

IN THE DISTRICTS

A newsletter published by the Raleigh Historic Districts Commission

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■ CASE IN POINT

Building Within the Lines

The Joyce Wellons residence at 920 W. Lenoir Street in the Boylan Heights Historic District is a one-of-a-kind Shingle-style bungalow. A marvelous architectural illusion of low, double-pitched roof sprawling over an expansive porch creates a house that appears much larger than its modest 920 square feet of living space.

To Ms. Wellons, however, the lack of living space was a major concern. Yet the house's powerful roof form, coupled with an odd triangular-shaped lot, limited options for expansion. For help in designing an addition, she turned to the RHDC, in cooperation with the city's Community Development Department which was providing

loan assistance.

Ms. Wellons first met with the RHDC's Design Review Advisory Committee (DRAC) to examine possible design options. With the DRAC's guidance, staff sketched plans and elevations that bumped out the attic into a low-pitched roof dormer. The change increased interior living space nearly 50%, while outside, the dormer's six-over-one windows, wood-shingled walls and flat-seam tin roof complemented the building's original materials. Today the renovated home sports a matching roof dormer that preserves the remarkable character of the original roof line, while Ms. Wellons has gained significantly more living area. ■

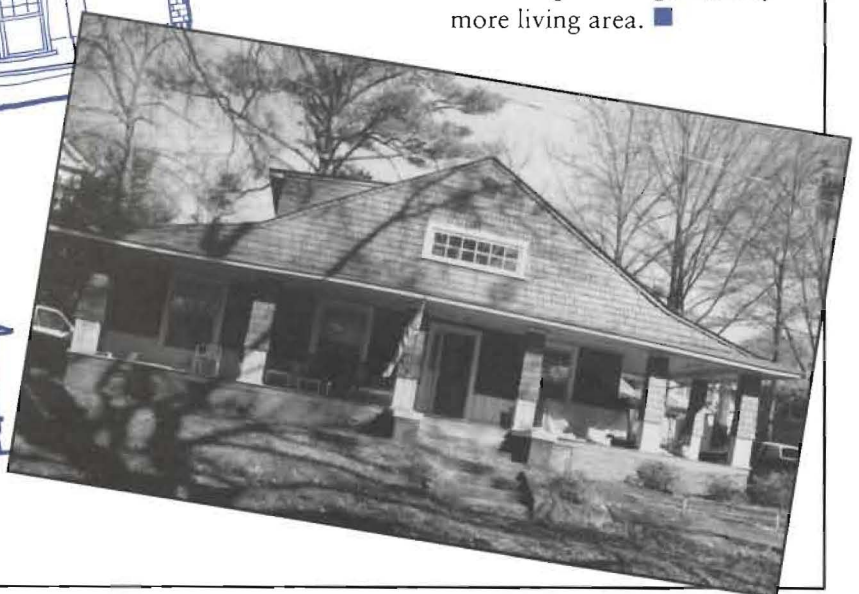
For help in designing an addition, Ms. Wellons turned to the RHDC.



SOUTH ELEVATION
12' 10"



WEST ELEVATION
12' 10"



■ GUIDE LINES

Mansion Square Inn Threatened With Demolition



Preservationists have negotiated with the medical society to find a means to preserve the building.

The Mansion Square Inn, 216 N. Person Street in the Oakwood Historic District, faces demolition by its owner, the North Carolina Medical Society. Constructed circa 1880, this eclectic vernacular two story wood-frame structure displays elements of the

Italianate, Stick, and Queen-Anne styles. The building also serves as the design inspiration for the 1985 Beer Wholesalers Headquarters next door. The commission, Capital Area Preservation (CAP), and Historic Oakwood have negotiated with the medical society to find a means to preserve the building, but to date no agreement has been reached.

As provided by state enabling legislation, historic district designation cannot prevent the demolition of structures except in rare cases of statewide significance. Instead, a 365-day demolition delay period can be established by the commission before the demolition authorization becomes effective. This was done in the case of the inn, and the building can be demolished after August 1, 1995. The medical society subsequently plans to landscape the site.

The medical society can be reached at 833-3836. The number for CAP is 834-4844; for Historic Oakwood call 834-0887.

proportionately.

For a tree to survive, its roots need both water *and* air. The booklet "Protecting Existing Trees on Building Sites," available free from the Raleigh Planning Department, offers additional information. For personal consultations, contact a Certified Arborist. For trees in the city right-of-way, call Andy Gilliam, the Urban Forester, at 872-4115. ■

■ WITHIN THE COMMISSION

Culture Town Captures Awards

The RHDC publication *Culture Town: Life in Raleigh's African American Communities* continues to garner acclaim. Last May, Capital Area Preservation presented the book its 1994 Anthemion Award. In November, the work received a 1994 History Book Award from the North Carolina Society of Historians, which cited *Culture Town* as an "outstanding contribution" to the preservation of North Carolina History.

Culture Town recounts the stories of eight African American communities in Raleigh using a unique blend of oral history and architectural survey. The

outgrowth of seven years of planning and research by the RHDC, the book contains excerpts from more than 40 interviews, plus 164 drawings and photographs, many never before published.

Copies of the book can be purchased at the RHDC office, or may be ordered from area bookstores or by mail from the RHDC. ■

Culture Town recounts the stories of eight African American communities in Raleigh.

■ TECH

CORNER

Q. I finished my addition five years ago, and now my oak tree is dying. What happened?

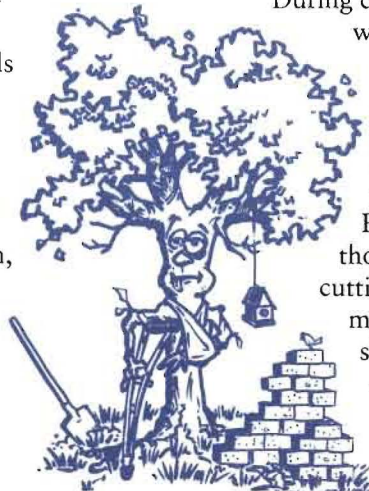
A. The usual culprit is injury, particularly to root systems. Clay soils such as ours promote shallow, spreading roots. As a result, rototilling, sprinkler installation, foundation footing excavation, or other digging can have dire effects on tree health even considerable distances from the trunk.

Temporary disruptions can have perma-

nent effects. Root compaction (from building materials or heavy vehicles) can literally choke a tree. Paving or building within a tree's "drip-line"—the circle on the ground where rain drips from the farthest reach of the branches—poses similar concerns.

During construction, wooden barriers should be placed along the drip-line to prevent future problems.

Remember, though, if major cutting of tree roots must be done, it should be done cleanly by hand, and limbs should be cut back



COMMITTEE ACTION

1994 was a busy year for the Raleigh Historic Districts Commission. We adopted a new logo, developed an informational "Primer" for historic district residents, and updated the historic district design guidelines. Commissioners served on city task forces guiding the future of Moore Square, the proposed Performing Arts Center, and the Blount St.-Halifax St. area. The RHDC recommended the formation of the Oberlin Neighborhood Task Force, and expressed support for numerous other preservation plans.

Certificate of Appropriateness Committee

The number of major projects in the historic districts remained high during the past year. The COA Committee heard a total of 41 proposals, compared with 44 the year before. (The commission staff approved a total of 141 minor work applications on behalf of the committee.) Plans involved additions to existing buildings and a significant number of new residences, plus concept proposals for the Children's Museum About the World.

Public Relations/Education Committee

In recent months, the committee has divided its efforts between expanding the marketing of the RHDC book *Culture Town* and creating the newsletter now in your hands. On the docket for the coming year is updating and reprinting our series of "Early Raleigh Neighborhoods" brochures.

Research Committee

In 1994, the committee initiated local designation reports for several early Raleigh industrial sites and successfully sought local designation for five other structures. It also recommended a city loan for the rehabilitation of the Plummer T. Hall House in Oberlin and agreed to oversee a National Register study of the College Park/Idlewild area.

AT YOUR

SERVICE

The RHDC Library

Tucked into a small room of the Avery Upchurch Government Complex is a gold mine of preservation facts and concepts.

The RHDC library features dozens of books, magazines, and even videos, spanning the spectrum of the preservation field. Among the collection's bound volumes are detailed renovation manuals, works on local history, and architectural design guidebooks. Periodicals include a nearly-complete set of *Old-House Journals* (1973 to

present), the National Trust's *Historic Preservation* magazine, and *Traditional Building*, a bi-monthly directory of preservation goods and services. Also in the stacks are past RHDC minutes, previous local preservation studies, and preservation plans from a variety of other cities.

Publications can be consulted on the premises, or in many cases checked out for a two-week loan. Titles are frequently being added. Stop by today and see what's new—and timeless—in preservation information. ■

PROFILE

Oakwood Studied for Southern Expansion

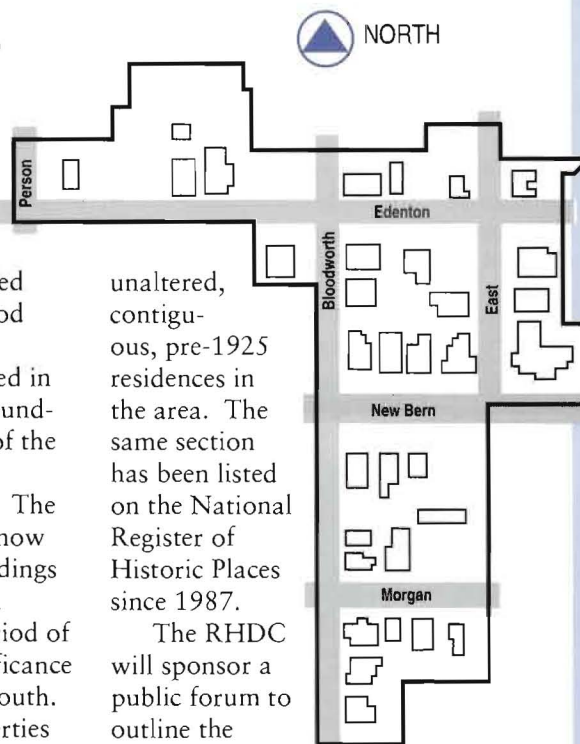
The buildings have been there a lifetime. Now the RHDC is hoping they'll gain new recognition, as the expanded southern section of the Oakwood Historic District.

When the district was created in 1975, its southern boundary was set north of the properties facing Edenton Street. The commission is now evaluating buildings associated with Oakwood's period of historical significance located further south.

This includes properties along the north side of Edenton as well as an area between South Bloodworth and East streets. The relocated Wyatt House (109 S. Bloodworth) would form the extension's southern tip. A total of 33 properties would be involved, representing the full company of

unaltered, contiguous, pre-1925 residences in the area. The same section has been listed on the National Register of Historic Places since 1987.

The RHDC will sponsor a public forum to outline the proposed extension and answer questions on Wednesday, February 15. The meeting will begin at 5:00 p.m. in Room 305 of the Avery Upchurch Government Complex, 222 W. Hargett St. All interested individuals are invited to attend. ■



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■ AROUND THE RHDC

RHDC Meetings

RHDC Business meetings:

2/21; 3/21; 4/18; 5/16; 6/20; 7:30 AM,
Rm. 305, Avery C. Upchurch Govt. Complex

Certificate of Appropriateness Comm.:

Application deadline & meeting date:
2/20 for 3/6; 3/20 for 4/3; 4/17 for 5/1;
5/19 for 6/5; 6/19 for 7/3; 4:00 PM,
Rm. 305, Avery C. Upchurch Govt. Complex

Public Relations/Education Comm.:

2/16; 3/16; 4/20; 5/18; 6/15; 4:00 PM,
Rm. 303, Avery C. Upchurch Govt. Complex

Research Committee:

2/2; 3/2; 4/6; 5/4; 6/1; 12:00 Noon,
Rm. 303, Avery C. Upchurch Govt. Complex

Contacts

RHDC:	832-7238
RHDC staff:	
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Doug Hill	890-3666
Historic Oakwood:	
Brenda Brickhouse, Pres.	834-0887
Boylan Heights Association:	
Michael Zirkle, Pres.	856-9113
Downtown Raleigh Development Corporation:	832-1231

■ IN THE WORKS

Getting The Word Out

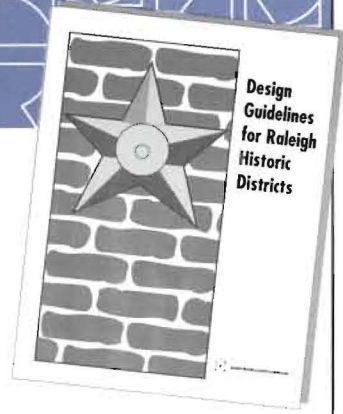
In recent years, the RHDC's work program has covered considerable ground. It has included updating the comprehensive architectural survey and preparing the Historic Preservation Element of the city's Comprehensive Plan. We've also streamlined procedures and expanded the Minor Work list of exterior changes that staff can approve, researched Raleigh's African American communities and produced the book *Culture Town*, as well as provided day-to-day assistance to property owners in historic districts.

Our next major focus is expanding communication: getting the word out about Raleigh's historic districts and landmarks and their value to our city's future. This newsletter is one

part of that effort, as is our "Primer" brochure.

Coming soon is an updated and illustrated design guidelines book, a redesign of the *Raleigh Historic Properties* booklet, and a new pamphlet series describing Raleigh's historic neighborhoods.

Communication, though, is a two-way street. We'd like your comments on any and all RHDC publications (especially this newsletter). And keep in mind extra copies are always available—just give us a call at 832-7238. You can even leave a message on voice mail after hours. We hope we'll be hearing from you. ■



■ **A B R O A D E R**

V I E W

Historic preservation in Raleigh owes a lot to the on-going activities of two locally-based non-profit organizations. Getting involved with either can greatly expand your preservation horizons. Capital Area Preservation (CAP) promotes preservation throughout

Wake County. It annually presents the Anthemion Awards for historic preservation, hosts Historic Trolley Tours of downtown Raleigh, and operates a Revolving Fund to rescue endangered historic properties. Mordecai Historic Park is a major focus of its education efforts. CAP can be reached at One Mimosa St., Raleigh NC 27604; (919) 834-4844. Preservation North Carolina (PNC) is the

state's major preservation advocacy group. Its state-wide Revolving Fund has saved over 200 historic structures; its education efforts include the award-winning book *North Carolina Architecture* and an expanding series of traveling exhibits on North Carolina architectural history. PNC's address is PO Box 27644, Raleigh NC 27611-7644; (919) 832-3652.

COA Tally

October '94

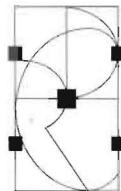
Major work (comm. approved):	
Approved w/conditions	2
Minor work (staff approved):	8

November '94

Major work:	
Approved w/conditions	3
Administrative review	1
Minor work:	12

December '94

Major work:	
Approved w/conditions	1
Deferred	1
Minor work:	8



RALEIGH HISTORIC DISTRICTS COMMISSION

222 West Hargett Street, Room 307
PO Box 829 Century Station
Raleigh, NC 27602

The mission of the RHDC is to serve as City Council's official historic preservation advisory body to identify, preserve, protect and educate the public about Raleigh's historic resources.