

A NEWSLETTER PUBLISHED BY THE RALEIGH HISTORIC DEVELOPMENT COMMISSION

Design Guidelines for Raleigh Historic Districts: New Construction and Additions

Community buzz about the issuance of a Certificate of Appropriateness (COA) for a contemporary dwelling in Oakwood has prompted Raleigh City Council to ask the following questions:

1. Do the *Design Guidelines for Raleigh Historic Districts* adequately reflect the community's standards for historic preservation design review?
2. Should the committee structure of the Raleigh Historic Development Commission be revisited?
3. How can new residents be made aware that they live in a Raleigh Historic District and what that means for them?

RHDC will hold a **Community Conversation on Monday, September 22, 2014 at 6:00 pm** to discuss these topics. To facilitate this process, the City will

retain the services of a professional facilitator.

To serve as a jumping off point for the evening's conversation, RHDC is sponsoring Pratt Cassity, Director of the Center for Community Design and Preservation in the School of Environmental Design at the University of Georgia, to present information on the spectrum of historic district guidelines. Mr. Cassity has extensive experience working with historic preservation commissions across the nation through the University and as a trainer and facilitator for the National Alliance of Preservation Commissions (NAPC).

RHDC has also retained Jo Leimenstoll, faculty in the Department of Interior Architecture at the University of North Carolina at Greensboro, to serve as a resource and to observe the conversation in anticipation of potential changes to the *Design Guidelines*.

Ms. Leimenstoll is the author of the current *Design Guidelines* and recently completed an update focusing on the issues of sustainability and downtown commercial architecture.

Please mark your calendars and participate in this critical conversation.

Community Conversations

Monday, September 22, 2014
6:00 – 8:00 p.m.
location to be announced

Preservation Month 2014: New Age of Preservation



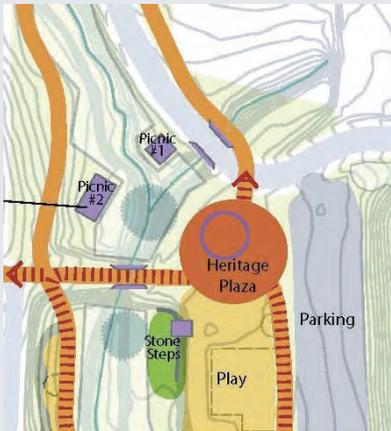
embark



inspire



engage



Chavis Park Study List Application

Over the past two years, the Raleigh Department of Parks, Recreation and Cultural Resources has guided a Community Conversation on a master plan update for John Chavis Memorial Park. To honor its historic significance to the City of Raleigh and the region, the commission is sponsoring a Study List application, the first step in the process of considering the park for listing in the National Register of Historic Places. The application will be reviewed by the State of North Carolina's National Register Advisory Committee in June.

For more information on the Chavis Park Plan, please visit www.raleighnc.gov.



Images courtesy of the John Chavis Memorial Park Revised Master Plan 2014.

Economic Impact Analysis

RHDC and the City of Raleigh have been awarded a federal Historic Preservation Fund pass through grant to conduct an analysis of the economic impact of historic preservation in Raleigh. Donovan Rypkema of PlaceEconomics, a national leader in preservation economics, has been hired to conduct the analysis. The study is based on PlaceEconomics's 2011 "Measuring Economic Impacts of Historic Preservation" report to the national Advisory Council on Historic Preservation. Specific topics of study include the impact of local and National Register historic designation on property values and the difference between the two designations, jobs and household income generated by historic rehabilitation, the environmental measurements of historic preservation projects versus demolition and new construction, and the contributions of historic preservation to downtown revitalization. The report will be released summer 2014, and Mr. Rypkema will present his findings in a Community Conversation in late August. Stay tuned for opportunities to learn more!



Video Highlights Need for Historic Rehab Tax Credit, Expiring in 2014

Since 1976, the federal government has provided a powerful income tax incentive in the form of a 20 percent credit for the rehabilitation of qualifying historic properties. In 1998, North Carolina echoed this tax incentive by providing a 20 percent credit for income-producing and 30 percent credit for nonincome-producing qualifying historic properties. Additionally, there is a State Mill Rehabilitation Tax Credit available for industrial sites. The three North Carolina rehabilitation tax credit programs, managed by the N.C. State Historic Preservation Office, have resulted in over one billion dollars of investment in historic properties across the state. With the assistance of a grant from the Terrence L. Mills Fund for North and

South Carolina of the National Trust for Historic Preservation, RHDC collaborated with the Raleigh firm Three Post to create an animated short that illustrates the impact of historic tax credits on our communities in North Carolina. To view the short, visit www.rhdc.org.

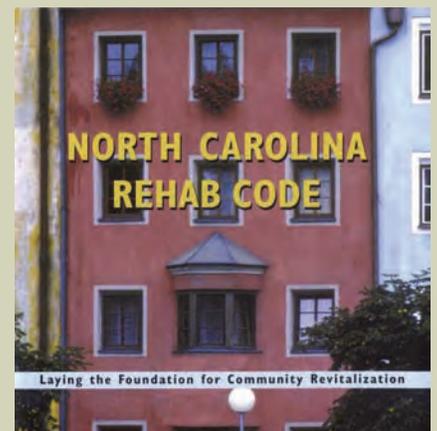
The State tax credits are scheduled to sunset on December 31, 2014. For more information on utilizing the tax credit programs before their sunset, please visit the N.C. State Historic Preservation Office's website at www.hpo.ncdcr.gov. For information on tax credit advocacy, please visit Preservation North Carolina's website at www.presnc.org.

Tech Corner

It's time to repair the porch on our historic house. My contractor says that I need to replace the railing with a taller one to comply with current building code. What should I do?

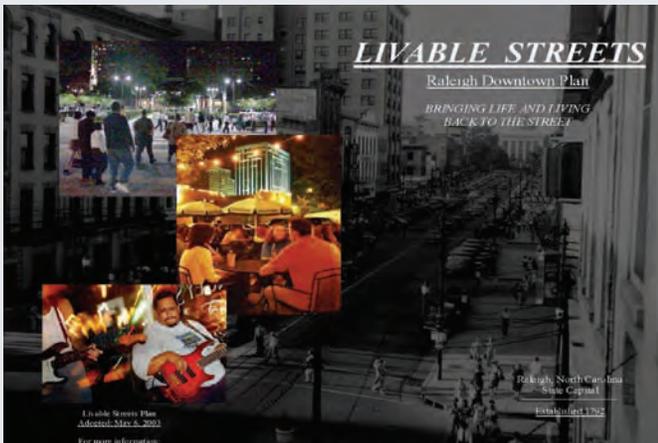
While not all contractors are aware of this fact, there is the North Carolina Rehab Code, which addresses changes to existing structures.

For more information, please visit http://www.ncrehabcode.com/pdf/PP_REHABBRO.pdf to view a brochure, or visit www.ncrehabcode.com.



Blount Street Historic Corridor

In 2003, the City of Raleigh adopted the Livable Streets Plan, which included an action item that called for the creation of the Blount Street Historic Corridor from Peace to Shaw (later revised to include Pilot Mill). The purpose was to present a cross-section of Raleigh's shared cultural history and to link key institutions.



Shortly thereafter, in 2005 Sprint PCS contributed \$15,000 to RHDC for the research, design, and installation of a sign or signs describing the East Raleigh-South Park National Register Historic District, its history or individual buildings within the district. This was a mitigation step required due to the installation of the Sprint cell tower located next to Prince Hall Masonic Temple. The projects were merged in concept and placed on RHDC's work program by City Council.

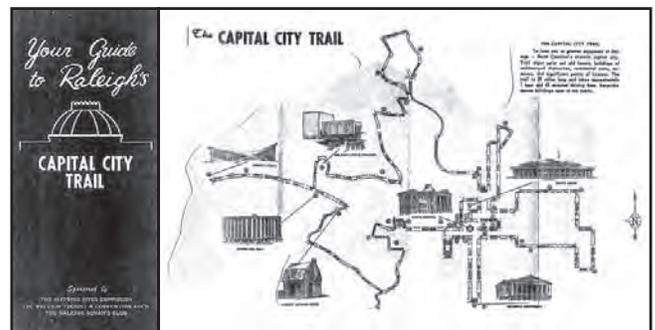
In fall 2013 RHDC launched a mobile application that provides historic information on the City's 156 Raleigh Historic Landmarks (for more information on the mobile app, see page 4). RHDC has drafted a Blount Street Historic Corridor tour, which highlights its landmarks. Due to limited funding and space available to install traditional signage, the RHDC envisions an art installation that will provide inspiration in addition to providing links to electronic historic information through the mobile application or corresponding website.

RHDC has reached out to the Office of Raleigh Arts to partner on an art installation that will celebrate East Raleigh-South Park's heritage and coordinate with the Blount Street Historic Corridor. The commission is thrilled with this partnership and anticipates that there will be a more detailed public presentation on the project in the fall.



Capital City Trail Revisited

Have you seen the brown Capital City Trail signs dotted around town, which feature ambiguous numbers or letters without explanation? The Capital City Trail was founded in 1962-1963 by the Raleigh Woman's Club and the Raleigh Sites Commission, an early incarnation of the RHDC. Although it was updated in 1983 and ca. 2001, no one claims ownership of the signage today. RHDC and the Raleigh Historic Resources and Museum Advisory Board within the Parks, Recreation and Cultural Resources Department are joining forces to revisit the historic Capital City Trail, which will include linking the signage to the commission's mobile app, www.RaleighHistoric.org. Stay tuned for more information!



Old Capital City Trail Plan

North Carolina Modernist Houses Presents...

On January 8, 2014 NCMH presented the lecture "Could Your Modern House be a Raleigh Historic Landmark?" Former Raleigh Historic Development Commissioner Nick Fountain shared his experience in purchasing and renovating his Raleigh Historic Landmark home, the Fadum House. To view the presentation, visit www.rhdc.org.

Crabtree Jones House Site Archaeological Investigation

In January 2014 the commission partnered with Preservation North Carolina to conduct an archaeological investigation on the original site of the Crabtree Jones House. Shortly thereafter, the house was moved to its new site on Hillmer Drive.

To view the report, visit www.rhdc.org.



RHDC Launches Mobile App!

On November 2, 2013 RHDC launched RaleighHistoric, a smartphone application featuring Raleigh's built heritage and landscapes, with a Bike Ride. Over 75 people met at the Raleigh Little Theatre's Amphitheater, cycling past landmarks like the Joel Lane House and the Briggs Hardware Building, to meet at Benelux Café for a Bike Social.

Thanks to Benelux Café, Commute Smart Raleigh, Flythe Cyclery, the Oak City Cycling Project, Players Retreat, Quality Grocery, and REI North Hills for their sponsorship.



www.RaleighHistoric.org



RaleighHistoric is compatible with iOS and Android devices and also includes a companion website that is accessible from any web browser, via smartphone or home computer.

New District Signage Unveiled

On January 10, 2014 RHDC and the Raleigh Public Works Department hosted the Prince Hall Historic District Sign Celebration. At the event, Public Works installed the first new historic district street sign at the intersection of W. Cabarrus Street and S. Blount Street. Members of the Prince Hall Masonic Temple, for which the district is named, and residents of the district attended the sign installation, followed by a brief reception at the Dr. M.T. Pope House.

Thanks to the Department of Parks, Recreation, and Cultural Resources for hosting the event, and to Empire Eats, Videri Chocolate Factory, and Harris Teeter for providing refreshments.

Three New Raleigh Historic Landmarks!

On December 3, 2013 City Council designated three Raleigh Historic Landmarks. Two of these homes are Sears Kit Homes, and one is a Grand Dame on North Blount Street.

Raleigh has an impressive collection of kit homes, which reflect a significant trend in the growth of Raleigh's suburbs for middle-class whites in the first decades of the 20th century. The **John & Belle Anderson House**, located at 1201 Park Drive, is the Sears Argyle model. Built in 1923, the single-story Craftsman-style bungalow is has a front-gabled roof with distinctive detailing at the rafter tails and eave brackets. The massive stuccoed porch columns are square in section and are echoed in the porch railing's squared balusters and posts.

The ca. 1925 **William & Georgia Holleman House** is a 1922 Sears Americus model kit home that retains its distinctive porch detailing, overall massing, and floor plan. Located at 311 Calvin Road, the brick modified Craftsman foursquare has deep boxed eaves that lack ornament, and the porch embellishments belie the overall decorative simplicity of the home. The porch posts comprise pairs and trios of columns, slender and squared, atop brick piers finished with concrete caps.

The **Merrimon-Wynne House** was originally designated a Raleigh Historic Landmark in 1976. When the house was moved from 526 N. Wilmington Street to its current location at 500 N. Blount Street, it was de-designated by virtue of the move. The Merrimon-Wynne house is architecturally significant as one of the city's best examples of both the Italianate style and of Eastlake decoration. The Italianate style was popular in Raleigh in the 1870s and 1880s; Eastlake-style ornament was applied to a number of Victorian-era dwellings of various architectural styles in Raleigh during the same period. Notable details include the broad, overhanging eaves, which are built up from strips of oval, sciotta, and fillet moldings, and full length windows that run from baseboard to ceiling. One of the most significant features of the exterior is the exuberant Eastlake ornamentation on the porches. The house has recently been rehabilitated.



Anderson House Photo courtesy of D. Strevell, Capital City Camera Club.



Holleman House Photo courtesy of D. Strevell, Capital City Camera Club.



The Merrimon-Wynne House



Merrimon-Wynne House, Before. Photo courtesy of Clearscapes.



Merrimon-Wynne House, After. Photo courtesy of the Merrimon-Wynne.

RHDC MEETINGS

RHDC Business Meetings:

5/20, 6/17, 7/15, 8/19. 7:45 AM,
Rm. 305, Avery C. Upchurch Gov't. Complex

Certificate of Appropriateness Committee:

(Application deadline & meeting date)
5/13 for 6/2, 6/17 for 7/7, 7/16 for 8/4, 8/13 for 9/2. 4:00 PM, Rm. 305,
Avery C. Upchurch Gov't. Complex.

Community Awareness Committee:

6/3, 7/1, 8/5. 4:00 PM, Rm. 213, One Exchange Plaza.

Research Committee:

6/5, 7/3, 8/7. 7:30 AM, Rm. 213, One Exchange Plaza.

COMMISSION MEMBERS

Fred Belledin (Chair), Kiernan McGorty (Vice-Chair),
Michael Story (Sec'y/Treas.), Will Alphin, Elizabeth Caliendo, Jannette
Coleridge-Taylor, Sarah David, Miranda Downer, Rachel Rumsey, Scott
Shackleton, Flora Hatley Wadelington, Barbara Wishy.

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Newly renovated
Merrimon-Wynne House
at night.



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	Jan '14	Feb '14	Mar '14	Apr '14
Major work (comm. review):				
Approved as submitted	1		1	2
Approved w/ conditions	4	2	2	3
Approved in part/ denied in part		1		
Denied				
Deferred				1
Minor work (staff approved):	5	3	6	11

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Historic Boylan Heights: www.boyلانheights.org
Downtown Raleigh Alliance: www.godowntownraleigh.com
NC SHPO: www.hpo.ncdcr.gov



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Staff support for the RHDC is provided by the Raleigh Department
of Planning and Development, www.raleighnc.gov/planning