

Peter Rumsey *sells*
~~moves~~ the Triangle.



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Raleigh, NC 27612
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Peter Rumsey, Broker
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502 Cole Street Historic Glenwood Brooklyn

Circa 1921.
3 bedrooms. 2.5 baths.
2,800 sqft finished.
2 storage rms/workshops.
0.18 acre lot.
Two-level deck.
Off-street parking.
\$585,000.
tms#901328.
14' Leyland Cypress trees. *



Walk to Five Points, Glenwood South & Cameron Village from this totally renovated Craftsman style home with a rebuilt beveled glass front door.

See my website:

- Detailed list of improvements.
- Map of Historic District.
- Neighborhood links.
- Copy of this flyer.



Versatile Floor Plan

- 23ft long tree top MBR.
- World class master bath.
- Escher like open stairs to bright bonus room.
- FR could be living or DR.
- DR could be family rm, den or breakfast room.
- LR has coal basket gas fireplace with remote.



Kitchen

- Dual fuel stove with pot-filler faucet.
- Granite countertops.
- Pass-through to deck.

Basement

- Media/rec room.
- Wine bar.
- Benign pot-belly furnace.
- 2 storage rms/workshops.



* A recently-planted wall of lush, 14' Leyland Cypress trees provides privacy, enclosing the back yard.

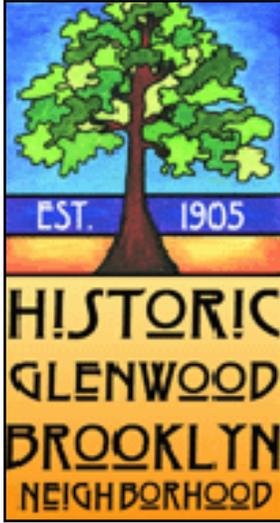


Unique homes.
Fresh ideas.
Proven success.

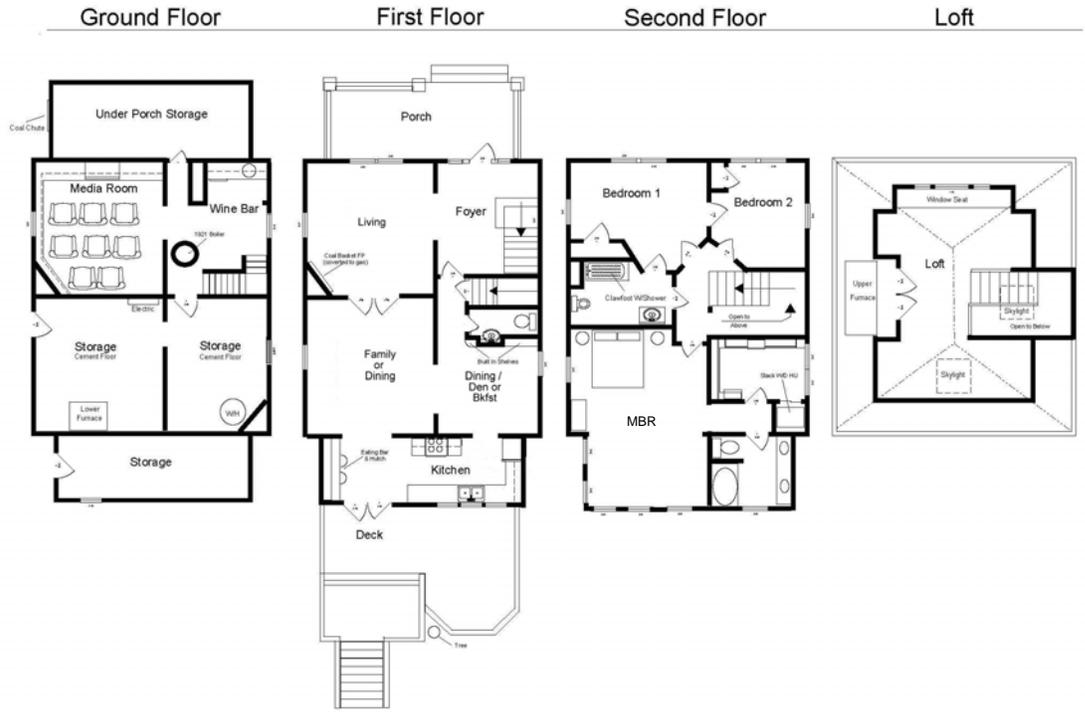
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Peter lives in Historic Oakwood where he moved the endangered historic home shown at the top and one other to a site near the Governors Mansion. He works with buyers and sellers throughout the Triangle area.





Historic Glenwood-Brooklyn is a vibrant and eclectic neighborhood just north of Glenwood South. Call Peter for names of neighborhood residents who could help you learn more or go to the neighborhood website at www.glenwoodbrooklyn.com.



Historic District and Zoning

The Historic Glenwood Brooklyn neighborhood is a National Historic District. It is not a local district, therefore it is not subject to local historic district approval requirements. The property is located in a special zoning overlay district that is intended to keep intact the texture of the neighborhood by regulating building height and setbacks. Check my web site for links to the neighborhood web site and more information about City of Raleigh zoning.

Historic Glenwood Brooklyn Neighborhood

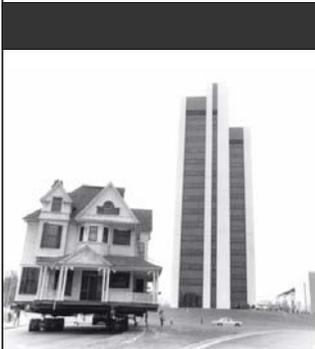
The incorporation of the Glenwood Land Company in May 1905 marks the beginning of the Glenwood and Brooklyn neighborhoods. According to tradition, the Brooklyn area was originally known as Will's Forest, which is said to have taken its name from a free black named Will who lived there in the late 1700s. In the mid-nineteenth century, John Devereux Jr. (1820-93), whose wife Margaret Lane Mordecai Devereux (1824-1910) inherited land contained in the historic district, built a house in the vicinity of the south end of the Glenwood neighborhood which he named Will's Forest. After the Civil War the Mordecai-Devereux lands were subdivided into several farms. One was owned by Devereux's daughter Ellen, who with husband John Hinsdale built a house known as Glenwood on the northwest corner of the present Glenwood Avenue and West Peace Street. Another daughter and her husband, Mary and Arthur Winslow, acquired the eastern portion of the present Brooklyn neighborhood. An 1876 deed referred to the general area as the "Wills Hill settlement," and there is other evidence of limited residential development in the district and vicinity during the late nineteenth century, including a subdivision of the Winslow property in 1887....

In May 1905 the Glenwood Land Company was incorporated for the purpose of developing the Glenwood-Brooklyn area into residential neighborhoods. They focused first on subdividing (or re-subdividing) land in the Brooklyn neighborhood and offering lots for sale in 1905...About the same time a street car line was extended down Glenwood Avenue, which became the development's grand concourse. New streets were laid out and given the names of United States presidents (including one contender, the 1876 popular vote winner Samuel J. Tilden)....

The Glenwood-Brooklyn area was the first of several suburban developments that launched Raleigh's western and northern expansion during the early twentieth century. Its development came at a time when Raleigh's city limits were enlarged--the first expansion in a half century--and the city's population increased by about forty percent during the first decade of the century. The Glenwood-Brooklyn area was shortly followed by the Cameron Park and Boylan Heights suburbs...

Raleigh city directories provide information on the demographics of the district during its early decades. As Charlotte Brown observed in the original nomination, residents were drawn primarily from the middle class. Government employees, small business owners, and salesmen and saleswomen were common occupations. At least forty-eight houses were occupied by railroad employees at some point during the period 1909 to 1940. Norfolk Southern and the Seaboard Air Line were the principal railroad employers. Representative railroad occupations included conductor, car inspector, flagman, yard master, engineer, brakeman, claim adjustor, dispatcher, freight agent, car repairman, boiler-maker, clerk, telegraph operator, and roundhouse foreman. A number of engineers, machinists, and boilermakers who were not listed as railroad employees may in fact have also worked for the railroads. Mixed in with their middle- and working-class neighbors were a few individuals whose occupations--and houses--suggest higher income. Two of the largest and most sophisticated early houses in the district, 1218 and 1220 Glenwood Avenue, were occupied (respectively) by a dentist and an attorney in 1915.

Today the health of the Glenwood-Brooklyn area is demonstrated by its robust community life, high property values, and busy remodeling and rehabilitation activity.



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