



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary, Darin J. Waters, Ph.D.

November 26, 2024

MEMORANDUM

TO: Vanessa E. Patrick vepatrick@ncdot.gov
Architectural Historian
NCDOT—Historic Architecture

FROM: Renee Gledhill-Earley 
Environmental Review Coordinator

SUBJECT: Historic Structure Survey Report - Install Left-turn Lanes on SR 1319 (Jones Franklin Road) at Athens Drive, Raleigh, North Carolina. TIP No. HL-0051, WBS No. 50279.1.1, PA Tracking No. 24-01-0021, Wake County, ER 24-2596

Thank you for your November 7, 2024, memorandum transmitting the Historic Structures Survey Report (HSSR) for the above-referenced undertaking. We have reviewed the report, accepted it as final, and offer the following comments.

WA2496

We concur that 136 Jones Franklin Road (~~WA2469~~) is eligible for listing on the National Register of Historic Places (NRHP) under Criterion C.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@dnrc.nc.gov. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT mfurr@ncdot.gov



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

Memorandum

TO: Renee Gledhill-Earley
Environmental Review Coordinator
North Carolina State Historic Preservation Office

FROM: Vanessa E. Patrick
Architectural Historian
NCDOT—Historic Architecture

DATE: November 7, 2024

SUBJECT: *Historic Structure Survey Report – Install Left-turn Lanes on SR 1319
(Jones Franklin Road) at Athens Drive, Raleigh, Wake County, North
Carolina. TIP No. HL-0051, WBS No. 50279.1.1,
PA Tracking No. 24-01-0021.*

The North Carolina Department of Transportation (NCDOT) is conducting planning studies for the above-referenced project. Enclosed for your review is a report presenting the evaluation of historic architectural resources in the HL-0051, Wake County project area (one unbound hard copy and one flash drive). Survey photographs, a site form, and GIS data are included on the drive; also provided are hard copies of the photographic contact sheets, the site form, and management summary and property evaluation excerpted from the report.

The report considers one resource, the House at #136 Jones Franklin Road (WA2496) and recommends it as eligible for listing in the National Register of Historic Places under Criterion C. Initial screening of the project area by NCDOT Historic Architecture identified which resources warranted additional study.

We look forward to receiving your comments on the report. Should you have any questions, please do not hesitate to contact me at vepatrick@ncdot.gov or 919-707-6082. Thank you.

A handwritten signature in black ink, appearing to be "V.E.P.", with a long horizontal line extending to the left.

V.E.P.

HISTORIC STRUCTURE SURVEY REPORT

**Install Left-turn Lanes on SR 1319 (Jones Franklin Road) at Athens Drive
Raleigh, Wake County, North Carolina**

TIP No.: HL-0051

WBS No.: 50279.1.1

PA Tracking No.: 24-01-0021

**Prepared For:
Environmental Analysis Unit
North Carolina Department of
Transportation
1598 Mail Service Center
Raleigh, NC 27699-1583**

**Prepared By:
Dewberry Engineers Inc.
Environmental Services
2610 Wycliff Road, Suite 410
Raleigh, NC 27607-3073**

**Tessa Nesta
Michael Navarro, RPA**

2024

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Michael Navarro, RPA

2024



10/27/2024

Tessa Nesta, Principal Investigator
Dewberry – Raleigh, North Carolina

Date

Mary Pope Furr, Supervisor
Historic Architecture Group
North Carolina Department of Transportation

Date

**Install Left-turn Lanes on SR 1319 (Jones Franklin Road) at Athens Drive
Raleigh, Wake County, North Carolina
TIP No.: HL-0051, WBS No.: 50279.1.1, PA Tracking No.: 24-01-0021**

MANAGEMENT SUMMARY

The North Carolina Department of Transportation (NCDOT) is analyzing changes to traffic infrastructure with the introduction of a left-turn lane on Jones Franklin Road (SR 1319) at Athens Drive in Raleigh, Wake County, North Carolina.

This project is subject to review under the 2020 Programmatic Agreement for minor Transportation Projects (Federal Highway Administration, United States Army Corps of Engineers, (Wilmington District), NCDOT, North Carolina State Historic Preservation Office, and the United States Forest Service 2020). NCDOT architectural historians established an Area of Potential Effects (APE) for the project and conducted a preliminary documentary investigation and a site visit to identify and assess all resources of approximately fifty years of age or more within the APE. Only one resource warranted an intensive National Register (NR) eligibility evaluation, and it is the subject of this report. NCDOT architectural historians determined that other properties and districts are not worthy of further study and evaluation due to a lack of historical significance and/or integrity.

NCDOT contracted with Dewberry Inc. Environmental Services to investigate and assess one resource: the dwelling house at 136 Jones Franklin Road (WA2496). This report presents the evaluation of the resource per Section 106 of the National Register of Historic Places (NRHP), including photographs of buildings and landscapes, historical and architectural contexts, and comparisons to similar types of resources. It conforms to the Historic Architecture Group Procedures and Work Products (NCDOT 2025) and Report Standards for Historic Structures Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina Historic Preservation Office (NCHPO) (2021). This report is on file at NCDOT and NCHPO and is available for review by the general public.

As a result of the investigation, it is recommended that the dwelling house at 136 Jones Franklin Road (WA2496) meets eligibility criteria for inclusion in the NRHP.

EVALUATED RESOURCE	NCHPO SSN	NRHP ELIGIBILITY RECOMMENDATION	NRHP CRITERION
136 Jones Franklin Road	WA2469	Eligible	C

WA2496

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1.0 INTRODUCTION

Dewberry prepared this report in support of the North Carolina Department of Transportation's (NCDOT's) proposed installation of a left-turn lane at the intersection of Jones Franklin Road turning onto Athens Drive in Raleigh, Wake County, North Carolina (TIP No.: HL-0051, WBS No.: 50279.1.1). The intersection of Jones Franklin Road, Athens Drive, and Lundy Drive creates a 5-way intersection pattern. Adding a left-turn lane near Athens Drive along Jones Franklin Road help make the 5-way intersection safer and facilitate traffic flows along Jones Franklin Road. The project is subject to review under the Section 106 Programmatic Agreement for Minor Transportation Projects (NCDOT/North Carolina State Preservation Office (NCHPO)/Federal Highway Administration (FHWA)/United States Army Corps of Engineers (Wilmington District) (USACE)/United States Forest Service (USFS 2002).

NCDOT architectural historians established an Area of Potential Effects (APE) (defined by 36 CFR 800.16(d)) to encompass the proposed construction activities (Figure 1). They conducted a preliminary documentary investigation and a site visit to identify and assess all resources of approximately fifty years of age or more within the APE. Only one resource warranted an intensive National Register eligibility evaluation: the dwelling house at 136 Jones Franklin Road. The subject property is located within the southwestern section of Raleigh, North Carolina, east of I-40 and northwest of I-440. The evaluated property is bounded by Jones Franklin Road (SR 1319) running north to south and two private parcels and an apartment complex (140 Jones Franklin Road, 132 Jones Franklin Road, and Meadow Springs Apartments, respectively) at the rear of the property.

Figure 1: Project Location

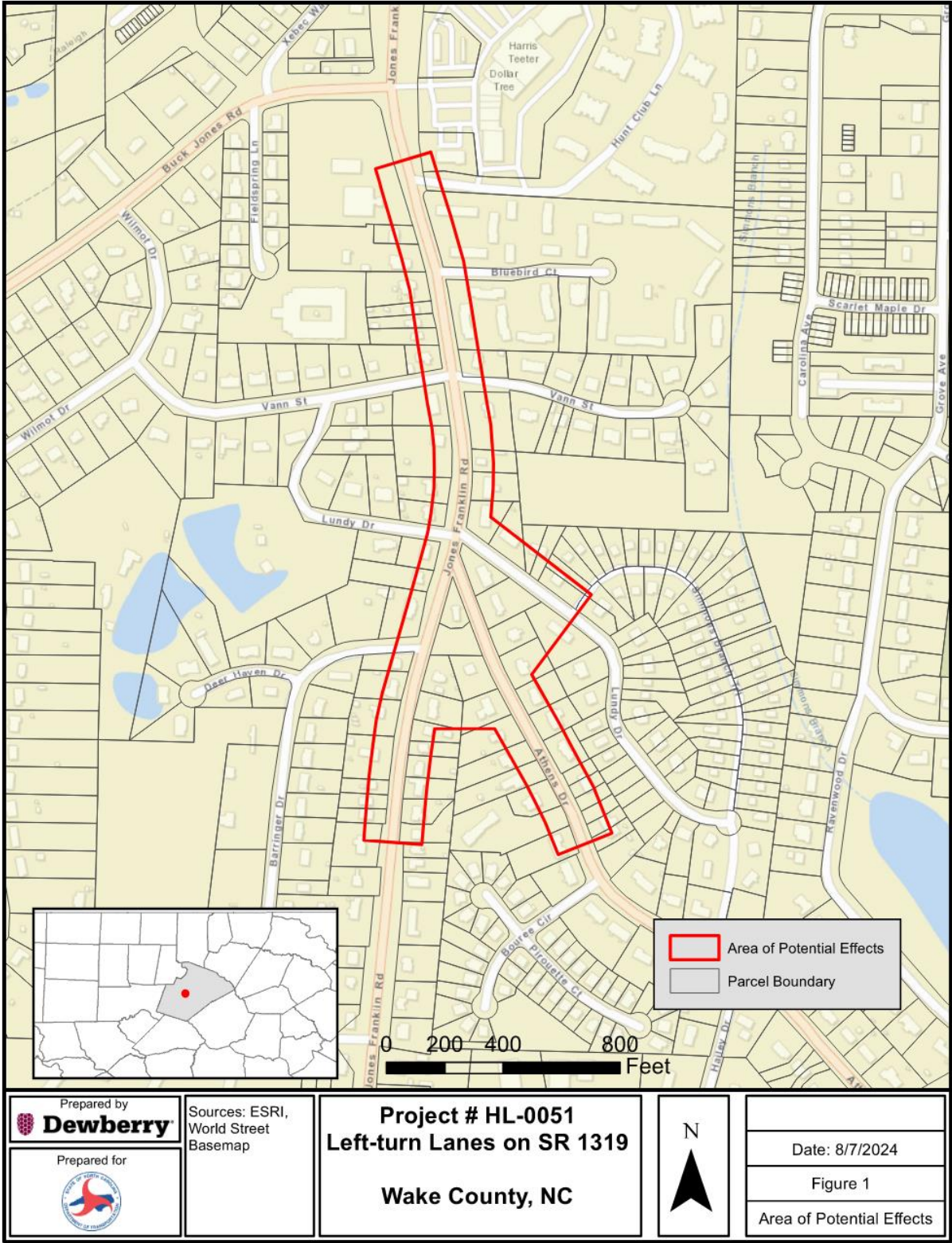


Figure 2: Aerial View of Evaluated Resource

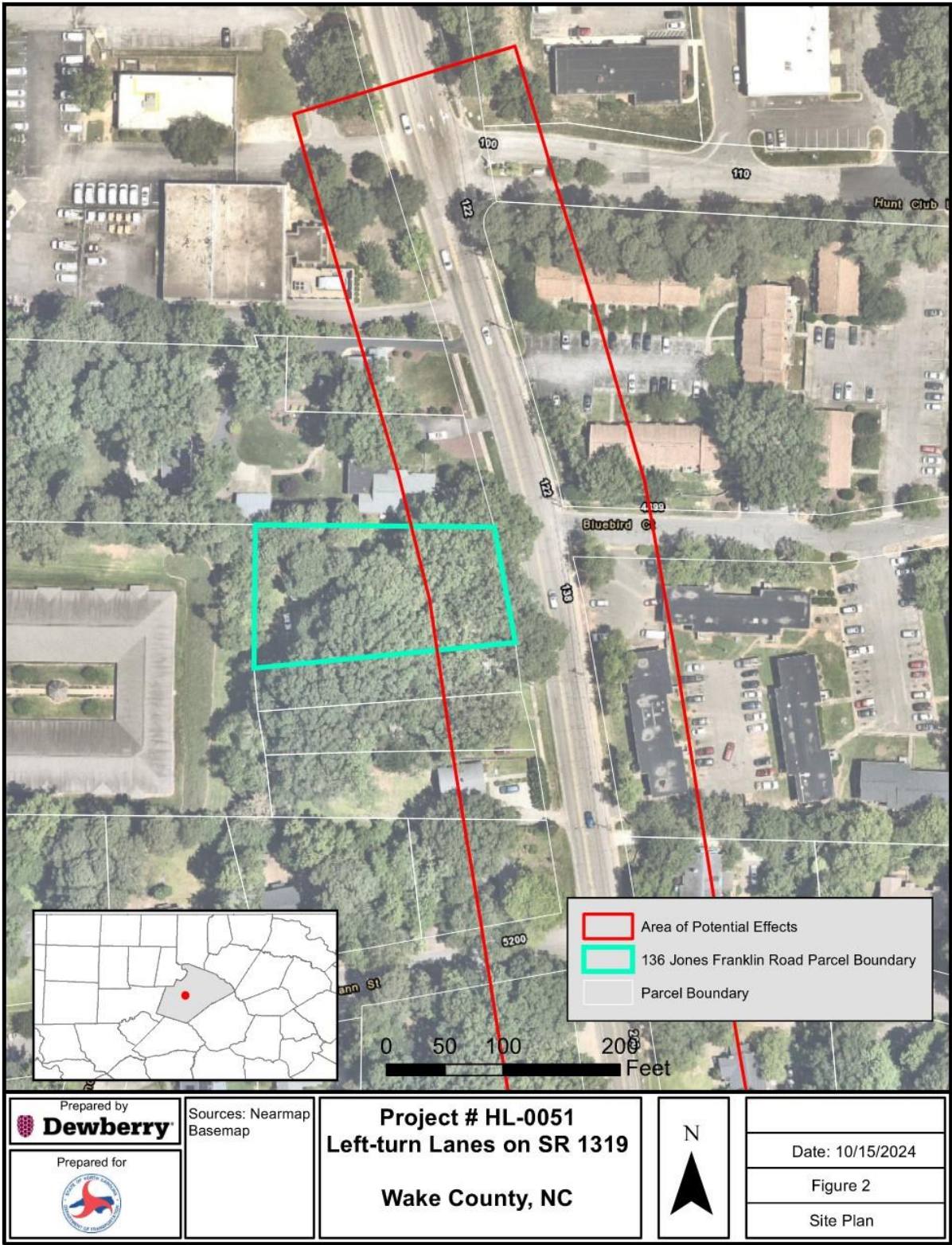


Figure 3: Hand-Drawn Site Plan of 136 Jones Franklin Road, 2024

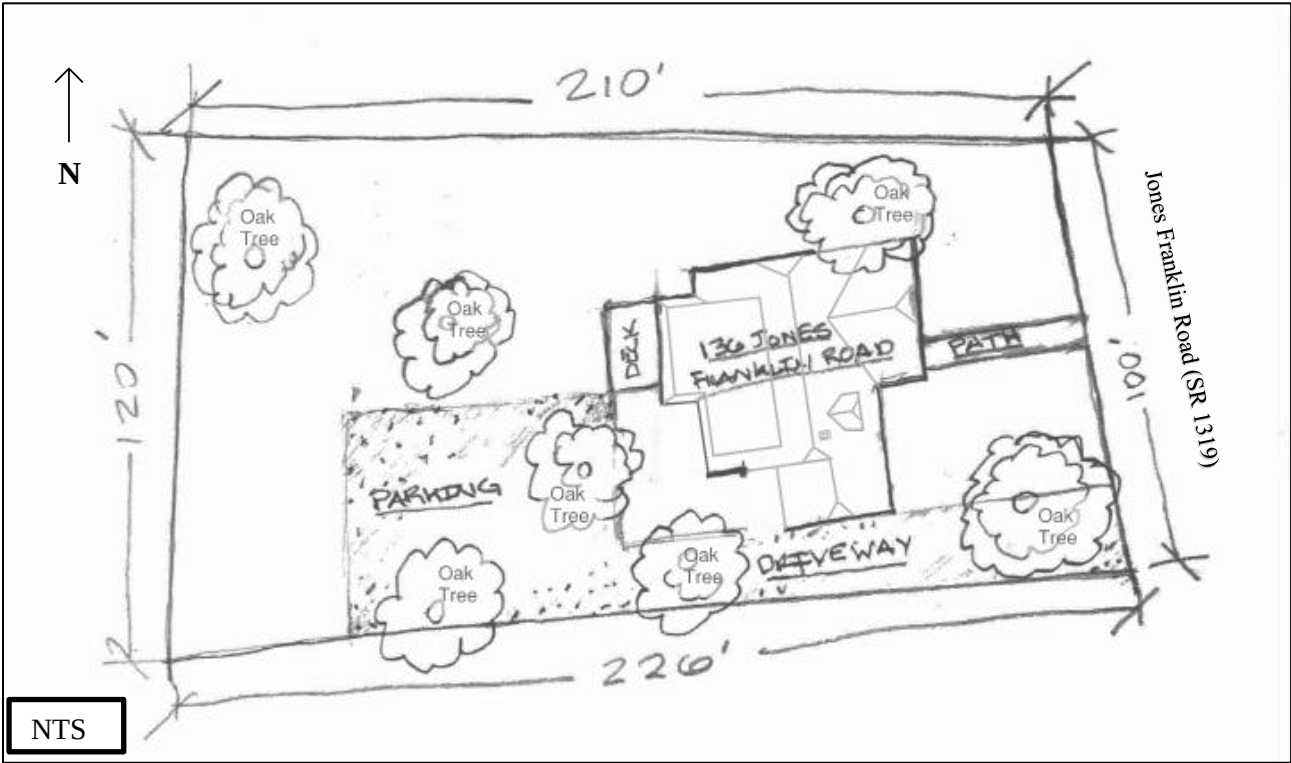
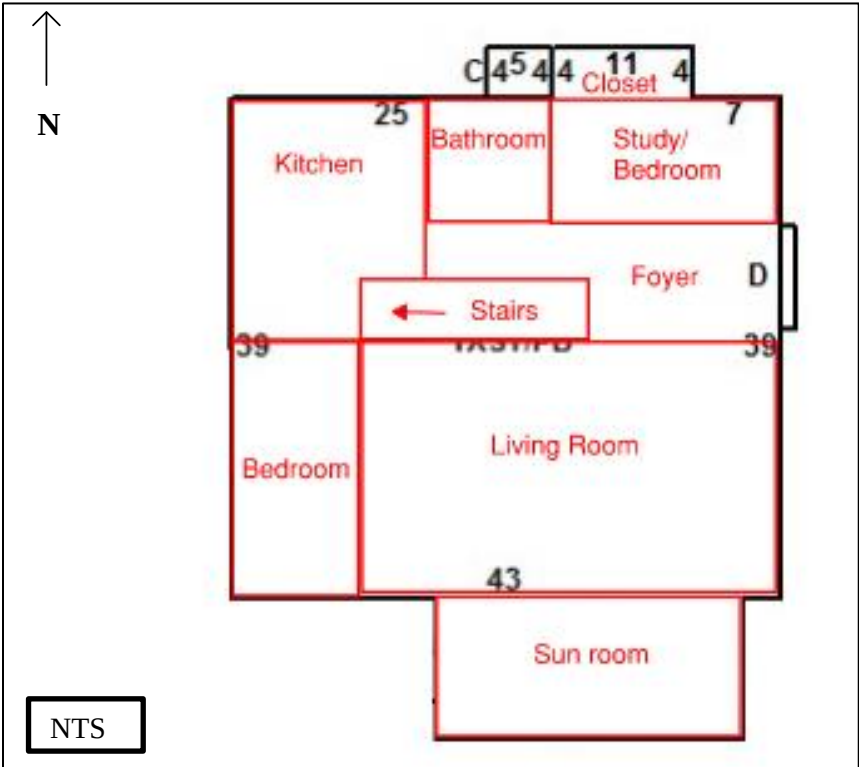


Figure 4: First Floorplan of 136 Jones Franklin Road, 2024



2.0 METHODOLOGY

The NCDOT requested that Dewberry assess the dwelling house at 136 Jones Franklin Road and provide a written report that includes photographs of the resource and landscape; historical and architectural contexts (as needed); an evaluation of eligibility for listing in the NRHP; a comparison to similar types of resources in the region; and delineation and justification of NRHP boundaries, if appropriate.

Dewberry evaluated the resource as required, in compliance with the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended. The conforms to the NCDOT's current Historic Architecture Group Procedures and Work Products and the North Carolina Historic Preservation Office's (NCHPO's) Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina (HPO 2022). It is on file at NCDOT and NCHPO and is available for review by the general public.

Dewberry Architectural Historian Tessa Nesta, who meets the Secretary of the Interior's professional qualifications for architectural history (36 CFR Part 61), authored this report. Dewberry Cultural Resources Discipline Lead Zachary Davis, RPA, provided a technical review and managed the completion of the report. Dewberry Archaeologist Michael Navarro, RPA, photographed the property, including the building interior and its surrounds, prepared the GIS data package, and provided research support. Ms. Nesta collected and analyzed the resource materials, including Wake County historic surveys and designation through the Wake County Public Library, the Olivia Raney Local History Library, the Wake County Register of Deeds, the C.L. Mann Map Collection, and the North Carolina HPO. In addition, Wake County deeds, property, and tax records as well as GIS, plat and historic maps, and aerial photographs; historical surveys, inventories, and local histories provided in historic newspapers; the Wake County files of the North Carolina HPO and GIS Web Service; and online resources informed the eligibility evaluation. As a result of the investigation, the evaluated resource is recommended as eligible for listing in the NRHP.

3.0 PROPERTY DESCRIPTION

Resource Name:	136 Jones Franklin Road	
HPO Survey Site Number:	WA2496	
Location:	136 Jones Franklin Road, Raleigh, NC	
PIN:	0783295654	
Date of Construction:	c. 1925	
NRHP Recommendation:	Eligible under Criterion C	

3.1 Setting

The dwelling house at 136 Jones Franklin Road is located on a wide, rectangular, 0.55-acre lot (100 feet wide by 210 feet deep), oriented toward and facing Secondary Road (SR) 1319 (Jones Franklin Road) to the east. The parcel addressed as 132 Jones Franklin Road is located to the north, 140 Jones Franklin Road is located to the south, and the apartment complex at 5711 Six Forks Road is located to the west (see Figure 2). Immediately across Jones Franklin Road is an apartment complex comprising four buildings. The evaluated resource is set back approximately 60 feet from SR 1319. The frontage is composed of a grass lawn with an original brick pathway extending from the sidewalk to the front entry steps, which is flanked by garden beds full of mature shrubs, and the dwelling is shaded by two mature oak trees, one on each side.

3.2 Exterior Description

The house at 136 Jones Franklin Road is a 1.5-story frame, gable-roofed bungalow with distinctive fenestration and ornamentation in a variety of materials. Decorative details like stuccoed wall surfaces and half-timbering evoke a Tudor aesthetic. Brick detailing is prominent along the porch stoop, foundation, chimney, and piers supporting the projecting half floor over the front porch.

The front elevation includes an off center clipped gabled porch with wide, projecting eaves and exposed rafters. A clipped gable dormer rises from the main roof. The brick piers that uphold the porch gable are topped with corbeling, made from contrasting, possibly glazed yellow bricks that are stamped with "Carlyle" and "Clatone" – indicating their origin from the Carlyle brick manufacturer in Ohio.¹ The chimney also exhibits this corbeling and unique yellow brickwork at the cap. The foundation is further accented with a soldier course of yellow bricks.

The main entry beneath the porch roof contains a solid wood door, inset with three beveled glass vertical panes at the top and flanked by sidelights. This entrance is reached via stairs flanked by brick sidewalls, topped with concrete plinths and decorative pedestalled lions gazing out towards the street. The concrete porch floor is supported by a brick base that connects to a brick path leading from the sidewalk.

Most of the windows on main and side elevations of the first floor are double-hung sashes grouped in bands of three and four; most are shielded by storm windows. The gable end of the porch is adorned with a Palladian-style window. At the rear, a broad shed-roofed dormer features short, horizontally sliding windows. The back of the house includes an elevated wooden porch, compensating for the sloping grade that exposes more of the brick foundation. Additionally, a cellar door is located adjacent to the back porch, providing access to the lower level.

See **Photographs 1-5** for images of the building's exterior.

¹ *Sweet's Architectural Catalogue: A Completely Indexed Catalogue Filing System of Building Materials, Supplies and Equipment, Section A* (1928).



Photograph 1: 136 Jones Franklin Road, facade (east elevation).



Photograph 2: 136 Jones Franklin Road, facade (east elevation) and south side elevation.



Photograph 3: 136 Jones Franklin Road, façade (east elevation) and north side elevation.



Photograph 4: 136 Jones Franklin Road, rear (west elevation).



Photograph 5: 136 Jones Franklin Road, north elevation.

3.3 Interior Description

The interior configuration is largely unchanged. The main living spaces of 136 Jones Franklin Road retain their original wood flooring. The walls are predominantly covered with either wood paneling or painted drywall; it could not be determined if these are original to the building. On the second floor, a landing with wooden balusters and banisters overlooks the main stairwell leading to the front door. The stair railing is composed of squared balusters and boxed newel posts, all painted in contrast to the stained stair treads that match the wood floors. The foyer walls are adorned with painted wood paneling.

Adjacent to the main living room, a sunroom is situated to the left of the entryway, including painted floors and a 3-by-5 glass-paneled door that opens to the front porch. The main living room itself contains an original rustic stone-faced fireplace, complete with a chiseled-edged bluestone mantel and a plastered ceiling with a textured surface. Flanking the main entryway are two additional rooms, each accessed by original matching 3-by-5 glass-paneled French doors. The room to the left serves as the living room, while the room to the right, currently used as a bedroom, was likely intended to be used as an office or a drawing room. The living room and sunroom have painted drywall walls and base molding throughout; a chair rail runs along the perimeter of the living room. First-floor rooms appear to retain the original solid wood flooring, with the exception of the kitchen and bathroom spaces. A continuous brick foundation with internal brick piers is observed in the basement, with a concrete floor. Steel support posts, not original to the dwelling, have been added for additional structural stability.

The bathroom and kitchen have been modernized, including the installation of vinyl flooring. Several interior doors retain their original hardware.

See **Photographs 6-15** for images of the building's interior.



Photograph 6: 136 Jones Franklin Road, Front entry foyer



Photograph 7: 136 Jones Franklin Road, Foyer and central stairway



Photograph 8: 136 Jones Franklin Road, Living room and stone fireplace



Photograph 9: 136 Jones Franklin Road, View from living room looking into foyer



Photograph 10: 136 Jones Franklin Road, Front sunroom



Photograph 11: 136 Jones Franklin Road, Kitchen



Photograph 12: 136 Jones Franklin Road, View of foyer from second-floor stair landing



Photograph 13: 136 Jones Franklin Road, Second floor and banister



Photograph 14: 136 Jones Franklin Road, Historic door hardware



Photograph 15: 136 Jones Franklin Road, Basement level

4.0 HISTORICAL CONTEXT

4.1 Wake County Suburban Development Westward

Raleigh experienced significant growth between 1900 and World War I, and the western part of present-day Raleigh was incorporated into Wake County after the period of growth following World War I. The twentieth-century evolution of urban sprawl and the development of the Raleigh suburbs followed established centers of industry production, educational centers, and medical facilities.² The expansion of railway traffic also had an impact on important areas of development on the outskirts of Raleigh. Population growth was accompanied and supported by a burgeoning urban center with a growing commerce, education, and health care system. The development of new industry and construction of storage facilities for the distribution of raw materials and finished products, which were established in proximity to the Norfolk-Southern and Raleigh and Gaston railroad tracks, were considerable drivers of growth. As the economy prospered, more people moved to the city in search of housing, which spurred the construction of the city's first apartment building in 1917.³ By 1920, residential growth to the west was supported by the Hillsborough streetcar line, and the growth of the North Carolina College of Agriculture and Mechanic Arts furthered residential development in "West Raleigh", an area considered to be outside of the Raleigh city limits until 1929.⁴

A second wave of expansion occurred after World War I. Educational institutions expanded west, accompanied by residential development with the expansion of the city limits in 1920.⁵ During this time, the city began to pave roads and expand electrification and water systems to outlying areas.⁶ The passage of the Highway Act of 1921 coupled with North Carolina's Good Roads Program paved the way for a unified state highway system.⁷ Additionally, the Seaboard & Airline Southern Railways supported movement west of Raleigh towards the city of Cary.⁸ Farmers to the west began subdividing their lands, which gave way to suburbs in western Raleigh along Western Boulevard.⁹ Residential architecture of the 1920s followed traditional styles that were popular at the time, particularly restrained classical detailing on colonial revival-styled exteriors.¹⁰ Tudor Revival ornamentation appeared mostly in prominent upper-middle-class developments. Variations on this style in middle class developments included smaller and more modest bungalows like the house at 136 Jones Franklin Road.

4.2 Site History

With the foundations of infrastructure and rail lines west of the city center, farmers began subdividing their land for additional development in the 1920s. As a result, a series of small cities and towns evolved along the rail and interstate corridors, yielding not a centralized metropolis but a sprawling trail of communities with multiple industries.¹¹ The residential neighborhoods of Asbury Park and Westover opened, after the extension of Western Boulevard just north of 136 Jones Franklin Road and continued to develop into the 1950s.¹² The 1925 Asbury Park subdivision plat documents the nearby landowners: the future location of 136 Jones Franklin Road is on the

² Ross, Helen Patricia. 1992, June 4. Raleigh Comprehensive Architectural Survey, Final Report: Phases i. and ii. (1989-1991), P. 12.

³ Ibid. P. 19.

⁴ Ibid.

⁵ Ibid. P. 23.

⁶ Ibid.

⁷ Bishir, Catherine W., Michael T. Southern. A Guide to the Historic Architecture of Piedmont North Carolina. 2003. P. 57.

⁸ Bishir, Catherine W., Michael T. Southern. A Guide to the Historic Architecture of Piedmont North Carolina. 2003. P. 47.

⁹ Foley, Courtney. NCDOT Historic Architectural Resources Survey Report: TIP No. B-4656, Wake County. 2007. P. 13.

¹⁰ Ibid. P. 31.

¹¹ Bishir, Catherine W., Michael T. Southern, A Guide to the Historic Architecture of Piedmont North Carolina. 2003. P. 62.

¹² Foley, Courtney. NCDOT Historic Architectural Resources Survey Report: TIP No. B-4656, Wake County. 2007 P 1.

property of C.L. Woodall to the south (see Figure 5). J.E. Herring developed the forty-acre subdivision of Asbury Park in the 1920s, now apparently altered and redeveloped as the 1920s housing stock has disappeared.¹³ C.L. Woodall, like J.E. Herring, probably began to develop his property into a residential subdivision, as seen in the remaining lots along Jones Franklin Road leading to the intersection of Vann Street (128-152 Jones Franklin Road).

The Architectural Resources Survey that identified 136 Jones Franklin Road as architecturally significant noted that the house might originally have been part of the Asbury Subdivision.¹⁴ Deed research uncovered a complex history of ownership changes and subdivisions leading up to the suburban development.

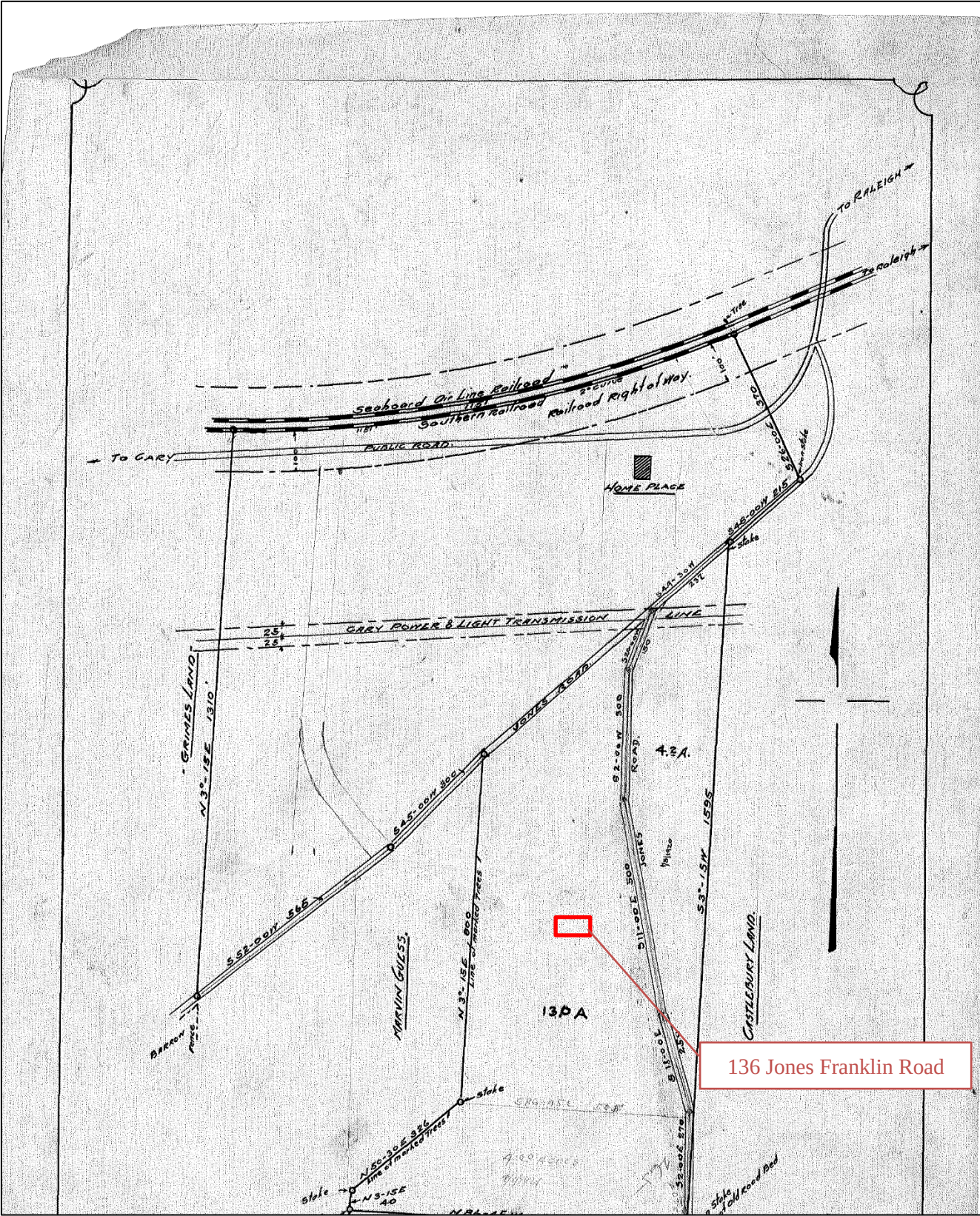
During the early twentieth century, present-day 136 Jones Franklin Road belonged to a larger, approximately 40-acre tract owned by Alexander E. Guess. The Guess Farm had originally been part of a larger parcel conveyed to Guess by Henry Horton and his wife in 1889 and was likely cultivated and largely undeveloped prior to then. In 1918, Guess sold the 40-acre Guess Farm to Frank D. Chamberlain, who immediately sold the same parcel to George Marsh of Raleigh. Prior to the sale, Guess procured a plat map of the Guess Farm from C.L. Mann, which shows the property located south of the Seaboard Air Line Railroad right-of-way and bordering the lands of Castlebury, Marvin Guess, and Grimes to the east, southwest, and west, respectively (Figure 4). In addition to the railroad right-of-way, the Guess Farm also included an east–west-oriented easement for the Cary Power & Light Transmission Line. The 1918 plat map shows several roads passing through the Guess Farm, including a public road traveling between Raleigh and Cary where Western Boulevard/Hillsborough Street pass today, a road labeled “Jones Road” in the position of present-day Buck Jones Road, and an unlabeled road in the rough alignment of present-day Jones Franklin Road. The Guess home place is shown in the northeast corner of the tract just south of the railroad right-of-way. The location of 136 Jones Franklin Road, then undeveloped, in the southeast corner of the Guess Farm west of Jones Franklin Road is added to the plat for clarity.¹⁵

¹³ Ibid, P 13.

¹⁴ Roanoke Park Historic District, North Carolina State Historic Preservation Office, Survey Site Number: WA2496. 2002.

¹⁵ Mann, C.L. Wake County Register of Deeds 1918.

Figure 5: Guess Land Plat Map, 1918



In 1920, Marsh and his wife sold the approximately 40-acre Guess Farm to James A. Sanders Co., Inc., of Raleigh. Sanders Co. soon mortgaged 36 acres of the Guess Farm, including present-day 136 Jones Franklin Road, to C.L. Woodall. Woodall apparently constructed a filling station somewhere in the northern extent of the tract, likely at the intersection of Buck Jones and Jones Franklin Roads¹⁶, though most of the Guess Farm remained undeveloped. In February of 1921, Woodall and his wife subdivided a four-acre lot in the southeast extent of the Guess Farm and sold the land to the Wake County Board of Education. This sale included present-day 136 Jones Franklin Road. In March of 1925, the Board of Education sold the four-acre tract back to the Woodall family.¹⁷

Woodall also had plans to capitalize on Raleigh's growing suburbs. In February of 1925, C.L. Woodall and his wife conveyed the majority of the Guess Farm, minus the four-acre tract owned by the Board of Education, to J.E. Herring for the purpose of subdividing and selling individual lots.¹⁸ The resulting subdivision was known as Asbury Park, named for the nearby community of Asbury. Several advertisements published in the Raleigh News & Observer beginning on May 10, 1925 announced the auction of 89 lots in Asbury Park on May 20. According to an article published after the auction on May 21, 80 of the lots sold, generating \$34,944 in revenue.¹⁹

The Asbury Park subdivision was recorded on a plat map by Harry Tucker in May of 1925 (Figure 5). The map shows 174 road-frontage lots comprising the majority of the former Guess Farm. Present-day 136 Jones Franklin Road borders Lot 134 to the south and was within lands owned by C.L. Woodall. An advertisement from May 10, 1925 for the Asbury Park development notes that the property is "better known as the Charlie Woodall property". As such, it is unlikely that the property at 136 Jones Franklin Road was considered part of Asbury Park.²⁰

It is unclear if Asbury Park was fully developed given that much of the historic housing stock is no longer present. Historic aerials from 1938 show land undisturbed from residential development—except for the presence of 136 Jones Franklin Road—which would indicate that the development that was to make up Asbury Park had not begun. If the Asbury Park land was developed, it has either disappeared or simply never took off. The present-day property has been redeveloped with apartment housing complexes and post-war-style houses.²¹

¹⁶ News & Observer (Raleigh, North Carolina). *Announcing Asbury Park*. May 20, 1925.

¹⁷ Wake County Register of Deeds 1920a, 1920b, 1920c, 1921, 1925b.

¹⁸ N&O 1925a, 1925b, 1925c, 1925d, 1925e, 1925f, 1925g, 1925h; Wake County Register of Deeds 1925a.

¹⁹ Tucker, 1925.

²⁰ News & Observer (Raleigh, North Carolina). *Announcing Asbury Park*. May 10, 1925

²¹ Foley, Courtney. NCDOT Historic Architectural Resources Survey Report: TIP No. B-4656, Wake County. 2007. P 18.

Figure 6: Asbury Park Subdivision Plat, 1925

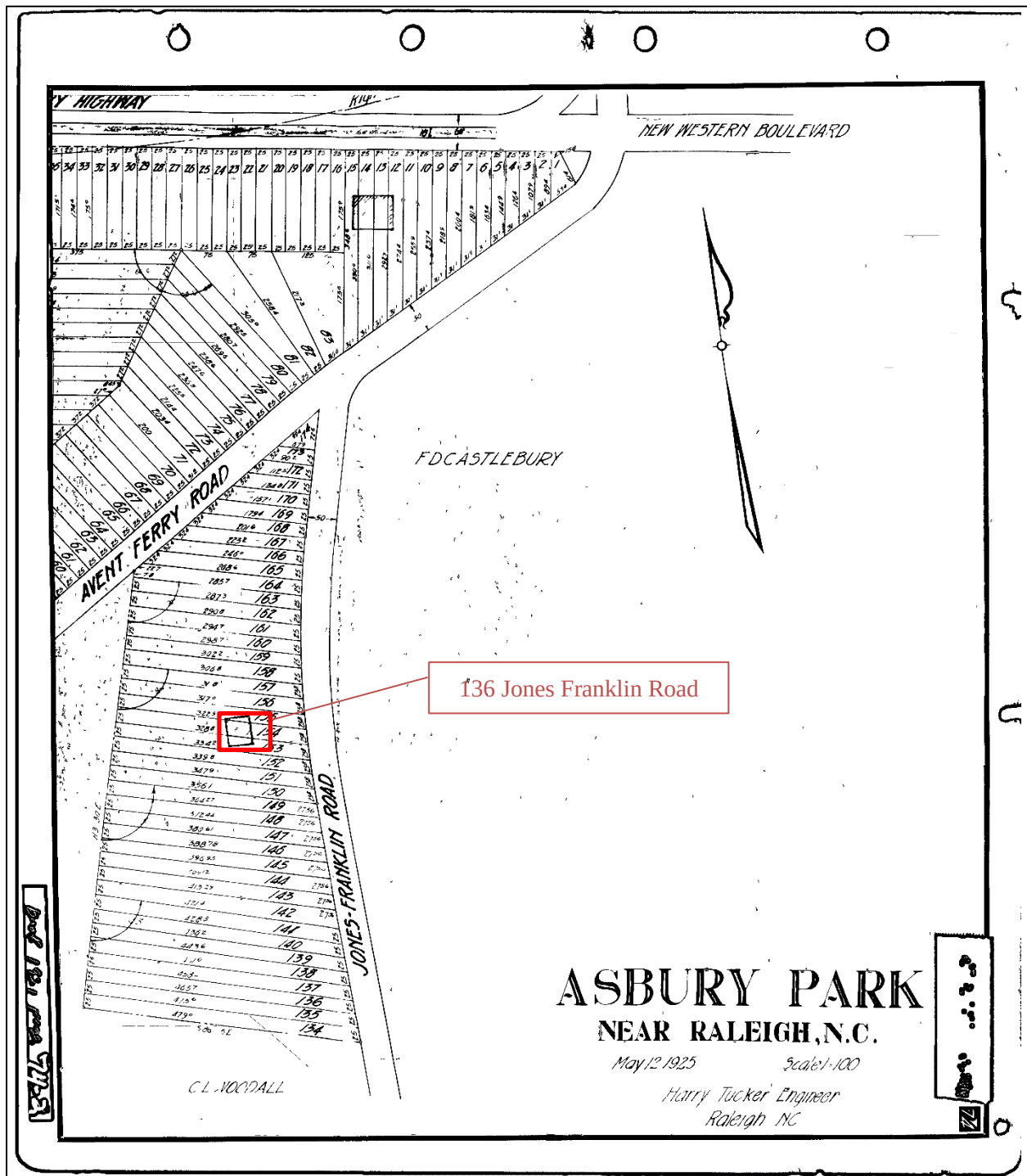
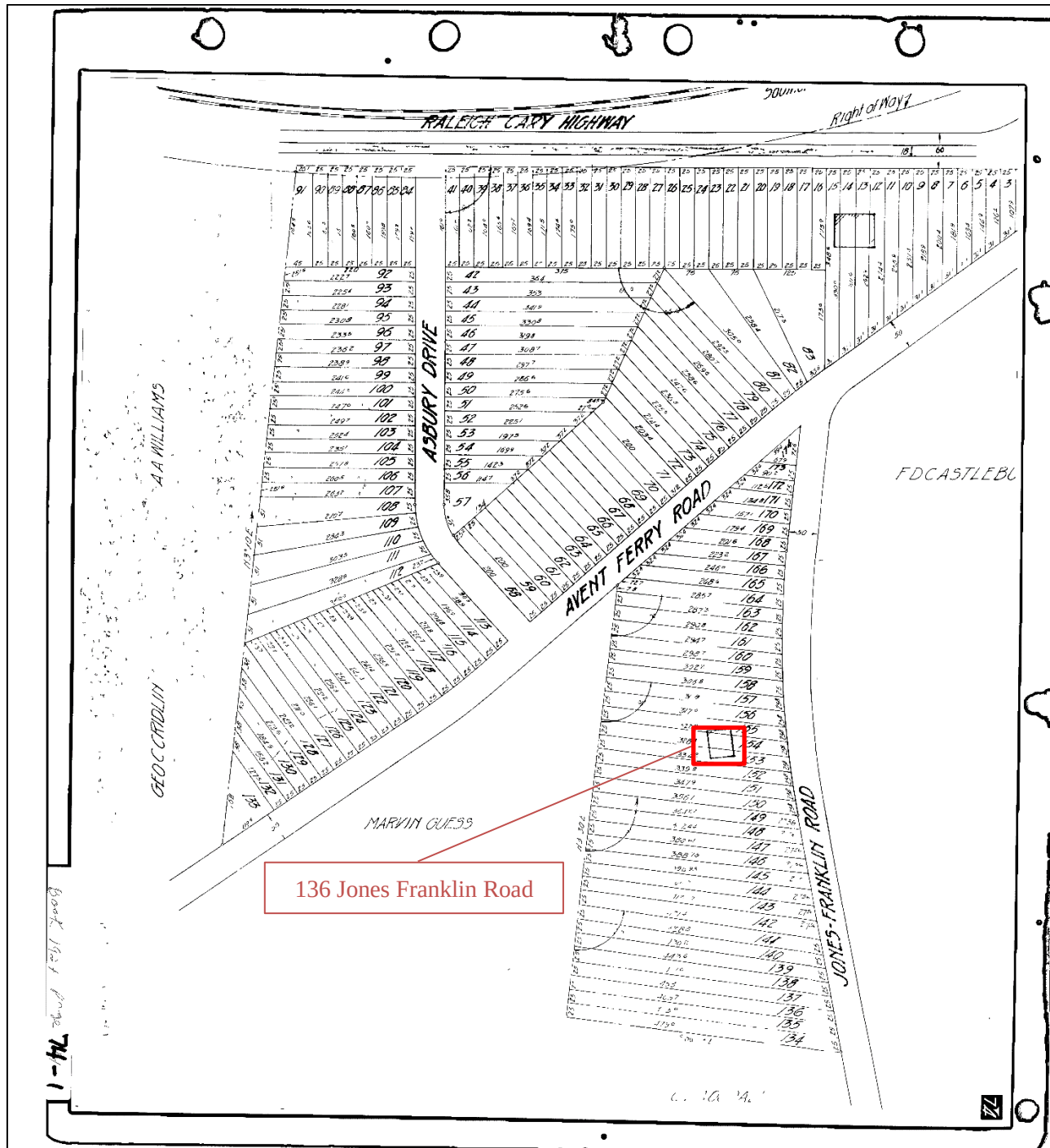
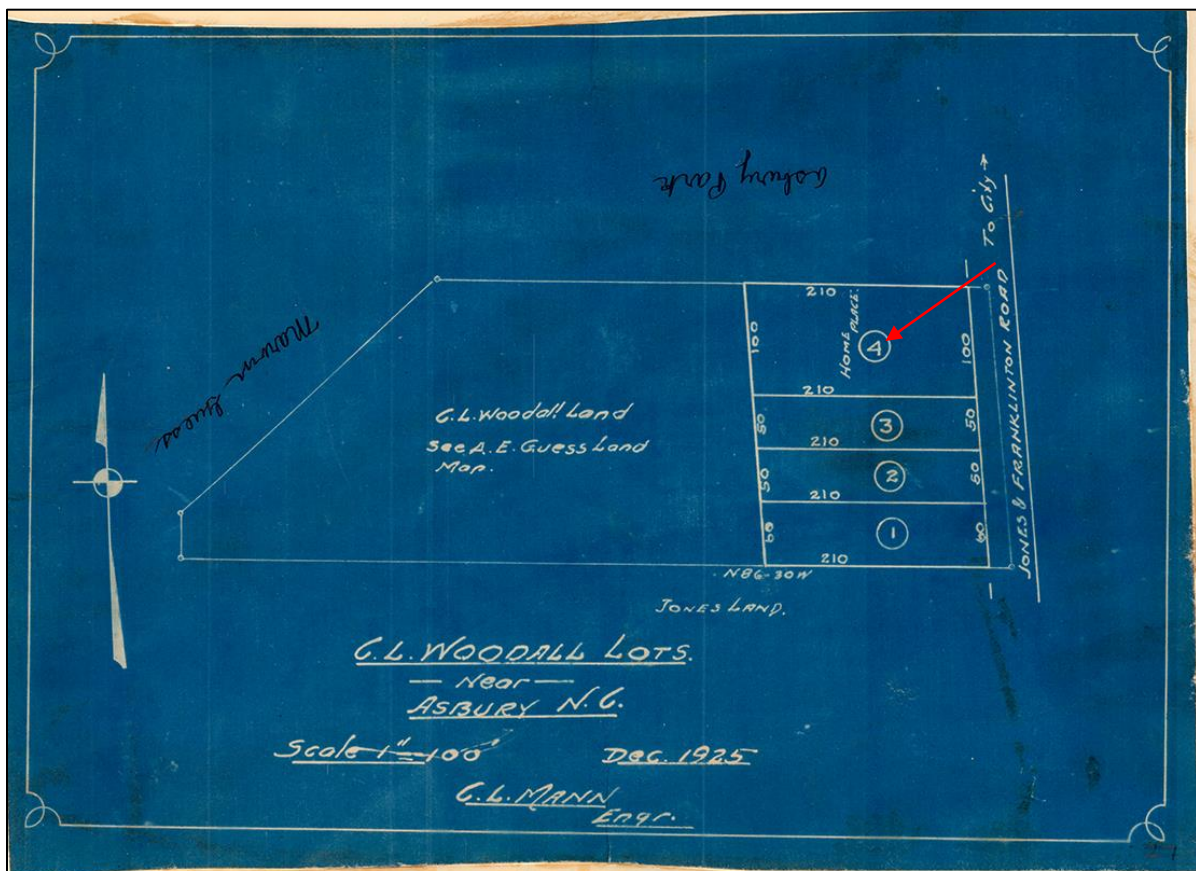


Figure 7: Asbury Park Subdivision Plat, 1925



In December of 1925, C.L. Woodall obtained a plat map from C.L. Mann subdividing his four-acre parcel located south of Asbury Park (Figure 7). The subdivisions included four road-frontage lots measuring 210 feet deep and between 50 and 100 wide feet along Jones Franklin Road. The remainder of the 4-acre parcel located farther from Jones Franklin Road was not subdivided. Lots 1, 2, and 3 on the plat map roughly represent present-day 152, 148, and 140 Jones Franklin Road, respectively. Lot 4 roughly represents present-day 136 Jones Franklin Road and is labeled "Home Place," suggesting that the Woodall family resided within Lot 4. If a house was present on Lot 4 in 1925, this structure would predate the recorded construction date for 136 Jones Franklin Road of 1941. The assumption is further supported by four lines of evidence suggesting that the recorded construction date of 1941 is incorrect and that 136 Jones Franklin Road was instead extant by 1925: the plat documentation, the Tudor Revival features of the house, the farm and plan of the house, and the manufacturing date of the yellow bricks.²²

Figure 8: C.L. Woodall Lots Plat Map, 1925. The dwelling at 136 Jones Franklin Road is indicated by a red arrow.

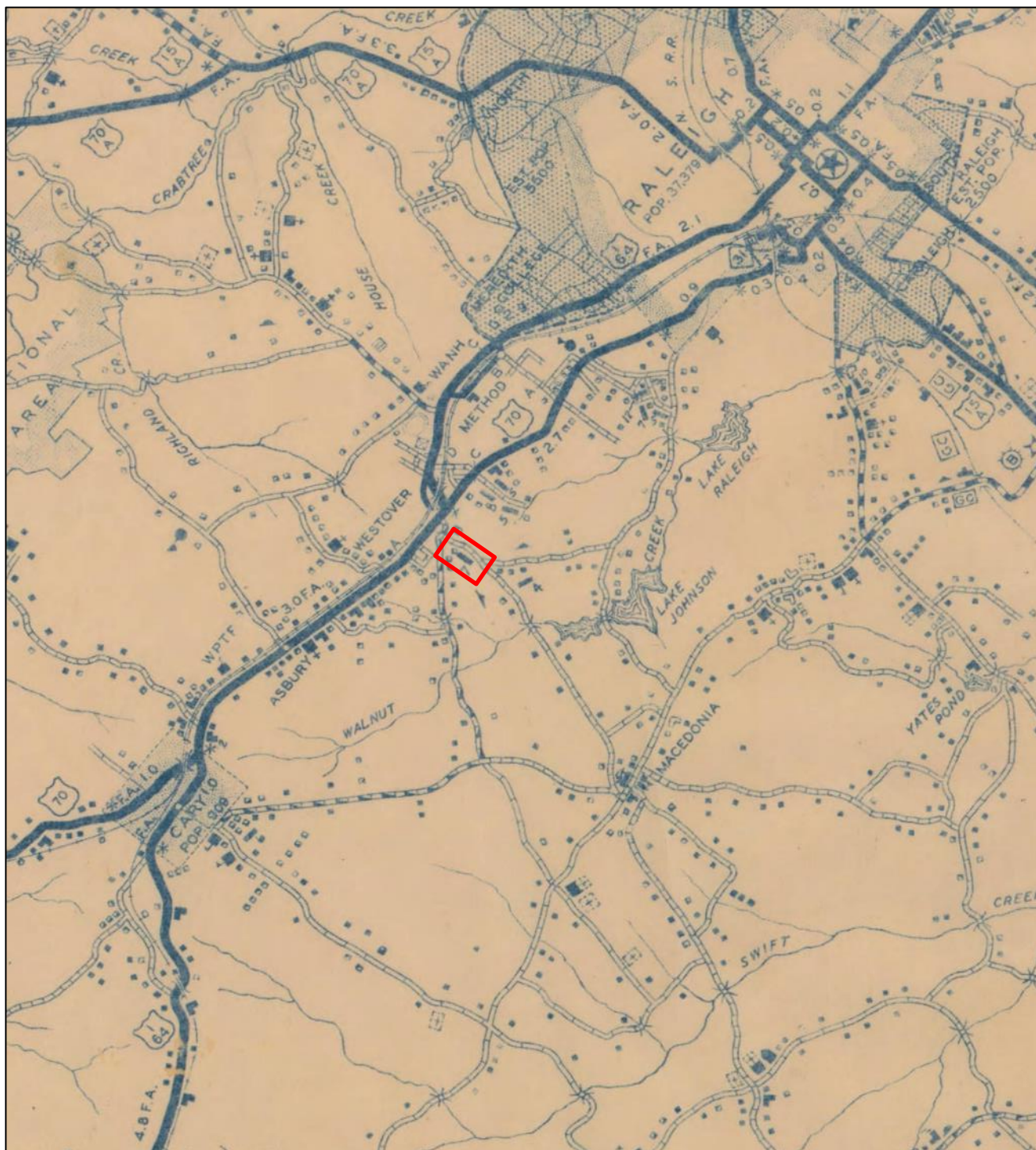


In 1929, C.L. Woodall and his wife sold the four-acre tract, their last remaining land from the original Guess Farm, to J.E. Stone. Soon after, Stone likely constructed the extant residential houses at 152, 148, and 140 Jones Franklin Road and rented out the properties. In 1946, Stone parceled off a one-acre tract including 152, 148, and 140 Jones Franklin Road and sold the land to J.E. Griffin. A plat map drawn by C.M. Lambe depicts Stone's subdivision of Woodall's Lots 1, 2, and 3 and shows the three extant structures at present-day 152, 148, and 140 Jones Franklin Road (Figures 4 and 5). Stone retained the remaining three acres north and west of the Griffin land. On the map, present-day 136 Jones Franklin Road is labeled "J.E. Stone Home Place." Despite ambiguity regarding its original construction date, 136 Jones Franklin Road was in place by at least 1941. As such, Stone was residing in 136 Jones Franklin Road by 1946 (Lambe 1946; Wake County Register of Deeds 1929, 1946). The 1938 State Highway and Public Works Commission map shows a group of seven dwellings present at the

²² Mann, 1925.

location of 136 Jones Franklin Road (Figure 8).

Figure 9: State Highway and Public Works Commission map from 1938. A group of seven dwellings at the location of 136 Jones Franklin Road is outlined in red.



Stone and his family resided at 136 Jones Franklin Road until 1954, when Stone and his wife sold the three-acre tract and house to S.G. Rogers and Francis R. Rogers. The Rogers family retained the property until September 1975, when the tract was sold to Lester Edward Crook and Carla Sue Crook. The tract then passed to Charles H. Young in a deed of trust, to the Higgins family in 1977, and to Raimond M. Struble and Marilyn J. Struble in 1982. In 1986, Raimond and Marilyn conveyed the three-acre tract and house to Vincent I. Struble and Beverly Struble. The same year, Vincent Struble subdivided the tract containing present-day 136 Jones Franklin Road. A 1986 plat map depicts Tract 2 of this subdivision as coterminous present-day 136 Jones Franklin Road. The Struble family retained Tract 2, or 136 Jones Franklin Road, until 2002.²³

In 2002, Vincent and Beverly Struble conveyed 136 Jones Franklin Road to Struble Raleigh Rentals, LLC. The 2002 deed was the first to identify the property as 136 Jones Franklin Road. Beginning in 2006, 136 Jones Franklin Road passed through several private owners or rental corporations until the present owner, 136 Jones Franklin Road, LLC, purchased the property in 2021. The property boundaries have remained unchanged since 1986.²⁴

Starting in the 1920s, the surrounding landscape changed from primarily agricultural to a single-family subdivision to the present-day mixed typography of single-family homes and newer multi-unit dwellings and apartment buildings. The property boundary of 136 Jones Franklin Road is now flanked by a large apartment complex at the western property line and directly across the street. The neighborhood has evolved from single-family residential dwellings into a neighborhood mixed with multi-unit housing buildings. Figure 9 provides a historical aerial view from 1950 to illustrate the level of development predominantly as a subdivision for comparison with current aerials showing the advanced development of vacant land across the street.

Figure 10: NCDOT Historical Aerial, 1950. The red arrow indicates 136 Jones Franklin Road.



²³ Wake County Register of Deeds 1954, 1975a, 1975b, 1977, 1982, 1986, 2002.

²⁴ Wake County Register of Deeds 2002, 2006, 2010a, 2010b, 2010c, 2015, 2017, 2021

The house at 136 Jones Franklin Road most recently has been converted into a multi-occupancy rental home. Currently, it is a 501(c)(3) facility supporting individuals with addiction recovery needs. This home falls under the category of a halfway house supporting the reintegration of recovering male addicts into society.²⁵ The house is officially named the Oxford House Jones Franklin and is part of a larger network of recovery residences established throughout North Carolina.²⁶ Oxford Houses of North Carolina was established in 1991 as a statewide network of recovery residences chartered by Oxford Houses, Inc., under the 501(c)(3) umbrella corporation. On the not-for-profit's website, the residences are described as being "peer-driven, democratically run, and self-supported group residences for individuals in recovery from substance use disorder". The first Oxford House was established in Silver Spring, Maryland, in 1975.²⁷ With the change in ownership and evolution of the neighborhood into apartment housing, 136 Jones Franklin Road has maintained its presence in the neighborhood, where it continues to serve the needs of the community as it develops.

²⁵ "Oxford House Jones Franklin - Halfway Houses." *HalfwayHouses.us*, 2024,

²⁶ Ibid.

²⁷ Ibid.

5.0 ARCHITECTURAL CONTEXT

Residential architecture constructed throughout Wake County in the 1920s exemplifies the house types and design aesthetics of the time. Forms, floorplans, and ornament were adapted by builders from popular magazines and builders' guides or customized by architects.²⁸ Revival styles seen throughout Wake County include Tudor Revival, which is most prominently represented in larger homes built within affluent neighborhoods. Popular within small-town and suburban areas of the Carolinas was the bungalow form that North Carolina builders and architects most often use in combination with Craftsman and Colonial Revival styles, as well as, less frequently, the Tudor Revival.²⁹

The structure at 136 Jones Franklin Road was likely constructed in the late 1920s, as tax documentation dating the house to 1941 is not consistent with the deed documentation and historical maps, which indicate that there was a house on this parcel in 1925 (see Figure 7). Furthermore, by the late 1930s and 1940s, revival Craftsman detailing became less prevalent with the emergence of Minimal Traditional houses, a type popular for its compact but efficient layout and combination of traditional forms with minimal architectural detailing.³⁰

The house at 136 Jones Franklin Road is a combination of the Tudor Revival style and the bungalow form. Elements of the Tudor home are present in the half-timbering and stuccoed wall surfaces, with brick being used at the first-floor base, porch, and chimney. However, the extended rafters and eave line that projects out of the dominant front gable are reminiscent of the bungalow form, as are the large, front-facing porches. The house is further stylized by the clipped gable ends at the main roof and dormers. The dwelling was included in the 1992 survey report, with a note that the "Tudor Revival style bungalow is the most significant of a row of six houses which may have been part of the Asbury Park subdivision".³¹ Although the house does exhibit some Tudor Revival elements, the house is predominantly bungalow in form. Upon a search for similar historic resources, it was discovered that although the house might be modest in comparison to some of the larger historic homes in known historic districts, 136 Jones Franklin Road is indeed a significant example of an applied Tudor Revival style on the bungalow form. Furthermore, it is among the few remaining houses originally built during the residential development of west Raleigh, as development under the Asbury Park plans never truly came to fruition. The later appearance of the surrounding area with apartment housing underscores the historic presence of this dwelling.

A cursory search of houses illustrating similar architectural elements of the bungalow form with the Tudor Revival style proved to be more challenging. As a result, data collection was exported by HBOWEB to catalogue the instances of surveyed Tudor Revival houses that were still extant within Wake County. Thirteen houses were identified in the search, with only two documented as having a craftsman form; none were noted as having a bungalow form. Data were collected a second time to evaluate the prevalence of bungalow houses within Wake County. The research resulted in 420 surveyed instances of extant bungalows, narrowed down to 218 of those that fall within National Register Historic Districts. This data output supports the prevalence of the Carolina bungalow and underscores the classic Tudor Revival style as being less common within Wake County.

To narrow down a sampling of comparable houses within Wake County, a review of all thirteen Tudor Revival homes was performed via Google Street View. One Tudor Revival house was selected to illustrate the quintessential high style in houses of that variety, and two others were selected to illustrate some shared elements. A similar search was performed to identify a bungalow house that might reflect the same combination of architectural elements as seen in 136 Jones Franklin Road. No examples were found to be an exact match; however two bungalow houses were selected to illustrate shared forms and features. Therefore, the comparable houses chosen for the purposes of supporting the distinctive character of 136 Jones Franklin Road share key architectural elements and forms that further support the notion that there is not an abundance of surveyed Tudor Revival bungalow houses.

The three main domestic expressions of the Tudor Revival home include the comprehensive, high-style design (like the C.V. York House), the period cottage, and the bungalow. Comparable examples within Raleigh of early twentieth-

²⁸ Bishir. 1999. P 74.

²⁹ Ibid., P. 74.

³⁰ Ross, Helen Patricia. 1992, June 4. Raleigh Comprehensive Architectural Survey, Final Report: Phases i. and ii. (1989-1991). P. 33.

³¹ Turco, Ellen and April Montgomery. "Roanoke Park Historic District; Survey Site Number: WA2496." National Register of Historic Places Registration Form. December 1, 2002.

century Tudor Revival include the C.V. York House (WA2730) within the Hayes Barton Historic District (WA4070) (Figure 10). Good examples of the Tudor Revival and bungalow combined are harder to come by. The James P. Brassfield House (WA6607) within the Oakwood Historic District – North Amendment (WA0223) (Figure 11) is presented as an example of similarities in form and style. Additionally, the James S. Fulghum House (second) (WA6281) within the Glenwood-Brooklyn Historic District (WA4189) (Figure 12) illustrates several architectural elements shared with 136 Jones Franklin Road, however, their architectural forms differ. Other comparable properties sharing architectural elements with 136 Jones Franklin Road include bungalow houses like 709 Dorothea Drive within the Boylan Heights Historic District (WA0195). The following paragraphs go into more detail as to the similarities and differences of the comparable properties presented.

The two-and-one-half-story C.V. York House, located at 1002 Cowper Drive in Raleigh, provides an example of the typical brick Tudor Revival style constructed in 1928. The C.V. York House is situated within a prominent neighborhood of larger-than-average houses. The C.V. York House is a quintessential example of Tudor Revival residential architecture and the characteristic elements that would inspire builders and architects. Typical Tudor Revival elements at the exterior include the use of brick throughout with half-timbering and some stucco on the second floor. The asymmetrical paired gables and two small, hipped dormers at the façade are typical of this style. The fenestration is composed of multiple window configurations and the front entry door has a typical Tudor arch. The Tudor arch is utilized to frame the first-floor window in the leftmost bay near the attached covered car port and another arch frame the rightmost bay of windows. Additional distinctive features include the elaborate brick patterns detailing the chimney. Characteristics shared with 136 Franklin Jones Road include the half-timbering, front-gabled roof lines creating a cross-gable and multiple roof lines and dormers. However, the C.V. York House is grandiose in size and posture when compared to 136 Jones Franklin Road. Both homes share a certain degree of brick detailing at their chimneys, although the subject house's chimney is simplified in comparison. The 136 Jones Franklin Road house has more restraint in form that is best described as a bungalow form and is predominately stuccoed with brick along the base of the structure, at the porch support pillars, and at the chimney.

The one-story James P. Brassfield House, located at 819 North Bloodworth Street in Raleigh, was constructed in 1910 and is a more modest example of the Tudor Revival Craftsman; however, this house could also fall under the bungalow form given the modest architectural detailing with very few Craftsman identifiers on the exterior. The house is a single story dwelling with a cross-gabled roof and front-facing gable ends. The exterior is clad with multiple materials including shingle siding, stucco, and half-timbering. The Brassfield dwelling is similar to the subject property in its use of form with simplified half-timbering on the front-facing gable ends. The subject property features more extensive half-timbering extending around the sides of the house; however, it is much smaller in form, with little to no resemblance to 136 Jones Franklin Road.

The James S. Fulghum House, located at 615 Wills Forest Street in Raleigh and built in 1920, consists of a two-story brick Tudor Revival bungalow with a wrap-around porch and Craftsman features. The house resembles the subject property in its large front porch, half-timbering present on the dominant gable end at the façade, and casement window in the front gable. Additional notable, shared characteristics include the clipped gable ends at the roof, side lights flanking the front door, and brick detailing along the front porch and entry stair sidewalls. The Fulghum house shares more architectural elements with 136 Jones Franklin Road; however, the two properties are quite different since the subject property has a distinguished bungalow form.

Finally, the residential dwelling at 709 Dorothea Drive within the Boylan Heights Historic District (WA0195) exhibits the bungalow form constructed of brick with a front-gabled roof with projecting eaves and clipped gable ends. The predominant elements shared with 136 Jones Franklin Road include the front-gabled roof with clipped gable ends and projecting eaves, asymmetrical right-aligned cover porch, and brick piers. From the sampling of properties reviewed in Google Street View and those presented as comparable herein, Dorothea Drive is the closest representative sample. The uncommon occurrence of similar residential dwellings further supports the argument that 136 Jones Franklin Road is atypical in its combined use of the bungalow form with Tudor Revival and even Craftsman elements, further strengthening its claim for eligibility.

These examples span approximately 20 years of Tudor Revival construction within the early twentieth-century Raleigh suburbs, serving to illustrate the form and construction material that were prevalent during the development of Raleigh single-family units within the growing suburbs.

Figure 11: C.V. York Home (WA2730), Hayes Barton Historic District



Figure 12: James P. Brassfield House (WA6607), Oakwood Historic District



Figure 13: James S. Fulghum House (second) (WA6281), Glenwood-Brooklyn Historic District



Figure 14: 709 Dorothea Drive, Boylan Heights Historic District (WA0195)



6.0 EVALUATION OF NATIONAL REGISTER CRITERIA

The dwelling house at 136 Jones Franklin Road is recommended as eligible for listing in the NRHP under Criterion C. The dwelling exemplifies the application of Tudor Revival details to the bungalow form. It stands as one of very few such houses and a representation of the early suburban development that occurred in western Raleigh during the early twentieth century.

Integrity

The house at 136 Jones Franklin Road retains six of the seven National Register aspects of integrity. Located on its original site and in its original configuration, it retains integrity of location. The property does not retain its original setting and viewshed, which was less developed and more agricultural (see Figure 8). Residential developments have been built up along Jones Franklin Road, including several multi-unit apartment complexes directly across the street and to the rear of the property in the adjoining parcel. The dwelling does retain a high degree of design material and workmanship in both its formal and decorative elements, with no visible alterations that would detract from its character-defining features. The property also retains integrity of feeling and association, conveying its significance as an example of Tudor Revival ornamented bungalows from the early twentieth century.

Criterion A

The house at 136 Jones Franklin Road is not eligible for the NRHP under Criterion A. There is not an association with events that have made a significant contribution to the broad patterns of our history.

Criterion B

The house at 136 Jones Franklin Road is not eligible for the NRHP under Criterion B. No one associated with 136 Jones Franklin Road has made the specific types of contribution to local, state, or national history necessary for the property to qualify as eligible for the NRHP.

Criterion C

The dwelling is recommended as eligible for listing in the National Register of Historic Places under Criterion C as an uncommon example of Tudor Revival bungalows in Raleigh, North Carolina. The design elements inspired by Tudor Revival architecture in combination with the bungalow form make this an example of a house design seen sporadically throughout North Carolina. During the review of comparable properties, identifying similar historic houses proved to be difficult with no true matches identified. Rather, the analysis compared bungalow houses with shared architectural elements as well as providing a comparison to a classic Tudor Revival example to draw on the applied stylistic details present in 136 Jones Franklin Road. Design features include the clipped gable ends, extended eaves, and rafters combined with half-timbering and stuccoed wall surfaces reminiscent of Tudor buildings, which are further accented by the brick ornamentation at the chimney and front porch. The house form and extended second floor over the porch confirms to the bungalow classification. These elements illustrate the incorporation of popular early twentieth-century style with a versatile, widely adopted bungalow house type seen throughout the Carolinas.

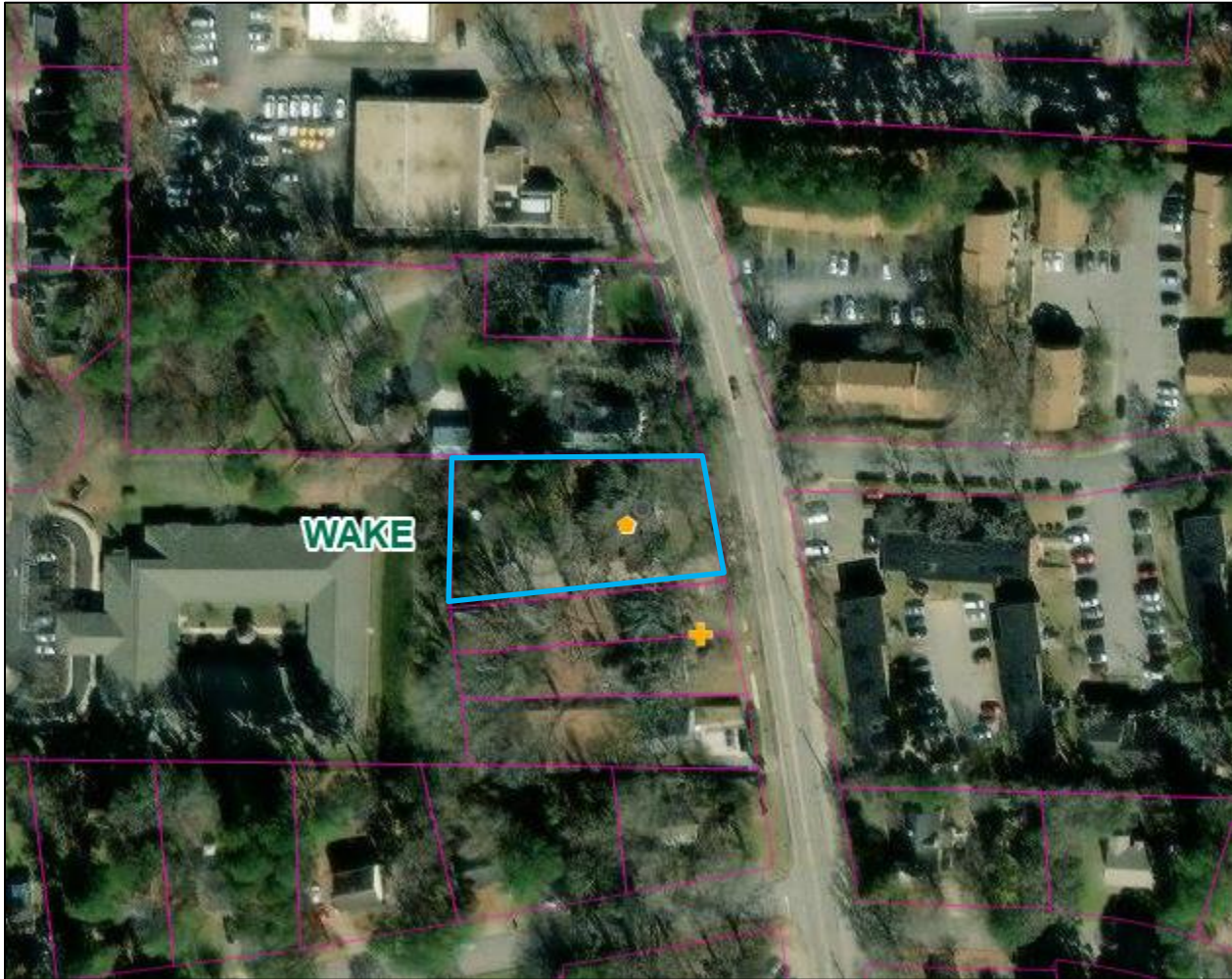
Criterion D

The house at 136 Jones Franklin Road is (not) eligible for the NRHP under Criterion D. The house is not likely to yield any new information pertaining to the history or technology of building design.

7.0 NATIONAL REGISTER BOUNDARY DESCRIPTION

The recommended boundary for 136 Jones Franklin Road is illustrated in blue in Figure 13 below and conforms to the tax parcel historically and currently associated with the dwelling (PIN 0783295654). Jones Franklin Road bounds the parcel to the east, and separate parcels bound the north (PIN 0783293735), south (PIN 0783295556), and west (PIN 0783291536). The boundary line follows the right-of-way of Jones Franklin Road (SR 1319).

Figure 15: Recommended National Register Boundary for 136 Jones Franklin Road in blue



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