

# IN THE DISTRICTS

*A newsletter published by the Raleigh Historic Districts Commission*

*Volume III, Issue 1 • Winter/Spring 1997*

## ■ WITHIN THE COMMISSION

### Cemetery Study to Assess Hurricane Damage

**T**hanks to a coalition of public and private agencies, three historic Raleigh cemeteries are now on the road to recovery from Hurricane Fran. The organizations recently pooled resources for a detailed study of hurricane-related damage and appropriate repair.

Immediately after the storm, the RHDC began assessing damage to Raleigh's historic resources. It soon became apparent that among the hardest hit were the city's primary historic burial grounds: City Cemetery (established in 1798), Mt. Hope Cemetery (founded c. 1872), and Oakwood Cemetery (dating from 1869).

Moreover, specialized repair would be needed. With financial support from the city Parks and Recreation Department (for Mt. Hope and City cemeteries), the Raleigh Cemetery Association (Oakwood Cemetery), and the Oakwood Restoration Project Committee (Confederate Cemetery within Oakwood), the RHDC sought and obtained a Preservation Services Fund grant from the National Trust for Historic Preservation for the preparation of a thorough damage report.

The report will map and assess post-hurricane conditions, quantify the clean-up required, and outline the scope of work, specifications, and budget for repairs. Archaeological considerations will also be included due to the impact of upturned root balls on grave sites.

The recommendations will be used to implement procedures for debris removal, and aid in preparation of contract/construction documents



*Uprooted and leaning trees still litter parts of City (top) and Oakwood (left) Cemeteries.*

for damage repair. The report and budget figures will also be used to justify FEMA reimbursement.

The study is being prepared by the firm of Kurt Eichenberger/architect · AIA, with the assistance of

Archaeological Research Consultants, Inc., and Little and Little Landscape Architects. A draft of the report was completed in January.

The three burial grounds offer a wealth of historical interest and natural beauty. City Cemetery was established just six years after the city's founding. Narrow cobblestone carriageways remain, and the cemetery is bordered on three sides by a decorative iron fence that once surrounded Union (Capitol) Square.

Oakwood Cemetery dates from 1869, and is designed in the natural English landscape style. The Confederate Cemetery (*con't. on page 3*)

**The report will assess storm damage and recommend appropriate repairs.**

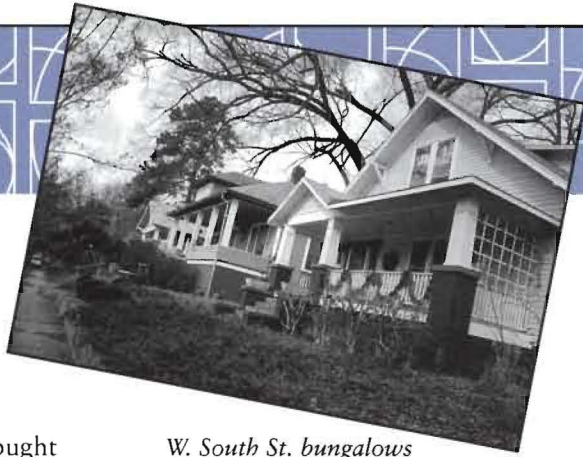
■ PROFILE

## Boylan Heights: Quiet Revolutions

The early 20th century brought unprecedented growth to Raleigh. Population pressures left the old plantations surrounding the city ripe for development; streetcars and automobiles made the change both practical and inevitable.

Pioneering the pattern was Boylan Heights, a subdivision centered on Montfort Hall, the hilltop mansion of planter William Boylan. In 1907, the area became the setting for a quiet revolution in local urban design.

Rather than follow straight lines, the subdivision's streets curved around the hillside. Parcels were neat and largely regular. One block was



*W. South St. bungalows in the Boylan Heights Historic District.*

reserved for a park; later, it became the site of the neighborhood school.

Lots soon sold out; a comfortable stability followed. The Great Depression, however, threw many homes into foreclosure. By mid-century, the neighborhood was fading.

In the 1980s, the trend began to reverse. A city study underscored the area's historic importance; residents petitioned the City Council for historic district designation, which was approved in 1984.

Today the neighborhood is once more affirming its unique place in Raleigh history. ■

In 1907,  
Boylan Heights  
was something new  
in local urban design.

■ UPDATE

### Depot District Survey

A neighborhood forum will be held on Feb. 12 to discuss the findings of the recent historic resources survey of downtown's southwest section. The informal event will outline what it means to become a local historic district, and seek public opinion as to possible designation of the area. The forum, which is open to all, will begin at 5 p.m. in Room 305 of the Avery C. Upchurch Government Complex, 222 W. Hargett Street.

### Mordecai National Register Survey

A draft inventory of the original subdivision's historic resources has been submitted to the state for review. Acceptance will mean the survey will be forwarded to the National Park Service for nomination of the area to the National Register of Historic Places.

### 35th Anniversary Celebration

On May 17, the commission will pair commemoration of its 35th anniversary with Capital Area Preservation's second annual Landmarks Tour. The RHDC plans to sponsor a tour site, which will include a display on its past efforts.

■ TECH

CORNER



My chimney and foundation mortar are crumbling. What to do?



First check for larger problems. Cracks could mean settling of the foundation footing; moisture points to a run-off problem or "rising damp." Consult an expert to correct either matter.

Whether you hire out the work or do it yourself, remember masonry repair is both a craft and a science. In either regard, chemistry is crucial.

Mortar has three component parts: sand, water, and a bonding agent, usually lime.

There are two types of sand: natural and manufactured. The former is more desirable; it has greater plasticity, critical in refilling existing joints. Crushing a piece of failed mortar can reveal the color, size, and texture of the original sand, as well as those of any other additives: pebbles, hair, or bits of clay.

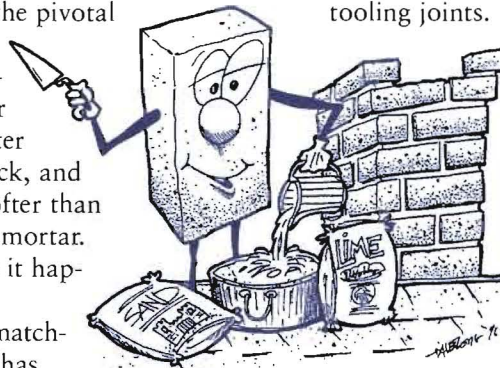
Lime is the pivotal ingredient. The replacement mortar must be softer than the brick, and as soft or softer than the original mortar. Lime makes it happen.

Once a matching formula has

been found, it's helpful to build a small test panel, especially if replacement brick is involved. In joint preparation, be sure to remove all loose material (hand methods work best; power tools can easily damage brick).

Mild temperatures and humidity assure a good bond. Wait until the mortar is starting to harden to begin tooling joints. Final cleaning can be done with a stiff bristle brush and water in about 30 days.

For more detailed advice call the RHDC staff. The commission also has pamphlets on file that address masonry repairs in depth. ■



## ■ AT YOUR SERVICE

### Who's Who in the RHDC (Part I)

#### Who's in the RHDC?

City Code sets the requisites. Of the 12 commission members, a majority must demonstrate "special interest, experience, or education in history, architecture, archaeology, or related fields." All must live within the city's extraterritorial jurisdiction, and at least four live or own property in a historic district.

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

Officers are elected annually. The present chair is architect David Maurer. A commission member since 1993, he previously served four years on the RHDC's Design Review Advisory Committee. He currently also heads the commission's Certificate of Appropriateness (COA) Committee. Mr. Maurer has renovated two older houses as personal residences, and has provided design work for dozens more. He lives in the Boylan Heights Historic District.

Carol Guidi, a member of the commission since 1992, currently serves as Vice-Chair. Her background in sales has suited her well in heading the commission's Public Relations/Education Committee. She lives in a circa-1940 home in the Five Points area.

Janet Wellman was appointed to the RHDC in 1994, and presently is its Secretary/Treasurer. An architect, she has designed renovations for numerous older homes, including many in the Oakwood Historic District, where she resides. She serves on the commission's COA Committee.

## ■ CHALLENGES

### 416 Elm Street: A Visual Testimony

Two years ago, when Alex and Kim Hagan went house hunting, they were drawn to 416 Elm Street.

"It looked like an Italian villa," recalls Alex, with a spacious backyard, six fireplaces, and "hazy, dusty" brick walls. After moving in, however, they found the latter attraction was a potential liability.

Built about 1888, the house was one of a cluster of properties developed in the Oakwood neighborhood by R. S. Pullen; collectively, the houses were known as "Pullentown." Each of the homes were built of brick with several, like 416 Elm, surface-finished in stucco.

That finish, the Hagans discovered, was there for a purpose: to protect the soft, underfired brick beneath it. By the time they purchased the house, most of the original stucco surface was gone, and the exposed brick was absorbing water.

Recognizing that fact, the Hagans began exploring options for sealing the brick; after consultation with the RHDC staff and state historic preservation office, they decided the best solution was simply to restore the stucco.

It was a very labor intensive process, Alex notes.

"First the bricks had to be treated with a bonding agent. The stucco had to be applied quickly, and then scored before it dried." The scoring was designed to imitate coursed brick, just as the original stucco had done.

The Hagans are more than pleased with the result: walls that display a strikingly hand-crafted character. Today the house is more than merely protected from the weather; it is a visual testimony to historical building techniques and wise care. ■



Alex and Kim Hagan.

(con't from p. 1) within it was hastily established when the victorious Union forces required the removal of Confederate dead from what is now Raleigh's National Cemetery.

Mt. Hope Cemetery was established c.1872 to serve as the cemetery for Raleigh's black citizens, and it too displays the natural English landscape style.

Despite storm damage, the three sites remain evocative landscapes. If you have never experienced them, they are well worth a visit. ■



RHDC officers David Maurer, Carol Guidi, and Janet Wellman.

■ AROUND THE RHDC

**RHDC Meetings**

**RHDC Business meetings:**

2/18; 3/18; 4/15; 5/20; 6/17; 7:30 AM,  
Rm. 305, Avery C. Upchurch Govt. Complex

**Certificate of Appropriateness Comm.:**

Application deadline & meeting date:  
2/17 for 3/3; 3/21 for 4/7; 4/21 for 5/5;  
5/16 for 6/2; 4:00 PM, Rm. 305,  
Avery C. Upchurch Govt. Complex

**Public Relations/Education Comm.:**

2/20; 3/20; 4/17; 5/15; 6/19; time & loca-  
tion TBA, Avery C. Upchurch Govt. Complex

**Research Committee:**

2/6; 3/6; 4/3; 5/1; 6/5; 12:00 Noon,  
Rm. 317, Avery C. Upchurch Govt. Complex

**Contacts**

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RHDC staff:	
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Jean Earp, Pres.	834-0887
Boylan Heights Association:	
Rhonda Maurer, Pres.	834-6991
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■ CITY GOVERNMENT

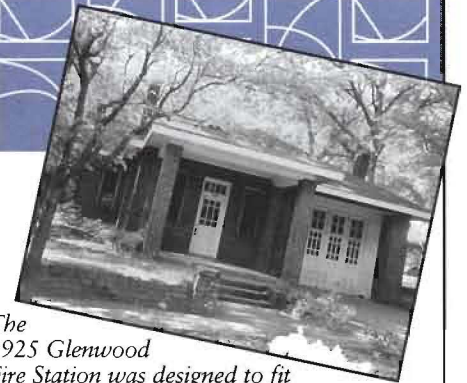
**Raleigh's "Newest" Landmarks**

The City Council recently approved the designation of four local properties as Raleigh Historic Landmarks. Both in terms of architecture and location, the group covers wide ground.

The Raleigh Cotton Mill, built in 1890, fronts south Capital Boulevard. A warehouse for most its history, the large brick structure was recently converted to condominiums.

The John and Mary Turner House was constructed about 1900 in the Oberlin community. The well-detailed, vernacular Neoclassical home was renovated in 1995.

Glenwood's Fire Station No. 4 was erected in 1925. Its bungalow-like lines blend into the surrounding



The 1925 Glenwood Fire Station was designed to fit the neighborhood.

neighborhood.

The former Nehi Bottling Co. building on Hillsborough Street was designed by prominent Raleigh architect W. H. Dietrick. Built in 1938, the brick structure exemplifies the unadorned International Style.

The recent designations bring the total number of city landmarks to 111. As with other designated properties located outside Raleigh's historic districts, design review will be administered by the Wake County Historic Preservation Commission. ■

■ A B R O A D E R

**V I E W**

Preservation has a track record decades long. Whether it's the how-to's of resource surveys, adopting preservation ordinances, or providing design review, there's plenty of practical guidance available. The question is where to find it.

The National Alliance of Preservation Commissions (NAPC) seeks to bridge that gap. Based at the University of Georgia, NAPC distributes educational materials, forms, guidelines, and ordinances gathered from communities across the country. Through its quarterly publication, *The Alliance Review*, it presents profiles of community preservation efforts, recent court decisions, and preservation-related

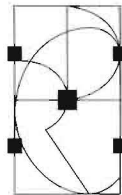
events. The organization also hosts special commission workshops and actively serves as a preservation advocate, offering a voice for local commissions in matters of national preservation policy.

The RHDC has been an alliance member for the past ten years. Back issues of *The Alliance Review* are available for inspection in the commission library.

**COA Tally**

Major work (comm. review):	Sept. 96	Oct. 96	Nov. 96	Dec. 96
Approved as submitted		1		
Approved w/conditions	3	2	3	3
Withdrawn	1			
Minor work (staff apprvd.):	4	10	13	8

Staff support for the RHDC is provided by the City of Raleigh Planning Department.



**RALEIGH HISTORIC DISTRICTS COMMISSION**

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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.