

IN THE DISTRICTS

A newsletter published by the Raleigh Historic Districts Commission

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■ CHALLENGES

Home Again at Moore Square

It was a classic win-win solution.

A hundred-year-old building saved from demolition. A private firm acquiring needed office space. The city expanding its tax base.

The recent relocation of a late-nineteenth century house to Moore Square was all these things—and then some.

Once, houses surrounded Moore Square. As the city grew, storefronts gradually replaced them; in 1989, the last historic house was demolished. Now, however, the same Martin Street lot where that earlier home stood has become the site of the relocated Norwood House.

Built at 309 S. Person Street, the Norwood home dates from about 1880. Architecturally, the building is a now-rare example of the simple, two-story, Italianate-inspired residences that once dotted the city. During the early 1900s, it was the home of James M. Norwood, Raleigh Chief of Police.

Several years ago the house was purchased by the city. Most recently, it stood unoccupied while redevelopment ideas took shape for the block around it; demolition seemed likely.

Working with the city, local preservationists explored several alternatives. Finally, last winter, a viable plan emerged.

Capital Area Preservation, the county's preservation non-profit, used its revolving fund to purchase the house and the Martin Street lot.

The group immediately sold both to architect David S. Maurer, who was seeking expanded office space. Maurer's firm also funded the house's relocation and will oversee its full renovation.

The moving of the house fills two gaps in the Moore Square streetscape. One was left by the previous house's demolition.

The other is filled by the

return of a residential-style building to the most commercial of the city's locally-designated historic districts. ■

The move returns a residential structure to the district.



(Above left) The Norwood house is edged into position. (Above) Renovation will include reconstructing the detailed porch balustrade.

■ PROFILE

Glenwood: A Move to the Suburbs

Growth was the buzzword in early 20th century Raleigh. Housing, however, was in short supply.

Attorney/entrepreneur James H. Pou seized the opportunity. In 1905, he purchased the wooded plateau northwest of downtown, on old Mordecai plantation lands. Across it he plotted a grid of streets and house lots, a suburban development he named Glenwood.

By the 1920s, the neighborhood stretched from Peace Street to present Wade Avenue and from the Norfolk & Southern tracks to Gaston Street. Buyers were enticed by running water, sewer lines, rear alleyways, and broad sidewalks. Streetcars, run-



Comfortable homes and large trees remain Glenwood drawing cards.

ning in the center of Glenwood Avenue, provided easy access to downtown.

Housing in Glenwood ran the gamut of early 20th century styles. While the first homes display the towering lines of the late 1800s, later houses fully embrace the bungalow form.

Despite encroachment by modern development, Glenwood remains a remarkably intact example of Raleigh's early housing boom. In recognition of that status, most of the neighborhood was named a National Register Historic District in 1982. ■

Buyers were enticed by urban amenities and easy access.

■ TECH

CORNER



Seasons are changing; how should I prepare my house?



Behind every solid house is a maintenance plan. Inspect your house thoroughly at least every six months. Develop a checklist, and get systematic.

First inspect the roofing materials, especially noting the condition of valleys and flashing. Make sure all galvanized surfaces are protected by paint. Next, check the gutters for clogs



and leaks; also look for water damage to adjacent wood trim. Sand away rust; prime and repaint.

Scan wood siding and trim. Trace and correct sources of persistent moisture problems. Check for rot; replace problem wood. Caulk (if needed) around molding, windows and doors, and between porches and steps. Clean surfaces, remove mildew. Scrape flaking, peeling, or alligating paint; prime and repaint.

Inspect masonry and the foundation for cracks, missing mortar, and spalling. Identify and eliminate each problem's source; repair with matching materials.

■ GUIDELINES

Matching Accessories

Sometimes it's just the need to store the lawn mower. Other times, a car or boat. Whatever the reason, adding an accessory building in a historic district calls for special design considerations.

The historic district guidelines, in providing the basis for project review, apply the same standards to new accessory structures as to any new buildings.

Historical precedent is a prime regard. Most original accessory buildings were relatively small and stood at the rear of the property. Siding materials were utilitarian, ranging from wood clapboards to corrugated metal sheets. Door and window treatments were straightforward; trim detailing was minimal.

Context is also a major concern, with the main house often providing important design cues. It's common for an outbuilding's roof form and pitch, for instance, to reflect that of the house's era of construction: steeper in the late nineteenth century, shallower in the 'teens and twenties. Likewise materials, trim, and windows frequently echo those of the house.

Concessions to modernity, however, are not uncommon. Roll-up garage doors have been approved, as has the use of modern materials (e.g., smooth hardiplank, though never exposed plywood or chipboard). In any case, the emphasis should be on simplicity.

If you're contemplating a new accessory building, contact members of the RHDC staff for a preliminary consultation. They can provide free design advice and details on previously-approved plans and materials.

Look for insect damage (e.g., pin holes in wood surfaces) and arrange for termite inspection. Trim shrubbery; make sure water drains away from the foundation.

Finally, keep mechanical systems in good repair, and if you use your chimney, keep it clear and clean.

The commission library has additional information on house maintenance; contact the staff for details. ■

■ AT YOUR SERVICE

Who's Who in the RHDC (Part III)

The spirit of volunteerism runs deep in the commission. Those who serve do so without compensation for their time and expertise. The result is a collective donation to the city of hundreds of skilled work hours annually.

Jimmy Thiem is a professional landscape architect; he applies his design skills as a member of the commission's Certificate of Appropriateness Committee. A native of Raleigh, he lives in the landmark Dr. Hubert Benbury Haywood House in the Blount Street Historic District.

Dan Figgins' wide-ranging resume includes nearly three decades as a U. S. Foreign Service officer and college professor. Recently he was appointed chair of the RHDC's Public Relations/Education Committee. He lives in the Oakwood Historic District.

Betsy Coble brings a business and education perspective to the commission. Raised in Raleigh, she once taught history in the public schools and has owned historic real estate. In addition to her service on the RHDC Research Committee, she also is a national volunteer crisis worker for the American Red Cross.

Bernard Harrell's law career carried him from the U. S. Army to the North Carolina Assistant Attorney General's office. Now retired from private practice, he serves as Executive Director of the North Carolina Civil War Tourism Council. He is a member of the RHDC Research Committee.

The commission's newest member is Dr. Allen Burris. A retired dean of Meredith College, he taught history there for more than 40 years. He serves on the commission's Research Committee.

Members of the commission are appointed by the City Council. Individuals interested in serving are invited to contact the commission office for further details.

■ WITHIN THE
COMMISSION Ensuring A "Complete" Success

You're ready to get started on that big project. The idea has gelled, the contractor's been contracted, and it's just a matter of getting the Certificate of Appropriateness (COA) application approved. You turn in the application and the big question is, how long before you can get your placard and get started?

The key word is "completeness."

Whether the project is to be reviewed by the COA committee or by staff, the speed of approval is directly related to whether enough information is supplied for review. The City Code states that when an application is submitted, "it must be

accompanied by sketches, drawings, photographs, specifications, descriptions, and other information of sufficient detail to clearly show"

proposed additions, changes, or new construction.

Incomplete applications run the risk of not even being accepted until the necessary details are provided.

A general rule of thumb is to include any information a contractor would need to get the job done. For convenience, a short checklist is printed on the back of the COA application form.

As always, the best approach is to plan ahead. If there's any question as to what information is needed, contact staff well before the project start date. Such consultation can also serve as a preliminary review, speeding approval that much more. ■



■ UPDATE

Cemetery Damage Assessment Report

The report, which was completed this spring, details hurricane damage to three of the city's historic cemeteries. The Raleigh Parks and Recreation Department has since acted on the study's recommendations, addressing archaeological concerns, carefully removing downed trees, and restoring damaged markers. The report also suggests stormwater erosion repair designs for Oakwood Cemetery's Grassy Creek appropriate to the site's historic landscaping. The city's Central Engineering department is evaluating these options as part of a value engineering trial under Raleigh's stormwater management program. ■



The study included intensive archaeological field work.

■ AROUND THE RHDC

RHDC Meetings

RHDC Business meetings:

10/21; 11/18; 12/16; 1/20; 2/17; 3/17; 7:30 AM, Rm. 305, Avery C. Upchurch Govt. Complex

Certificate of Appropriateness Comm.:

Application deadline & meeting date: 10/20 for 11/3; 11/13 for 12/1; 12/18 for 1/5; 1/16 for 2/2; 2/16 for 3/2; 4:00 PM, Rm. 305, Avery C. Upchurch Govt. Complex

Public Relations/Education Comm.:

10/8, 11/5, 12/3, 1/7, 2/4, 3/4; 8:00 AM, Rm. 317, Avery C. Upchurch Govt. Complex

Research Committee:

10/2; 11/6; 12/4; 1/8; 2/5; 3/5; 12:00 Noon; Rm. 317, Avery C. Upchurch Govt. Complex

Contacts

| | |
|-----------------------------|--------------|
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| Downtown Raleigh Alliance | |
| Errol Frailey, Pres. | 832-1231 |

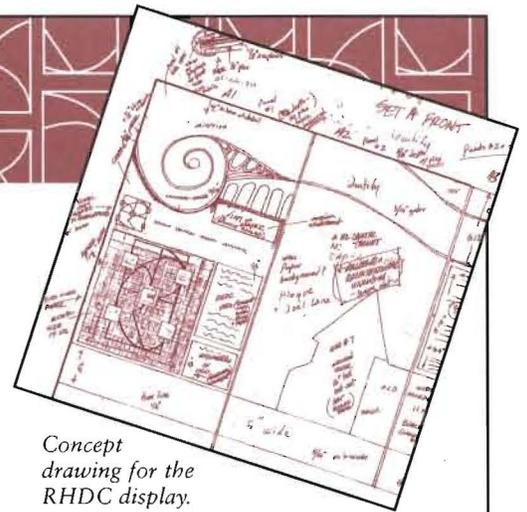
■ IN THE WORKS

Preservation on Display

From rescued buildings to bolstered neighborhoods, historic preservation's impact is evident across Raleigh. Its history as a public process, however, has not always been as apparent.

The commission soon hopes to change that. In commemoration of its 35th anniversary, the RHDC is developing a portable exhibit to tell the story of preservation's continuing contributions to Raleigh life.

Taking the RHDC mission statement as a guiding theme, the display's twelve panels will include capsule histories of major commission projects, preservation partnerships, and local milestone events. One panel invites viewers to identify local land-



Concept drawing for the RHDC display.

marks, prompted by architectural details; another looks back to notable buildings lost. While primarily focused on past efforts, the display also notes the commission's present services, and preservation's role in the broader context of local planning and urban design.

Plans call for the display to begin traveling next year to various locations in the city, from museums to corporate centers. ■

■ A B R O A D E R

V I E W

Preservation's primary focus is conserving historic resources. Yet it can also be a powerful tool for economic and community development.

The financial incentives linked to landmark designation are a proven method of attracting investors to

underutilized older properties. Rehabilitation increases job opportunities and ultimately adds to the tax base.

The alternatives frequently fall short. Replacing buildings with parking lots rarely is cost-effective from a community standpoint, given buildings' greater revenue-generating potential and previous community investment in the infrastructure serving those parcels.

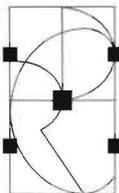
The pitfalls of urban renewal projects are well documented. Preserved neighborhoods are more likely to retain social networks and a sense of community.

Preservation is the epitome of recycling. It contributes to healthier, more diverse communities. It provides a context of place for new construction, while guaranteeing the best buildings of the past survive.

COA Tally

| Major work (comm. review): | May 97 | June 97 | July 97 | Aug. 97 |
|-----------------------------|--------|---------|---------|---------|
| Approved as submitted | 1 | | 2 | |
| Approved w/conditions | 3 | 4 | 5 | 1 |
| Deferred | 1 | | | 1 |
| Denied | | 1 | | |
| Minor work (staff apprvd.): | 17 | 19 | 23 | 11 |

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.