

Raleigh Department of City Planning
One Exchange Plaza
3rd floor
Raleigh, NC 27602
919-516-2626

www.raleighnc.gov/planning

Fee	\$285
Amt Paid	
Check #	1112
Rec'd Date:	11.6.13
Rec'd By:	TSJ
Completion Date:	

(Processing Fee: \$285.00 - valid until June 30, 2014 - Checks payable to the City of Raleigh.)

RALEIGH HISTORIC LANDMARK DESIGNATION APPLICATION

This application initiates consideration of a property for designation as a Raleigh Historic Landmark by the Raleigh Historic Districts Commission (RHDC) and the Raleigh City Council. It enables evaluation of the resource to determine if it qualifies for designation. The evaluation is made by the Research Committee of the RHDC, which makes its recommendation to the full commission which in turn makes its recommendation to the City Council. Procedures for administration by the RHDC are outlined in the Raleigh City Code, Section 10-1053.

Please type if possible. Use 8-1/2" x 11" paper for supporting documentation and if additional space is needed. All materials submitted become the property of the RHDC and cannot be returned. Return completed application to the RHDC office at One Exchange Plaza, Suite 300, Raleigh or mail to:

Raleigh Historic Districts Commission
PO Box 829 Century Station
Raleigh, NC 27602

1. Name of Property (if historic name is unknown, give current name or street address):

Historic Name: 304 East Jones Street, Raleigh, NC 27601
Current Name: The Joyner House

2. Location:

Street Address: 304 East Jones St. Raleigh, NC 27601
NC PIN No.: 1703894718
(Can be obtained from <http://imaps.co.wake.nc.us/imaps/>)

3. Legal Owner of Property (If more than one, list primary contact):

Name: JEME Partners LLC - James Newman
Address: 304 East Jones St.
City: Raleigh State: NC Zip: 27601
Telephone No: (919) (833) (8680) Fax No. (919) (833) (8787)
E-Mail: jay@newmanfirm.com

4. Applicant/Contact Person (If other than owner):

Name: SAME AS ABOVE
Address: _____
City: _____ State: _____ Zip: _____
Telephone No: () () () Fax No. () () ()
E-Mail: _____

5. General Data/Site Information:

Date of Construction and major additions/alterations:

C. 1878; one story addition between 1909 and 1914.

1984 - restored by Joyner Associates; 2006 - remodeled by JEME

Number, type, and date of construction of outbuildings:

None

Approximate lot size or acreage:

0.21 acres

Architect, builder, carpenter, and/or mason: 1878 - Julian Lewis + Company

2006 - Weeks Builders, LLC

Original Use:

Residence

Present Use:

Law Firm / Office

6. Classification:

A. Category (check all that apply):

Building(s) Structure Object Site

B. Ownership

Private
Public Local State Federal

C. Number of contributing and non-contributing resources on the property:

	Contributing	Noncontributing
Buildings	1	
Structures	1	
Objects		

D. Previous field documentation (when and by whom):

Not applicable

E. National Register of Historic Places Status:

Check One:

Entered <input type="checkbox"/> Date:	Nominated <input type="checkbox"/>
Determined Eligible <input type="checkbox"/> Date:	Determined Not Eligible <input type="checkbox"/> Date:
Nomination Not Requested <input type="checkbox"/>	Removed <input type="checkbox"/> Date:
Significant changes in integrity since listing should be noted in section 10.B. below.	

7. Reason for Request:

To acknowledge and maintain the historical integrity of this home.

8. Is the property income producing? Yes No

9. Are any interior spaces being included for designation? Yes No

10. Supporting Documentation (Attach to application on separate sheets. Please type or print):

A. Photographs/Slides:

At least *two sets of current exterior archival-grade photographic prints* (minimum print size 5"x7") of all facades of the building and at least one photo of all other contributing and non-contributing resources. If interior spaces of the property are being considered for designation, please include two sets of photos for these features. Prints may be created by using archival-grade black and white film photography and processing or digital photography. The minimum standard for a digital print is 5x7 at a resolution of 300 pixels per inch (ppi). This translates into a pixel dimension of 1950 x 1350. Digital images must be printed with an acceptable ink and paper combination as determined by the National Park Service Go to: <http://www.nps.gov/history/nr/publications/bulletins/photopolicy/index.htm>. All photographs must be labeled with the name of the structure, address and date the photograph was taken with pencil or archival-approved photo pen. In addition to prints, all digital images should be submitted on a CD-R in TIF format. Any additional exterior or interior views and views of other structures on the property (color, black and white, or slides) will be helpful.

✓B. Boundary Map:

Please include a map showing the location of the property. A sketch map is acceptable, but please note street names and number. Any other structures on the property should also be shown. Please include a "North" arrow. Map should be no larger than 11" x 17". A tax map with boundaries marked is preferred, which can be found at: <http://imaps.co.wake.nc.us/imaps/>.

✓C. Architectural Significance:

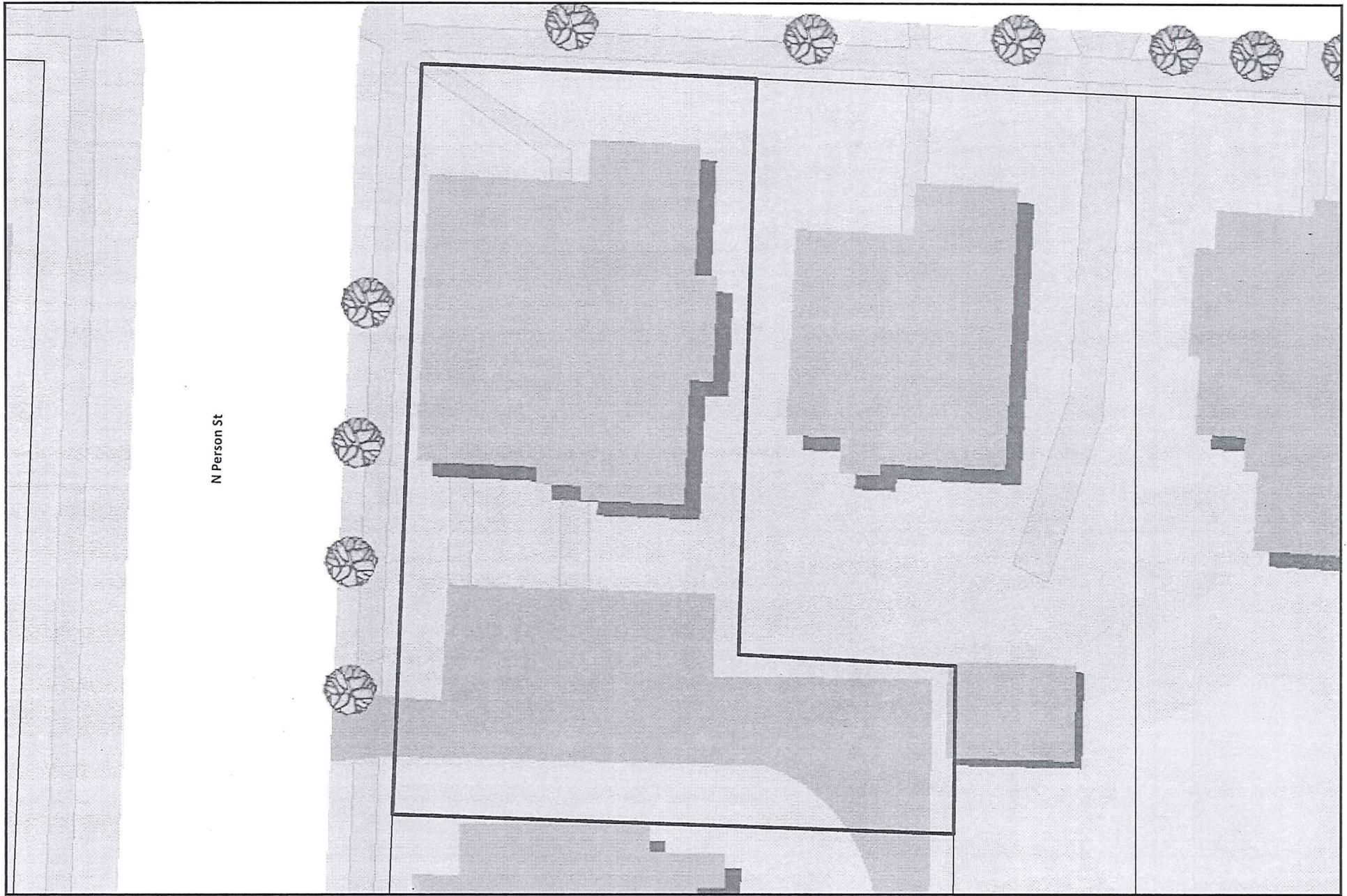
Describe the property, including exterior architectural features, additions, remodelings, and alterations. Also describe significant outbuildings and landscape features. If the owner is including interior features in the nomination for the purpose of design review protection; describe them in detail and note their locations. Include a statement regarding the architectural significance of the property.

✓D. Historic Significance:

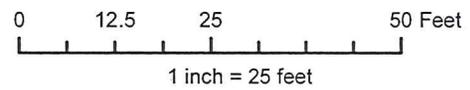
Note any significant events, people, and/or families associated with the property. Include all major owners. Note if the property has ever been recorded during a historic building survey by the City of Raleigh or by the NC State Historic Preservation Office. If so, who and when? (See application item 6.D.) Please include a bibliography of sources. Information regarding prior designations can be found by contacting the Survey and Planning Branch of the NC State Historic Preservation Office (NCSHPO) at 919-807-6570, 919-807-6573 or at: <http://www.hpo.dcr.state.nc.us/spbranch.htm>.

E. Special Significance Summary:

Include a one to two paragraph summary of those elements of the property that are integral to its historical, prehistorical, architectural, archaeological, and/or cultural importance.



N Person St



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C. Architectural Significance

Located at 304 E Jones Street, the Lewis-Joyner House is a fine example of the houses built by Julius Lewis & Company in Oakwood. From 1902 to 1933 it was the home of James Yadkin and Effie Rouse Joyner.

Property Description: House

This eclectic Victorian gable-front-and-wing two-story was built c. 1878 by Julius Lewis & Company, a construction and hardware firm

The house has a front-gabled section with a two-story bay window on the front, and a side-gabled wing. In the corner formed by these two sections is a three-story tower with mansard roof. There is a shallow gabled projection in the middle of the left (east) side of the house. There is a rear-gabled section behind the front-gabled section. It was evidently originally of two stories with low ceilings, but is now of one story. The main roof and tower roof are sheathed in standing-seam terne metal, which is a reproduction of the original. This house has features of several architectural styles of the mid-Victorian period. From the Stick style comes the large diagonal brackets under the gable eaves and porch eaves, and the profusion of siding types, including lozenge shingles on the third story of the tower, board-and-batten siding in the gables, and diagonal siding over some windows. From the Second Empire style comes the mansard roof on the three-story tower, with iron cresting. From the Italianate style comes the shallowly-pitched roof, the bracketed hoods over the windows, the hooded arched windows in the third story of the tower, and the small brackets under the tower eaves. There are lozenge-shaped attic vents in the gables.

The one-story addition behind the wing was made by the Joyners between 1909 and 1914. The front porch is supported by chamfered square-section posts with diagonal brackets and turned balusters. The porch was originally only in front of the side-gabled wing. Between 1909 and 1914 it was enlarged to wrap around the wing and around the one-story addition. In the 1950s the house was sheathed in asbestos siding. From 1963 to 1983 it served as a rooming house. In 1984 it was restored by Joyner Associates, Peter Rumsey, principal in accordance with an approved Certificate of Appropriateness (COA). The asbestos siding was removed and a new standing-seam roof was installed, replicating the original. It has served as offices since that time.

The significance of the Lewis-Joyner House is in large part due to its construction by the Julius Lewis & Company, a Raleigh construction and hardware firm. In partnership with Nick West, the company built approximately 11 houses in Oakwood between 1875 and 1894.

The eleven known houses built by Julius Lewis & Co. in Oakwood all still survive, but some of them have been much modified. They include 409 Oakwood Ave. (Lewis-West-Stronach House c.1877), 411 Oakwood Ave. (Lewis-West-Arnold House c.1877), 315 North Boundary St. (Lewis-Fort House c.1877), 703 N. Bloodworth St. (Lewis-Clark House c.1878), 304 E. Jones St. (Lewis-Joyner House c.1878), 308 E. Jones St. (Lewis-West-Simpson House c.1878), 312 E. Jones St. (Lewis-West-Uzzell House c.1878), 707 N. Bloodworth (St. Lewis-Glenn House c.1880), 323 Pace St. Lewis-Lamb House c.1880), 408 N. East St. (Lewis-Barbee House c.1883), and 410 N. East St. Lewis-Earp House c.1887. There is not a standard Julius Lewis house type. Some of these houses

are small and simple with the three on E. Jones St. being the largest. 304 E. Jones is the largest and most elaborate of all, featuring a standing-seam metal roof, a tower with a mansard roof with iron cresting, elaborate woodwork on the porch and around the windows, sections with shingles siding and board-and-batten siding, a two-story bay window, an arched double front door, and other fine details.

Property Description: Site

The Lewis-Joyner House is located on a .21-acre el shaped parcel at the southeast corner of N Person Street and E Jones Street.

The house sits behind a brick wall that surrounds most of the property. At present, the rear yard consists primarily of an asphalt paved parking area installed in 1990 per a 1987 approved COA.

D. Historic Significance

The property was owned by W.W. Vass in 1876. From 1877 to 1894, it was owned as a partnership between Julius Lewis and Nick West. It was sold to Julius and his wife, Abigail Lewis in 1894. From 1901 to 1902, the property was owned by J.C. Niemyer. From 1902 to 1933 this was the home James Yadkin Joyner and his wife Effie Rouse.

After the Joyner's owned the property, it was purchased by the Methodist Orphanage in 1945. Nick Dombalis and D S Deese purchased the property in 1960. The property transferred to Harold Holder in 1983 and later to Joyner Associates in that same year. After Joyner Associates, it was owned by the Jones Street Partnership from 1985 to 1993. In 1993, it was purchased by Barrett Kays. In 1995, the property was purchased by Cued Speech Center, Inc. This was a center for the deaf and hearing impaired. In 2006, the property was purchased by the current owners, JEME Partners, LLC and it currently used as offices for law firms and other small businesses.

Bibliographic Information:

James Yadkin Joyner was born in Davidson County, NC, on August 7, 1862, to John and Sallie Joyner; orphaned at two, he was raised by relatives in Lenoir County, attending school in LaGrange before entering UNC-Chapel Hill, Class of 1881; there he met future governor Charles B. Aycock (HOC) and educator Charles McIver, both with statues on Capitol Square. He also studied law and, after a brief stint as a teacher, took up the legal profession in Goldsboro. He returned to the classroom in 1889, first in Goldsboro then, in 1893, at State College, Greensboro. In 1902 Governor Aycock named him to the office of State Superintendent of Public Instruction, to replace the deceased CSA Brigadier Thomas Toon (HOC). This made Joyner one of a remarkable triumvirate, with Aycock and McIver, that campaigned tirelessly for educational improvement, and improve it they did: within a decade or so nearly 3000 new schools had been built, and funding, enrollment, attendance, school terms and teacher salaries all increased, with high school instruction more funded and formalized. By 1919, when Joyner stepped down from his post, school expenditures by the state totaled nearly \$7,000,000.

While in Raleigh, Dr. (LL.D, Chapel Hill) Joyner and his wife, Effie Rouse of LaGrange (d. 1930) lived in the eclectic Lewis House at 304 East Jones Street (now a law office). Mrs. Joyner was a former teacher and raised two sons with Mr. Joyner. They remained

there after Mr. Joyner's superintendency until 1932, initially as president of the Tobacco Growers Cooperative Association and, later, with Prudential Insurance, returning to Lenoir County as a farmer in his final years. Joyner's death in Kinston on January 24, 1954, was front-page news; Governor William B. Umstead led a group of dignitaries at his funeral in the LaGrange Baptist Church, with burial in Oakwood Cemetery alongside Effie on January 27. "His contribution to the welfare of this State...cannot yet be truly measured," eulogized Governor Umstead, but looking back from our own vantage point, Joyner's legacy is clear. Landmarks carrying his name today include a school in Raleigh and a library at East Carolina University.

Julius Lewis was born in Connecticut. He served in the Union army in the Civil War, then came to Raleigh after the war and opened a hardware store at the corner of Fayetteville St. and Martin St. He took in Nick West as a partner in the business prior to 1875. They built eleven houses in the Oakwood neighborhood. They were also the developers, meaning that they bought the land and built the houses on the land. Lewis and West dissolved their partnership in the properties in 1894; it appears that the construction part of the business ended at that time or before. Lewis sold the hardware store to West and others in c.1898. He then became president of the Raleigh Water Company, and was elected Chairman of the County Board of Commissioners.

Additional Historical Significance:

It is our belief that the Lewis-Joyner House has a great historical significance to the State of North Carolina due to its long time ownership by James Yadkin Joyner. Born in 1862, Joyner grew up in Lenoir County and attended LaGrange Academy, received a Bachelor degree in philosophy from The University of North Carolina and his law degree. Joyner is best known for his time as the North Carolina Superintendent of Public Instruction from 1902 until 1919. During this time, he aggressively sought for increased school support and support for universal public education. Along with the Governor Charles Aycock and Charles McIver, Joyner campaigned for consolidation of school districts, the adoption of local state taxes to support schools, the construction of improved school buildings and for lengthening of school terms. During his tenure as superintendent, Joyner also improved the training for teachers and the availability of secondary public education. To improve the training for teachers, Joyner encouraged the development of teachers' colleges, a uniform state system of certification and better organization for the institute work. Joyner also called for the development of public high school education for those preparing to attend college as well as those who were not. He emphasized the need for rural schools to provide agricultural and homemaker training. Joyner also worked to increase the funds provided for black schools. With all of his implementations, Joyner was fundamental changing the public attitude toward education. For the first time, the State of North Carolina appropriated money to support secondary education and vocational training. He defeated efforts to require the division of school funds by race. He also developed an educational study commission to study the existing school systems and to assist in the planning for future development. Near the end of his career as superintendent, Joyner was able to get voters to approve a constitutional amendment that require the minimum school term to increase from four months to six months. With his significant impact on the public education system, J. Y. Joyner is a great asset to the State of North Carolina. With his ownership of the home from 1902-1933, the Lewis-Joyner House was the residence for Dr. Joyner during his successful and influential time as the Superintendent of Public Education.

Reference:

Willard, George-Anne. NCPedia. N.p., 1 Jan. 1988. Web. <<http://ncpedia.org>>.

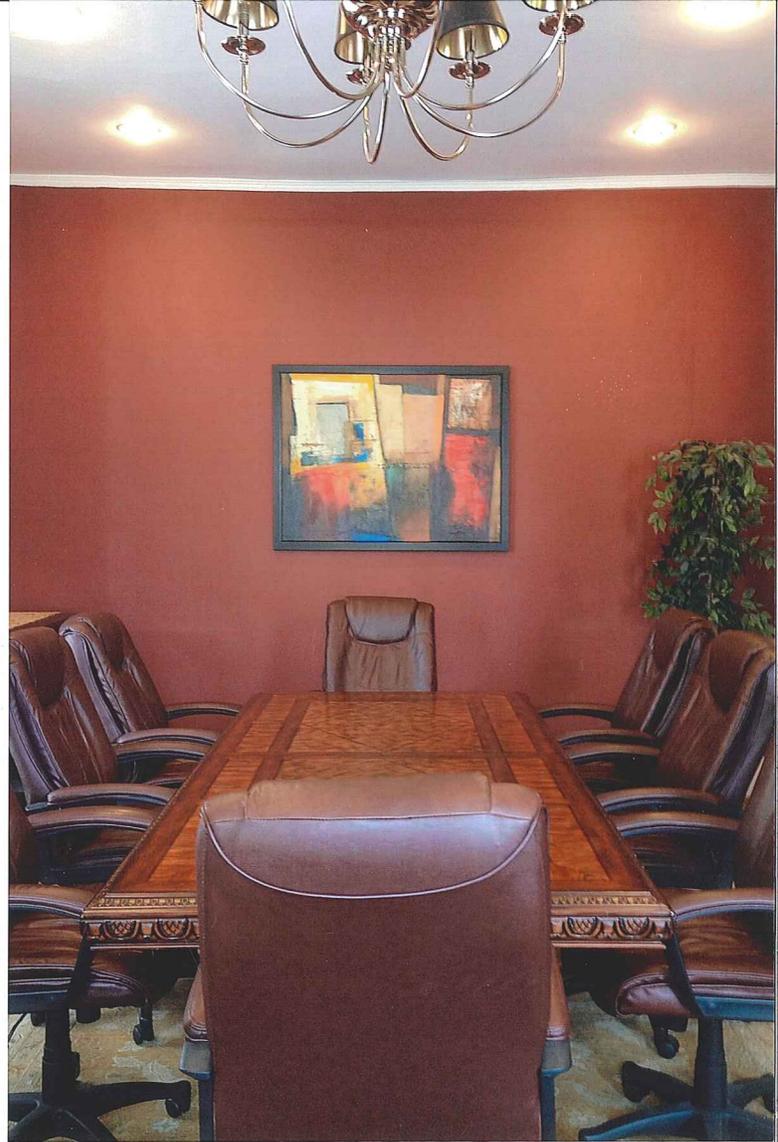
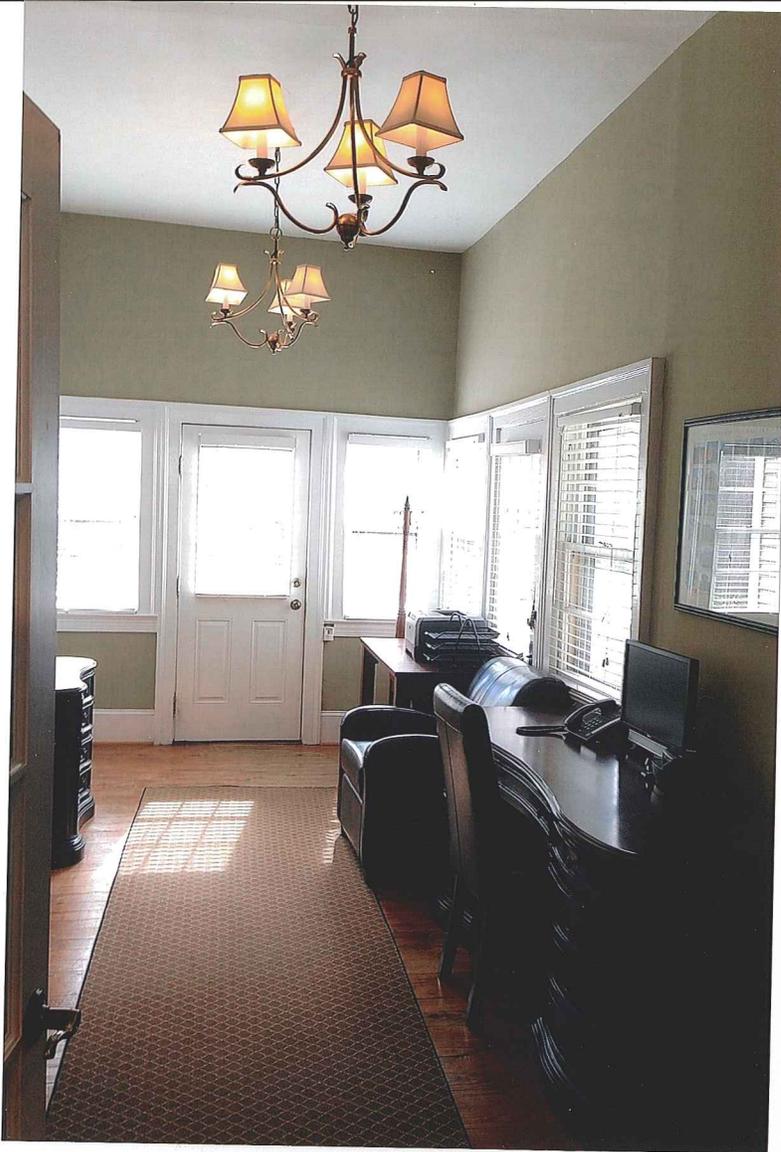
Bibliography:

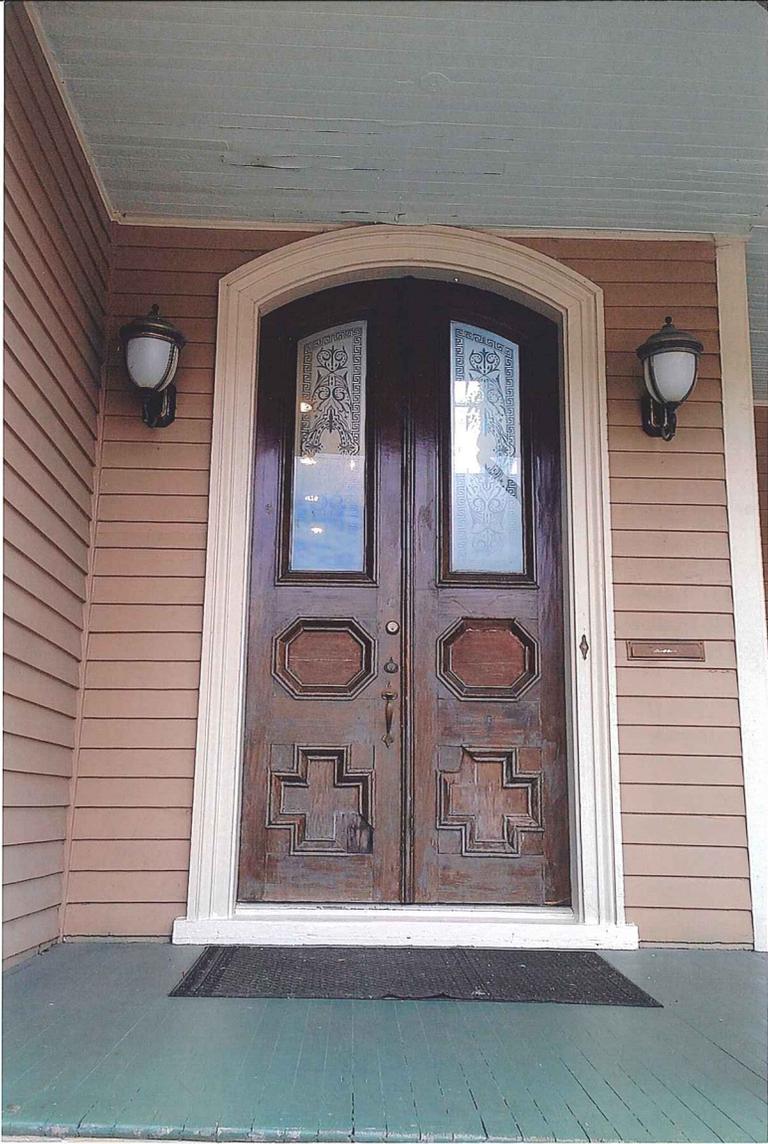
The biographic information was written by Bruce Miller from the Historic Oakwood Cemetery. Architectural description and history was provided by the Oakwood Historian, Matthew Brown.

E. Special Significance

The c. 1878 Lewis-Joyner House is significant as an excellent example of one of the larger houses constructed in Oakwood by Julius Lewis & Company over a 20 year period and for its association with James Yadkin Joyner, former NC Superintendent of Public Education.











Historic Gateway





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North Carolina Department of Cultural Resources
State Historic Preservation Office
Ramona M. Bartos, Administrator

Pat McCrory, Governor
Susan Kluttz, Secretary
Kevin Cherry, Deputy Secretary

Office of Archives and History
Division of Historical Resources

November 17, 2014

Tania Georgiou Tully
Raleigh Historic Development Commission
P.O. Box 829
Raleigh, NC 27602

RE: Landmark Designation Report for the **Lewis-Joyner House, 304 E. Jones St., Raleigh, Wake County**

Dear Ms. Tully:

Thank you for the report on the above-cited property which is being proposed for landmark designation. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160A-400.4.

The designation report includes a concise but fairly thorough description of the exterior of the house and a one-paragraph discussion of the houses in Oakwood built by Julius Lewis & Co. The statement of historic significance presents a brief ownership history of the property; a short biography of Julius Joyner, who with his wife owned the house for the longest period; and a few sentences on Julius Lewis and his development company. This material does not support a case for the special significance of Lewis-Joyner House that is required for local landmark designation. The statement that the house is a well-preserved example of one of the larger dwellings built in Oakwood by a particular developer in the late nineteenth century is interesting, but this observation analyzes the property only within the context of a single neighborhood rather than the necessary larger context of Raleigh overall.

While it very well may be possible to establish the property's architectural significance as a towered house of the late nineteenth to early twentieth centuries in Raleigh, the more obvious and easier argument pertains to its ownership and occupancy by Julius Joyner. A case can readily be made for Dr. Joyner's statewide significance for his role in vastly improving public education in North Carolina, as explained in a lengthy entry on him in the *Dictionary of North Carolina Biography* edited by William S. Powell. I strongly suggest that the designation report be revised to make this case. With this revision, the Raleigh Historic Development Commission and the Raleigh City Council should have adequate information to determine that the Lewis-Joyner House has the requisite special significance and integrity for landmark designation.

Landmark designation means the community recognizes a property as an important historic resource worthy of preservation. Any substantial exterior design changes to a designated

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landmark are subject to the design review procedures of the Raleigh Historic Development Commission. The owner may apply for an annual deferral of fifty percent of the property taxes for as long as the property is designated and retains significance and integrity.

If the local governing board wishes to extend the commission's design review authority to significant features of the interior, the owner must give written consent. The designation ordinance must specify the features and describe the nature of the commission's design review authority over them.

Thank you for giving us the opportunity to comment on the report. Our comments are advisory only and are not binding. Once the governing board has received a recommendation from the Raleigh Historic Development Commission and has proceeded in the same manner as would otherwise be required for an amendment to the zoning ordinance, the governing board may proceed with the designation decision. Once the designation decision has been made, please return the completed designation confirmation form, enclosed.

This letter serves as our comments on the proposed landmark designation of the Lewis-Joyner House. If the report is revised, please send us a copy for our files.

Please contact me at 919-807-6573 should you have any questions about our comments.

Sincerely,



Claudia R. Brown
Supervisor, Survey and National Register Branch

CC: Commission Chair

Enclosure