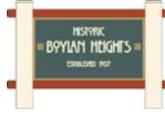


# Boylan Heights Historic Overlay District



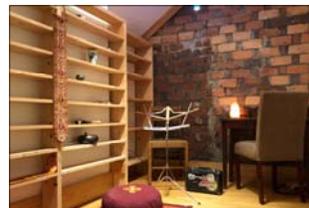
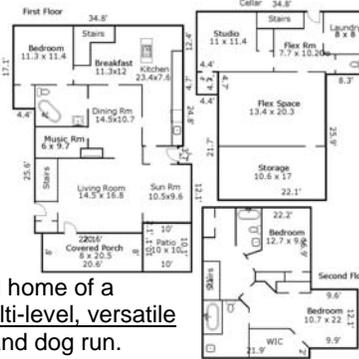
**511 Florence St  
Raleigh, NC 27603**

**Built 1925.  
3 BR. 3.5 Baths.  
2,177sqft.  
+ 1,019 sqft basement.  
0.21 acre.  
\$575,000.  
mls#2211644.**



*An urban oasis within Historic Boylan Heights.  
Walk or BIRD scooter downtown, Dix Park, everywhere.*

This refreshingly unique, restored, solid brick, brick mason's 1925 masterpiece has a bright, open kitchen/ breakfast room & true MBR suite with W/I closet. The versatile floor plan includes 1<sup>st</sup> floor BR with full bath and meditation/music/ game room. Sun room & porch gaze out at park-like Oak grove. Walk-out heated basement features flex space and daylight office/studio, formerly a band practice space and home of a record company. Big multi-level, versatile back yard for cookouts and dog run.



**Move in. Move on. Move Up.  
Real estate for the way you live.**

Debra focuses on thinking differently, thinking about you. Whether you're looking to move in, move on, or move up, she's ready to listen to your needs and help you take the next step.



514 Daniels St #177  
Raleigh, NC 27605



**Unique homes • Fresh ideas  
Proven success.**

Peter lives in Historic Oakwood where he moved endangered historic homes to sites near the Governors Mansion. He works with buyers and sellers throughout the Triangle area.



debra@debraSmith.com 919-349-0918 919-971-4118 peter@peterRumsey.com

## The Special Character of the Boylan Heights Historic District

Excerpted from  
Design Guidelines for Raleigh Historic Districts  
available at [www.rhdc.org](http://www.rhdc.org)

Before its development beginning in 1907, the property which is now Boylan Heights was once a large wooded site. From its apex at Montfort Hall, the land slopes steadily downward toward the east, south, and west. Instead of the right angle grid of streets common to Raleigh's earlier development, Boylan Heights was platted with the city's first curvilinear grid, designed to respond to the sloping topography of the site. At the neighborhood's request, and in recognition of the neighborhood's unique design and special character, City Council designated Boylan Heights as a historic district in 1984.

.... The extent to which streets were influenced by the hillside site is shown in West Lenoir and West South streets which are continuations from Raleigh's original grid. They begin as direct east/west connectors but curve sharply northward around the base of the hill.

In the middle of the southeast quadrant of the property was the Boylan Springs Park, which later became the school site (now Project Enlightenment). Designed as an essential feature of the suburb, its cool, spacious shadiness gives a welcome contrast to the density of the street facades in the neighborhood.

The neighborhood has quite sharply defined borders: the railroad and Central Prison on the northwest; Rocky Branch, the Dix Hill grounds, and now Western Boulevard Extension to the south; a sharp grade change and industrial uses on the east. These boundaries have isolated the neighborhood over the years, yet they have also helped preserve the neighborhood and its innovative subdivision design from intrusion of industrial or commercial uses. ....

Large, mature deciduous and evergreen trees fill many lots. Shade trees line the street rights-of-way, which have also been planted with dogwoods or crepe myrtles.

.... Front yards are generally lawns from street sidewalk to house, usually open without an enclosing fence. Boylan Avenue's prominence is reinforced by a deeper than average front yard setback. Front porches found on virtually every residence throughout the district link house to street. Foundation plantings are common. Because of the gently-sloping hillside location of the district, a few masonry and stone retaining walls can be found within the district adjacent to walks and alleys or between houses. .... To create the ideal middle class suburb of 1907, the original deeds of sale incorporated clauses that required adherence to a plan for the arrangement of homes. Building zones were created that placed a minimum value on construction costs. ....

Thus, there are tall, substantial (but architecturally conservative), large woodframed dwellings in Boylan Heights (predominantly Queen Anne/Colonial Hybrid, Colonial Box or Foursquare, and Dutch Colonial) along Boylan Avenue in particular, which as a result has an air of dominance in the neighborhood. Nevertheless, it might be said that Boylan Heights is the suburb of the bungalow. Generous numbers of this popular style of house descend the hillside flanking the Boylan Avenue spine. The bungalow's infinite variety of scale, size, shape, and detail can be seen in Boylan Heights and demonstrates the form's importance as a staple for housing the rising middle class.

.... The pedestrian scale of Boylan Heights, established by the original sidewalks, streets, trees, and service alleys, is still maintained. The wide, curving sweep of Boylan Avenue presents a promenade of trees and receding house facades. This sort of grand entry provides a focus for the neighborhood and reflects the ambitions of its original residents, to create a place of beauty and elegance, spaciousness and trees.



New Urban Outfitters



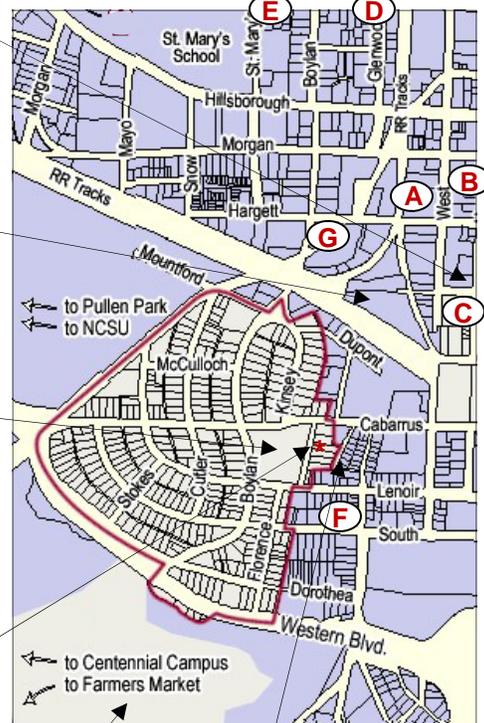
New Union Station



Oak grove at Project Enlightenment School  
[www.wcpss.net](http://www.wcpss.net)



511 Florence St \*



Walk or BIRD scooter everywhere - Citrix (A), Morgan Street Food Hall (B), CAM-Contemporary Art Museum (C), Glenwood South (D), Wiley Elementary School (E), Boulton Bread (F), Boylan Bridge Brew Pub (G), Duke Energy Center for the Performing Arts, Red Hat Amphitheater, universities, downtown.

Each Halloween neighbors and their pumpkins line the Bridge after an evening of communal trick or treating. A juried ArtWalk in December brings together over 100 neighbors and other artists displaying their works on the porches, in the living rooms, and along the winding tree-lined streets of this "hill-top" community.

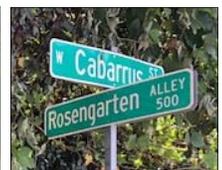
Boylan Heights is both a National Register and local historic district. The local district is the Boylan Heights Historic Overlay District - General (HOD-G). The value of properties in a locally designated historic district is enhanced by the requirement that any exterior modifications must be approved by the Raleigh Historic Districts Commission. Learn more at [www.rhdc.org](http://www.rhdc.org).

Checkout the neighborhood web site at [www.boylanheights.org](http://www.boylanheights.org) or contact us for the names of nearby neighbors who can describe community activities including an annual street party for graduating kids, numerous seasonal picnics and celebrations, baby sitting resources and much more.



NC Farmers Market, NCSU Centennial Campus, Dorothea Dix Park

Immediately across Western Blvd are over 300 acres the State recently sold to the City of Raleigh. The Park land is open today while future development plans are being formulated. Learn more at [dixpark.org](http://dixpark.org). Just beyond Dix, additional State land has been developed as a Farmers Market and the NC State University Centennial Campus that includes a golf course and the James Hunt Library shown here.



Rosengarten Greenway Rendering - March 2016

A creek running behind 511 Florence St (\*) is the subject of City proposed plans for stream restoration and a parallel greenway connecting to Dorothea Dix Park. The path would run along the gravel Rosengarten Alley (pictured above). The houses facing the Alley were new 2012-2014. No agreement has been reached about timing and details for connecting to Dix. For more information contact [lisa.schiffbauer@raleighnc.gov](mailto:lisa.schiffbauer@raleighnc.gov), 919-996-4785.