

# IN THE DISTRICTS

A newsletter published by the Raleigh Historic Districts Commission

Volume VI, Issue 2 • Winter 2002

## IN THE NEWS

### RHDC-Initiated Research Produces National Register Nominations

Thanks to research initiated by the RHDC, several Raleigh properties and districts may soon be listed in the National Register of Historic Places. Nominations for an expanded district in Glenwood-Brooklyn, for new districts in Five Points, and for four individual properties in Oberlin await final approval for listing in the National Register. A nomination for the downtown Depot District is in the works.

When the Glenwood neighborhood, northeast of Glenwood Avenue and Peace Street, was listed in 1985, neighboring Brooklyn, situated across Glenwood Avenue, did not have enough historic integrity to be included. Over a decade later, residents rehabilitating their Brooklyn homes

requested a reevaluation. An architectural re-survey in 1999 found that Brooklyn's historic integrity had been restored. A consultant, hired with RHDC, grant, and neighborhood funds, completed a revised nomination, which was approved by the state and forwarded to the National Park Service last fall.

Early in 2002, consultants completed nominations for properties and districts in Oberlin and Five Points using funds from the RHDC supplemented

by other sources. Nominations were reviewed by the state in February and have been transmitted to the National Park Service for final approval.

Nominations for four Oberlin houses relate to Raleigh's African-American heritage; a short history of the

Oberlin area was prepared in conjunction with the individual nominations. Grants from the city and the state funded the Oberlin study.

Phase I of the Five Points study produced a history of Raleigh's early-20th century suburban developments and individual National Register nominations for the Hayes Barton and

Bloomsbury historic districts. A grant from the city and state and contributions (con't., p.3)

New research is part of the mission of the RHDC.



Top: The Plummer T. Hall home is one of four Oberlin houses being nominated. Bottom: These Martin Street buildings are part of the proposed Depot District.

GUIDELINES

Tree Protection Plans

Can you imagine Raleigh's historic districts without their towering trees? Mature trees, like old buildings, telegraph the continued presence of these neighborhoods in our rapidly growing city. Accordingly, a tree protection plan is an important consideration for work that may affect mature trees.

Surround a tree's critical root zone with a protective fence to keep construction equipment, materials, and heavy traffic from compacting the soil and starving

the tree's roots of oxygen. These temporary fences can be as simple as 2" x 4" posts and top rail with orange construction fencing for visibility. The key is ensuring that construction personnel respect the barrier.

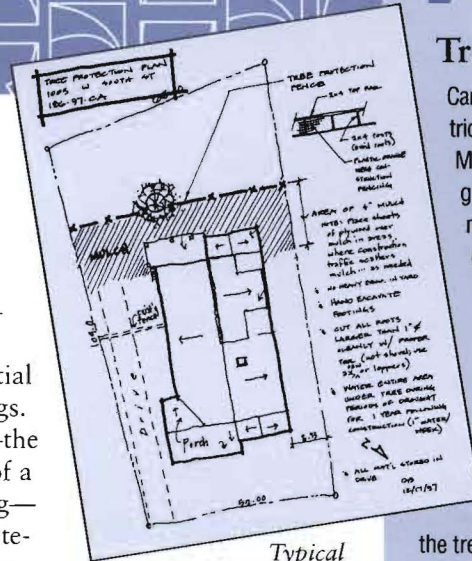
Excavating for a continuous foundation trench for an addition can sever roots; consider using foundation piers to prevent excessive cutting of roots. Also include language describing treatment of roots encountered during excavation: continue digging in that area with hand tools, for example, and cleanly prune any roots greater than 1" diameter with loppers designed for vegetation.

Building additions are not the only threat; be wary of landscape improvements such as irrigation systems, driveways, parking areas, and pathways. Any can compromise a tree's health if carelessly designed or constructed.

Call the commission staff for more details and to obtain examples of tree protection plans.

spaces. Finally, keep gutters clean; plant materials will clog them and may contain acids that corrode metal.

Exterior storm windows shield wood windows from exposure while increasing their energy efficiency. (Remember that, in our mild climate, the energy performance of single glazed windows with storm units is virtually the same as thermopane units; most heat loss is through air infiltration, which storm units minimize.) Choose (con't., p.3)



Typical plan specifies placement of fence, mulch, and other protective measures.

BUILDING VOCABULARY

Architectural Style and Form

So you say you've got a Victorian: Second Empire, Queen Anne, or folk? Is your Craftsman a kind of bungalow, or is your bungalow a kind of Craftsman? Just what is it that defines architectural character?

This issue of *In The Districts* announces a series of articles addressing these kinds of questions. Architectural style is easy to determine in some structures, more difficult in others. Buildings can challenge categorization from the start, combining elements of two or more styles in their original design. Alterations that obscure or destroy characteristic features may also make it hard to make the call.

Details, however, are not the only indicators of architectural style,

particularly in residential buildings. Form—the shape of a building—and materials also help articulate style. In Raleigh, generally, a mansard roof means Second Empire; a round tower tells you Queen Anne; field-stone feels like Craftsman.

Still wondering what all these names mean? Stay tuned, and your architectural questions will be answered in this column. ■

Details, form, & materials all contribute to architectural style.

TECH

CORNER



How can I protect the wood windows on my house?



Windows make an enormous contribution to architectural character. Elaborate leaded-glass designs add stunning decorative elements, but even simple wood windows with original glass help convey the age and distinction of your home. Fortunately, protecting your windows is easy and provides addi-



tional maintenance benefits.

Gutters will protect windows—not to mention trim, siding, and paint—from excessive moisture. Some houses have concealed, built-in gutter systems; clean and restore those to working order. If you don't have a concealed system, choose gutters and downspouts that match the trim color of the house. The traditional half-round gutter is generally the best choice when replacing or adding gutters. Avoid destroying or obscuring architectural features when installing gutters and downspouts, and be sure the downspout leaders are long enough to divert water from basements or crawl-

## ■ SPOTLIGHT

### City-Neighborhood Partnerships

In 1996, Hurricane Fran devastated—among many things—sections of Oakwood's characteristic tree canopy. When downed trees were removed during clean-up, resident Don Grose found that some blocks had "changed drastically...they looked almost like a clear cut."

To replace street trees, Mr. Grose spearheaded a partnership between his neighborhood association and the city of Raleigh.

"We wanted to put the trees in, but we had no idea what to do," said Mr. Grose of his neighborhood. He contacted the city forester, Andy Gilliam, and got details on where and how to plant street trees. The neighborhood association bought trees and hired contractors to plant them in city-

approved locations on the right-of-way. The following year, Mr. Gilliam selected Oakwood for a prototype, city-sponsored, cooperative tree-planting program for residential areas.

Since 1999, in cooperation with the city, Oakwood has planted 210 trees, with 27 more slated for the immediate future. After that, the program will continue at a slower pace: five new trees each year will compensate for aging trees.

The Neighborhood Trees Program is now available to any Raleigh neighborhood group. In addition to maintaining and increasing Raleigh's tree canopy, the program serves as a model for effective city-neighborhood partnerships. ■

City-  
Neighborhood  
partnerships give  
residents a voice.

*(Tech Corner, con't from p.2)*

narrow-profile wood or aluminum storm windows, matching the window sash color. Operable storm windows should have units that align with the meeting rails of the window.

Together, gutters and storm windows will protect your wood windows and help retain the historic character of your home. ■

*(National Register, con't from p.1)*

from the neighborhood funded Phase I; a contract for Phase II—district nominations for Roanoke Park and Vanguard Park—has been awarded by the commission using the same funding sources.

Finally, a nomination for the Depot District in downtown's warehouse section has been prepared and will be submitted in the near future. Located south and west of Nash Square, the district includes railroad and industrial structures. The com-



*Featured Commission members, from top left to bottom right: Alpha Howze, David Bonomo, Jane Thurman, Flora J. Hatley Wadelington.*

mission and three property owners funded the research.

These commission-sponsored projects, in addition to recognizing significant structures and properties, contribute valuable historical information regarding Raleigh's development and growth. ■

## ■ AT YOUR SERVICE

### Commission Member Profiles

Our series of profiles concludes in this issue with four members of varied backgrounds, all serving their second term on the commission.

**David Bonomo**, a Boylan Heights resident, builds custom furniture and cabinetry. He has extensive experience restoring Raleigh houses and brings that expertise to the Certificate of Appropriateness Committee.

Commission Vice-Chair **Alpha Howze** has a Master's degree in urban and regional planning and experience in community development. He currently works at Saint Augustine's College and lives in Idlewild in the house his grandfather built in 1923. He is a member of the Public Relations/Education Committee.

**Jane Thurman** is the Business Development Manager for Draper Aden Associates, an engineering firm. She has written about architecture and historic preservation as a freelancer and as marketing director for Small Kane Architects. Ms. Thurman serves as Secretary-Treasurer and on the Public Relations/Education Committee.

**Flora J. Hatley Wadelington** is an Assistant Professor in the History Department at Saint Augustine's College in Raleigh. She is a co-author of *A History of African Americans in North Carolina*, published in 1992. Ms. Wadelington serves on the commission's Research Committee.

### New Staff Member

**Cynthia de Miranda** joined the commission staff in July. Ms. de Miranda worked with the Advisory Council on Historic Preservation in Washington, DC, and with the Minneapolis-based historical consulting firm Hess, Roise & Company. She has written about historic structures for the National Register of Historic Places, the Historic American Engineering Record, *The Journal of the Society for Industrial Archaeology* and *Hennepin History Magazine*.

## RHDC Meetings

All meetings at Avery C. Upchurch Gov't. Complex

### RHDC Business meetings:

3/19, 4/16, 5/21, 6/18. 7:30 AM, Rm. 305

### Certificate of Appropriateness Comm.:

(Application deadline & meeting date) 3/15 for 4/1; 4/22 for 5/6; 5/17 for 6/3, 6/17 for 7/1. 4:00 PM, Rm. 305

### Public Relations/Education Committee:

3/6, 4/3, 5/1, 6/5. 9:00 AM, Rm. 303

### Research Committee:

3/6, 4/3, 5/1, 6/5. 12:00 Noon, Rm. 303

## Contacts

RHDC:	919/832-7238
Dan Becker	890-3678
Cynthia de Miranda	890-3666
Historic Oakwood:	
Peter Rumsey, President	833-8636
Boylan Heights Association:	
Deanna Kerrigan, President	821-4172
Downtown Raleigh Alliance:	
Errol Frailey, President	832-1231

## Commission Members

Terry M. Harper (Chair), Alpha L. Howze, Jr. (Vice-Chair), Jane Thurman (Sec'y/Treas.), Bob Anderson, David R. Black, David Bonomo, C. Allen Burris, Daniel W. Figgins, Treva M. Jones, Andy Lawrence, Flora J. Hatley Wadlington.

## ■ UPDATES

### Landmark House Ready for Rehabilitation

Rehabilitation of the Rogers-Bagley-Daniels-Pegues House will begin soon. The Greek Revival house at 125 E. South Street is owned by Shaw University and is being rehabilitated through a partnership with Gould & Associates, the group currently redeveloping the E.B. Bain Water Treatment Plant. Upon completion, the house will be leased as commercial office space.

The house is listed in the National Register of Historic Places individually and as part of the East Raleigh-South Park Historic District. A string of notable figures in local, state, and national history lived in the house. ■



### Polk House Rehabilitation Continues

Rehabilitation continues at the Polk House (pictured above) with the restoration of the front porch and south wing. The house, former residence of Raleigh agriculturist and editor Leonidas L. Polk, was moved in 1999 from the back of a Blount Street lot to its current location, fronting North Blount Street on a previously empty lot just south of Peace Street. ■

## ■ A B R O A D E R

### V I E W

Three bills before Congress could profoundly benefit historic preservation at the local level: 1) The Conservation and Reinvestment Act would fully fund the nation's Historic Preservation Fund, providing matching grants for local preservation projects.

2) The Post Office Community Partnership Act would require the postal service to involve communities when considering facility changes and to comply with local zoning and land-use laws. These measures give communities a voice and can help keep post offices in historic downtown cores.

3) The Historic Homeowners Assistance Act would provide a 20% federal income tax credit for rehabilitation expenses on owner-occupied

historic homes. Such programs help make housing more affordable and create incentives to reclaim the urban core.

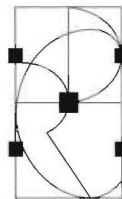
For more information on these bills, or for contact information for Senators Jesse Helms and John Edwards, Second District Congressman Bob Etheridge, and Fourth District Congressman David Price, call the RHDC office at 832-7238.

## COA Tally

Major work  
(comm. review):

	Sept. '01	Oct. '01	Nov. '01	Dec. '01
Approved as submitted	1	2	2	1
Approved w/ conditions	2		3	3
Denied				1
Deferred			1	
Withdrawn				1
Minor work (staff approved):	11	15	2	7

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.