

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.

Improvements2005

Repainted most of the interior of the house
Added landscaping and a kitchen garden

2002-2003

New two-story addition with basement put on the back of the house
New covered basement entrance added
Reinforced, tuck pointed and sparged existing foundation.
Installed new asphalt shingle roof (50 year warranty) except for the turret which still retains the original slate
New copper gutters and downspout
Removed all exterior paint
Entire house exterior repainted
New wood burning fireplace and chimney in the addition
Southwest chimney rebuilt from the attic up
New double-glazed historic profile windows installed in most of house, older windows with original wavy glass were re-glazed.
Rebuilt wrap-around porch. Removed, refurbished and reinstalled all ten original columns (each is turned and bored from a single piece of wood), rebuilt all support structure with treated timber, installed new pine tongue-and-groove flooring, recreated pickets and rails using treated wood, stripped and polyurethaned the ceiling to display the woods natural beauty.
New gas water heater
New 200 amp electrical service. Re wired wherever possible and brought up to code.

2001

Installed custom built-in walnut bookshelves and window seat in library

2000

Installed new kitchen
6-eye range with griddle, double oven, stainless vented range hood, stainless side-by-side refrigerator, stainless Bosch dishwasher, new custom cabinets and granite countertops
Installed two-zone high efficiency HVAC system; one unit in basement, one unit in attic
These units are 90% efficiency gas forced air and SEER 12 central. Units were sized to accommodate the planned addition
Installed all new metal ductwork
Insulated attic and under floors in basement
Skim coated and re-plastered walls and ceilings where needed
Refinished hard wood floors

1999

Replaced all original galvanized water supply lines with PEX® and Copper
Replaced drains wherever possible with PVC.