

IN THE DISTRICTS

A newsletter published by the Raleigh Historic Districts Commission

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■ WITHIN THE COMMISSION

Commission Secures White-Holman House

RHDC members and staff moved decisively in late January to board up the White-Holman House, a designated Raleigh Historic Landmark at 206 New Bern Place in the Capitol Square Historic District. It is the oldest house (circa 1799) remaining within the original 1792 city limits.

Originally located on Morgan Street, the house was acquired by the city when the Morgan Street connector was constructed. It was moved as part of the city's redevelopment plan that led to the construction of the New Bern Place cul-de-sac and condominiums. The house was then sold to a

secure the property. Thus, the commission felt an emergency need to protect its ownership interest before the house was damaged or destroyed, and acted to board it up. The fire in February that destroyed Fayetteville's historic downtown hotel only served to remind us of the urgency we faced.

The RHDC is most grateful to Carolina Builders for donating the plywood and to Donna Hester of the Planning Department for using her truck to deliver it. Thanks to everyone's efforts, the house is one step closer to celebrating its bicentennial birthday. ■

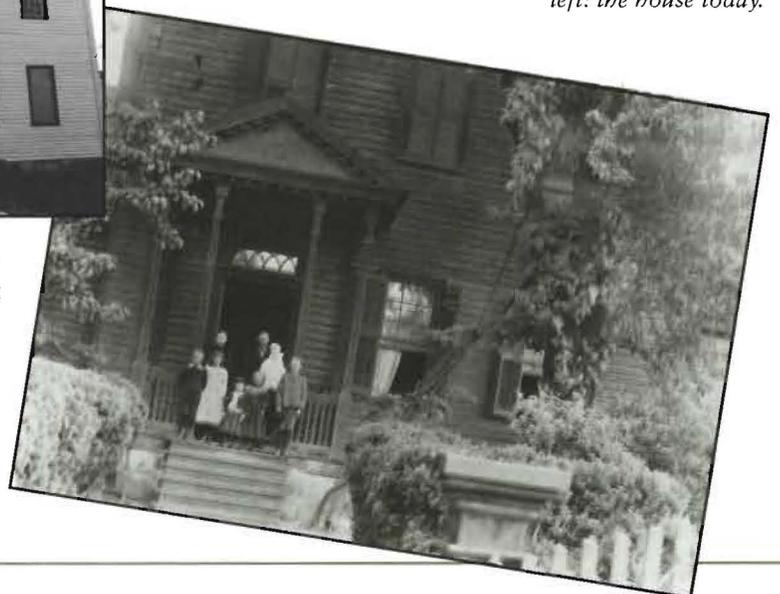
It is the oldest house remaining within the original 1792 city limits

Below: The Holman family gathered on the porch of the White-Holman House, c. 1890 (photo courtesy of NC Division of Archives & History); left: the house today.



private developer for restoration; the city retained a preservation easement for the interior architectural features that is administered by the RHDC.

The house had fallen into foreclosure following the loss of its tenants. It was being occupied by vagrants, and neither the owner nor the bank was in a position to



■ CHALLENGES

A Renewal in Oakwood

Chip and Jocelyn Wells knew there was work ahead when they bought 532 N. Bloodworth St. They just weren't sure how much.

The kitchen roof provided the first clue—ten active leaks, car mats for patches, and tar, tar, tar. Further inspection revealed the kitchen floor was 20° off level. Then there were the sills.

"We'd realized there was *some* termite damage," says Chip, but in the end, two-thirds of the sills and joists were found to be beyond repair. The conclusion: the 1930's kitchen wing had to go.

The Wellses tackled the project in two phases, gaining RHDC approval first to remove the



dilapidated wing, then to construct a new master bedroom suite in its place. The couple settled on a design that draws from existing architectural features (and salvaged materials) while introducing new elements.

Not all their renovation "surprises" have posed problems, though. "When we stripped the layers of paint from one of the mantels, it turned out to be tiger-stripe oak veneer," Jocelyn notes.

With the slate roof refurbished and the front porch under restoration, the Wellses are within reach of a thoughtfully renovated home, and another Oakwood property stands ready for its second century. ■

The Wellses tackled the project in two phases.

■ TECH

CORNER

Q.

I need to prep my house for repainting. What should I do?

A.

The key to a good paint job is careful surface preparation. To counter grime, completely clean all surfaces, using a detergent as necessary. Mildew can be removed with a diluted bleach solution. Be sure to rinse thoroughly before repainting. Pressure washing is *not* recommended for wood surfaces, except when using the softest spray possible. High-pressure spraying can force water behind siding, raise the grain of the wood, and even blast holes into brick. A soft

bristle brush on a broom handle should be all that is necessary to remove most dirt.



Scrape away cracked, blistered or chipping paint; remove loose putty and caulk. For metals, sand away all rust.

In all paint prepping, *watch out for lead!* The older the house, the greater the amount of lead paint likely to

be present. Lead paint chips and dust can lead to health problems in children and adults. Have your house tested by a competent firm, and take thorough precautions to keep exposure to a minimum.

After wiping down scraped and sanded areas, prime the exposed materials. Caulk all vertical joints and around doors and windows. Never caulk under clapboards—houses need to "breathe" to prevent internal moisture build-up.

Keep in mind that cracking, alligating, or checking paint points to larger concerns. Most paint manufacturers offer extensive literature on recognizing and correcting these problems; the RHDC staff can also offer advice. ■

■ COMMITTEE ACTION

Certificate of Appropriateness Committee

Three Boylan Heights house relocations and plans for another new home in Oakwood Green have been among the projects recently approved by the COA committee. In March, chairman David Maurer participated in the state-wide preservation commission training workshop held in Statesville. Currently, the committee is evaluating new conflict of interest guidelines for the commission by-laws.

Research and Public Relations/Education Committees

The Research and Public Relations/Education Committees are combining efforts to produce a new guide to Raleigh historic resources. The guide will consist of a series of loose-leaf fact sheets on the city's designated historic landmarks and districts, as well as other early 20th century neighborhoods. The Research Committee is compiling the text for each sheet, while PR/Education concentrates on design. The guide should be available to the public by mid-summer.

■ GUIDE LINES

COAs: The Inside Story (Part I)

Change is natural—even in historic districts. Shaping that change so that it enhances rather than harms the special character of the district is the chief goal of the RHDC's Certificate of Appropriateness (COA) process.

When contemplating any exterior work in a city historic district, contact the RHDC staff first. They can offer information as to the level of project review needed, and if a COA is required.

If the project will involve simple repair or replacement, with no change in materials, design, or appearance, it's considered *Routine Maintenance*, and no certificate is needed. Examples include minor pruning of trees or shrubbery, and repointing masonry to match the existing mortar.

Minor Work projects typically involve small-scale changes such as changing the color of a house, or building a deck. A COA is required, but projects can be approved by the RHDC staff at any time during the month (typically within 3 to 5 working days).

Major Work projects are reviewed by the RHDC's COA Committee in a public hearing, usually held the first Monday of each month.

These projects include construction of new buildings or additions.

COA application forms, a comprehensive COA list (noting the level of review needed for more than 100 typical exterior changes), and an annual meeting schedule are available from the RHDC.

Next issue: How COAs are reviewed.

curvilinear grid, designed to conform to the sloping topography of the site.

Moore Square (1992) reflects the expansion of more urban interests into the formerly residential area around the wooded square established in the 1792 city plan. It includes the 1914 City Market and Hargett Street, the center of African American community life in the city during the early 20th century. ■

■ AT YOUR

SERVICE

The Design Review Advisory Committee

When it comes to blending new construction into the city's historic districts, no one need go it alone.

The Design Review Advisory Committee (DRAC) provides preliminary assistance for new construction or major additions within the historic districts. The DRAC offers potential builders informed advice on how best to work within the commission's guidelines, harmonize with the broader context of the building site, and address other factors relevant to the project.

This service can be provided by the RHDC thanks to

the generosity of dedicated preservationists with a variety of professional skills, volunteering their time and expertise.

The DRAC meets monthly when there are proposals to review; a schedule of tentative meetings is available from the RHDC office. While the committee's review is advisory, its suggestions typically save applicants significant time and effort in addressing historic district design considerations. ■

The DRAC has reviewed plans for the houses of Oakwood Green.



■ PROFILE

Raleigh Historic Districts

Five unique areas have been designated by the City Council as Raleigh Historic Districts.

Oakwood (1975) is residential in character, and developed gradually over a fifty year period. While it contains the city's largest collection of Victorian-era architectural styles, it is also the city's most architecturally diverse district.

Blount Street (1976) commemorates a fashionable Victorian-era neighborhood and reflects intergovernmental cooperation in preservation. The area's designation by City Council was supported by the State Properties Office and Council of

State. A restoration program included tearing down parking lots and moving in historic buildings from elsewhere in the state government center. Today many former homes are occupied by state government offices.

Capital Square (1976) is institutional in character. Its centerpiece is the granite Greek Revival-style Capitol (a National Historic Landmark). It contains some of the earliest surviving buildings in Raleigh, as well as New Bern Place, a redevelopment area with a preservation emphasis.

Boylan Heights (1984) is among Raleigh's earliest planned subdivisions. Instead of the rectilinear grid of streets common to the city's earlier development, Boylan Heights was platted with the city's first

- Oakwood
- Blount St.
- Capital Sq.
- Boylan Heights
- Moore Sq.

■ AROUND THE RHDC

RHDC Meetings

RHDC Business meetings:

6/20; 7/18; 8/15; 9/19; 10/17; 7:30 AM,
Rm. 305, Avery C. Upchurch Govt. Complex

Certificate of Appropriateness Comm.:

Application deadline & meeting date:
6/19 for 7/3; 7/24 for 8/7; 8/21 for 9/5;
9/18 for 10/2; 10/23 for 11/6; 4:00 PM,
Rm. 305, Avery C. Upchurch Govt. Complex

Public Relations/Education Comm.:

6/15; 7/20; 8/17; 9/21; 10/19; 4:00 PM,
Rm. 303, Avery C. Upchurch Govt. Complex

Research Committee:

6/1; 7/6; 8/3; 9/7; 10/5; 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

Raleigh Historic Landmarks

While the historic districts are a major focus of RHDC's efforts, the commission also strives to bring recognition to the city's individual historic structures. There are presently more than 100 buildings designated as local historic landmarks—from the 18th-century Joel Lane House to J.S. Dorton Arena.

Preservation of these individual resources is an integral part of the city's planning processes. The RHDC's role is to spearhead evaluation and designation.

Research and nomination is an on-going process. Recently designated landmarks include properties researched during the RHDC's African-American studies project, such as Latta University, the Plummer



The 1918 Andrews-London house, 301 N. Blount St., a Raleigh Historic Landmark. Photo © Edwin Martin. An exhibit of Mr. Martin's work, "Raleigh Historic Sites: Photographs at Night," will be held from July 5 through August 2, at the West Side Studios, 424 Dawson St.

T. Hall House, and Wilson Temple United Methodist Church. Currently, the commission is considering the nomination of several downtown industrial structures. ■

■ A B R O A D E R

V I E W

Is your home eligible for the National Register? How do you secure tax credits for a historic rehab project? The North Carolina Historic Preservation Office (NCHPO) has the answers. Headquartered in the Blount Street Historic District, the NCHPO offers

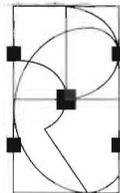
citizens, institutions, local governments, and state and federal agencies a variety of technical and educational services. As in other states, the NCHPO channels federal preservation funds and programs to the local level, while providing state-level response to local preservation needs. If the call is for identification, protection, evaluation, or enhancement of significant North Carolina properties, the NCHPO is there to help.

The NCHPO has been a vital partner to the commission, providing technical assistance and funding for research projects, most recently assisting in the preparation of a National Register of Historic Places nomination for William B. Umstead State Park.

The NCHPO administrative offices can be reached at (919) 733-4763.

COA Tally

Major work (comm. apprvd.):	January 95	February 95	March 95	April 95
Approved		1		1
Approved w/conditions	1	4	2	5
Deferred	2	1		
Denied			1	
Minor work (staff apprvd.):	12	10	13	14



RALEIGH HISTORIC DISTRICTS COMMISSION

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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.