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home|design

dedicated to showcasing the triangle's distinctive homes

"This is not a planned subdivision. This area was naturally built up over the decades, which brought along a certain genuine charm, walkability and historic feel that still remains."

- Jessica Walker, Movil Realty



Classy Cameron Village

This conveniently located Raleigh gem offers the perfect mix of old-fashioned sensibility and modern flair

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from the editor

Growing up, I always had a thread of adventure coursing through my veins. Or, at least, I imagined heading out on adventures. With books. In my mind. But try to get me to do something simple like going on a hike or eat in a new restaurant, and you'd be hard pressed to pull me out of the house. My home-body introverted side was difficult to contend with, and I almost always reverted back to the familiar.

Like Bilbo Baggins in "The Hobbit," I've had to learn that the world isn't found in my books, but "out there." I've overcome the anxieties of moving to a new city with new people (and new restaurants) and braved new experiences. But despite having lived in four houses in the past decade, it still takes me awhile to get comfortable in a new area of town.

Which is one of the reasons I love our weekly neighborhood feature. As the editor, I get to know the streets and drives and avenues that comprise The Triangle. Each one has a culture and pulse all its own. It's helped me ease the transition of being in a "new town"—and I hope it does for you, too.

This week, we travel through Cameron Village. We also offer suggestions for places to eat, play and explore. Even if you've lived in The Triangle your whole life, we hope picking up a copy of HomeDesign still introduces you to people and places you didn't know before—and maybe sets you out on your own adventure.

- Christina

Email real estate news to TriangleHomeDesign@newsobserver.com.

TRIANGLE home|design

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Is there a neighborhood you'd like to see featured?
Do you know of a new design trend on the rise?
Did you use one of our ideas for your own home or home purchase?

We'd love to hear from you.

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**2019
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Calendar**

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OCTOBER

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The Triangle's Premier, Weekly Real Estate Publication

The News & Observer

The Herald-Sun

| living in **Cameron Village**

Photo by Travis Long, The News & Observer



DID YOU KNOW?

The empty space below Fresh Market in Cameron Village was once a booming underground entertainment venue called "The Subway," and famous performers like Jimmy Buffet, R.E.M. and The Ramones all played there.

EAT

Community Deli

Grab some barbecue and fries at this historic lunch spot on Oberlin Road popular for its welcoming atmosphere and downhome appeal.

thecommunitydeli.com



PLAY

The Raleigh Little Theatre

Catch an upcoming play at this Raleigh gem on Pogue Street, and afterwards wander around its beautiful nearby rose garden.

raleighlittletheatre.org



EXPLORE

Cameron Village shopping center

A Raleigh tradition since 1949, peruse the unique shops and restaurants along this hilly urban oasis for a fun day out with the whole family.

shopcameronvillage.com



by Julie Cooper

Located inside the beltline in a class of its own, Cameron Village and its surrounding areas are some of the most sought after locations in the Greater Raleigh market. With an interesting blend of historic charm, unbeatable convenience and a welcoming atmosphere, this vibrant neighborhood and its undeniable authenticity continues to lure homebuyers far and wide.

"Cameron Village has a very classy blend of Americana that you just don't see every day," says Jessica Walker of Jessica Sells the Triangle with Movil Realty. "This area is really unique. It has a hard-to-find blend of historical homes paired with local boutique retail and restaurants in a non-manufactured environment. This is not a planned subdivision. This area was naturally built up over the decades, which brought along a certain genuine charm, walkability and historic feel that still remains."

Unlike many other strip malls and multi-use developments often found saturated with big-box stores, Cameron Village is anchored by charming mom-and-pop shops. "The boutiques and individual shops that are here take a lot of pride in what they do—it's not like walking up and down a strip shopping center," says Ann-Cabell Baum with The Glenwood Agency Real Estate. "The shops spruce up their front doors in creative ways, like stringing market

lights from the trees to the front of the store. Cameron Village has a tasteful feel—it has character."

The village also has everything one could possibly want or need nestled within its charming parameters. "Cameron Village is like our shopping hub—it has been for years and years," says Baum. "It has pretty much every single thing, from banks, to grocery stores, unique shops, some big-box stores, good restaurants, a two-story Chick-fil-A and even the public library is there. It's like a large village center. It's got a little heartbeat. People are in and out of it all the time."

The homes in and around Cameron Village, which kind of stretches its arms and encompasses Cameron Park, University Park as well as the Five Points area, vary greatly. "Cameron Park is a historic neighborhood full of older homes," says Baum. "The homes in University Park are a bit smaller and have a lot of character. We've seen some teardowns in that area with new construction popping up. But, for the most part, people come in and renovate homes immediately around Cameron Village."

From small 1950s post-war era condominium developments and 900-square-foot homes from the 1960s ringing in around \$300,000 all the way up to homes around the Raleigh Rose Garden near Raleigh Little Theatre ranging from

\$700,000 to well over \$1 million, there's something for everyone—and more is on the way. "There are some really cool condos, townhomes and brownstones being built to increase density in the area," says Patrick Madigan with Madigan Realty Co. "The Saint is an incredible luxury townhouse project on St. Mary's Street, complete with elevators and fourth-story patios."

"Legacy Homes is also getting ready to begin closing on its first building of condos at 904 Oberlin," chimes Walker. "They're high-end luxury condos in Cameron Village. This project has been in the works for several years, and it's very exciting to see such an elegant and urban lifestyle being introduced to the Cameron Village market."

With its energetic, family-friendly appeal combined with its youthful university presence and robust economy—64 people are moving to Raleigh every day according to the Chamber—the real estate market is strong as ever. "Within a one-mile radius of the Cameron Village shopping center, the median home sale price rose 13.24 percent from 2017 to 2018. That's huge for sellers," says Madigan. "For buyers, the Federal Reserve just announced they won't be hiking interest rates this year as they had previously planned, so it buys extra time for anyone hoping to buy a house before these historically low rates start going back up."

218 St. Mary's Street, Raleigh, NC 27607

Price: \$1,597,350

MLS: 2117670

Listing Agent: Ann-Cabell Baum, The Glenwood Agency Real Estate, 919-606-4074, cabellctr@glenwoodagency.com

Heart of Cameron Park and steps from downtown Raleigh, The Saint is a landmark of luxury, featuring 17 modern brownstone residences. Four unique levels of composition, spectacular open floor plans and huge oversized windows bring in natural light. Grand European-style kitchens with gas cooktops, incredible appliance package and waterfall islands. Fireplaces. Bathrooms are lined with marble and huge showers are anchored with stand-alone tubs.



1607 Scales Street, Raleigh, NC 27607

Price: \$850,000

MLS: 2227348

Listing Agent: Ann-Cabell Baum, The Glenwood Agency Real Estate, 919-606-4074, cabellctr@glenwoodagency.com

Don't miss this prime Five Points home with tons of character. Large open spaces, including huge family room opening into spacious kitchen. Formal living and dining. Master on main. En-suite bath with large tub, dual vanities and great closet. Large upstairs bedrooms with shared bath. Huge rocking chair front porch and screened-in back porch. Large patio and backyard area. Four-car garage with in-law-suite on second floor.

| living in **Cameron Village**



712 Latta Street, Raleigh, NC 27607

Price: \$789,000

MLS: 2232681

Listing Agent: Johnny Chappell, Chappell Residential, 919-670-0022, johnny@chappellres.com

Careful design, custom construction, captivating location. This home is the needle in the ITB haystack of homes. Hard-to-find features like a metal roof, oversized garage and downstairs master. Discover expert craftsmanship, an enhanced framing package, spray foam insulation and sealed crawl space. Steps to Cameron Village, cultural hotspots and greenspace. Quiet University Park street.

3107 Raymond Street, Raleigh, NC 27607

Price: \$739,900

MLS: 2233345

Listing Agent: Ann-Cabell Baum, The Glenwood Agency Real Estate, 919-606-4074, cabellctr@glenwoodagency.com

Stunning home with two-car garage tucked in the heart of University Park neighborhood. Beautiful hardwoods on main with open kitchen and breakfast room. Kitchen has gas range, granite countertops, walk-in pantry and beautiful cabinetry. Spacious dining/living rooms. Master suite is light and bright with large en-suite bath with dual vanities, huge walk-in shower and large closet. Sizable guest bedrooms with shared bath. Third-floor bonus room.



513 Phelps Avenue, Raleigh, NC 27607

Price: \$715,000

MLS: 2230749

Listing Agent: Allison Blood, Keller Williams,
252-342-3116, allisonbloodrealtor@gmail.com

Beautiful large home in University Park. Four beds, four baths with designer finishes. Main-level master with luxurious bath, giant shower and two closets. Kitchen with quartz counters, gas range and modern backsplash. Tiled baths, gorgeous hardwood/tile floors throughout main. Two bedrooms with en-suite bathrooms. Flex space on second and third floors. Walk to Cameron Village, near Whole Foods, 440 and I-40, airport and RTP.



KW ELITE REALTY
KELLERWILLIAMS



1003 St. Marys Street, Raleigh, NC 27607

Price: \$210,000

MLS: 2235087

Listing Agent: Patrick Madigan, Madigan Realty Co. with Keller Williams, 919-437-9423, patrick@madiganrealty.co

Historic hardwoods. Private back garden. Huge courtyard. Open floor plan. This elegant townhouse-style unit in Cameron Village Condos is ready for you. One of the rare units with laundry under the stairs, allowing more kitchen space which comes at a premium in these units. The HOA pays for the water and sewer, leaving you to plan your next meal at Cameron Village—only a few minutes away by foot or car.



Switch up your gray décor with classic navy, brass and a warm brick tone rug. / cristorama.com

Examples in excellence

These classic styles are ever evolving but never retiring

by Vicki Payne

When rules get broken, interesting decors happen. There was a time when everything had to match. Then it seemed like nothing matched. Finally, we have settled into today's compatible styles resulting in warm, inviting environments.

If you always go for classics because you don't like change, I'm here to say those looks are changing—and you need to embrace the new elements that comprise today's classic looks.



Geometric lines define the strong bones of today's classic kitchens. The Odelle chandelier by Crystorama softens the square lines of cabinetry and windows with gold and black circles. / crystorama.com

There's nothing more classic than black and white—that is especially true for traditional white kitchens. The new classic version still incorporates black and white but with an emphasis on shades of black with touches of gold.

A kitchen with gray cabinets can still be considered "all-white" based on additional elements used within the space. Incorporating white on the walls, moldings, countertops and backsplashes takes the focus away from gray cabinets.

Also, painting a window's interior moldings black adds interest and frames the exterior view more cleanly

than obtrusive white crossbars. Black windows virtually disappear.

Gold-tone hardware adds a warmer touch than chrome or stainless steel. Light fixtures such as Crystorama's new Odelle collection of unique pendants and chandeliers reside beautifully in an "all-white" kitchen.

The Odelle's simplified geometric shape is the perfect combination of form and function. The matte black and antique gold finishes pop alongside each other and deliver a bright source of light—perfect for illuminating a kitchen island.

Investing money in your home is always a good idea if it updates the



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It's not a LANDSCAPE... It's a LIFESTYLE!



The classic white bathroom is dressed up with Crystorama's gold and crystal sconces and chandelier. Complete the look with brass hardware and fixtures. / crystorama.com

kitchen and bathrooms, and renovating with classic styles will always yield the highest return. White paint, white tiles and white cabinets are standard items and easy on the budget.

Dress up standard features with designer lighting, hardware and fixtures. Brass tones define today's classics when it comes to upgrades. Selecting coordinating tones and styles will make your

bathrooms seem larger and beautifully orchestrated.

Gray has dominated our homes for a half decade. If you're still enjoying its harmonious qualities but want to shake up a few gray spaces, consider introducing another classic: navy blue. In a neutral bedroom, the simple introduction of a navy velvet settee or chair can transform a monotone room.

A warmer tone rug and brass lighting fixtures add to the transformation. A gold chandelier with crystals illuminates softness that works beautifully with gray and silver bedding.

Classic is defined in many ways—most commonly when it describes something that has been popular for a long time. For me, classic describes something that has come to be considered one of the best

of its kind. Classic is not static but ever evolving as an example of excellence.



Vicki Payne Donatelli is an interior designer, project coordinator and popular speaker for renovation and new construction projects. She is the host of the national PBS series "For Your Home." Visit her blog at ForYourHome.com.



Cold snap

Is your plumbing prepared for extreme winter weather?

by Allen Norwood

We were away from home last week when the weather app on my phone said the temperature at our place was going to dip down to 20 degrees overnight, and maybe even into the teens. I called a neighbor to ask him to plug in the light under the well cover.

After the call, naturally, the conversation in the vacation condo turned to proper steps we should take when we're going to be away during frigid weather.

Naturally, I hadn't done any of them except run that drop cord to the well, just in case.

Turned out, the temperature didn't dip quite as low as the weather app predicted. And it began to rise after that coldest night. Good news, because it typically needs to drop to the low teens or single digits—and stay there for a few days—to cause widespread problems.

"It's not every year we see extreme

temperatures here," says Paul Stefano, general manager of Benjamin Franklin Plumbing in Charlotte. "We're not going to see 9 degrees for three days in a row, with daytime temperature staying below freezing.

"At 9, 10, 11 degrees, that's when our calls go up. One day won't do it. On days 2 and 3, that's when pipes break."

So, what should we do to protect our homes during the next bitter weather? (Do not be fooled by the recent sunshine. We'll certainly have another round of frigid weather before the end of March.)

Experienced homeowners have probably heard most of the tips Stefano shares—but his advice ought to be a reminder to actually pay attention.

If you're going to be home when temperatures plunge, allow a slow trickle of water to flow from faucets at sinks

on outside walls. Open cabinet doors to allow warm air to circulate beneath the sinks.

If you're going to be away, don't leave water running. Instead, you can shut off water at the main valve, and then turn on faucets at the other end of the house to drain the lines. When you return, turn the main valve on slowly.

If you don't know where the main valve is, FIND IT NOW.

To save money, Stefano says, you can switch your hot water heater to vacation mode or turn the thermostat down. "You don't need to pay to heat water that nobody is using."

Outdoors, you should have removed hoses from exterior spigots at the first hint of cold weather. Most exterior spigots are frost-proof sillcocks, with valves 8 or 10 inches back from the exterior of the foundation to protect them

from freezing. But they're vulnerable, as I wrote recently, if you leave hoses attached. The hoses don't allow the sillcocks to drain properly.

Keep the heat set at 65 degrees or higher if you're away during the winter, Stefano says.

By the way, all of this is especially important if you live in a newer home that has never been tested by a frigid snap like the one Stefano describes. You need to be extra vigilant. If your house has never endured a couple of 5-degree nights, you don't know whether it will pass that test.

You'll find lots more tips at benjaminfranklinplumbing.com, a national chain with other offices across the state, and at other plumbing sites.



Allen Norwood:
homeinfo@charter.net



Photo by Laura Sumrak / Courtesy of New South Home

Comeback trends

From tasseled pillows to velvet sofas and quirky wallpaper, here are the textile trends you can expect to see this year

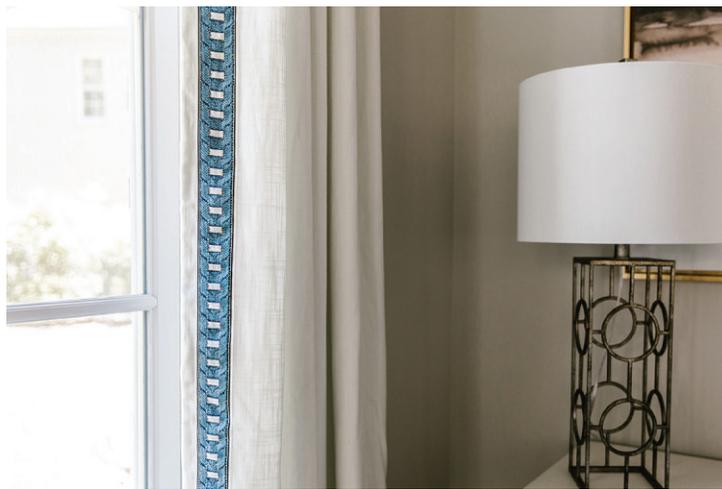
by Emily Gunn

Textiles add literal and metaphorical texture to a home, giving it warmth and visual intrigue. As Rima Nasser, owner and interior designer at TEW Design Studio in the Raleigh-Durham area, points out, our homes are made up of mostly hard and cold surfaces—hardwood floors,

tile, glass and drywall, just to name a few. Textiles add softness to these hard materials, making our spaces livable and inviting.

But they can also be used strategically to change spaces altogether. For instance, you can hang curtains around a window to make it seem big-

ger or to make the ceilings appear taller. Or you can place rugs in different areas of your open floor plan to designate different functions or “rooms.” However you use them, textiles set the tone for our homes, inviting us to linger and enjoy their cozy charm.



COLOR MAKES A COMEBACK

If textiles add warmth, colorful textiles do so doubly. As we move away from the predominantly neutral gray style of years past, Nasser says she's excited to see more color coming back into home design elements. At the 2019 Maison et Objet in Paris, an international trade fair dedicated to lifestyle fashion and trends, Nasser noted a lot of mustard yellows, forest greens, soft blush pinks and cobalt blues. Wallpaper is also making a bold comeback, Nasser says, after many years of being off the scene. She uses it often now—not only on walls, but sometimes on the ceiling to add dimension to a room.

Plan to see floral prints, says Melissa Lee of New South Home, after so many years of mostly geometric patterns. In a similar vein, textiles are featuring small, ornate details such as tasseled throw pillows and trimmed draperies.

These little embellishments can elevate a



Photo by Laura Sumrak / Courtesy of New South Home



Photos by Allie Mullin Photography / Courtesy of TEW Design Studio

room without overwhelming it. They are especially effective when a space feels otherwise clean and simple but needs a little something extra.

And if you're a fan of lush fabrics, take heart, because there's a velvet resurgence in home design, adding instant warmth and unique texture. It's one of the trends you'll also see taking over the fashion scene—with trendy textiles, our rooms can match our personal aesthetic.

Ikat patterns are another growing trend, invoking a sense of global influence and visual interest, as well as the use of wool and fur. This is an especially popular tactic in midcentury modern homes where crisp, clean neutrals crave the dimension of fur rugs or textured furniture to balance the space.

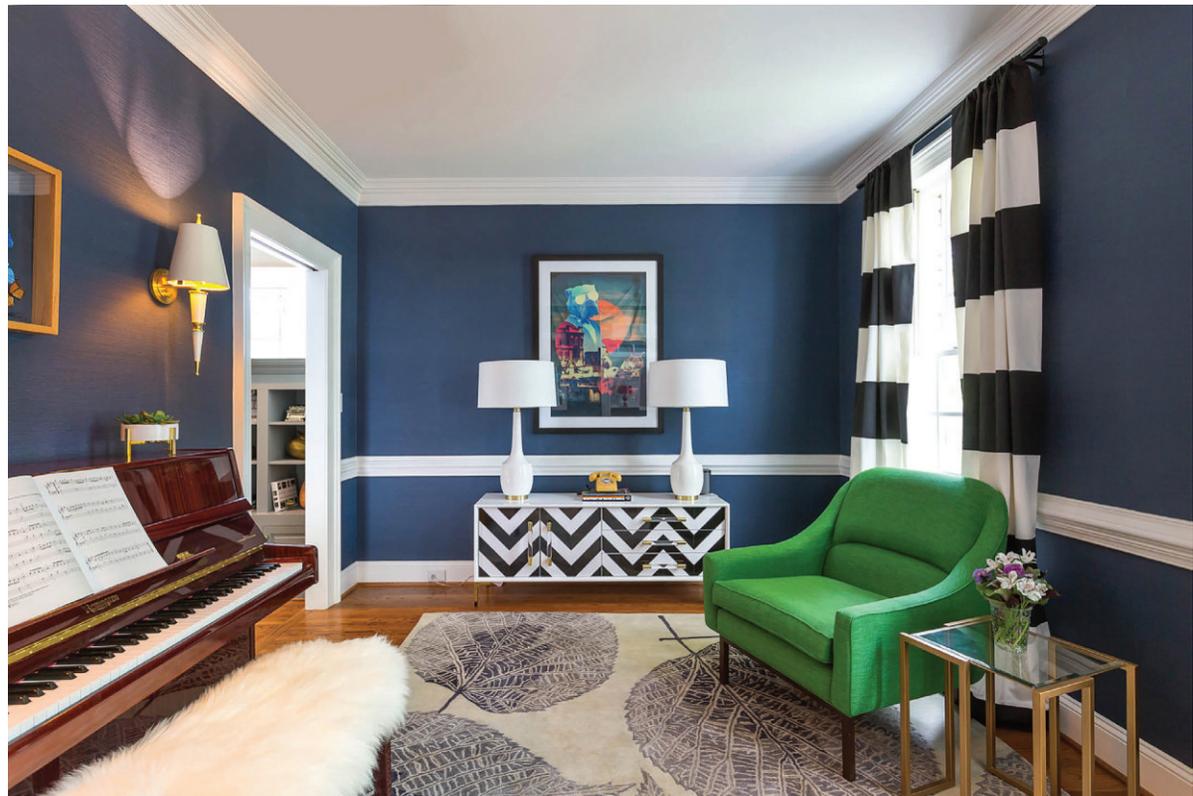
QUALITY OVER QUANTITY

Perhaps because of shows like Marie Kondo's "Tidying Up," more people are looking to own less. Nasser says this may be leading people to focus more on the quality of items, rather than quantity. For years, customers have mostly chased cheap

prices, but she believes people are now making more conscientious home purchases, paying attention to more than just the price tag.

People are willing to pay a little more for a wholesome product, says Nasser, like a nice vintage Parisian rug, for instance—an item she sees growing a lot in popularity. In general, she thinks vintage and consignment items will become increasingly desirable as people move away from single-use purchases. As we become more conscious of the environment, we also become more conscious about finding older pieces to adopt, or buying new products that are made to last a long time. In Raleigh, she recommends Father & Son and Gremlina Vintage as her favorite places to pick up great finds.

Similarly, Lee has seen more customers looking to buy performance textiles and fabrics made to withstand the everyday wear and tear of kids and pets. While white sofas are popular, they are a recipe for disaster in a spill-prone environment. With new textile technology, people can have their white couch—and eat their cake on it, too.



Photos by Bob Fortner Photography / Courtesy of TEW Design Studio

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Directions: From US 1/Capital Blvd turn right on Burlington Mills Rd. Barrington is 4.5 miles down on the left. From 401 N./Louisburg Rd. turn left onto Burlington Mills Rd. Turn right into Barrington.

For more info visit LIVEBARRINGTON.COM



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For more info visit JACKSONMANORNC.COM



Sanctuary At Yates Mill

From the 700's • Cary • Award-Winning Builder Team

Travel through rolling hills and horse farms to find your new oasis – Sanctuary at Yates Mill. Enjoy .75+ acre wooded homesites with pond views, all just minutes away from both Cary and Downtown Raleigh. Discover your exclusive lifestyle in a luxury living experience with a hand-picked team of custom builders with a reputation for superior craftsmanship.

Directions: From Raleigh, travel I-440 West to the Jones Franklin Rd exit. Turn left onto Jones Franklin Rd, then travel 2.1 miles and turn left onto Tryon Rd, then turn right onto Yates Mill Pond Rd. Turn right onto Theys Rd, then right onto Milner Dr.

For more info visit SANCTUARYATYATESMILL.COM



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From the 300's • Wake Forest • Adjacent to Joyner Park

The Bluffs at Joyner Park offers new homes at a convenient location in the heart of Wake Forest. This 50 lot community offers private homesites up to .25 acres and home plans ranging from 2,000 to 2,500 square feet. This beautiful community features quality craftsmanship of new homes with 1st-floor master and ranch home plans available. This neighborhood has all the benefits your family wants being located adjacent to Joyner Park.

Directions: Take US-1 N/Capital Blvd North to Wake Forest. Turn right onto Harris Rd. Turn right onto W Oak Ave and The Bluffs at Joyner Park will be on your left

For more info visit BLUFFSATJOYNERPARK.COM

FOR MORE INFORMATION:

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