been enclosed with jalousie windows. The house was built for Richard L. Player (secretary-treasurer, Brookwood Realty Corp. and Shore Acres Co.; manager, Wilmington-Wrightsville Beach Causeway Co. and Harbor Island Casino) and his wife, Jane W. Player.

NC-Building – Accessory Dwelling, 1980s – Front-gabled, frame building with vertical plywood sheathing, one-over-one wood-sash windows, and a front-gabled entrance bay on the north elevation. The building has a 2324 Metts Avenue address.

2400 Metts – William E. and Thelma W. Hand House – c. 1936**C – Building**

This two-story, side-gabled, Colonial Revival-style house is five bays wide and double-pile with a brick veneer, six-over-six wood-sash windows with soldier-course brick lintels, partial cornice returns, and an exterior brick chimney in the right (west) gable end. Rowlock-course bricks at the second-floor windowsill level form a continuous belt course around the house. The six-panel door, centered on the façade, has six-light-over-one-panel sidelights and an arched transom. It is sheltered by a front-gabled porch with an arched ceiling supported by grouped columns. A later handicap ramp has been added to the front entrance. A one-story, hip-roofed wing on the left (east) elevation has a wide cornice and paired windows. A two-story, gabled ell extends from the left rear (southeast). The house was built for William E. Hand (clerk, Atlantic Coast Line Railroad) and his wife, Thelma W. Hand.

NC-Building – Garage, 1980s – Front-gabled, frame garage with plain weatherboards and sliding doors.

2404 Metts – J. Earl and Gladys J. Sneed House – c. 1934**C – Building**

This one-story, front-gabled, Craftsman-style bungalow is three bays wide and four-pile. It has a brick veneer, six-over-six wood-sash windows with soldier-course lintels that form a continuous belt course around the house, a soldier-course watertable, and an exterior brick chimney on the left (east) elevation. The house has vinyl siding and exposed purlins in the gables. A replacement solid wood door with three lights is centered on the façade and sheltered by a shed-roofed porch that wraps around the left elevation as a side-gabled porch supported by stout battered posts on brick piers. The porch terminates at a projecting, front-

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 51

Brookwood Historic District
New Hanover County, North Carolina

gabled bay on the right (west) end of the façade. The house was built for J. Earl Sneed (salesman, Wilmington Cycle Co.) and his wife, Gladys J. Sneed.

NC-Building – Garage Apartment, 1980s – Two-story, front-gabled building with vinyl siding and windows, and interior brick chimney, and two pairs of vinyl French doors at the first-floor north elevation, likely enclosing original garage bays.

2408 Metts – William E. and Lucretia B. Peterson House – c. 1940

C – Building

This one-story, hip-roofed, Ranch house with Colonial Revival-style details is three bays wide and four-pile with a painted brick veneer, replacement windows throughout, and an exterior brick chimney on the left (east) elevation. The entrance, located on the left end of the façade has a nine-light-over-two-panel door sheltered by a gabled roof with arched ceiling on sawn consoles. A hip-roofed porch on the left elevation, flush with the façade, is supported by full-height brick piers. There is an arched attic vent on the façade and deeply inset entrance bay on the right (west) elevation with a nine-light-over-two-panel door. A shed-roofed, frame wing at the rear (south) has a stuccoed foundation and vinyl siding. The house was built for William E. Peterson (watchman) and his wife, Lucretia B. Peterson.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 52

Brookwood Historic District
New Hanover County, North Carolina

Section 8: Statement of Significance

The Brookwood Historic District is locally significant and meets National Register Criterion A for community planning and development. The post-World War I development, platted in 1920 and 1927 and constructed at the terminus of the streetcar line, illustrates a shift away from city center neighborhoods to subdivisions at the perimeter of the city in the early twentieth century. Brookwood is among the most intact middle-class suburbs in Wilmington and like its contemporaries, including Carolina Place (1906) and the Westbrook-Ardmore (1911) developments, Brookwood was laid out on a grid plan with small lots and featured small to medium-sized housing that met the need of the growing middle class. Initially located just beyond the city limits and several blocks from the streetcar line, the development included municipal services such as water, sewer, gas, and electric lines, and a public park on the banks of Burnt Mill Creek, a feature often omitted from less prestigious suburbs. Additionally, Brookwood developers used the rising popularity of the automobile to their advantage, as advertisements for the development touted straight roads that offered easy access “without a turn or a curve.”¹

The district also meets National Register Criterion C for architecture. The district comprises houses constructed in a variety of early twentieth-century architectural styles, including Craftsman, Colonial Revival, Cape Cod, and Period Cottage. Additionally, the district’s continued development after World War II includes examples of the Minimal Traditional and Ranch styles.

While the vast majority of the homes in Brookwood Historic District were constructed between 1921 and 1950, construction continued at a slower pace into the 1960s, with four additional homes constructed before 1964 and five homes built between 1978 and 1994. The period of significance extends from 1920, the initial platting of the northern part of the neighborhood to 1964, with later construction after 1978 not of exceptional significance.

Historical Background:

As one of North Carolina’s oldest cities, Wilmington, located at the mouth of the Cape Fear River, has a long and storied past. Incorporated by the British in 1739/1740, it quickly became an important port town and played prominent roles in the American Revolution and Civil War.² Fueled by the shipping, naval stores, lumber, and cotton industries, Wilmington had, by 1840, become the largest city in the state. The economy expanded in the mid-nineteenth century with the construction of railroad lines (the Wilmington and Weldon line was completed in 1840 and the Wilmington, Charlotte, and Rutherford Railroad, later reorganized as the Central Carolina Railway, was added in the 1850s), which made the city an even more important shipping

¹ “Improvements in Brookwood Now Nearing Completion” (advertisement), *Wilmington News-Dispatch*, 1 July 1927, Brookwood Subdivision File, New Hanover Public Library.

² Anne Russell, *Wilmington: A Pictorial History, Millennium Edition* (Virginia Beach: The Donning Company Publishers, 2004, originally published in 1981); “History of Wilmington,” (Wilmington: New Hanover County Public Library, n.d.), Retrieved from <http://www.nhcgov.com/Library/Documents/History%20of%20Wilmington.pdf> on 27 March 2014.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 53Brookwood Historic District
New Hanover County, North Carolina

hub.³ In 1898, the Wilmington and Weldon Railroad headquarters were moved to downtown Wilmington when the Atlantic Coast Line Railroad purchased the line. With hundreds of employees, the Atlantic Coast Line was integral to Wilmington's economy from 1898 to 1960 when the company relocated to Jacksonville, Florida.⁴

Fueled by its economy, the city's population nearly tripled in the second half of the nineteenth century, increasing from 7,264 people in 1850 to 20,026 people in 1900. This rapid growth continued in the first two decades of the twentieth century, as the population rose from 25,748 residents in 1910 to 33,372 in 1920.⁵ During this period, even more workers moved to Wilmington seeking work in the city's shipyards, which boomed upon the outbreak of World War I.⁶ In fact, the Chamber of Commerce indicated that the city's prosperity during the war was largely due to the government-owned steel shipyard (the only one in the South) and concrete yard (the only one in the country).⁷ At the close of World War I, Wilmington's boosters continued to be optimistic about the economy, and the City Directory announced that "the year 1919 has already witnessed preparations for big building operations, among such being the awarding of a contract for a large new fertilizer factory to be erected by Morris and Company, thus supplementing the city's already large number of such industries."⁸

However, the 1920s would bring major changes to Wilmington's economy. Foreign trade suffered during the war years with exports increasing only twenty-six percent between 1909 and 1919 while imports increased 239 percent, making 1915 the first year during which the tonnage of trade ships entering the port from outside the United States exceeded those clearing the port with exports.⁹ Additionally, in the 1920s, the government closed its shipyards in Wilmington resulting in a decrease in population over the decade. In 1920, Charlotte replaced Wilmington as the state's largest city, and by 1930, Wilmington had fallen to eighth.¹⁰ While Wilmington's ports were ultimately unable to compete with the southern cities of Charleston and Norfolk, municipal and state efforts to improve its infrastructure in the 1920s resulted in improved roads and the opening of the Intercoastal Waterway in 1927, allowing the city to continue to play an integral part in inter-state commerce throughout the twentieth century. When cotton exports plummeted during the Depression, the manufacturing sector further diversified and the city's molasses production, cotton mills, fertilizer factories, and oil distribution companies flourished.¹¹ City boosters boasted that Wilmington's factories produced approximately 150 different products, claiming "that this diversity was 'proof-positive' of

³ Sherry Joines Wyatt and L. Robbie King, "Wilmington Historic District Boundary Expansion and Additional Documentation" (Raleigh: North Carolina State Historic Preservation Office, 2002): 8.5, 8.7.

⁴ George A. Kennedy, "Atlantic Coast Line Railroad," *NCpedia*, 2006, <http://ncpedia.org/atlantic-coast-line-railroad>.

⁵ John L. Godwin, *Black Wilmington and the North Carolina Way: Portrait of a Community in the Era of Civil Rights Protest* (New York: University Press of America, 2000).

⁶ Wyatt and King, "Wilmington HD Expansion."

⁷ *Wilmington, North Carolina, Directory* (Wilmington, North Carolina: Hill Directory Co., Inc., 1919-1920), 7.

⁸ *Ibid.*

⁹ *Ibid.*, 6; Wyatt and King, "Wilmington HD Expansion," 8.11.

¹⁰ Wyatt and King, "Wilmington HD Expansion," 8.17.

¹¹ *Ibid.*, 8.13

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 54Brookwood Historic District
New Hanover County, North Carolina

the city's 'basic industrial attractions' and gave the city an advantage over 'one-industry' towns."¹²

With the outbreak of World War II in Europe, the city's shipyards would once again experience a boom. Lobbyists worked to secure contracts for Wilmington, and in November 1940, the federal Maritime Commission selected Wilmington as a shipbuilding site. In 1942, the Chamber of Commerce declared that the wartime population had tripled in two years, up to 90,000 people from 33,407 in 1940 and boasted that public and private services were working diligently to accommodate the city's citizens.¹³ The North Carolina Shipbuilding Company employed 25,000 workers at its peak in 1943. This influx of workers also created a housing shortage, "despite the 6,500 units built by the federal government [and] the 1,300 units built privately."¹⁴

Community Planning and Development Context:

In Wilmington, nineteenth-century development was centered near downtown, along the Cape Fear River and in close proximity to the commercial core, the docks, and other industry. Much of this development is included in the Wilmington Historic District, which stretches nearly fifteen blocks east of the river and includes the state's largest collection of nineteenth-century commercial, governmental, religious, and domestic buildings.¹⁵ However, by the turn of the twentieth century, with a growing population of workers flocking to the "thriving commercial and industrial center, port city, and railroad headquarters," physical expansion was inevitable.¹⁶ With the city facing a housing shortage, development, realty, and mortgage companies thrived and middle- and upper-class white residents became anxious to escape the overcrowding, noise, and racial diversity of the downtown areas.

The city's growth at the turn of the twentieth century corresponded with the City Beautiful movement, a "response to the rampant, often uncontrolled, commercial and residential growth of the late nineteenth century."¹⁷ The movement illustrated a concerted effort to bring focus and cohesiveness to new residential communities, by emphasizing planned communities, separated into functional zones, which kept residences separate from the noise, traffic, and odors of the business and industrial areas. Suburban neighborhoods with paved streets and, in many cases streetcars, were separate from the city, but still easily accessible. The neighborhoods themselves often contained large lots, natural surroundings, including tree-lined streets and landscaped parks, and cultural homogeneity. Although early City Beautiful plans often contained a central focus, such as a stream, monument, or series of small parks bordering curving streets, other developments simply replicated the city's grid pattern with variation only occurring where the streets were

¹² *Ibid.*, 8.32.

¹³ *Wilmington, North Carolina, Directory*, (Richmond: Hill Directory Co., Inc., 1942), 5-11.

¹⁴ *Ibid.*; Wyatt and King, *Wilmington HD Expansion*, 8.38.

¹⁵ Allison H. Black and David R. Black, "Carolina Place Historic District, Wilmington, New Hanover County," (Raleigh: North Carolina State Historic Preservation Office, 1992), 8.97.

¹⁶ Beth Keane, "Carolina Heights Historic District, Wilmington, New Hanover County," (Raleigh: North Carolina State Historic Preservation Office, 1998), 8.2.

¹⁷ Catherine W. Bishir, *North Carolina Architecture* (Chapel Hill: University of North Carolina Press, 2005), 586.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 55Brookwood Historic District
New Hanover County, North Carolina

intersected by older, angular roadways left intact.¹⁸ Electricity, paved streets, and sanitation measures were often included as part of the development of the neighborhood, removing “life’s unpleasant realities from view and scent.”¹⁹ Further, the marketing of the neighborhoods to middle- and upper-class citizens illustrated the trend toward geographic separation of classes and races in the early twentieth-century city.

The land to the east of downtown Wilmington, just outside the city limits, was the most logical place for speculators and land developers to invest in new neighborhoods. The expansion of middle- and upper-class suburban development eastward was further fueled by the streetcar, which extended east along Seventeenth Street. The streetcar gave people the freedom to live away from the businesses and industry and deed restrictions protected that separation. Between 1906 and 1911, Carolina Place, Carolina Heights, and Winoca Terrace were developed along the streetcar lines, extending the original city grid east.²⁰

Carolina Place, located at Brookwood’s western boundary, was platted in 1906 as Wilmington’s first planned streetcar suburb and the city’s first suburban residential neighborhood.²¹ Designed to appeal to working-class residents, with the streetcar line providing public transportation into the city, the development maximized space with streets laid out in a grid pattern with uniform, narrow lots, and a mixture of Queen Anne-, Colonial Revival-, and Craftsman-style houses. The neighborhood was developed in two phases with the first major phase of construction occurring from 1906 to 1928. The second phase began in 1928 when Richard L. Player, secretary-treasurer of the Brookwood Realty Corporation, and eventual resident of Brookwood, purchased and developed the remaining unsold lots.²² Brookwood continuing on the successes of Carolina Place, though with generally smaller houses, it catered to middle-class tradesmen, clerks, and employees of the Atlantic Coast Line Railroad.²³

Carolina Heights, north of Carolina Place and northwest of Brookwood, was platted in 1908, targeting upscale residents with larger lots and architect-designed houses, designed to “create a residential suburb for prominent, financially comfortable members of the community” and “reflected a desire to exhibit stunning architecture incorporating the latest innovations in utilities and conveniences.”²⁴ Immediately to its west, and already within the city limits, Winoca Terrace was developed in 1911 and provided substantial homes, though smaller and simpler in design than those of Carolina Heights.²⁵ The Carolina Heights and Winoca Terrace neighborhoods both feature wide streets laid in a grid pattern, street trees, and service alleys, a feature common in more prestigious suburbs, on which garages were constructed.

¹⁸ Edward F., Turberg, “Westbrook-Ardmore Historic District, Wilmington, New Hanover County” (Raleigh: North Carolina State Historic Preservation Office, 2009), 7.1, 8.78.

¹⁹ Bishir, *North Carolina Architecture*, 430.

²⁰ Turberg, “Westbrook-Ardmore HD, 7.1, 8.76-80.

²¹ Black and Black, “Carolina Place HD”, 8.97.

²² *Ibid.*, 8.97.

²³ *Ibid.*, 8.99.

²⁴ Keane, “Carolina Heights HD,” 7. 2.

²⁵ Black and Black, “Carolina Place HD,” 8.100.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 56Brookwood Historic District
New Hanover County, North Carolina

To the west and southwest of Carolina Place, Westbrook-Ardmore was platted as several separate neighborhoods from 1911 to 1922. Like Carolina Place, Carolina Heights, and Winoca Terrace, its location on the streetcar line virtually guaranteed its success as a development. Catering to middle-class residents, Westbrook-Ardmore includes both public and residential buildings on rectangular lots arranged along a street grid. It includes homes dating from 1914 through the 1950s, its long period of development owing to its central location.

By 1918, the city limits had been expanded to include the Carolina Place, Carolina Heights, Winoca Terrace, and Westbrook-Ardmore developments.²⁶ However, development continued in the 1920s, with the construction of the middle-class neighborhood of Brookwood (1920) and the elite neighborhood of Forest Hills (1924) along the city's outer limits. While the streetcar lines remained an important connection to the city center as well as to Wrightsville Beach, by the 1920s a shift toward the automobile had begun and by 1939 trolley service in Wilmington had stopped.²⁷ The advent of the automobile extended the geographic limits of suburban development even farther and Brookwood and Forest Hills reflected the growing national trend toward "naturalistically platted suburbs geared to the automobile as well as the streetcar".²⁸

On March 18, 1920, the Brookwood Development Corporation purchased a 53.12-acre wooded tract just to the east of the city limits that abutted Carolina Place to the west, Burnt Mill Creek to the south and west, Market Street to the north, and land that would later become Forest Hills to the east.²⁹ Though not directly along the streetcar route, it was located just five blocks east of the Seventeenth Street line, which provided access to downtown Wilmington and Wrightsville Beach.³⁰ Under the direction of Wilmington real estate developer Oliver T. Wallace, president of the Brookwood Development Company, the initial phase of the development—which excluded a central tract that the company did not acquire until 1927—was subdivided in October 1920.

Designed to appeal to the budgets of middle-class homeowners, Brookwood was laid out on a grid, which allowed for a more efficient use of the land than curvilinear subdivisions like the adjacent Forest Hills development.³¹ It contained moderately sized lots, consistent setbacks, and tree-lined streets. While the land along Burnt Mill Creek, on the western border of the development, was not suitable for building, it proved a valuable asset in the success of the neighborhood. The land became Brookwood Park (later renamed Wallace Park), an area that would have been viewed as a safe place for children to play, thus instrumental in the marketing of the development to young families. Reflecting its appeal to the city's professional class, most of

²⁶ Keane, "Carolina Heights HD," 8. 8.

²⁷ *Ibid.*, 8.8.

²⁸ Bishir, *North Carolina Architecture*, 515.

²⁹ Turberg, "Westbrook-Ardmore HD," 7.

³⁰ Edward F. Turberg, "Brookwood Neighborhood Architectural Survey, Wilmington, North Carolina," (Wilmington: Historic Wilmington Foundation, 1994), 5.

³¹ In developments for wealthier residents, landscape designers eschewed the grid as too urban and limiting, opting instead for curvilinear streets and irregular lots. However, gridded layouts offered a more efficient use of space, allowing developers to fit more homes in the neighborhood.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 57Brookwood Historic District
New Hanover County, North Carolina

Brookwood's first residents were salesmen, clerks, and small business owners, with a few skilled professionals (including one lawyer and two dentists).³² The residential patterns also illustrate the importance of the railroad in Wilmington during this period, as more than 28 percent of the neighborhood's original residents worked for the Atlantic Coast Railroad, which had its headquarters in Wilmington and was one of the city's largest employers.³³

On October 21, the *Wilmington Star* reported that a large crowd had turned out for a sale of lots "in the Kenan tract," during which eighteen lots were sold "at prices ranging from \$25 to \$43 a front foot."³⁴ Though the subdivision had originally been named Cityview, these first purchasers decided to hold a contest to come up with a new name that was more "suggestive of the location" (a trend in suburban developments of the period).³⁵ The winning entry, submitted by Catherine Nixon and Mrs. C. W. Davis, was "Brookwood," celebrating the creek and wooded area on the neighborhood's southern and western borders.³⁶

The first three houses built in the neighborhood were the c. 1921 Colonial Revival-style Powers House (9 Borden Avenue), the c. 1922 Craftsman-style Innis House (109 Keaton Avenue), and the c. 1923 Craftsman-style Hardwick House (102 Borden Avenue).³⁷ Despite the fact that the newspaper had described the original public sale as successful and investors continued to cite optimism in the neighborhood's progress, the neighborhood grew slowly in the 1920s. City directories indicate that only six homes were built in the development between 1921 and 1927.³⁸

To make the area more appealing to homebuyers, residents and investors appealed to the city commission to extend city services to the neighborhood despite its location just east of the city limits. In January 1922, Brookwood was tied into the city's water system, though the city commission determined that residents would "be charged an amount double that charged residents of the city for water," after an initial payment of

³² Among the purchasers listed in the *Wilmington Star* were attorney W. P. Mangum Turner, salesman Leonard E. Allen, and registry clerk R. F. Colwell. However, of the purchasers listed in the paper, only Carol A. Powers, partner in A. H. Morris Hardware, and William L. Milliford, owner of the molasses importer American Molasses Company, are listed in city directories as original occupants of homes in the neighborhood.

³³ The railroad employed approximately one thousand people.

³⁴ "Eighteen Lots Sold Brookwood: Miss Nixon and Mrs. C.W. Davis Win Prizes for Naming Suburb," *Wilmington Star*, 22 October 1920, Brookwood Subdivision File, New Hanover Public Library. Sales included seven lots of sixty-foot frontage with a depth of two hundred feet on Market Street and eleven lots on Borden and Keaton avenues.

³⁵ *Ibid.*

³⁶ Naming suburban neighborhoods for their natural features was fashionable in the early twentieth century.

³⁷ Turberg, "Brookwood survey," 7

³⁸ In 1922, Mr. L. W. Moore, one of the owners of the development, "expressed himself as well pleased with the way in which real estate values are holding up and believes that the year will see a considerable number of fine homes erected in Brookwood." "Brookwood Scene of New Buildings," *Wilmington Dispatch*, 28 February 1922, Brookwood Subdivision File, New Hanover Public Library.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 58Brookwood Historic District
New Hanover County, North Carolina

\$25.³⁹ To further boost sales, the Brookwood Realty Corporation—an arm of the Brookwood Development Corporation led by Wallace and his business partner Richard L. Player (who would build his own home at 2322 Metts Avenue)—built at least one speculative home for sale.⁴⁰ On July 10, 1922, agents from the L. W. Moore Real Estate and Insurance Agency, whose proprietor Lloyd W. Moore was a principal owner in the Brookwood development, showed more than 300 “delighted visitors” through the home, and reported that people “were loud in their praise of the beautiful situation, on top of the hill overlooking Market Street.”⁴¹ Moore had made sure that the brick home was “furnished top to bottom, with everything brand new,” a practice that was new to Wilmington, even featuring minute details like “electric curling tongs” for ladies’ hair.⁴²

The developers’ efforts seemed to pay off. On May 26, 1923, “an enormous crowd” attended an auction held in the subdivision. Seventeen lots were sold for approximately \$18,000, though the *Wilmington Star* indicated that prices per front foot had dropped slightly since the neighborhood’s formation, down to \$12.50 to \$40, depending on location.⁴³ Among purchasers at this auction were David D. Sloan, Albert Solomon, Fred Tucker, Frank King (2306 Market), Martin Schnibben (2308 Market), Mrs. R. F. Barker, John Innas, R. G. Grady, Mrs. E. M. Parker, William Struthers Jr., Robert B. Bell (117 Keaton), M. J. Cowell, H. T. Baker, Mrs. Tille Rivenbark, Mrs. J. Henry, E. D. Williams, and M. M. Riley Jr. A number of the new owners intended to begin building immediately, the paper reported, adding to the seven homes already completed in the development.⁴⁴ However, the city directories indicate that these individuals were not necessarily the initial occupants.⁴⁵

In August 1925, the Brookwood Realty Corporation inquired if the city would be interested in a five-acre strip of land along Burnt Mill Creek for the use of “persons living in that section of the city.”⁴⁶ L. W. Moore, Brookwood treasurer, officially offered the city commission the property in September, explaining that his

³⁹ “Start Work at Brookwood Very Soon Announced: Board Commissioners Fix Rates for ‘Tapping’ Water Main Today,” *Wilmington Dispatch*, 11 January 1922, Brookwood Subdivision File, New Hanover Public Library. The article noted that the city had spent approximately \$16,000 on improvements to the neighborhood.

⁴⁰ “Lovely Brookwood Residence Attracts Numerous Visitors; L.W. Moore’s Staff Busy Showing People Through,” *Wilmington Dispatch*, 11 July 1922, Brookwood Subdivision File, New Hanover Public Library. Player was also an officer in Wallace’s Shore Acres Company, which financed and oversaw the Harbor Island development; ran the Wilmington-Wrightsville Beach Causeway Company, which helped finance the construction of the causeway that linked the city with the beach by charging a toll of 10 cents per crossing; and oversaw the casino on the island.

⁴¹ *Ibid.*

⁴² *Ibid.*

⁴³ “Seventeen Purchase Lots in Brookwood Over \$18,000 Worth: Subdivision Sales Friday Run High—Seven Homes Already Built, Others Planned,” *Wilmington Morning Star*, 27 May 1923, Brookwood Subdivision File, New Hanover Public Library.

⁴⁴ *Ibid.*

⁴⁵ *Wilmington, North Carolina, Directory*, (Richmond: Hill Directory Co., Inc., 1923-1925).

⁴⁶ “Free Park Site Is Offered City in Brookwood,” *Wilmington Morning Star*, 25 August 1927, Brookwood Subdivision File, New Hanover Public Library.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 59Brookwood Historic District
New Hanover County, North Carolina

associates were happy to donate the land for public use “realizing the necessity of a park in this particular section for the benefit of the coming generation and further realizing that the city is building in that direction.”⁴⁷ This land along the creek was not ideal for development, and the realty corporation would likely have believed that a park would also help promote sales. According to a February 1927 *Wilmington Dispatch* article, the city did acquire the park and intended to undertake improvements on the land, including clearing underbrush and other minor changes, which still had not been completed by October 1929.⁴⁸ Initially called Brookwood Park, the park would be named Wallace Park in the late 1940s in honor of Oliver T. Wallace, president of the Brookwood development.⁴⁹

Another big boost for the neighborhood came in 1927, when Wallace was able to “purchase from Mrs. Kenan her dower interest in the property which had held up the development of Brookwood.”⁵⁰ This land—which included both sides of what would become Brookwood Avenue and all of the land south of Grady Avenue—allowed for the construction of Brookwood Avenue, which ran north to south down the center of the development, linking Metts Avenue and Market Street. In July, an advertisement in the *Wilmington News-Dispatch* listed the development’s many benefits, which included being close to the streetcar line, the inclusion of the park, convenient access to the city’s “city car” and bus lines, and proximity to Forest Hills School, which had opened in the fall of 1926.⁵¹ “Brookwood has all modern improvements,” it boasted, “reached without a turn or a curve—Straight out Market Street.”⁵² On November 6, 1927 the *Wilmington Star* reported that Brookwood Avenue would open within a few days explaining that the street would provide residents of the neighborhood access to Forest Hills School. Wallace reported that he hoped to soon open the street through to Metts Avenue, “thus saving more than a mile distance and relieving the congestion east and west on Market Street.”⁵³

Lots along Brookwood Avenue were outfitted with water, gas, and electric lines, and the realty company constructed several speculative houses, including “two large brick bungalows” to offer at auction or private sale (likely 27 and 28 Brookwood Avenue).⁵⁴ The Brookwood Realty Corporation celebrated the completion of the new street and accompanying homes with open houses on Thursday, November 10, and Friday, November 11, 1927, and twenty-five unimproved lots were to be offered at auction the following Friday. An

⁴⁷ “Brookwood Park Site Is Formally Offered the City, *Wilmington Star*, 10 September 1925, Brookwood Subdivision File, New Hanover Public Library.

⁴⁸ “New Park Area is Ideally Situated,” *The Wilmington News-Dispatch*, 16 February 1927, Brookwood Subdivision File, New Hanover Public Library; “Brookwood Park,” *The Wilmington News*, 1 October 1929, Brookwood Subdivision File, New Hanover Public Library.

⁴⁹ Black and Black, “Carolina Place HD,” 8.106.

⁵⁰ Turberg, “Brookwood survey,” 7.

⁵¹ “Improvements in Brookwood;” Turberg, “Brookwood survey,” 8.

⁵² “Improvements in Brookwood.”

⁵³ “Brookwood Drive Near Completion; To Be Opened Soon,” *Wilmington Morning Star*, 6 November 1927, Brookwood Subdivision File, New Hanover Public Library.

⁵⁴ *Ibid.*; Turberg, “Brookwood survey,” 7. The two bungalows in question are likely 27 and 28 Brookwood Avenue, given their size and physical similarities.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 60Brookwood Historic District
New Hanover County, North Carolina

ad in the *Wilmington Star* in December 1927 announced that construction had begun on two more homes, with three more to start in just a few days.

Empty lots were priced between \$1,250 and \$1,500 for corner lots. The Brookwood group would finance purchases with 10 percent down with payments of \$20 a month. According to an advertisement from May 1928, an improved lot—in this case a “modern, colonial style brick house, hardwood floors throughout, large bedrooms, sun-parlor, basement, etc.” on a 75-by-155-foot lot—could be purchased for \$9,500, with a \$1,000 down payment. Encouraging interested homebuyers to act quickly, the ad boasted that one of two nearly complete homes had already been sold the week before, “leaving the Brookwood Realty Corporation with only one house for sale.”⁵⁵

Sales and construction were affected by the onset of the Depression in 1929, though development continued, with the majority of homes (104 of the 146 homes) in the neighborhood being constructed in the 1930s and 1940s.⁵⁶ After Wallace’s death in 1930, other real estate agents continued to sell lots and speculatively built homes in Brookwood. On September 26, 1935, the Moore-Fonvielle Realty Company—co-owned by Lloyd W. Moore, who had been involved in the development since its inception—announced “another Moore-Fonvielle Triumph” with the completion of an “attractive” Dutch Colonial Revival-styled home at 112 Keaton Avenue, which they were opening to the public. The ad boasted that the home had been completely furnished by the Sutton-Council Furniture Company, “with furniture artistically arranged by Miss Julia Post and Mrs. Robert E. Tapp [and] draperies and curtains furnished by Belk-Williams.”⁵⁷ They even had a car in the driveway courtesy of Howell Motor Company.

An ad from the *Wilmington News* in April 1947 indicates that speculative homes in the post-World War II era were becoming more understated. The small, Minimal Traditional-style, brick-veneered home at 211 Borden Avenue was priced at \$8,700 and offered “large bedrooms with extra deep closets, a large living room with fireplace, large kitchen and dinette, built in cabinets, bath (tub and shower), linen closet, inlaid linoleum and beautiful hardwood floors, [and] automatic furnace heat.”⁵⁸ Sold by the real estate agent H. G. Bryant, it boasted that it was “the only lot on Borden Avenue with a 70 foot front” and noted that the attic was large enough for two rooms to be added to the home.⁵⁹

⁵⁵ “Brookwood!” (advertisement), *Wilmington Star*, 20 May 1928, Brookwood Subdivision File, New Hanover Public Library.

⁵⁶ Turberg, “Brookwood survey, 8.” The original Brookwood survey notes that there was “at least one house per year [being built] except for the years 1924, 1925, 1927, 1937, 1946, [and] 1949.”

⁵⁷ “Open House; Another Moore-Fonvielle Triumph” (advertisement), *The Wilmington News*, 26 September 1928, Brookwood Subdivision File, New Hanover Public Library.

⁵⁸ “Beautiful New Brookwood Home” (advertisement), *Wilmington News*, 13 April 1947, Brookwood Subdivision File, New Hanover Public Library.

⁵⁹ *Ibid.*

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 61Brookwood Historic District
New Hanover County, North Carolina

The advertising appears to have been successful as construction in Brookwood continued at a steady pace through the late 1940s with 136 homes constructed by 1950. Construction continued at a slower pace with four additional homes constructed by 1964 and five homes built between 1978 and 1994.

Architectural Context:

The Brookwood Historic District contains a variety of architectural house forms and styles, due in large part to its period of development spanning the 1920s through the early 1950s. The Colonial Revival and Period Cottage styles remained popular nearly the entire period of development, while other popular styles, including Craftsman, Minimal Traditional, Cape Cod, and Ranch, saw limited periods of popularity in line with national trends. Homes, tailored to the working middle class drew on recognizable forms and styles, but were generally less detailed than those homes constructed in Carolina Heights, Winoca Terrace, and Forest Hills. Further, Brookwood had a shorter period of development, and thus a smaller range of historic styles than Westbrook-Ardmore.

Among the earliest houses constructed in the district, one- and two-story homes in the Colonial Revival style were constructed throughout most of the period of significance. Examples of the style are generally concentrated on Market Street and in the northernmost blocks of Borden, Brookwood, and Keaton avenues, and date from 1921 to 1952. The Colonial Revival style, popular nationwide in the 1920s and 1930s, focused on accurate reproductions of Georgian and Federal precedents, due in part to the successful model of Colonial Williamsburg.⁶⁰ Typical examples of the style are one- and two-story, brick and frame houses with symmetrical facades. The side-gabled, double-pile houses generally had double-hung windows, classical door surrounds, and often dormers and projecting wings. The c. 1930 Robert F. and Florence J. Rankin House (2404 Market Street) is a good example of the style, symmetrical in form with partial cornice returns, six-over-six wood-sash windows, arched multi-light windows in the gables, a six-panel door with sidelights, an arched transom, and a front-gabled porch on paired columns and pilasters.

A popular variation of the Colonial Revival style was the Dutch Colonial Revival style, characterized by a gambrel or steeply-pitched gabled roof, often with shed-roofed dormers.⁶¹ The c. 1930 H. Patton and Olive W. Hebron House (105 Borden Avenue) is typical of the style with a gambrel roof and near-full-width, shed-roofed dormers on the façade and rear elevations. The house is symmetrical with mitered weatherboards, six-over-six windows, and an entrance sheltered by an arched hood. Located directly across the street, the c. 1930 Julia A. Seigler House (106 Borden Avenue) also has a gambrel roof, but is oriented with the gable facing the street and the near-full-width, shed-roofed dormers on the side elevations. It has four-over-one, Craftsman-style, wood-sash windows and a central entrance sheltered by a shed-roofed porch supported by columns.

⁶⁰ Bishir, *North Carolina Architecture*, 489.

⁶¹ Phillips, Steven J., *Old House Dictionary: An Illustrated Guide to American Domestic Architecture, 1600 to 1940* (Washington D. C.: The Preservation Press, 1994), 68.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 62

Brookwood Historic District
New Hanover County, North Carolina

The Colonial Revival style remained popular in the Depression- and post-World War II-eras, though the style was often manifested in smaller homes with less ornate detailing. The one-story, c. 1938 William D. and Blanche H. Hobbs House (114 Brookwood Avenue) has a brick veneer and Colonial Revival-style details, including an oculus in the front gable and a door with a classical surround with fluted pilasters sheltered by a front-gabled porch on slender columns. The c. 1936 William E. and Thelma W. Hand House (2400 Metts Avenue) is a two-story example of the style with a symmetrical façade with a brick veneer, partial cornice returns, six-over-six wood-sash windows, and a six-panel door centered on the façade with six-light-over-one-panel sidelights and an arched transom sheltered by a front-gabled porch supported by grouped columns. The c. 1941 J. Edward and Daisy A. Southerland House (19 Keaton Avenue) has a brick veneer, dentil and modillion cornice, three front-gabled dormers, with wood shingles and six-over-six wood-sash windows, and an entrance with a denticulated entablature supported by fluted pilasters.

The district's only non-residential structure, the c. 1952 Church of Jesus Christ of Latter Day Saints (2122 Market Street), was also constructed during the post-World War II era. Reflecting the continued popularity of the Colonial Revival style, the one-story, yellow-brick church has a front-gabled entrance wing with brick quoins and a six-panel door with classical surround with broken pediment supported by fluted pilasters. The steeple, centered on the entrance bay, has a vinyl-sided, square base with an octagonal section topped by a copper roof and spire.

The Craftsman style, one of the most popular styles for early twentieth-century suburbs nationwide, was popular in Brookwood as well, with the style employed in nearly thirty houses from the 1922 through the 1930s. The Craftsman style gained widespread popularity as a reaction to the applied decorative details of the Queen Anne style and formality of the Classical and Colonial Revival styles. The style emphasized a simplicity that focused on the materials and the structure itself, often employing stone and brick as decorative details and retaining exposed eaves, exposed purlins, and structural supports. The most common application of the style was to the one- or one-and-a-half-story bungalow form. The full- or partial-width front porch that defines the style is most often applied to the façade, but can also be inset or engaged, and is generally supported by battered posts on brick piers. The variations in form, as well as exterior materials and porch styles and configurations illustrate the versatility of the bungalow form and contributed to its nationwide popularity as a housing form from the 1920s through the early 1950s.

The Brookwood Historic District has both frame and brick examples of the Craftsman style, distributed throughout the smaller lots in the district along Borden, Brookwood, and Keaton avenues. The c. 1928 James W. and Emma C. Buck House (102 Brookwood Avenue) is a frame example of a one-and-a-half-story bungalow with typical Craftsman-style features, including four-over-one wood-sash windows with vertical panes in the upper sash, exposed rafter tails, knee brackets in the gables, exposed purlins in the porch gable, and a wide front-gabled porch supported by slender columns. The c. 1930 M. Augusta Polvogt House (126 Brookwood) is an impressive example of a brick bungalow with a wraparound porch, supported by full-height brick piers, that takes advantage of the corner lot on which the house stands. The six-panel door with leaded-glass sidelights is sheltered by a projecting, front-gabled section of the porch and nesting gables on

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 63

Brookwood Historic District
New Hanover County, North Carolina

the side and rear elevations minimize the scale of the house. Exposed rafters and purlins and knee brackets on the porch gable are typical of the Craftsman style.

As smaller lots in the Brookwood neighborhood were developed from the mid-1920s through about 1950, house owners and builders used Colonial Revival-, Craftsman-, and Tudor Revival-style homes popular at the time as inspiration to create scaled-down versions, generally classified as Period Cottages by architectural historians. Generally one- or one-and-a-half stories, Period Cottages typically had brick exteriors, grouped windows, prominent, often projecting, gabled entrances, sometime with cat-slide roofs, and brick chimneys on the façade. Front-gabled porches, when they exist, are typically supported by full-height brick piers with arched brick openings and often have an uncovered brick terrace extending the outdoor living space on the façade.

Period Cottage is the most prominent architectural style in the district with over forty examples constructed from 1926 to 1950. Among the earliest Period Cottages constructed in the district, the c. 1928 Clyde O. and H. Beery Willson House (204 Brookwood Avenue) is typical of the style. The one-and-a-half-story house has a brick veneer, a front gable on the façade with a triple window, an entrance sheltered by a projecting front-gabled porch with arched brick openings, an uncovered brick terrace fronting an inset porch, and asbestos-sided gabled dormers. Tudor Revival-style elements are the most common stylistic features found on Period Cottages. The c. 1938 David A. and Susie W. Darden House (2310 Metts Avenue) illustrates this with faux half-timbering in the gables on the facade, a prominent, stepped brick chimney on the façade, and an arched batten door located in an asymmetrical front-gabled entrance bay.

Other examples the Period Cottages more thoroughly combine elements of the three styles. The c. 1934 Charles W. and Mary W. Brown House (111 Brookwood Avenue) has elements of the Tudor Revival, Colonial Revival, and Craftsman styles, including grouped four-over-one Craftsman-style windows, a wide cornice, and a projecting, front-gabled porch with arched brick openings sheltering a Craftsman-style four-light-over-two-panel door. While brick is the most common sheathing for a Period Cottage, several frame examples of the style also exist in the district. The c. 1934 Robert L. and Margaret Holmes House (115 Borden Avenue) is the best example of a frame Period Cottage with its mitered weatherboards, four-over-one Craftsman-style windows, a projecting, front-gabled entrance bay with an arched batten door, a gabled dormer with paired arched windows, and an inset porch supported by full-height weatherboard-covered piers with arched spandrels. The c. 1933 Marvin B. and Lauzetta F. Murphy House (207 Keaton Avenue) and the c. 1934 Nathan R. Hulda O. Jacobi House (9 Keaton Avenue) are nearly identical examples of Period Cottages and may have been constructed by the same builder. Both houses are distinctive for their front-gabled form with prominent brick chimneys, cat-slide roofs over side bays, front-gabled brick entrance bays, and shed-roofed dormers on the side elevations.

With resources limited by the Depression and World War II, the Minimal Traditional style was popular nationwide from the late 1930s through the early 1950s, with entire streetscapes and subdivisions of Minimal Traditional-style housing developed during this period. The healthy economy that took hold during World War II and the influx of returning veterans who sought to pursue the American dream of education and home

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 64

Brookwood Historic District
New Hanover County, North Carolina

ownership necessitated a simplified housing style that could be rapidly constructed with minimal materials due to shortages. From 1930 to 1954, nearly twenty houses constructed on undeveloped lots in the Brookwood Historic District were built in the Minimal Traditional style.

These one- or one-and-a-half-story structures are small in scale and employ simple architectural forms with minimal detailing. Architectural details were pared down, roof overhangs eliminated, and an entry stoop erected in lieu of the front porch common on earlier house forms. The lack of decorative features made the homes quick and efficient to build. The c. 1940 Oswald D. Curtis House (203 Borden Avenue) is typical of the style with a three-bay-wide, side-gabled form with a projecting front gable. It has an asbestos-covered exterior, six-over-six wood-sash windows, and a batten door in a projecting gabled entrance bay sheltered by an aluminum awning instead of a porch. As with the Colonial Revival, Craftsman, and Period Cottage styles, brick was a popular material for Minimal Traditional-style houses in the district. The c. 1947 James C. and Annie L. Long Jr. House (211 Borden Avenue) retains a high degree of material integrity with a side-gabled roof, brick veneer, six-over-six and eight-over-eight wood-sash windows, and an entrance sheltered by an awning.

Constructed during the Depression and World War II era, concurrent with Minimal Traditional-style houses, the Cape Cod-style house is characterized by its symmetrical facade with one-and-a-half-story, side-gabled roofs and multiple gabled front dormers. Slightly larger than Minimal Traditional-style houses, the Cape Cod-style house tends to have more applied architectural detail, most often in the Colonial Revival style. In Brookwood, about ten homes were constructed in the Cape Cod style from 1931 to 1947. The c. 1931 J. Dudley and Louise P. Howell House (205 Keaton Avenue) is three bays wide with two gabled dormers on the facade, and a central entrance that is sheltered by a front-gabled porch on columns. The mitered weatherboards and six-over-six windows are also typical of the style, though brick examples also exist in the district and the side wing on the south elevation breaks up the symmetry, typical of the style. The c. 1938 James J. and Louise G. Darby House (202 Borden Avenue) has a one-and-a-half-story symmetrical facade with two pedimented dormers on the facade flanking a centered entrance with a classical surround with a denticulated cornice and fluted pilasters sheltered by a front-gabled porch on fluted square columns.

Immediately following World War II, the demand for additional housing resulted in several creative solutions for prefabricated housing, including the Lustron House. The Lustron Corporation was organized by Carl Strandlund, in 1947, in a former warplane manufacturing plant in Columbus, Ohio. Production began on enameled steel building components that could be assembled into a house in as little as two weeks from start to finish. In just two short years, from 1948 to 1950, Lustron houses were constructed throughout the country, occasionally in neighborhoods made up entirely of Lustron houses.⁶² The Brookwood Historic District includes a single Lustron House, the c. 1950 James and Margaret G. Tidler House (201 Brookwood Avenue). While it is non-contributing due to the replacement of its roof and a large addition constructed at the rear of the house, it retains its original enameled panel exterior, steel casement windows, and inset porch supported by a geometric metal pole.

⁶² Lustron Preservation website, www.lustronpreservation.org/meet-the-lustrons/lustron-history, accessed 1 April 2014.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 65

Brookwood Historic District
New Hanover County, North Carolina

By the 1950s, housing had shifted from the traditional forms and colonial details of the Minimal Traditional and Cape Cod styles to the streamlined, modern aesthetic of the Ranch home. The one-story Ranch house with its low-pitched roofs and rambling facades originated in California in the 1930s, but by the 1950s it had become the dominant house form throughout the country, and remains popular in some areas even today.⁶³ Most Ranch houses have side-gabled or hipped roofs, though gable-on-hip and other variations also occur. Whatever the roof form, it generally had wide eaves, in marked contrast to the Minimal Traditional homes built just a decade earlier. They are most-often clad in brick and may feature picture windows, decorative metal porch supports, prominent chimneys, planters, and other brick features.

By the early 1950s, Brookwood was nearly built out. Additionally, the narrow width of lots within the Brookwood neighborhood would not accommodate Ranch homes unless they were constructed with their narrow dimension facing the street. Thus the neighborhood has fewer Ranch houses than other areas where development continued through mid-century. However, from 1941 to 1964, eight Ranch homes were constructed in Brookwood, with several additional Ranch homes built in the 1970s. The c. 1950 Frederick H. and Jennie S. Orrell House (15 Borden Avenue) is typical of the style with a low-sloped hipped roof with deep eaves, multiple projecting hip-roofed wings, two-over-two horizontal-pane wood-sash windows, and an attached carport. Simpler in form, the c. 1957 Leslie G. and Edna E. Gore House (215 Keaton Avenue) is rectangular in form and five bays wide with a side-gabled roof. It has a brick veneer, deep eaves, wide brick chimney, and two-over-two horizontal-pane wood-sash windows. The c. 1964 Stanley C. and Katherine Way Zatkiewicz House (2304 Market Street), the last house to be constructed during the period of significance, is a one-story, front-gabled Ranch house with a brick veneer, two-over-three horizontal-pane wood-sash windows, and a solid wood door with three horizontal lights sheltered by a front-gabled porch supported by decorative metal posts.

Due to the popularity of the automobile in the early twentieth century, garages are common in the district. The earliest garages in the district, constructed concurrent with the Colonial Revival- and Craftsman-style houses are generally detailed to match the house with matching materials. The c. 1928 garage for the Martin and Esther Schnibben House (2308 Market Street) has a brick veneer and replacement metal roof, matching the Colonial Revival-style house, with original sliding batten doors and a single six-over-six wood-sash window. The c. 1928 garage that accompanies the Will R. and Louise C. Taylor House (222 Brookwood Avenue) echoes the Craftsman-style detailing of the house with a brick exterior, exposed rafter tails, and batten doors. The c. 1933 garage at the Marshall F. Carney House (121 Brookwood Avenue) has a steeply pitched, front-gabled roof that mimics the Tudor Revival-style details of the house, though it is of frame construction rather than brick.

Later garages, constructed concurrent with Minimal Traditional and Cape Cod-style houses were generally of frame construction. The c. 1936 garage at the Oscar L. and Vivian M. Sewell House (220 Borden Avenue) is typical of the 1930s and 1940s garages with frame construction, weatherboards, and batten doors. The c.

⁶³ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 1984), 479.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 8 Page 66

Brookwood Historic District
New Hanover County, North Carolina

1940 garage at the Charles T. Jordan House (2118 Market Street) is a rare example of a two-car garage in the district with mitered weatherboards, despite the brick construction of the house.

By the 1950s, a trend toward the construction of two-story garage apartments emerged. The c. 1957 garage apartment at the Leslie G. and Edna E. Gore House (215 Keaton Avenue) is typical for garage apartments in the district with two garage bays flanking a central entrance to the second floor. The apartment has paired six-over-six windows and an inset screened porch. Other garage apartments were constructed well after the construction of the house itself and signaled the demand for housing in the post-World War II era. The two-story garage apartment at the c. 1931 Carl B. and Mary Rehder House (117 Keaton Avenue) was constructed in the 1950s with a concrete-block first floor garage and frame apartment above. Garages, sheds, and garage apartments continued to be constructed in the district throughout the second half of the twentieth century.

Building construction in the Brookwood Historic District continued after the period of significance with eight additional houses erected between 1978 and 2009, all on undeveloped lots within the district. The Ranch form remained popular through the 1970s, but by the 1980s traditional, one-and-a-half- and two-story forms were the norm, most with Colonial Revival- and Neotraditional-style details.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 67

Brookwood Historic District
New Hanover County, North Carolina

Section 9: Bibliography

"Beautiful New Brookwood Home" (advertisement). *Wilmington News*, 13 April 1947. Brookwood Subdivision File, New Hanover Public Library.

Bishir, Catherine W. *North Carolina Architecture*. Chapel Hill: University of North Carolina Press, 1990.

Black, Allison H. and David R. Black. "Carolina Place Historic District, Wilmington, New Hanover County." Raleigh: North Carolina State Historic Preservation Office, 1992.

"Brookwood!" (advertisement). *Wilmington Star*, 20 May 1928. Brookwood Subdivision File, New Hanover Public Library.

"Brookwood Building Program Progressing." *Wilmington Morning Star*, 20 March 1929. Brookwood Subdivision File, New Hanover Public Library.

"Brookwood Drive Near Completion; To Be Opened Soon." *Wilmington Morning Star*, 6 November 1927. Brookwood Subdivision File, New Hanover Public Library.

"Brookwood Park Site Is Formally Offered the City. *Wilmington Star*, 10 September 1925. Brookwood Subdivision File, New Hanover Public Library.

"Brookwood Park, 1929." *The Wilmington News*, 1 October 1929. Brookwood Subdivision File, New Hanover Public Library.

"Brookwood Scene of New Buildings." *Wilmington Dispatch*, 28 February 1922. Brookwood Subdivision File, New Hanover Public Library.

"Eighteen Lots Sold in New Sub-Division: Sale Brings \$25,000; Purchasers Name Place Brookwood." *Wilmington Morning Star*, 22 October 1920. Brookwood Subdivision File, New Hanover Public Library.

"Eighteen Lots Sold Brookwood: Miss Nixon and Mrs. C.W. Davis Win Prizes for Naming Suburb." *Wilmington Star*. 22 October 1920. Brookwood Subdivision File, New Hanover Public Library.

"Free Park Site Is Offered City in Brookwood." *Wilmington Morning Star*, 25 August 1927. Brookwood Subdivision File, New Hanover Public Library.

Godwin, John L. *Black Wilmington and the North Carolina Way: Portrait of a Community in the Era of Civil Rights Protest*. New York: University Press of America, 2000.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 68

Brookwood Historic District
New Hanover County, North Carolina

“History of Wilmington.” Wilmington: New Hanover County Public Library, n.d. Accessed 17 March 2014. <http://www.nhcgov.com/Library/Documents/History%20of%20Wilmington.pdf>.

“I Will Sell Brookwood” (advertisement). *Wilmington Morning Star*, 10 December 1927. Brookwood Subdivision File, New Hanover Public Library.

“Improvements in Brookwood Now Nearing Completion” (advertisement). *Wilmington News-Dispatch*, 1 July 1927. Brookwood Subdivision File, New Hanover Public Library.

Kelly, Deborah. “Beach Causeway Hailed as Miracle in 1926.” *Wilmington Morning Star*. 31 December 1984. Accessed 18 April 2014. <http://news.google.com/newspapers?id=jbUsAAAAIBAJ&sjid=GhQEAAAAIBAJ&pg=2562%2C4626574>.

“Lovely Brookwood Residence Attracts Numerous Visitors: L.W. Moore’s Staff Busy Showing People Through.” *Wilmington Dispatch*, 11 July 1922. Brookwood Subdivision File, New Hanover Public Library.

Lustron Preservation website. Accessed 1 April 2014. www.lustronpreservation.org/meet-the-lustrons/lustron-history.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 1984.

“New Park Area is Ideally Situated.” *The Wilmington News-Dispatch*, 16 February 1927. Brookwood Subdivision File, New Hanover Public Library.

“Open House: Another Moore-Fonvielle Triumph” (advertisement). *The Wilmington News*, 26 September 1928. Brookwood Subdivision File, New Hanover Public Library.

Phillips, Steven J. *Old House Dictionary: An Illustrated Guide to American Domestic Architecture, 1600 to 1940*. Washington D. C.: The Preservation Press, 1994.

Russell, Anne. *Wilmington: A Pictorial History (Millennium Edition)*. Virginia Beach: The Donning Company Publishers, 2004 (originally published in 1981).

Scott, Ralph. *The Wilmington Shipyard: Welding a Fleet for Victory in World War II*. Charleston, SC: The History Press, 2007.

“Seventeen Purchase Lots in Brookwood Over \$18,000 Worth: Subdivision Sales Friday Run High—Seven Homes Already Built, Others Planned.” *Wilmington Morning Star*, 27 May 1923. Brookwood Subdivision File, New Hanover Public Library.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 69

Brookwood Historic District
New Hanover County, North Carolina

“Start Work at Brookwood Very Soon Announced: Board Commissioners Fix Rates for ‘Tapping’ Water Main Today.” *Wilmington Dispatch*, 11 January 1922. Brookwood Subdivision File, New Hanover Public Library.

Turberg, Edward F. “Westbrook-Ardmore Historic District, Wilmington, New Hanover County.” Raleigh: North Carolina State Historic Preservation Office, 2009.

_____. “Brookwood Neighborhood Architectural Survey, Wilmington, North Carolina.” Wilmington: Historic Wilmington Foundation, 1994.

_____. “Forest Hills Neighborhood Architectural Survey, Wilmington, North Carolina.” Wilmington: Historic Wilmington Foundation, 1994.

Wilmington, North Carolina, City Directories. Richmond: Hill Directory Co., Inc. 1919-1942.

Wyatt, Sherry Joines and L. Robbie King. “Wilmington Historic District Boundary Expansion and Additional Documentation.” National Register nomination. Raleigh: North Carolina State Historic Preservation Office, 2002.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 70

Brookwood Historic District
New Hanover County, North Carolina

Section 10: Geographical Data

Additional UTM references:

5. 17 / 230920 / 3792160

Verbal Boundary Description

The National Register Historic District boundary is shown by a black line on the accompanying district map at a 1" = 200' scale.

Boundary Justification

The Brookwood Historic District boundaries follow those of the expanded 1927 plat of the neighborhood with the addition of one property on the east end of the district that, while platted as part of the neighboring Forest Hills development, is visually associated with the Brookwood neighborhood. The Brookwood Historic District is bordered on the west and south by Burnt Mill Creek, on the east by the Forest Hills development, and by commercial and modern residential development on the north side of Market Street.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number PHOTOS Page 71

Brookwood Historic District
New Hanover County, North Carolina

PHOTOGRAPHS:

The following information pertains to all photographs:

Property Name: Brookwood Historic District

County and State: New Hanover County, North Carolina

Photographer: Heather Wagner Slane

Date: March 2014

Location of Negatives: State Historic Preservation Office, Raleigh, North Carolina

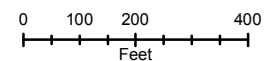
1. 12-14 Borden Avenue, Brookwood Historic District,
facing northwest
2. 11-13 Keaton Avenue, Brookwood Historic District,
facing northeast
3. 204-208 Brookwood Avenue, Brookwood Historic District,
facing northwest
4. 110-122 Brookwood Avenue, Brookwood Historic District,
facing northwest
5. 2322-2400 Metts Avenue, Brookwood Historic District,
facing southwest
6. 211-213 Borden Avenue, Brookwood Historic District,
facing southeast
7. 115 Borden and 126 Brookwood, Brookwood Historic District,
facing northwest
8. Brookwood Gate Post, Brookwood Historic District,
facing south
Susan Daniel, August 2012
9. Brookwood Park, Brookwood Historic District,
facing east
10. Metts Avenue Bridge, Brookwood Historic District,
facing northeast

Brookwood Historic District Map

Wilmington,
New Hanover County
North Carolina

-  Contributing Resource
-  Non-contributing Resource
-  Brookwood Boundary
-  Land Parcels
-  Burnt Mill Creek
-  Photo View
- 000 Street Address
- VL Vacant Lot

* See inventory for contributing status of outbuildings



April 2014

