

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 Grosvenor Gardens Apartments

other names/site number \_\_\_\_\_

### 2. Location

street & number 1101 Hillsborough Street N/A  
 not for publication

city or town Raleigh  vicinity N/A

state North Carolina code NC county Wake code 183 zip code 27603

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

William S. Price 10-13-92  
Signature of certifying official/Title Date

State of 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:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:)	_____	_____

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 the count.)

Contributing	Noncontributing	
2	-	buildings
-	-	sites
-	-	structures
-	-	objects
2		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

--

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic: multiple dwelling

Current Functions

(Enter categories from instructions)

Domestic: multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Colonial Revival

Materials

(Enter categories from instructions)

foundation concrete

walls brick

roof terra cotta

other wood

brick

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 a birthplace or grave.
- 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.

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 # \_\_\_\_\_

Areas of Significance  
(Enter categories from instructions)

Architecture  
Community and Planning Development  
Landscape Architecture

Period of Significance

1939

Significant Dates

1939

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Edwards, James M., Jr., Architect

Coffey, J. W. and Son, Building Contractors

Derrick, G. R., Landscape Architect

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property 1.73 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	17	711960	3962040
Zone	Easting	Northing	
2			

3			
Zone	Easting	Northing	
4			

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 Helen P. Ross

organization \_\_\_\_\_ date August 6, 1992

street & number 3010-8 Spanish Court telephone 919/856-9797

city or town Raleigh state NC zip code 27607

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 Grosvenor Gardens Apartments Corporation

street & number 5 W. Hargett Street, Suite 506 telephone 919/832-8743

city or town Raleigh state NC zip code 27602

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 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 Reductions Projects (1024-C018), Washington, DC 20503.

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Wake County, North CarolinaSection number 7 Page 1Description

The Grosvenor Gardens Apartments sit on the south side of the 1100 block of Hillsborough Street, a major thoroughfare that leads directly to the Capitol to the east. Across Hillsborough Street, to the north, is St. Mary's College, established in 1842, of which a substantial portion of the campus and its early buildings are on the National Register. Nearby, a half block to the east are the Cameron Court Apartments built in 1938. On the south elevation just off Mayo Street is a gravel parking lot for residents of the Grosvenor Gardens Apartments and immediately west of the property are two early twentieth century houses, reminders of the stately dwellings that once lined Hillsborough Street in the late nineteenth and early twentieth centuries. A painted brick and tile retaining wall which is parallel to Hillsborough Street is punctuated by three pedestrian entrances, each of which leads via brick pathways to the courtyard and the apartment units. The entire building is surrounded by the original and replacement landscaping, which features well-groomed mature gardens with boxwoods, dogwoods, junipers, crepe myrtles, and evergreens.

Grosvenor Gardens Apartments is a three-story building of solid brick construction that is basically U-shaped. Two long wings perpendicular to Hillsborough Street extend from each end of a central block. Set back from and parallel to the street at the north end of the long west wing, there is another, short wing parallel to the street (see site plan). Designed by local architect James M. Edwards, Jr. in 1939, the three-story solid brick, pedimented gable-roofed structure has Colonial Revival style elements such as symmetrically arranged three- and five-bay units, three of which feature two-story convex porticos facing the center courtyard. The central block is composed of a five-bay unit flanked by a single three-bay unit, whereas the east and west wings each have three five-bay units; the short wing at the end of the long west wing is a single five-bay unit. Above the centrally located porticos are small round-arched windows; the other five-bay units have two-story-tall rectangular openings above the doorways filled with glass blocks which naturally illuminate the stairwells. Division of the wings into units is aided not only by fenestration but also by the location of downspouts and interior chimneys. Underneath the entire building is a full basement where a secure laundry room, a one-bedroom apartment and storage space exist.

Three of the apartment building's ten entrances are graced by neoclassical two-story convex porticos. They all have similar features such as curved brick steps and tall slender columns with Doric-like fluted capitals, which support a flat roof. Other shared portico elements are lanterns suspended from the ceiling and wrought iron roof balustrades with the letter G enframed by a square set in a larger diamond. The entrance doorways under the porticos have shouldered architrave surrounds, reeded friezes and moulded flat cornices. The remaining seven entrances are framed by fluted pilasters which support a beaded frieze and a denticulated cornice. All of the entries have six-paneled solid wood doors with four-light

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transoms.

Additional variation in the structure's fenestration is found in the eight different window treatments. They are typical of their period in their multi-paned, galvanized steel construction. In five of the eight window types, the top horizontal row and the two outer vertical rows of each are fixed while the remaining panes open as one or two casements. The tallest of the two-casement units are the two rectangular bay windows located at the first floor in the center block. Each bay window has fluted wood surrounds, circular flat bosses in the entablatures, and bellcast standing seam metal roofs. The smallest windows are round and are found in the pedimented gables. All of the windows containing two casements, except for those in the rectangular bays, have louvered shutters.

Encircling the entire complex is a continuous ornamental brick frieze which consists of a soldier course of mousetoothing topped by a dentil course. Immediately above, gutters double as a moulded cornice. The original plain ceramic tiles cover the roof.

Located on the east, south, and west rear elevations are metal fire escape balconies and stairways which are accessed via metal fire doors. The stairways and doors were installed in the 1970s to replace original wooden landings. Fenestration is varied by two window sizes and ornamentation is limited to the continuation of the main facade cornice throughout the rear elevations. The rear elevation of each long wing also has one or two exterior chimneys. A course of dentil brickwork crowns all of the chimneys, both interior and exterior.

Two small additions have been made to the Grosvenor Apartments. In 1939, on the southeast corner, a single-story, L-shaped, one-bedroom apartment was built. It was erected upon an eight-inch thick concrete pad and has metal casement windows, brick veneer, and a flat roof with paneled parapet walls. The apartment was constructed for the building's owner, Mr. Sidney J. Wollman, and his wife Augustus (William E. Wollman, interview by author, June 19, 1992). In 1952 another one-bedroom, single-story, flat-roofed apartment was added to the southwest corner of the main block. Also brick-veneered, it is smaller than the earlier addition but repeats some of the architectural motifs used throughout the complex. It was built for William E. Wollman (Wollman interview).

Today, there are fifty-eight efficiency units, one basement apartment with one bedroom, one two-bedroom apartment, one three-bedroom apartment, and a laundry room in the complex. A typical unit is entered from the stairwell. The living area of the efficiencies has two windows, one facing the courtyard, the other facing the rear of the lot. All walls are painted, solid plaster with the original crown moulding still in place. The hardwood floors, black and white tile-lined bathrooms, and wooden kitchen cabinets are intact. However, the original roll-a-way beds, electric ranges, refrigerators, and air conditioners have been replaced with updated

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equipment. Heating/air conditioning units, flush with the exterior of the walls facing the courtyard, were installed in 1991 and are located directly underneath the living room windows.

One outbuilding is on the lot. To the southeast of the apartment building is a brick, single-story, flat-roofed, two-bay garage. It dates from 1939 when the initial corner addition was constructed, has a similar brick cornice, and is painted white.

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## Summary

Grosvenor Gardens Apartments is the best articulated early example of a garden apartment complex in Raleigh, the capital city of North Carolina. The building is one of four garden apartment complexes erected in the city between 1934 and 1939 and one of the three built between the 800 and 1100 blocks of Hillsborough Street, a main thoroughfare leading to the North Carolina State Capitol. The main elevations of the elegant U-shaped, Colonial Revival style building face onto an elaborate courtyard garden, rendering Grosvenor Gardens Apartments the epitome of the garden apartment concept. The three-story, white-painted, solid brick building was constructed in 1939 with fifty-eight studio units. The complex was designed by local architect James M. Edwards, Jr., and constructed by John W. Coffey and Son. Landscape architect G. Robert Derrick was responsible for the extensive landscaping which is sophisticated in its formality and remains substantially intact with the exception of replacement of certain plant material. The entire project was coordinated by developer and owner Sidney J. Wollman, who is credited with the interior design. The property remains in the ownership of Wollman's sons, one of whom continues to manage it.

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## Historical Background

In the nineteenth and early twentieth centuries the Boylan and Cameron families owned expansive land tracts west of downtown Raleigh, south and west of St. Mary's College. During and after the Great Depression that began in 1929, the owners of the Boylan and Cameron estates sold off parcels which became the sites of Boylan Apartments, 753 Hillsborough Street (1934); Cameron Court Apartments, 783 Hillsborough Street (1938); the Grosvenor Gardens Apartments, 1101 Hillsborough Street (1939); and the Raleigh Apartments, 1020 West Peace Street (1938). A tremendous proliferation of construction occurred during the recovery era, 1937 to 1941. This resulted in a rapid filling-in of suburban neighborhoods and inner-city areas as well as the continued outward expansion of the city's suburbs.

One individual who recognized that Raleigh had a housing shortage was an out-of-state developer, Sidney J. Wollman of Westchester County New York. Wollman arrived in Raleigh for a visit in 1937, shortly after creating the Woods of Westchester, an exclusive suburban development of two- and three-bedroom homes which sold for between \$16,800 and \$29,000 in 1937 and 1938. During the course of the anticipated two week Raleigh stay, Wollman met with local businessmen and community leaders and determined that the city was experiencing an acute shortage of housing. After further discourse, Mr. Wollman decided to develop a multiple-unit housing complex, the Grosvenor Gardens Apartments. The name derives from the Grosvenor Hotel in southwest London, England, where Wollman had stayed in the 1920s (William E. Wollman, interview with the author, June 19, 1992).

Wollman eyed Hillsborough Street several blocks west of the Capitol for the site of his proposed complex due to the area's close proximity to downtown offices and college campuses. Four contiguous lots comprising 1.73 acres of the Cameron property were purchased by the Grosvenor Gardens Apartments Corporation on May 25, 1939 (Wake Deeds, Book 795, page 608). Three of the lots face Hillsborough Street while the largest lot runs behind the others and reaches to Mayo Street. A 1938 aerial photograph reveals that the undeveloped lots facing Hillsborough Street were filled with bushes, small trees, overgrown grass and footpaths.

Before and after the purchase, Wollman, guided by his prior building experience and quest for excellence, selected what he believed to be the best available team of construction professionals in Raleigh and the surrounding area. James M. Edwards, Jr., a local architect, was well-versed in Colonial Revival style architecture, having designed several west and north Raleigh residences. Edwards made the drawings in June 1939; they exist today, illustrating the great attention to detail and workmanship which are typical of his work. Wollman worked closely with Edwards on all aspects of the plans and was instrumental in the interior design of

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the individual apartments. Soon after the land acquisition and the selection of an architect, the general contracting firm of John W. Coffey and Son began construction on the building, which was completed six months later in December of 1939.

Landscape architect G. Robert Derrick designed the project's landscaping consisting of a courtyard garden, brick walkways, foundation planting, and other shrubbery. The crowning appeal to the complex is the courtyard, an open expanse of lawn bordered by what were originally four L-shaped rose gardens, each of which is edged by English boxwoods. The garden cost ten thousand dollars and much of the greenery was supplied by the Greenbriar Farms of Norfolk, Virginia (Raleigh Times, Dec. 16, 1939). After more than fifty years, some of the original plantings no longer remain, especially the roses and azaleas. Replacement foliage consists of ornamental evergreen shrubs and trees.

When completed in January 1940, the efficiency apartments rented for \$37.00 per month; in 1992, an efficiency apartment rents for \$295.00 per month. The building has remained in continuous use as apartments under the management of the Wollman family. Sidney J. Wollman died in 1970, and today Grosvenor Gardens is owned by his sons William and Arnold. Through the years, the apartments have been well maintained and have remained at or near full occupancy. On a part time basis William Wollman still oversees daily operations, while a full-time staff of five deal directly with the building and its tenants.

Community Planning, Architecture, and Landscape Architecture Contexts

The Grosvenor Gardens Apartments was designed by Raleigh-born architect James M. Edwards, Jr. (1905-1964). Edwards attended North Carolina State University, the University of North Carolina, and Yale University. In some of his early work during the post-Depression years, Edwards utilized the Colonial Revival style in white-painted brick for numerous residences throughout northern and western Raleigh suburbs such as Forest Hills, Budleigh, and Hayes Barton. In the 1950s he was noted for his design of schools and churches including the Leroy Martin Middle School (1701 Blue Ridge Road) and the Hayes Barton United Methodist Church (2209 Fairview Road) (Art Hopkins, "Raleigh Architect, Wife Die in Blaze," News & Observer, April 20, 1964).

The origin of garden apartments can be traced back to England when in the late 1890s a clerk, Ebenezer Howard, envisioned a living environment where, ideally, the advantages of the country and the city were realized. On a very large scale he described in his book Garden Cities of Tomorrow (1898) the planning of towns and cities where nature and buildings complemented one another. Nearly forty years later, two far-sighted individuals applied Howard's ideas with a combination of regional planning, land-use sanctions and architectural controls. Landscape architect, Henry Wright and architect, Clarence S. Stein created Sunnyside

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in Queens, New York, the first garden city suburb in the United States. Their first project, constructed between 1924 and 1928, featured brick rowhouses with large enclosed interior courts which were used as common playgrounds or gardens. Soon after Sunnyside, in 1928-1929 Stein and Wright planned a suburban town for 25,000 people. The town of Radburn, New Jersey was designed for white-collar families with children, an automobile, and a good income. It was divided into three "neighborhoods", each with a shopping center and a school. Truly, the layout of the neighborhoods, with large Colonial Revival houses surrounding extensive planted interior greens served as a positive national prototype for residential developments. These radical innovations in planning exerted a profound influence. For example the house rows were spaced to admit sunlight, there were play areas for children, and the neighborhoods had no through streets. Limited movement for and controlled access to the automobile were other important features of the plan. (Leland M. Roth, *A Concise History of American Architecture*, New York: Harper and Row, 1979, p. 267 and Gwendolyn Wright, *Building The Dream: A Social History of Housing in America*, Cambridge, Mass: MIT Press, 1981, p. 205,207.)

Lacking in Howard's principles and philosophies, imitators distorted his Garden City concept. The Garden City became equated with a garden suburb - a low density grouping of dwellings functionally dependent on its central city. To a lesser degree, the garden apartment type evolved from this idea whereby a multiple residence structure or cluster of buildings is surrounded by gardens in close proximity to a city. The low-lying building is usually two- or three-stories, its siting capitalizes on light and ventilation, and its atmosphere is developed by the landscaping of the surrounding court and yards. The usual plan has two or three units per floor opening onto a stairway, thus omitting the use of corridors. (Peter Batchelor, "The Origin of the Garden City Concept of Urban Form," in *Journal of the Society of Architectural Historians*, 28, (October 1969), p. 199 and "Garden Apartments Come of Age," *Architectural Forum*, 72, (May 1940), p.309.)

The large Grosvenor Gardens Apartments is one of a half-dozen garden apartment complexes constructed in Raleigh during the 1930s. Others include Boylan Apartments (1934), Cameron Court Apartments (1938), and the Raleigh Apartments (1938). Even the designs of Raleigh's first public housing complexes, Chavis Heights and Halifax Court (both built in 1940-41), are based upon the garden apartment concept. When compared with Raleigh's other garden apartment complexes, however, it is apparent that Grosvenor Gardens is the culmination of innovative design in both architecture and landscaping and as such epitomizes many of the community planning concepts first realized at Sunnyside and Radburn.

The Grosvenor Gardens Apartments exhibit a stylized interpretation of the Colonial Revival style in elements such as attenuated porticos that recall the Federal style, galvanized steel casement windows and expanses of glass block. In addition, the building is distinguished by the painted white brick. With the exception of the Raleigh Apartments, which have white-

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painted brick walls, Raleigh's other apartment complexes have red brick elevations and restrained Colonial Revival style facades. Some of the other garden apartment complexes have open spaces, that are grassy expanses with tall trees, pedestrian walkways, and wooden benches and the Chavis Height and Halifax Court complexes have recreation areas for children and adults, but no other historic garden apartments in Raleigh has a site devoted to ornamental flower gardens. The owner-developer of the Grosvenor Gardens Apartments, Sidney J. Wollman, embraced the garden apartment concept and went an ambitious step further by hiring a landscape architect to develop a plan where nature and the building complemented one another. Wollman invested ten thousand dollars on the selection and siting of plants in a massive year-round garden. The combined factors of the elegant Colonial Revival style and the lush landscape continue to provide Raleigh with the best articulated example of the garden apartment concept.

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### Bibliography

Batchelor, Peter. "The Origin of the Garden City Concept of Urban Form." Journal of the Society of Architectural Historians, 28 (October 1969): 184-200

"Garden Apartments Come of Age." Architectural Forum, 72 (May 1940): 309-322.

Grosvenor Gardens Apartments, building plans.

Hopkins, Art. "Raleigh Architect and Wife Die in Blaze". News & Observer, April 20, 1964, front page.

Raleigh Times, December 16, 1939, page 6.

Ross, Helen P. Raleigh Comprehensive Architectural Survey: Final Report, June 1992.

Roth, Leland M. A Concise History of American Architecture. New York: Harper and Row, 1979.

Wake County Deeds.

Wake County Tax Records.

Wollman, Russell, grandson of Sidney. Interview with author, November 1989, Raleigh.

Wollman, William E., son of Sidney. Interview with author, June 1992, Raleigh.

Wright, Gwendolyn. Building The Dream: A Social History of Housing in America. Cambridge, Mass: MIT Press. 1981.

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### Verbal Boundary Justification

The 1.73 acres of land included in this designation represent all of the area of the original Grosvenor Gardens Apartments complex, as it was developed in the late 1930s. It has remained in private ownership of the Wollman family, maintaining the same function, that of housing, since that period. Inclusion of the entire lot is necessary to provide an appropriate setting for the apartment unit.

### Verbal Boundary Description

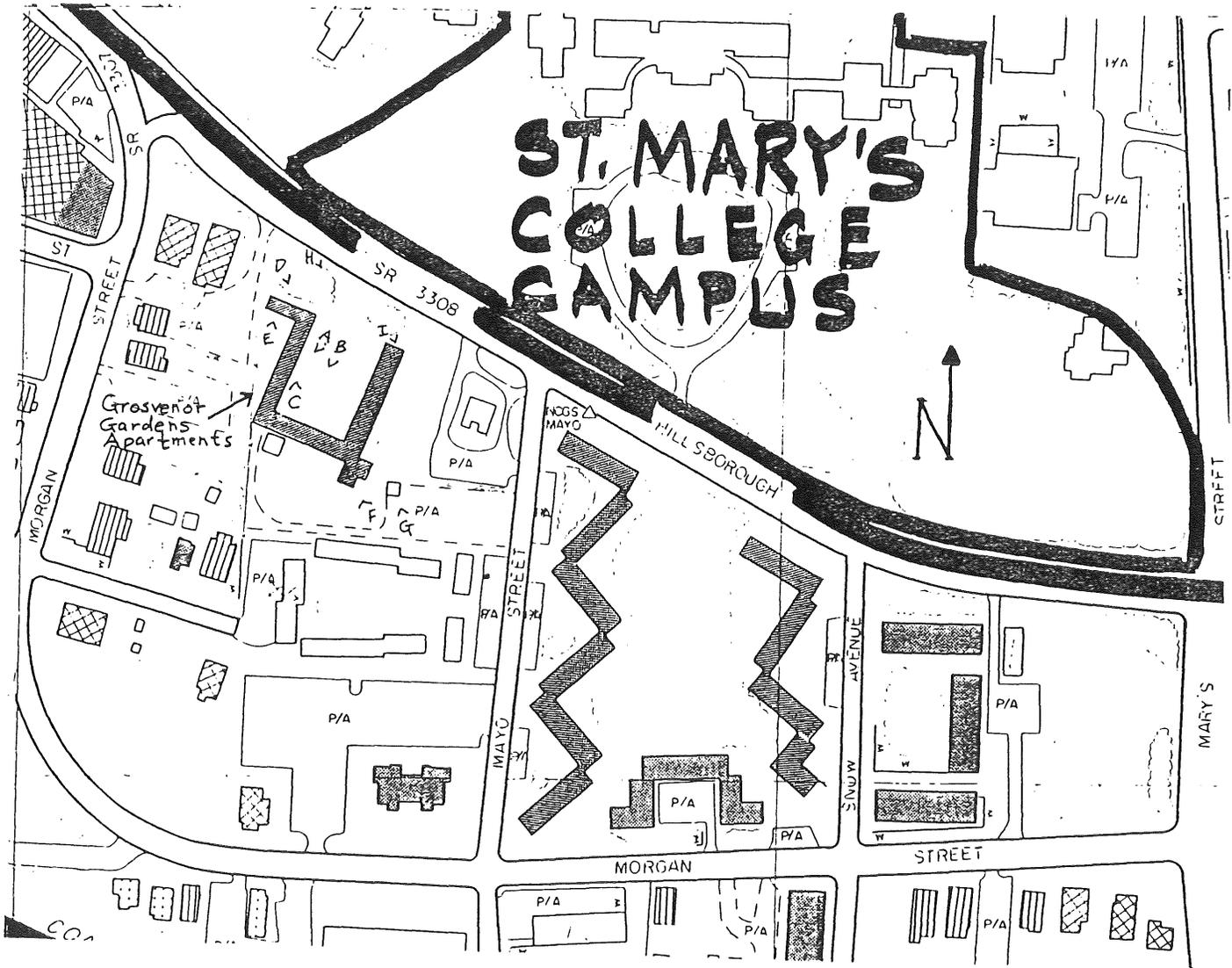
All of parcel 19 in block D-10 of Wake County Tax Map D-2.

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## SITE PLAN AND PHOTOGRAPH KEY



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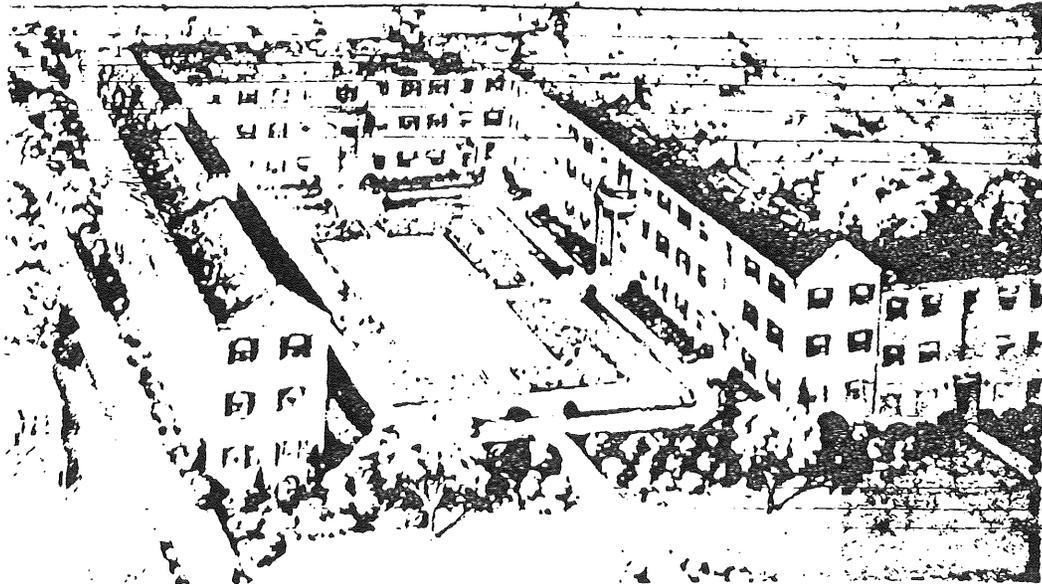
Grosvenor Gardens Apartments  
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*Luxurious, Inexpensive*  
**Grosvenor Gardens**



*Raleigh's Most Modern  
Apartment Dwelling*

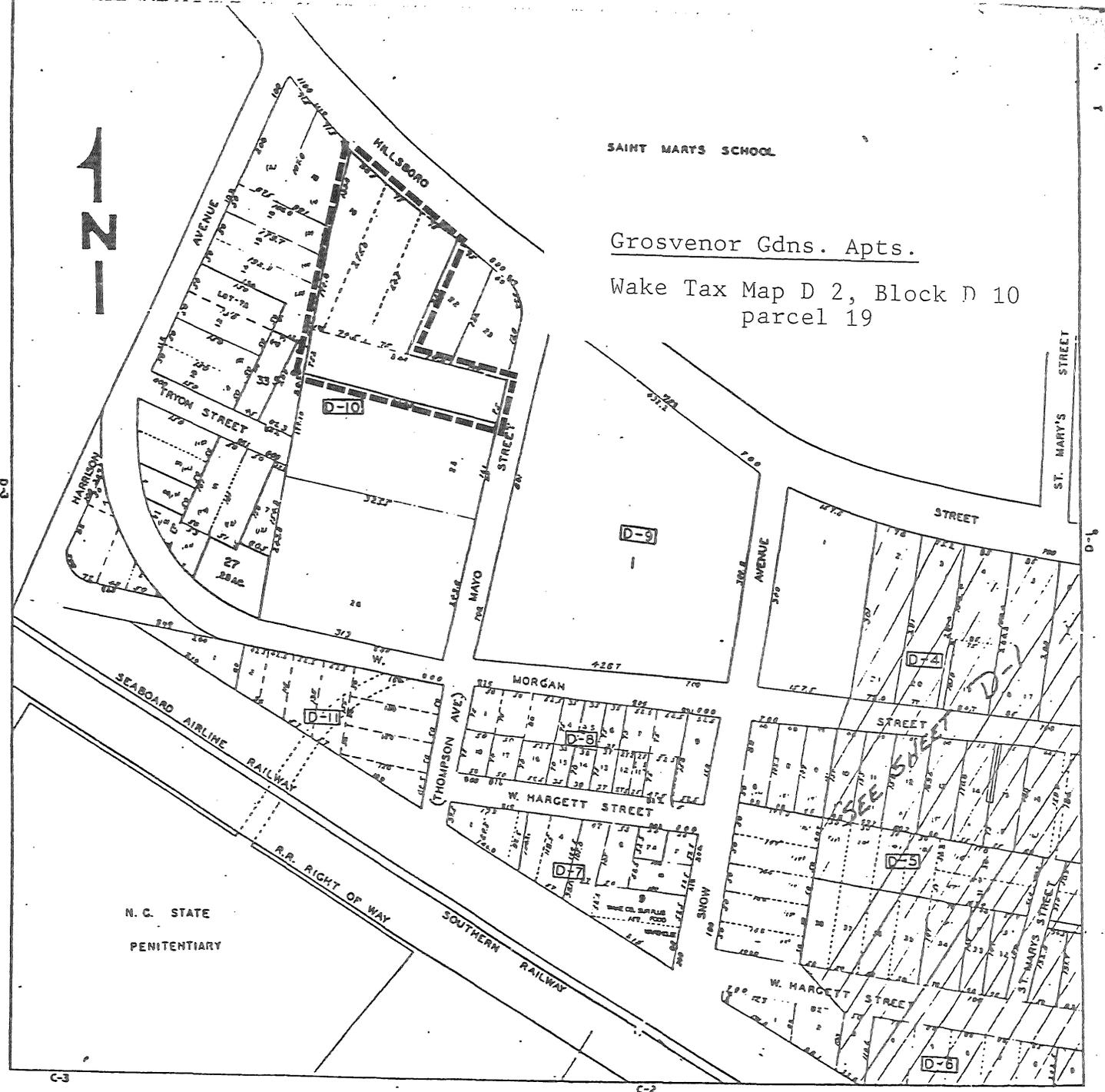
Raleigh Times  
December 16, 1939  
page 6

1-21

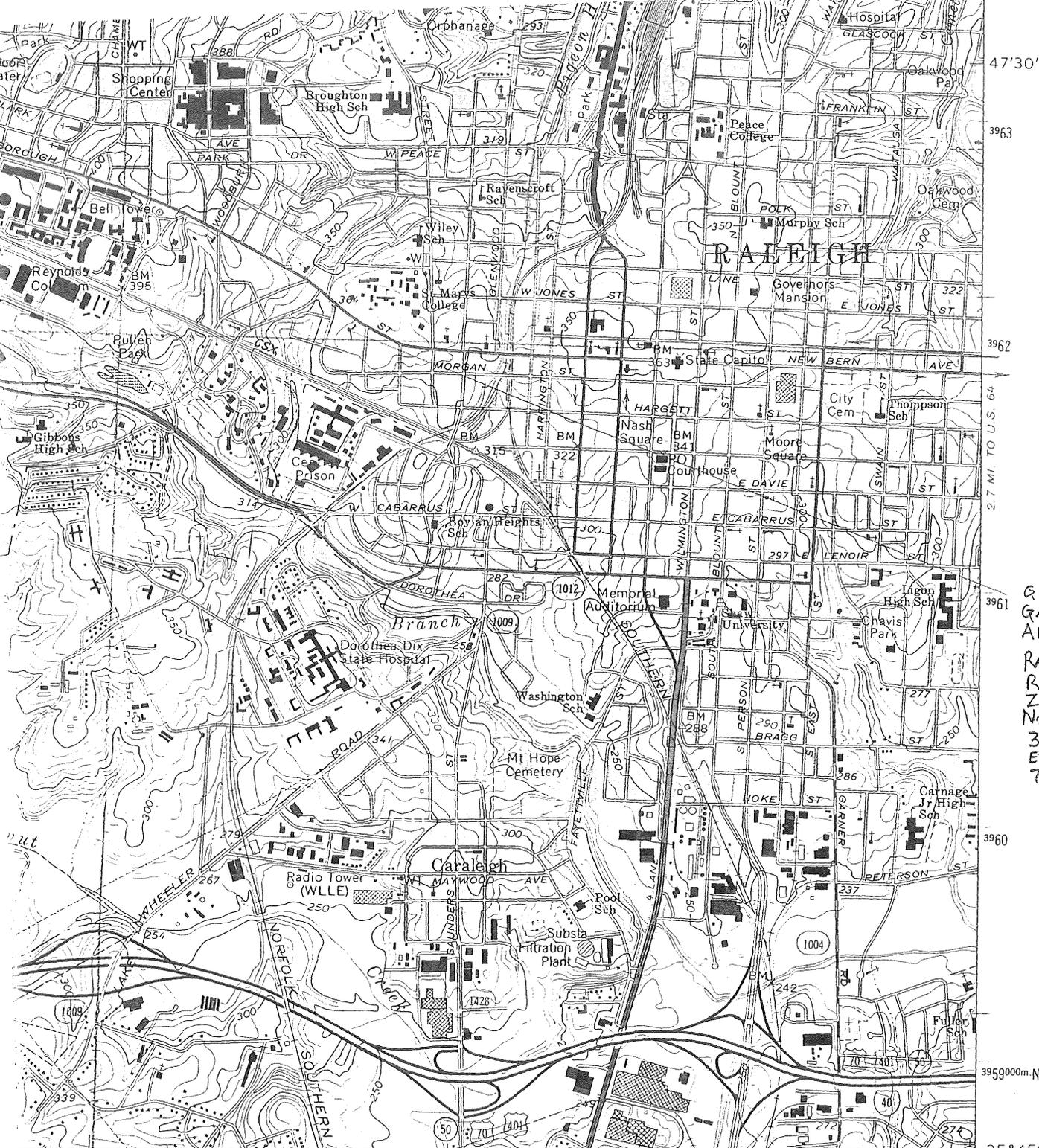
SAINT MARTS SCHOOL

Grosvenor Gdns. Apts.

Wake Tax Map D 2, Block D 10  
parcel 19



ZONE D NO. 2



GROSVENOR  
GARDENS  
APARTMENTS  
RALEIGH WEST, QUADRANGLE 17  
NORTHING  
3962040  
EASTING  
711960

● INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1987  
● RALEIGH AIRPORT 1 1/2 MI. 714000m.E.  
● FAYETTEVILLE 57 MI.

**ROAD CLASSIFICATION**

- Primary highway, all weather, hard surface
- Secondary highway, all weather, hard surface
- Light-duty road, all weather, improved surface
- Unimproved road, fair or dry weather
- Interstate Route
- U. S. Route
- State Route



**RALEIGH WEST, N. C.**  
SW/4 RALEIGH 15' QUADRANGLE  
35078-G6-TF-024

Revisions shown in purple and woodland compiled in cooperation with State of North Carolina agencies from aerial photographs taken 1984 and other sources. This information not field checked. Map edited 1987  
Purple tint indicates extension of urban areas

1968  
PHOTOREVISED 1987  
DMA 5255 I SW—SERIES V842

(GARNER)  
5255 I NE

