

IN THE DISTRICTS

A newsletter published by the Raleigh Historic Districts Commission

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■ IN THE NEWS

Proposed Depot Historic District

Buildings record a city's evolution. Southwest of Nash Square, a four-block area may soon be recognized for what it tells us about Raleigh's history. The Depot Historic District nomination is complete and has been submitted by the Raleigh Historic Districts Commission for listing in the National Register of Historic Places.

Buildings in the district, mostly erected between the 1910s and the 1950s, reflect Raleigh's importance as a transportation and distribution hub from the late nineteenth century through the middle of the twentieth century. Four building types exist in the district: railroad depots, factories, wholesaler warehouses, and restaurants or hotels. Nash Square, meanwhile, provides a lush park that contrasts with the industrial nature of the district.

The 1891 Union Station on Dawson Street is one of the oldest buildings surviving in the district. Two other railroad buildings also

remain: the 1912 Freight Depot at 327 W. Davie and the 1949 Southern Railway Station (the current Amtrak station) at 320 W. Cabarrus.

Early in the twentieth century, the three rail lines and one highway that passed through Raleigh made it a regional wholesale distribution center. Factories and warehouses reflect this phase of Raleigh's economic history. The Art Moderne building at

416 S. Dawson Street was a Dr. Pepper Bottling Plant, and the single-story factory building across Dawson at 417 was built in 1925 as a blacksmith shop. The 1914 brick warehouse at 310-314

W. Harrington is the most intact of its vintage within the district.

Restaurants and hotels catered to salesmen, travelers, and others who arrived by train. Today's Berkeley Café is housed in the first floor of the district's last remaining hotel building at 217 W. Martin Street. The corner building at 428-430 S. Dawson was built in 1950 as the "Pete & Mike Grill."

These and other buildings remain, even after the development of the highway system changed the way people and products moved around the country. Today, adaptive use projects are filling the buildings with galleries, shops, offices, and apartments as our city continues to evolve. ■



Top: The former Southern Railway depot on Davie St. is being redeveloped. Bottom: The 1928 Art Moderne garage at Martin and McDowell was originally a Firestone tire shop.

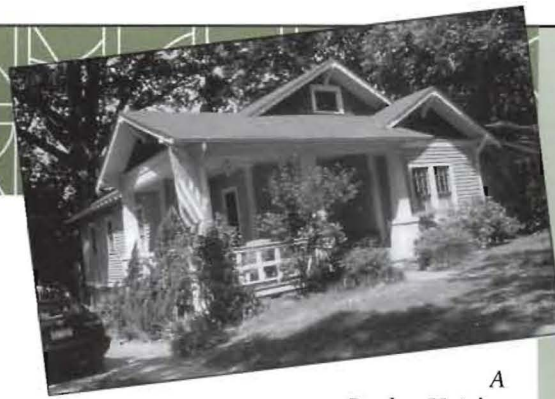
■ BUILDING VOCABULARY

Craftsman

First, a clarification: Craftsman design stems from an early twentieth-century American philosophy influenced by the Arts & Crafts movement in England. Arts & Crafts proponents, reacting to the machines of the industrial age and the heavy ornament of Victorian decor, championed hand-made craftsmanship and the idea of honesty in materials. The English movement shunned mass-production; ultimately only the wealthy could afford it.

The Craftsman movement, being American, adopted a more democratic approach. Machines aided production and lowered costs, but Craftsman design still valued artisan skill and the inherent beauty of materials.

Stylistically, Craftsman houses do not refer to the ancient Greeks or



A
Boylan Heights bungalow with battered columns on piers, bracketed eaves, exposed rafter tails, and a deep porch.

to Gothic or other typical influences. They often have low-pitched roofs with porches sheltered by deep overhangs. Wide eaves, sometimes supported by beams or brackets, and exposed rafters are also characteristic. Columns tend to be square or battered (tapered from bottom to top) and often sit on brick or stone piers. Wood clapboard or shingle siding is most common, although stone, brick, and stucco were also used. The Craftsman style was frequently applied to bungalows—a house form that evolved from the small cottages with wraparound verandas built in the Bengal province of India. ■

■ AT YOUR SERVICE

Tax Credits

Chisels, clamps, pliers, planes: there are countless tools that aid rehabilitation of historic buildings. Tax credits are another, by providing a reduction in the amount of tax you owe.

North Carolina Preservation Tax Credits: Owners of certified historic buildings that do not generate income (such as private homes) are eligible for a credit to their state income tax bill equal to 30% of incurred rehabilitation costs. A similar 20% state income tax credit is available for rehabilitations to income-producing certified historic buildings. For purposes of the tax credit programs, certified historic structures are either individually listed in the National Register of Historic Places; listed as contributing buildings to a National Register district (like Oakwood and Boylan Heights); or listed as contributing to a local historic district that has been certified by the National Park Service (like the Blount Street Historic District).

Federal Preservation Tax Credits: The federal credit applies only to income-producing properties. A 20% credit to your federal tax bill is available for rehabilitation of certified historic structures, and a 10% credit is offered for rehabilitations to non-historic structures built before 1936.

The Restoration Branch of the State Historic Preservation Office oversees both the state and federal programs. To qualify for the credit, rehabilitation work must meet certain guidelines, so contact the Restoration Branch while you are still in the planning stages. For more information, call 733-6547 or visit www.hpo.dcr.state.nc.us/tchome.htm.

winter, if possible. Pruning during the dormant period puts less stress on the tree and lowers the risk of infection at the cuts. Also, you may find it easier to evaluate the shape of the tree when the leaves are down.

How much to prune? As little as possible. Pruning can stimulate new growth, but each cut also puts the tree at risk for infection or infestation. Judicious pruning keeps your trees healthy and strong. ■

■ TECH

CORNER

Q.

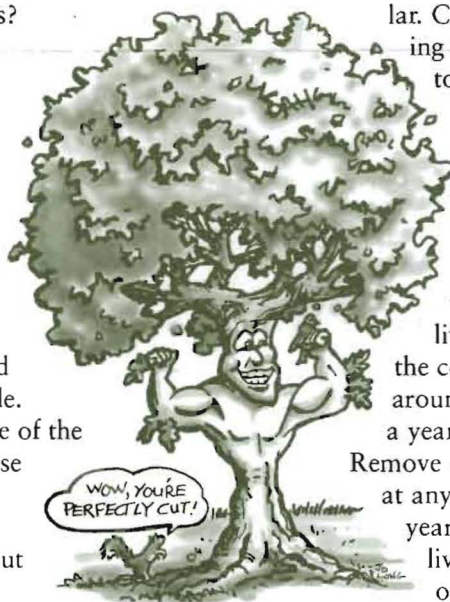
What do I need to know before I prune my trees?

A.

Two things: Nodes and collars.

Branches meet other branches or the trunk at nodes; collars are the slight protrusions that surround a branch at its node. Collars house some of the tree's natural defense system: cut one off and your tree is more likely to sprout too much or suffer

infections. To remove a branch, make a first cut several inches from the collar. Cut the result-



ing stump as close to the collar as possible without cutting into it. There is no need to paint or dress the wound, since living tissue in the collar will form around the cut after a year or so.

Remove dead branches at any time of the year, but prune live branches only in fall or

■ PARTNERSHIPS

Demolition by Neglect Enforcement

City code prohibits demolition by neglect—failure to protect a building from deterioration—for structures in the local historic districts. For nearly a decade, the Boylan Heights and Oakwood neighborhood associations have worked with the commission to initiate the demolition-by-neglect provision.

The process begins when the neighborhood association identifies properties that appear to meet specific criteria. The commission then works with owners to stabilize and repair deteriorating structures. Four houses have been rehabilitated under the program: two each in Boylan Heights and Oakwood. The large 1924 house at 311 Cutler had been a rooming house since 1970; rehabilitation began in 1994, after extensive rot and substandard repairs were observed. Similar conditions at 640 W. South Street prompt-



Distinctive porch brackets were among the details restored at the triple-A cottage at 534 E. Jones Street.

ed enforcement there in 2000. In Oakwood, the owner of 525 E. Lane Street completed rehabilitation in 1998. Exterior work on 534 E. Jones Street, the most recent of the demolition-by-neglect cases, is complete, although interior work continues.

By encouraging the rehabilitation of decaying houses, this partnership contributes to the stability of our local historic districts. ■

Rehabilitation helps strengthen the neighborhood.

■ GUIDELINES

Designing Infill Projects

As Oakwood residents and visitors to Moore Square know, new construction is possible in Raleigh's local historic districts. More than twenty new houses have been built in Oakwood in the last decade, and the Exploris Museum was recently erected on one of the most prominent corners in the Moore Square District. The *Guidelines* acknowledge the value that new construction brings to the districts, recognizing the depth, variety, and architectural interest it contributes.

Compatibility—not slavish imitation—is the thing to keep in mind



With its courtyard (center) and museum building (right), Exploris both incorporates and draws inspiration from existing facades.

when planning infill construction. First consider overall characteristics of neighboring buildings: height, mass, scale, proportion, roof shape,

■ COMMITTEE ACTION

COAs for Prefabricated Accessory Buildings

Need a spot behind your historic house to store lawnmowers, weed eaters, and other accoutrements of modern life? The *Guidelines* allow construction of accessory buildings; pages 18 and 19 provide information to help you design an appropriate structure. In addition, the COA Committee's recent review of two proposed prefabricated accessory buildings clarified some details not delineated in the *Guidelines* (available at www.rhdc.org or by phoning 832-7238).

The committee stated that compatible materials for new accessory buildings include wood (horizontal lap siding, shingles, board and batten, or 6" horizontal bead-board siding) and smooth Hardiplank lap siding. Committee members agreed that vinyl and plywood are not compatible materials for Raleigh's historic districts. Other important details include roof pitches greater than 4/12 and eave overhangs of 7½" to 12". Doors should have simple detailing and should be located on the gable end; single-leaf doors on a sidewall are appropriate only as secondary entries. Accessory buildings must have corner boards and fascia boards, and windows, if installed, must be wood with wood trim and sills.

Staff reviews accessory buildings under 144 sq. ft.; larger structures go to the COA Committee. Buildings with a single wall expanse greater than 12' require a building permit. Call 890-3450 for permit information.

and relationship to the street and other buildings. Move then to the details: materials, surface texture, building features (like porches, dormers, or towers), and sizes and patterns of windows and doors. A thoughtful walk through surrounding blocks, coupled with a careful reading of the *Guidelines*, can give you a solid foundation for planning appropriate new buildings. ■

RHDC Meetings

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

RHDC Business meetings:

7/16, 8/20, 9/17, 10/15. 7:30 AM, Rm. 305

Certificate of Appropriateness Comm.:

(Application deadline & meeting date) 7/22 for 8/5; 8/19 for 9/3; 9/23 for 10/7; 10/21 for 11/4. 4:00 PM, Rm. 305

Public Relations/Education Committee:

7/3, 8/7, 9/4, 10/2. 9:00 AM, Rm. 303

Research Committee:

7/3, 8/7, 9/4, 10/2. 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:
 Paul Meyer, President 838-9028
 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 Bonomo, C. Allen Burris, Daniel Coleman, Heather Feambach, Daniel W. Figgins, Treva M. Jones, Andy Lawrence, Flora J. Hatley Wadlington.

BEFORE & AFTER

221 Elm Street and 601 Cutler

Two previously altered properties have been rehabilitated as single-family homes in Raleigh's residential historic districts. New owners made dramatic exterior changes to the house at 221 Elm Street—one of Oakwood's typical triple-A cottages that had been made into a two-unit apartment building. They restored the porch and front entrance to their original appearance and built an addition at the rear.

The corner location at 601 Cutler makes this project more visible, but changes to the exterior were limited to the removal of an obsolete entrance on the Lenoir Street side and the construction of a small shed-roofed addi-



Top: Marcia Baum and Sean Frelke in front of their rehabilitated Elm Street house.
 Bottom: Charlie Wanta completes exterior work at 601 Cutler.

tion at the rear. Extensive interior work converted the existing triplex back into a single-family bungalow. ■

A B R O A D E R

VIEW ACHP and Section 106

The National Historic Preservation Act of 1966 created the Advisory Council on Historic Preservation to advise the President and Congress on historic preservation matters and to help the federal government bal-

ance preservation concerns with project requirements. The council's work includes oversight of Section 106 of the Act, a process that requires federal agencies to consider the effects their actions may have on historic and archaeological resources. Federally funded projects that affect properties eligible for the National Register of Historic Places trigger Section 106, which requires project plan-

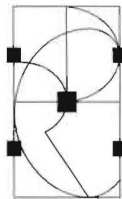
ners to consult with state and (when appropriate) tribal historic preservation officers. Often, projects can be designed to avoid adverse effects to historic properties. When this is not possible, mitigation generally requires thorough documentation of the resource before work begins, to create a record of the resource and its significance in our history.

COA Tally

	Jan. '02	Feb. '02	Mar. '02	Apr. '02
Major work (comm. review):				
Approved as submitted	1	2	2	1
Approved w/ conditions			6	5
Denied	1			
Deferred		1	1	2
Withdrawn			2	1
Minor work (staff approved):	5	15	6	13

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

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.



RALEIGH HISTORIC DISTRICTS COMMISSION

222 West Hargett Street, Room 400
 PO Box 829 Century Station
 Raleigh, NC 27602
 email: rhdc@rhdc.org

Bulk Rate
 PRSRT STD
 U.S. POSTAGE
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 RALEIGH, NC 27602
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