

IN THE DISTRICTS

National
Commission of
the Year! (page 2)

A newsletter published by the Raleigh Historic Districts Commission

Volume VIII, Issue 3 • Fall 2010

■ IN THE WORKS

RHDC Initiates Projects that Celebrate Ordinary Architecture

When people think about historic preservation, they may picture the Mount Vernon Ladies Association, genteel 19th century women who stepped out of traditional roles into the political arena to save an American treasure. Anyone who has ever been to Charleston, South Carolina recognizes the sense of place that high-style, regional architecture can provide. In recent years, historic preservationists have worked to recognize the importance of “ordinary” architecture, specifically the buildings of the post-World War II era. RHDC has been at the forefront of this movement, partnering with the NC State Historic Preservation Office (SHPO) to publish a contextual document “Post-World War II and Modern Architecture in Raleigh, North Carolina, 1945-1965.”

Based upon this research, last year the commission initiated documentation of four Raleigh post-War subdivisions that may soon be listed in the National Register of Historic Places. Longview Gardens (1938-1965) was designed in large part by Charles F. Gillette, a renowned landscape architect. The subdivision is considered to be the most artistic mid-twentieth century planned development in Raleigh. The neighborhood is typified by Split Levels and long and low Ranch houses. Capitol Heights (1946-1949) is one of the best-preserved speculative post-War subdivi-

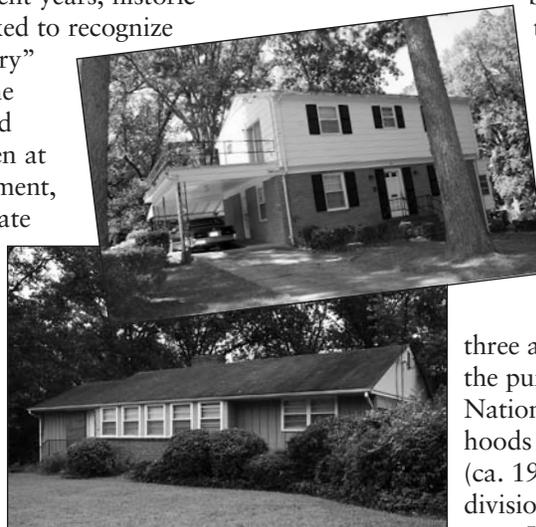
sions in Raleigh. Its Minimal Traditional houses typify the neighborhood development encouraged by the FHA program. Battery Heights (1956-1964) is significant as one of only four post-War subdivisions built specifically for African Americans. The neighborhood features a highly intact collection of Split-Level and Ranch houses. Madonna Acres (1960-1965) is a high-style subdivision designed

by a black developer for the black community. The district is largely comprised of Ranch and Split-Level houses with Modern-style elements, setting it apart from the more traditional post-War subdivisions of Raleigh.

In June, the commission initiated research on three additional subdivisions for the purpose of listing them in the National Register. The neighborhoods include Rochester Heights (ca. 1957), the first post-War subdivision built for African Americans; Hi-Mount (1947-1948), a

Minimal Traditional style neighborhood similar to Capitol Heights; and Cameron Village (ca. 1948), a textbook example of FHA planning principals. Join us for a **Community Conversation on October 11th** (7 p.m. at Daniels Middle School, 2816 Oberlin Road) where experts will discuss what makes post-War houses and neighborhoods special as well as techniques for updating and modernizing smaller, mid-century architecture. ■

Photos: Homes in Madonna Acres, above & Cameron Village, below, exemplify Raleigh's post-WW II housing stock.





RHDC representatives accept award at NAPC Forum. From left to right: Dan Becker, Esther Hall, Fred Belledin, NAPC Chair Marty McCune, Martha Hobbs, and Tania Tully.

■ IN THE NEWS

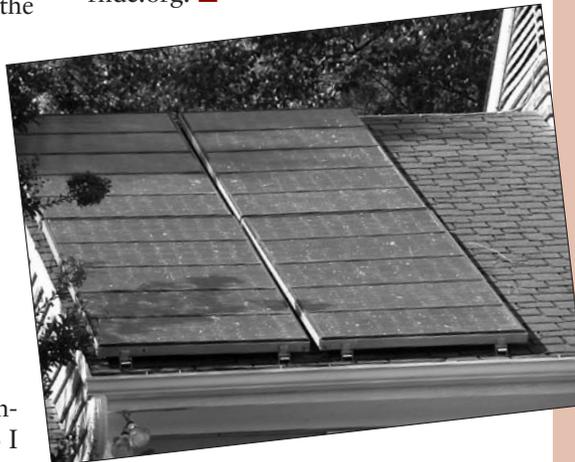
RHDC Recognized with National Award

RHDC is honored to have been named 2010 Large City Commission of the Year by the National Alliance of Preservation Commissions (NAPC). The award was presented July 30th at the NAPC's Forum in Grand Rapids, Michigan. Chair Fred Belledin and Community Awareness Committee chair Esther Hall accepted the award on behalf of the commission.

The award recognizes outstanding effort made by RHDC over the past three years to

increase its outreach and historic resource protection efforts. Despite challenges, RHDC raised community awareness on historic preservation issues by creating

the Community Conversations series, reviving its triannual newsletter, and expanding its online resources at www.rhdc.org. Additionally, RHDC made significant strides in protecting the city's historic resources, including the 1945-1965 Comprehensive Architectural Survey Update, nominating five new National Register historic districts, designating multiple Raleigh Historic Landmarks, and collaborating with Raleigh City Cemeteries Preservation (RCCP) to identify and protect city-owned historic burial grounds. For more information on RHDC's work program and accomplishments, please visit www.rhdc.org. ■



■ TECH

CORNER

T I want to take advantage of cutting-edge technology. How do I install mechanical equipment like satellite dishes and solar panels on my historic house?

A Living in a historic home doesn't mean living in the dark ages. The key lies in determining the appropriate location for the equipment. First, identify a location where the installation will cause the least amount of alteration to the building's façade and

materials. The machinery should be placed in the least conspicuous area, usually along a building's rear façade. Keep in mind that it is not appropriate to install equipment in locations that compromise character-defining roofs, or on roof slopes that are prominently visible from the street.

RHDC staff is available to assist homeowners in identifying the appropriate locations for mechanical equipment. Please call 919.832.7238 or email rhdc@rhdc.org. ■

■ AT YOUR SERVICE

Who's Who in the RHDC

City Code sets the requisites: Of the 12 commissioners appointed by City Council, a majority must demonstrate special interest, experience, or education in history, architecture, archaeology, or related fields. All must reside within the city's extraterritorial jurisdiction, and at least 3 must live or own property in a local historic district or that is designated a Raleigh Historic Landmark. Service is limited to a maximum of three consecutive two-year terms.

Beyond that framework, city policy calls for the commission to mirror the city's population. The aim is a dynamic group that not only brings to bear demonstrated expertise, but a range of experiences and outlooks.

Officers are elected annually. The present Chair is local architect Fred Belledin, a member of the Certificate of Appropriateness (COA) Committee. A commission member since 2009, Mr. Belledin lives in a ca. 1925 home in the Glenwood-Brooklyn National Register Historic District (NRHD).

Jane Forde, a member of the commission since 2006, currently serves as Vice-Chair. A high school history teacher, she is a member of the commission's Community Awareness Committee. Ms. Forde lives in a ca. 1930 home in the Bloomsbury NRHD.

Following a 4-year stint as Chair, **Curtis Kasefang** serves as the commission's Secretary/Treasurer. An architectural consultant, he was appointed in 2005 and sits on the COA Committee. Mr. Kasefang lives in a ca. 1911 home in the Oakwood Historic District.

Esther Hall serves as chair of the Community Awareness Committee. Appointed in 2005, Ms. Hall works with the Legal Education Assistance Foundation and lives in a ca. 1940 home in the Bloomsbury NRHD.

An experienced mediator, attorney **Nick Fountain** acts as chair of the COA Committee. A member since 2005, Mr. Fountain resides in the Fadum House, a Modernist Raleigh Historic Landmark.

Having served on the commission in the 1980s and a longtime statewide historic preservationist, **Barbara Wishy**
Continued—sidebar, page 3

■ UPDATE

It's A Wrap

RHDC has entered the world of YouTube with two educational videos: *From Energy Hog to Energy Star: Home Energy Audits Explained* and *Deglazed and Confused: Window Repair Basics*.

From Energy Hog to Energy Star follows home energy auditor Mark Bashista as he evaluates the energy efficiency of a two-story Craftsman in Vanguard Park NRHD. The video explains why an audit should be a historic homeowner's first step toward increased energy efficiency and illustrates what happens during a home energy audit. The video debuted at RHDC's June 10th Community Conversation, accompanied by presentations by Sustainable Raleigh's Paula Thomas, architect Steve Schuster, and CPA Scott Shackleton, who discussed sustainability, green renovations, and financial incentives. The Conversation is available in streaming video at www.rhdc.org.

Deglazed and Confused is an informational video about do-it-yourself wood window repairs; the video covers why wood windows should be retained, the necessary



Mr. Poland prepares to remove a window at the June window workshop.

tools for window repair, along with simple techniques for addressing common problems. The video was filmed at a window repair workshop held at an Oakwood residence. Workshop instructors were the father and son-in-law team of window specialist Al Poland and restoration carpenter Jeff Bergman.

Both videos were produced in partnership with Preservation North Carolina and the National Trust for Historic Preservation and funded in part by a grant from Terrence L. Mills Memorial Preservation Fund for North and South Carolina of the National Trust for Historic Preservation. Watch the videos online at www.rhdc.org and find more resources at www.PreservationNC.org. ■

■ CITY GOVERNMENT

Raleigh is a Certified Local Government (CLG), a program established through the National Historic Preservation Act of 1966 that combines federal, state, and local preservation efforts.

As a CLG, a local government maintains a preservation commission with qualified staff who administer the city's CLG duties, which include sponsoring historic resource surveys and encouraging the nomination of historic properties to the National Register. The primary benefit of the CLG program is eligibility to receive

federal funding administered by the State Historic Preservation Office to supplement city funding for preservation projects.

RHDC is designated by City Council as the city's official historic preservation commission. Local CLG efforts have included multiple National Register nominations, the completion of the Raleigh Comprehensive Architectural survey, and planning for the Yates Mill restoration. In July, RHDC was awarded a \$12,000 grant for an update of the city's *Design Guidelines*. Visit www.rhdc.org for more information on this project. ■

Who's Who—Continued from p. 2

was reappointed to the commission in 2007 and serves as chair of the Research Committee. Ms. Wishy lives in an 1898 home in the Oakwood Historic District.

Appointed in 2009, **Jannette Coleridge-Taylor** works at the State Historic Preservation Office and rehabilitates residential properties. A member of the Community Awareness Committee, Ms. Coleridge-Taylor lives in a historic home in east Raleigh.

A resident of a ca. 1908 home he restored in the Oakwood Historic District, **Matthew Brown** was appointed to the commission in 2009. Mr. Brown, a historian, editor, and writer for North Carolina Historic Publications, serves on the Research Committee.

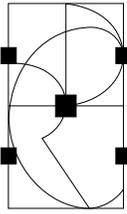
The commission welcomes the following four persons who are City Council's most recent appointees: Will Alphin, Greg Hatem, Scott Shackleton, and Flora Hatley Wadelington.

Will Alphin, a resident of the historic Oberlin neighborhood, is a design-builder who combines an interest in Modern architecture and experience in historic buildings. Mr. Alphin serves on the COA Committee.

Greg Hatem is a well-known rehabilitator of downtown historic properties, including the Raleigh Historic Landmark Heilig-Levine Building. Mr. Hatem, a member of the Community Awareness Committee, lives in the Fayetteville Street NRHD.

Scott Shackleton, a CPA, works in the construction industry, combining his interest in historic preservation with sustainability principles. Mr. Shackleton lives in a "green" home he built in east Raleigh and serves on the COA Committee.

Having served on the commission in the early 2000s, **Flora Hatley Wadelington** is a history professor at Shaw University who lends her expertise to the Research Committee. Ms. Wadelington resides in a ca. 1925 house in the Roanoke Park NRHD. ■



IN THE DISTRICTS

A newsletter published by the Raleigh Historic Districts Commission

One Exchange Plaza, 3rd floor
PO Box 829 Century Station
Raleigh, NC 27602
email: rhdc@rhdc.org

PRSRT FIRST
CLASS MAIL
US POSTAGE
PAID
Raleigh NC
Permit #813

IN THIS ISSUE:

IN THE WORKS:
Celebrating Ordinary Architecture p.1

IN THE NEWS:
National Award for RHDC p.2

TECH CORNER:
Modern Gizmos in Old Neighborhoods p.2

UPDATE:
Watch Energy Saving Videos on YouTube p.3



A BROADER

VIEW

Property owners often wonder what it means to be located in a local historic district. Locally-designated historic districts exist as an overlay zoning classification. While the existing "underlying" zoning use (e.g., residential or office) remains in place, designating a historic "overlay" zone establishes a process of design review for exterior changes. Designations of local districts follow the process for any local zoning change, which requires public notice, review by the Planning Commission, and adoption by City Council. Design review of projects in historic overlay districts (HODs) is administered by RHDC's Certificate of Appropriateness (COA) Committee, based on the Council-adopted *Design Guidelines for Raleigh Historic Districts (Design Guidelines)*. City planning staff is available to assist property owners through the COA application process.

The City of Raleigh is currently in the process of drafting a new Unified Development Code, which includes zoning regulations. For more information, visit www.newraleighcode.com. RHDC is also in the process of updating the *Design Guidelines*; for more information, visit www.rhdc.org.

RHDC MEETINGS

RHDC Business meetings: 10/19, 11/16, 12/21. 7:30 AM, Rm. 305, Avery C. Upchurch Gov't. Complex

Certificate of Appropriateness Comm.: (Application deadline & meeting date) 9/20 for 10/4, 10/18 for 11/1, 11/18 for 12/6. 4:00 PM, Rm. 305, Avery C. Upchurch Gov't. Complex

Community Awareness Committee: 10/5, 11/2, 12/7. 4:00 PM, Rm. 213, One Exchange Plaza

Research Committee: 10/7, 11/4, 12/2. 7:30 AM, Rm. 213, One Exchange Plaza

Community Conversations: 10/11, 1/24/11

Commission Members

Will Alphin, Fred Belledin, Matthew Brown, Jannette Coleridge-Taylor, Jane Forde, Nick Fountain, Esther Hall, Greg Hatem, Curtis Kasefang, Scott Shackleton, Flora Wadelington, Barbara Wishy.

COA TALLY

Major work (comm. review):

Approved as submitted

Approved w/ conditions

Approved in part/denied in part

Denied

Deferred

Minor work (staff approved):

	May '10	June '10	July '10	Aug. '10
Approved as submitted			1	1
Approved w/ conditions	5	7	2	4
Approved in part/denied in part				
Denied				
Deferred		1	3	2
Minor work (staff approved):	10	9	11	7

CONTACTS

www.rhdc.org

email: rhdc@rhdc.org

RHDC: 919/832-7238

Dan Becker 919/516-2632

Martha Hobbs 919/516-2649

Tania Tully 919/516-2674

Historic Oakwood:

www.historicoakwood.org

Historic Boylan Heights:

www.boylanheights.org

Downtown Raleigh Alliance:

www.godowntownraleigh.com

NC SHPO: www.hpo.ncdcr.gov

Staff support for the RHDC is provided by the Raleigh Department of City Planning, www.raleighnc.gov.