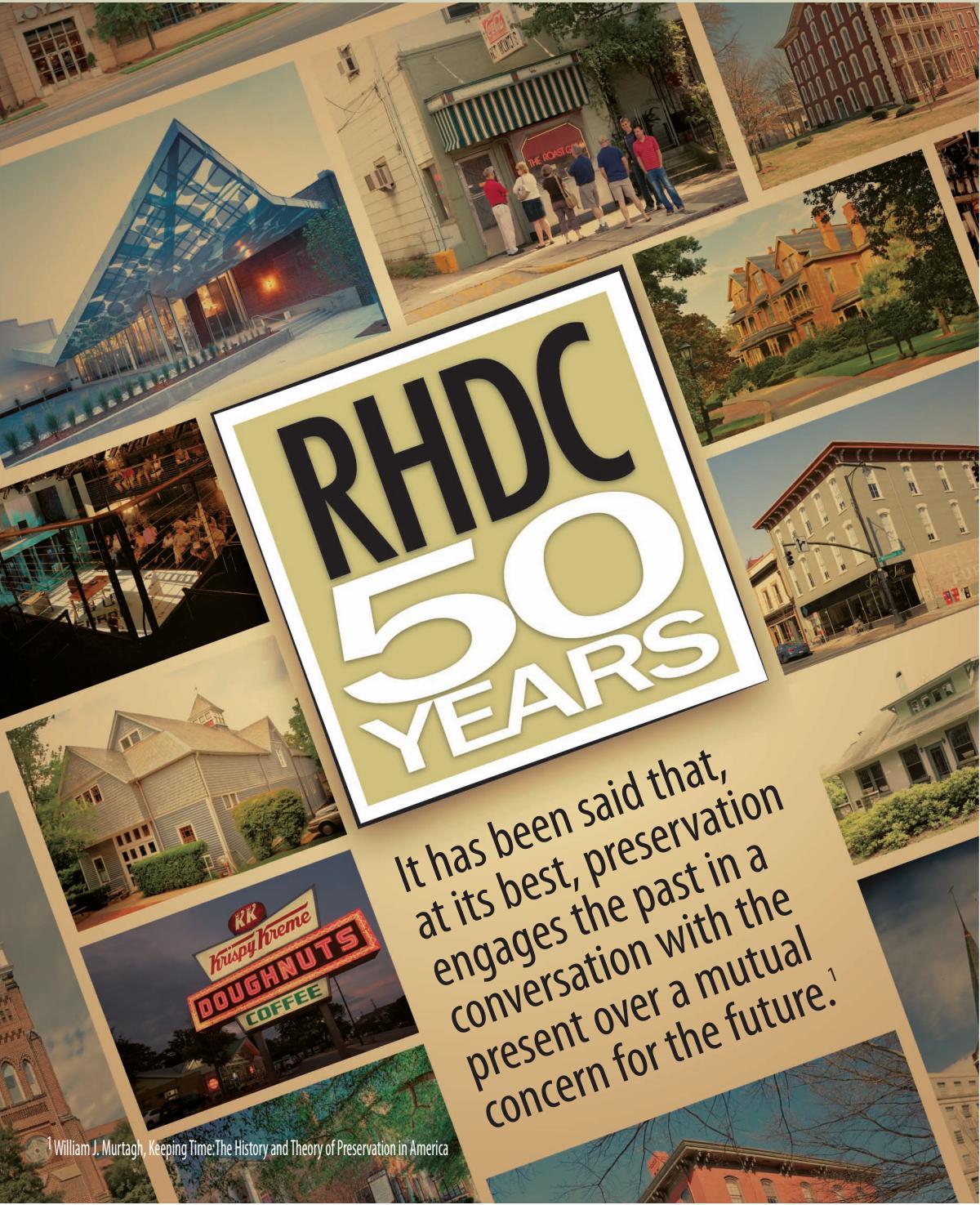


DEJANEWS

Anniversary
Edition

A NEWSLETTER PUBLISHED BY THE RALEIGH HISTORIC DEVELOPMENT COMMISSION



RHDC 50 YEARS

It has been said that,
at its best, preservation
engages the past in a
conversation with the
present over a mutual
concern for the future.¹

¹ William J. Murtagh, *Keeping Time: The History and Theory of Preservation in America*



Celebrating 50 Years of Preserving Raleigh's Future



On December 18, RHDC will celebrate our 50th anniversary. In recognition of this milestone, this issue of our newsletter brings together former and present commissioners, staff, and collaborators to reflect upon our past successes, present programs, and future preservation challenges. Linda Edmisten, one of our earliest friends and colleagues, shares her unique perspective on the people and events that shaped the formative years of our commission. Others contribute their insights into our role in the community and the future of preservation. Inside you will also find a preview of upcoming events designed around our anniversary.

Since our commission was first established in 1961, Raleigh has experienced a period of unprecedented growth and change, and the opportunities and challenges now facing us as a result of this change are mirrored in similar communities across our country and in much of the world. The demand for more durable and self-reliant local economies, increased energy and infrastructure efficiencies, and expanded affordable housing options are just a few examples of areas in which preservation can and should contribute to our community.

We have decided to change our name to the Raleigh Historic Development Commission to better reflect both the importance of our past as well as the promise of a sustainable future. Despite its more popular connotation, the origin of the word development is one of optimism - to develop is to bring out the possibilities or capabilities of something and development represents evolution and maturation. Indeed, the fabric of our City and our historic neighborhoods has and will always evolve and mature, and the Raleigh Historic Development Commission will continue to evolve with it. At the same time, the importance of preservation in our daily lives and the core values of our mission will remain constant.

We are the Raleigh Historic Development Commission. Our role is to identify, preserve, protect, and promote Raleigh's historic resources.

Please join us in celebrating our fiftieth anniversary.

Fred Belledin, Chair

RHDC Timeline

1961-1970 – 20 RHLs designated in this decade

1961

Historic Sites Committee (later Commission) established

1963

Capital City Trail developed in partnership with Raleigh Women's Club

1967

Assigned to develop Mordecai House as municipal historic park



Early Days

by Linda Harris Edmisten

As we celebrate the half-century mark of historic preservation efforts throughout the city, it is appropriate to recognize many dedicated citizens who launched the movement. Starting in 1961, when the Raleigh City Council appointed a core group to lead one of the first formal civic preservation programs in North Carolina, the accomplishments of the Raleigh Historic Sites (later, Properties) Commission and its 1973 off-shoot, the Raleigh Historic Districts Commission, have given Raleigh priceless gifts of architectural and landscape preservation.

The early pioneers of the city's preservation initiative were vested in

preservation projects such as the ca. 1760 Joel Lane House, the ca. 1795 Andrew Johnson House, and the 1887 Water Tower. However, by the mid-20th century, modernism was the mantra in the reshaping of the built environment. Raleigh was transitioning from a small southern capital to an urban dynamo that would experience exponential growth. Within this context of the rush to the future, many citizens devoted countless hours and boundless determination to ensuring that Raleigh's heritage was not sacrificed to unbridled redevelopment. They were not contrarians; they understood that without respecting the past, it is difficult to shape the future. A few, but by no means all, are profiled below.

1967

North Carolina's Capital: Raleigh
published in partnership
with Raleigh Junior League

1969

First Raleigh Historic
Landmarks (RHLs)
designated



Joel Lane House



Early Days

Sarah Denny Williamson became interested in historic preservation through her work on the Raleigh Junior League's 1967 book project, *North Carolina's Capital, Raleigh*. At this time, the State of North Carolina was undertaking the massive clearing of the city's 19th century urban fabric north of the Capitol for a grand mid-20th century vision of a 26-block state government complex bounded by acres of surface parking along Peace Street, and a North-South Expressway through Victorian-era Oakwood on the east side. Sarah, like many of her League colleagues, was anxious to save as many significant architectural treasures as possible from the bulldozers, and was appointed to the fledgling Raleigh Historic Sites Commission through the offices of architect and preservationist, William Henley Deitrick. At this time the ca. 1785 and 1826 Mordecai House was for sale, and the land was about to be rezoned. Preservationists convinced the City Council to vote against the rezoning, a victory that was compounded by a successful lobbying campaign that resulted in the city's purchase of the Mordecai House and the land around it for a historic park. In order to undertake the management of the house and its unique collection of original furniture and memorabilia, the Mordecai Square Historical Society was founded in 1972. The Society was an effort by many, among them Elizabeth "Sis" Cheshire, a Mordecai descendant and active preservationist, Banks Talley, a noted academic who held many governmental and non-profit leadership positions, John Castleberry, a civil engineer who conducted the original surveying for the assembling of the Research Triangle Park, and Margie Haywood, the 30-year curator of the ca. 1799 Haywood Hall and a tireless chairperson of the Raleigh Historic Properties Commission.



President Andrew Johnson was born in this house in December 1808. Now at its fourth site in Mordecai Historic Park, the house was originally located near Fayetteville Street.

Concurrently, the Victorian-era Oakwood neighborhood located on what was once part of the Mordecai plantation was slated for urban renewal associated with the proposed North-South Expressway. Vallie Henderson, an Oakwood resident since 1935, organized opposition to the plan and rallied the neighborhood to lobby the City Council to zone the neighborhood as Raleigh's first locally-designated historic district in 1974. As the second locally-zoned historic district in the state, this municipal action withstood a legal challenge, *A-S-P Associates v. City of Raleigh* that was resolved by the North Carolina Supreme Court in 1979. This court opinion validated historic district zoning as a municipal legislative action. Undaunted by the legal maneuverings around her, Vallie Henderson also prevailed upon the city to relocate the 1903 Tucker House, threatened with demolition by state government, from Blount Street to Person Street, and to restore it as the Oakwood community center. In all of this, she was joined by Oakwood residents too numerous to list, but each distinguished by their unwavering devotion to their community.

1971-1980 – 34 RHLs designated in this decade

1972

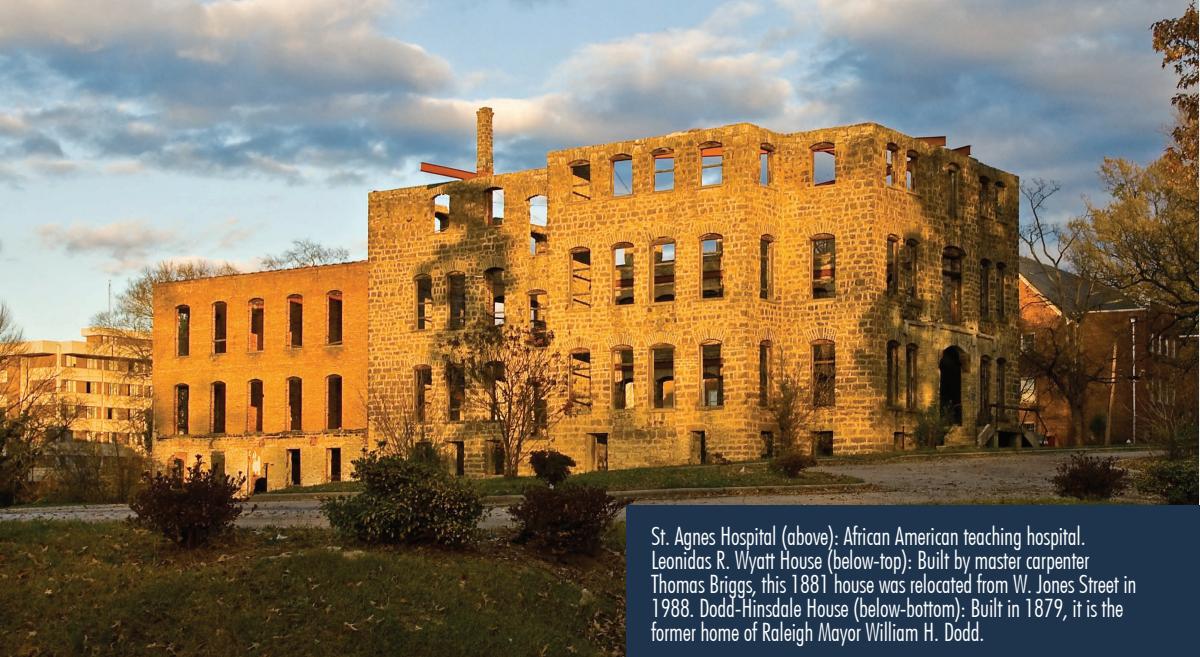
Mordecai Historic Park opened to public

1975

Oakwood, Raleigh's first historic overlay district (HOD), designated

1976

First Modern property (Dorton Arena) designated as RHL



St. Agnes Hospital (above). African American teaching hospital. Leonidas R. Wyatt House (below-top): Built by master carpenter Thomas Briggs, this 1881 house was relocated from W. Jones Street in 1988. Dodd-Hinsdale House (below-bottom): Built in 1879, it is the former home of Raleigh Mayor William H. Dodd.

In 1976 the preservation community proposed that the Capitol Area and Blount Street historic districts be established in the state government complex boundaries in order to save the remaining 19th and early 20th century landmarks located there. This effort was immeasurably helped by J.K. Sherron, then the State Properties Officer, who used his real estate and governmental expertise to guide the districts' designations through the thickets of local and state reviews. During this era, George Debnam, Susie Perry, and Vivian Irving, with the support of city staffer Lawrence Wray, launched the effort to restore the 1874 Estey Hall on the Shaw University campus. All of these efforts by engaged citizens have resulted in a vibrant urban landscape that continues to enlarge and enhance its wonderful inventory of historic resources. The foundation established by these early preservation pioneers is a gift of the heart for which we are all eternally grateful.



1976

Blount Street and
Capitol Square HODs
designated

1977

First comprehensive
architectural survey
undertaken

1978

Raleigh Historic Inventory
published

Staff Perspectives

Linda Edmisten ("Early Days" Author) is an extraordinary person, historian and artist.

When the Planning office first developed the position of "Historic Planner" it was not easy to fill. Raleigh had a wealth of classic historic properties and buildings that deserved professional identification,

cataloging and protection. Linda's knowledge of history and architecture made her perfect for the job.

The Andrew Johnson birthplace home had been moved from Hillsboro Street to the east side of the historic Mordecai house block. Linda

loved this historic one room structure and received permission to use it as her office.

So Linda has her quaint place to work, in an area she knew well and loved. (She could also keep her dog with her). What could be better?

There was so much research and recording to do. No one knew as much about her challenges as she.

Linda was an artist, granted the time and solitude to work toward her own goals, all to the great benefit of the City and its historic records.

Great job Linda!

AC Hall Jr.,
Planning Director, City of Raleigh
(1956-1980)



The 1879 Briggs Hardware Building was Raleigh's first skyscraper. Essentially unchanged, the four story building is a remnant of 19th century Fayetteville Street.

1981-1990 – 28 RHLs designated in this decade

1981

First wedding held
in St. Mark's Chapel
at Mordecai Historic Park

1983

*Early Raleigh Neighborhoods
and Buildings* published

1984

Boylan Heights
HOD designated



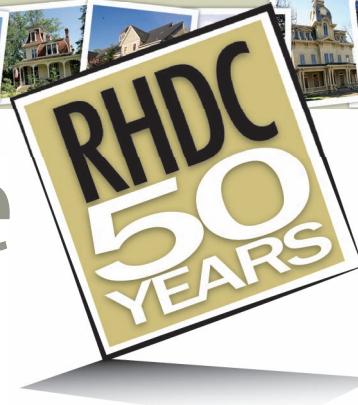
Retrospective

In 1961 Raleigh was changing. People of vision had established Research Triangle Park two years earlier, and today most would agree that has turned out well. Other visionaries recognized that change was coming and worked to assure that Raleigh would sustain its special character – to be not just different, but recognizably better. They convinced the City Council to establish the Raleigh Historic Sites Committee. Today most people would agree that has turned out well too.

From that beginning, the story of preservation in Raleigh is a story of diverse people from many walks of life. What they shared was a vision that Raleigh could retain and build upon those urban qualities that had long made it an exceptional place to live.

It has been my great fortune during the past 25 years to work alongside citizen visionaries and dedicated co-workers. Commission chairs Margie Haywood, Steve Schuster, Parker Call, Robert Rader, Barbara Akinwole, David Maurer, Janet Wellman, Allen Burris, Terry Harper, Jane Thurman, Bob Anderson, Curtis Kasefang, and Fred Belledin all have provided exceptional leadership to successive groups of talented commission members too numerous to name. We owe a debt of gratitude to our elected officials for their consistent appointment of qualified individuals to serve on this city commission.

The confidence I have enjoyed from City Managers Dempsey Benton and Russell Allen, Planning Directors George Chapman



and Mitchell Silver, and managers Bob Mosher, David Betts, and Ken Bowers allowed me to grow professionally. None of the outstanding program accomplishments and customer service traditions that the commission is known for locally and nationally could have been accomplished without the professional planning skills and dedication of my co-workers Terri Myers, Charlene Willard, Margaret Stevenson, Doug Hill, Cynthia Williford, Cynthia de Miranda, Elizabeth Alley, Megan McDonald, Tania Tully, and Martha Hobbs Lauer.

This is a roll call of successful public service on behalf of our city. I am grateful for the opportunity to be counted among them. I am proud of our mutual accomplishments toward sustaining many of Raleigh's historic resources through a period of great change. Together we have contributed our part to the multitude of economic, environmental, and social/cultural community assets that add up to Raleigh's recognition time and again as one of America's most livable cities. I look forward to the next chapters of accomplishment as the commission embarks under the next waves of leadership on the journey toward its centennial!

Dan Becker

RHDC Executive Director,
(RHDC 1986-2011)

1988

Raleigh designated
a Certified Local
Government

1988

Raleigh Historic
Properties booklet
published



Plummer T. Hall
House

“ Raleigh's rich collection of landmarks and historic districts didn't just happen: it is a shining example of the benefits communities can realize through careful planning and foresight. ”

For fifty years Raleigh has been a state and national leader in municipal historic preservation planning thanks to the efforts of its citizen commission. The commission began its planning efforts with public education. It pioneered state statutes for the identification and designation of historic landmarks. Working with Oakwood residents and city planners, RHDC introduced the concept of historic districts as a community revitalization tool, and has become a national model for design review processes and guidelines. It conducted early comprehensive surveys of historic resources, and has methodically updated the city's survey records over the years. RHDC guided the development of the city's first historic preservation element in the Comprehensive Plan. It has been a leader in recognizing and documenting the significance of mid-century modern resources. And RHDC's years-long effort in National Register listings has made important economic development rehabilitation tax benefits available to a broad cross-section of businesses and homeowners.

Raleigh's rich collection of landmarks and historic districts didn't just happen: it is a shining example of the benefits communities can realize through careful planning and foresight. Congratulations and thanks to the RHDC!

Mitchell Silver, AICP
Chief Planning & Development Officer,
City of Raleigh
President American Planning Association,
2011-2013

Serving on the RHDC is the perfect volunteer job. You are part of the best commission in the country (they have the award to prove it), you receive excellent training from the highest caliber professional staff and you have the opportunity to engage fellow citizens in a vital national movement. Preservation enhances our city's neighborhoods and streetscapes through careful planning. Adaptive reuse is the greenest way to remind us of our past and creates interesting venues that attract locals and visitors alike. RHDC and its committed members have contributed mightily to the character of the best place to live in America.

Esther Hall
Chair-elect, National Association of
Preservation Commissions
(RHDC 2005-2011)

There is no question but that our renovation and addition to the landmark Fadum House was substantially improved through our pre-project consultation with RHDC's Dan Becker, who gently gave guidance and highlighted key concepts of preservation. With that help, plus a great architect and a design grad as contractor, we were able to produce an award-winning project, with no wasted money.

My subsequent years as COA Chair only underscored the positive influence of staff, the DRAC and the COA Committee on improving the product and smoothing the approval process. Most bad outcomes occurred when the aids above were ignored or seen as obstacles.

Raleigh is better because of RHDC!
John N. (Nick) Fountain
(RHDC 2005-2011)

As a homeowner living in one of Raleigh's designated historic districts, I've always valued the protection this designation has given my neighborhood and me. As a member of the commission I grew to appreciate the expertise of the preservation staff, the well-written, comprehensive and educational guidelines, and the dedication of the commission members. As I have gotten involved in new areas of preservation such as the protection and preservation of historic cemeteries and archaeological sites, the commission has been there to support these efforts with site designations and updates to the Guidelines, which will help preservation groups manage these resources.

Terry Harper
(RHDC 1988-1993; 1998-2004)

Sometimes it's hard to comprehend the significant impact of a local organization. I've had the privilege of attending national preservation conferences, and I'm proud to say that the RHDC is one that is recognized as not only one of the best in the state but also in the country. Our neighborhoods have significantly benefited for many years from all the experience and expertise of the staff, the commitment of many Commission members, and the efforts of the Design Review Advisory Committee. The care and public service extended are what's protected our history and heritage, and it is primarily because of RHDC that our residents speak with such great pride about living in our historic neighborhoods.

David Maurer
(RHDC 1990-1991; 1993-1999)



One aspect of being part of the commission that made me particularly proud has been its recent commitment to researching, documenting, and designating modern and post war resources. So many commissions think of "historic" as stopping with Victorian domestic architecture. RHDC recognizes the continuum of history and has been progressive in this regard; and not only noting those masterworks associated with the North Carolina State University School of Design but also the vernacular subdivisions that reflect the City's broad racial and socio economic diversity.

Mary Ruffin Hanbury
(RHDC 2006-2009)

Demolition and new construction of buildings accounts for a large percentage of green house gas emissions in the U.S. The reuse of existing buildings can dramatically reduce those emissions. RHDC works diligently to promote, preserve and improve the city of Raleigh's existing buildings and communities, hoping to reduce the need to construct new buildings and new suburban style infrastructure. RHDC has updated the design guidelines making it easier to add sustainable and energy efficiency upgrades to historic buildings in the city. Building a more sustainable world cannot happen without preservation and RHDC has been a true leader for the City of Raleigh.

Will Alphin
(RHDC 2010-present)



1991-2000 – 32 RHLs designated in this decade

1991	1991	1992	1993	1995	1997
City's first historic preservation plan completed	Name changed to Raleigh Historic Districts Commission	Moore Square HOD designated	Culture Town published	First issue of <i>In the Districts</i> newsletter	Developed online travel itinerary with National Park Service



Great cities span centuries. Buildings that are well-designed and honest expressions of their time contribute to the vibrancy and diversity of our urban environments. Raleigh's historic district guidelines encourage new buildings and additions to existing historic structures to express their provenance while respecting the character of the surrounding district.

Steven Schuster

Advisor to the National Trust of Historic Places
(RHDC 1985-1991)

When I came on the commission, different projects had been waiting to be handled with tender loving care. The first of these was saving Villa Florenza, which I visited with my family when I was 5 or 6 years old; and more recently, the Dr. M. T. Pope House, which housed a rare copy of Freedman Papers.

RHDC has sponsored National Register listing for Black communities like Madonna Acres and Battery Heights. The commission's consultants worked with the owners still living in their homes to tell the communities' stories.

Recently the commission brought forward the local S. Person/S. Blount Historic District, which contains Black businesses, churches, and a former movie theater. I live in this area and we have worked hard to save what is left and keep it in tip top shape.

All of this would have not been possible if the RHDC had not paid attention and stepped out on faith to give credence to what the Blacks in Raleigh have contributed. I'm proud of the work that has been accomplished by the commission.

Edna R. Rich-Ballantine

(RHDC 2005-2009)

For half a century, the RHDC has been a leader statewide in local historic preservation and a valued partner with the North Carolina State Historic Preservation Office for more than four decades. Recently designated as a "Commission of the Year" by the National Alliance of Preservation Commissions, the RHDC has promoted National Register designations throughout some eighty city neighborhoods to enhance preservation of mid-twentieth-century historic resources. In service to its constituents, RHDC's procedural "best practices" highlight its commitment to fair play and transparency in government. As the municipal preservation agency for the capital city of North Carolina, the RHDC remains a model for its sister local governments.

Jeffrey J. Crow

Deputy Secretary of Archives and History,
North Carolina Department of Cultural
Resources

Congratulations to the RHDC on 50 years of excellent service to the community. The commission's work in Raleigh has set a standard of excellence for renovations, restorations and infill in historic districts, and has helped make Raleigh a national model for preservation. The RHDC was recognized by the National Alliance of Preservation Commissions as the Commission of the Year for Large Cities because of the commission's ability to work effectively with various stakeholders to reach consensus on contentious issues. Our best wishes and thoughts to the commission for the next 50 years!

Marty McCune

Chair, National Alliance
of Preservation Commissions

2001-2011 – 36 RHLs designated in this decade

2006

Post-World War II
architectural
study launched

2007

Community Conversations
lecture series launched

2009

Common Beauty and
Latta House & University Site
archaeological survey published



The Raleigh Parks and Recreation Department values and respects its relationship with RHDC. We are extremely fortunate to have many significant historical resources under our management, including the Mordecai House, Latta House & University Site, and the recently acquired Dr. M.T. Pope House, and we truly appreciate the commission's partnership that led to the successful stewardship of these very important City assets.

Diane B. Sauer
Director, City of Raleigh
Parks and Recreation Department

Congratulations to RHDC on its 50th Anniversary. Through the years, I've watched with pride as the commission has evolved into one of the nation's most respected preservation commissions.

The Raleigh commission has thoughtfully overseen renovation and new development within its five locally designated historic districts: Oakwood, Boylan Heights, Blount Street, Capitol Square, and Moore Square. Many of these districts were in dire straits when they were designated as local historic districts. Since then, numerous historic structures have been renovated, adding greatly to both the livability and fiscal health of our city. Over the next decade the Blount Street district promises to be one of Raleigh's most exciting up-and-coming neighborhoods.

You also find a number of new structures of contemporary design in these districts. I'm personally pleased that the commission has advocated contemporary design for new construction in the districts.

The commission has also done an outstanding job of designating and monitoring individual landmarks. We've also seen many of

these landmarks renovated, while architectural and landscape features have been preserved. We at PNC have worked with the commission on several landmark designations, and the process has gone smoothly and efficiently.

Raleigh now teems with 28 National Register historic districts that have been designated at the instigation of the commission.

Preservation North Carolina has had the privilege of working with the commission on the Community Conversations series, where outstanding speakers on preservation-related subjects have been presented to the public. Those presentations have been well attended and helped to broaden the base of preservation in Raleigh.

We look forward to working with the commission in the coming years as new preservation tools are developed to deal with districts containing split-levels, mid-century modern houses, and other building types that have been built within the lifetime of the commission itself. Preservation continues to grow and evolve, as does the commission.

We congratulate the RHDC for thinking ahead about how preservation can make Raleigh a better city for the future.

Myrick Howard
President, Preservation North Carolina

2010

First cemetery and archaeological sites designated as RHLs

2011

Name changed to Raleigh Historic Development Commission

2011-2012

50th Anniversary Year!



EVENTS

RHDC celebrates 50 years of service

Celebrate RHDC's 50 year-stewardship of Raleigh's historic resources at these 2012 events:

Made To Order: Kit Homes In Raleigh

During the first half of the twentieth century Sears, Roebuck, and Company and a handful of other companies sold mail-order homes. Ordered from a catalog, the houses (and assembly instructions) were shipped to the buyer piece by piece. Rosemary Thornton, a leading authority on Sears Modern Homes, recognizes that Raleigh has an impressive collection. Join RHDC in exploring Raleigh's treasure trove:



E.L. and Ruth Fogleman House

Made to Order: Kit Homes in Raleigh

Friday, May 18
6:00 – 9:00 p.m.

Raleigh City Museum
220 Fayetteville Street

In partnership with the Raleigh City Museum, RHDC will host a reception launching the exhibit Made to Order: Kit Homes in Raleigh.

The Houses that Sears Built in Raleigh

Saturday, May 19
1:30 – 3:30 p.m.

Rialto Theatre
1620 Glenwood Avenue

Learn about Sears Modern Homes from expert Rosemary Thornton.

Meet Rosemary: A Book Signing

Sunday, May 20
3:00 p.m.

Quail Ridge Books
3522 Wade Avenue

Featuring Rosemary Thornton, author of *The Houses that Sears Built* and *Finding the Houses that Sears Built*.

Long Term Projects

1961-1989

Mordecai House preserved



1969-1976

Seaboard Coastline Railroad Building preserved (left)

EVENTS



This Place Matters! Children's Art Contest



RHDC poses the question "What is your favorite OLD building in Raleigh?" In cooperation with Arts Together and Marbles Kids Museum, RHDC will host a children's art contest inviting Raleigh's youth to answer that question. Please mark your calendars with the following dates:



Create Together: Open Studio

Saturday, September 29
9:00 a.m. – 12:00 p.m.

Arts Together, 114 Saint Mary's Street
Join the community in creating works of art to be entered in the contest.

Create Together: Open Studio

Sunday, October 7
2:00 – 5:00 p.m.

Arts Together, 114 Saint Mary's Street
Join the community in creating works of art to be entered in the contest.

This Place Matters! Children's Art Contest

Saturday, October 27

at Marbles Kids Museum
201 E. Hargett Street
Join RHDC, Arts Together, and Marbles Kids Museum for the juried art show.

1969-1997

Dodd-Hinsdale House preserved



1975-1989

Tucker Carriage House,
home of Arts Together,
preserved (left)



EVENTS

RHDC – it's *déjà new*

During First Friday, November 2, 2012, please join the community at Marbles Kids Museum to celebrate Raleigh's 50th with a bountiful bash. Enjoy art, the Rainbow Dance Company dancers, great food, and more.



1986-1993

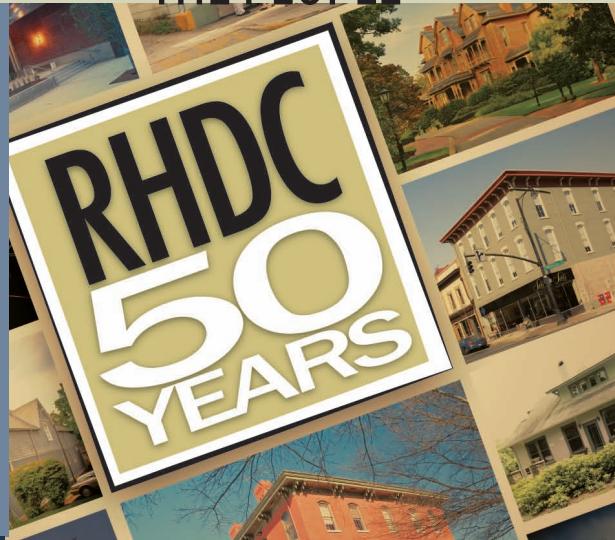
African American
Studies Project planned
and completed

1988-1992

Comprehensive Architectural
Survey updated
and expanded

The mission of the Raleigh Historic Development Commission is to serve as City Council's official historic preservation advisory body to identify, preserve, protect, and promote Raleigh's historic resources.

THE PEOPLE



2011-2012 Commission Members:

Fred Belledin, Chair

Jane Forde, Vice-Chair

Greg Hatem, Sec'y/Treasurer

Will Alphin

Jannette Coleridge-Taylor

Miranda Downer

Kiernan McGorty

Scott Shackleton

Michael Story

Cecily Timmons

Flora Hatley Wadelington

Barbara Wishy

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

Martha Lauer, Executive Director

Tania Georgiou Tully, Preservation Planner

Photographs courtesy of Capital City Camera Club.



Contact Information:

www.rhdc.org

One Exchange Plaza, 3rd Floor

PO Box 829

Raleigh, NC 27602

919.832.7238

919.516.2682 fax

rhdc@rhdc.org



RALEIGH HISTORIC DEVELOPMENT COMMISSION

Post Office Box 829
Raleigh, North Carolina 27602

www.rhdc.org