

National
Commission of
the Year!

IN THE DISTRICTS

A newsletter published by the Raleigh Historic Districts Commission

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■ IN THE WORKS

Design Guidelines Update

The current *Design Guidelines for Raleigh Historic Districts* were adopted in 2001. Recognized as a model by other communities, the *Design Guidelines* have served Raleigh well. In the application of the *Guidelines*, however, the commission has recognized preservation issues that are not adequately addressed in the document. (See page 3 for key topics.)

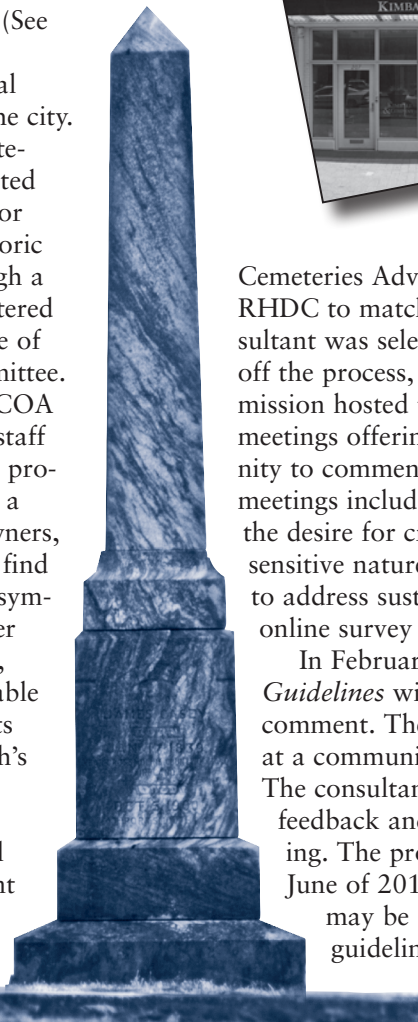
The *Guidelines* serve several purposes for stakeholders in the city. All work performed on the exterior of properties that are located in the historic overlay district or are designated as Raleigh Historic Landmarks is evaluated through a design review process administered by the commission's Certificate of Appropriateness (COA) Committee. (See page 2 for details on the COA meeting.) The committee and staff utilize the *Guidelines* to assess proposed changes as submitted in a COA application. Property owners, residents, and contractors can find guidance in planning projects sympathetic to the special character of their district. In the process, the *Guidelines* serve as a valuable tool in the commission's efforts to preserve and protect Raleigh's historic resources.

In July 2010 the City of Raleigh was awarded a federal historic preservation fund grant to update the *Guidelines*; the City of Raleigh Historic



Cemeteries Advisory Board is partnering with RHDC to match the grant. In October a consultant was selected to draft the update; to kick off the process, on November 8th the commission hosted two Design Review Dialogue meetings offering the community an opportunity to comment. Hot topics discussed at these meetings included the use of new materials, the desire for creative design downtown, the sensitive nature of cemeteries, and the need to address sustainability, among others. An online survey was also conducted.

In February a draft of the updated *Guidelines* will be available for review and comment. The commission will solicit input at a community meeting as well as online. The consultant will be available to receive feedback and answer questions at this meeting. The project is scheduled to wrap up in June of 2011. Comments on the *Guidelines* may be sent to guidelines@rhdc.org. ■



GUIDELINES

Your Best Foot Forward

When you submit a Certificate of Appropriateness (COA) application you will find that major projects are reviewed by a committee at a public hearing. While the idea of a public hearing may be intimidating, this meeting is your opportunity to make a case for your project's design. Here are some basics to help you mentally prepare for the meeting:

The commission's COA Committee is the review board for COA applications. This committee is made up of citizens with professional expertise and/or personal experience as COA applicants.

The forum for the COA application review is a public quasi-judicial evidentiary hearing. This means that the committee reviews evidence presented and judges if the design conforms with the city's *Design Guidelines for Raleigh Historic Districts* (available at www.rhdc.org). Anyone who wishes to comment on your project will be affirmed and identified for the record at the beginning of the hearing.

Prior to the Hearing:

There are specific steps taken by the COA Committee members and commission staff during the design review process.

When your application describing your design is received, it is routed to the COA Committee for its review. Prior to the public hearing, committee members will both review the application and take the opportunity to drive or walk by your property to familiarize themselves with the details that are unique to your application. It is important to note that because of the quasi-judicial process, committee members are not allowed to discuss the applications prior to the public hearing, either with you, other parties, or amongst themselves.

You will likely have worked with commission staff in preparing your COA application. Prior to the public hearing, staff will prepare comments that analyze the application's conformance with the *Design Guidelines*.

At the Hearing:

When your case is called, you will be invited to sit at the applicant's table. Staff *continued, box page 3*

SPOTLIGHT

Rail in Raleigh

Citizens are abuzz as federal, state, and municipal agencies plan for the advent of high speed and light rail in Raleigh. Railroad has long been a part of the city's history, which is most evident in the historic Depot District. Located southwest of Nash Square, the district contains the remnants of Raleigh's transportation and distribution hub from the 1890s to the 1950s, including historic railroad depots, wholesale houses, and warehouses. By the end of the 1950s the trucking industry dominated rail shipping, and activity in the district slowed.

The Depot District features unique industrial architecture not found elsewhere in Raleigh. The



CAPITAL CITY CAMERA CLUB

This simple brick and concrete block building is representative of warehouses in Raleigh's Depot District.

neighborhood is emerging as a stylish, yet casual arts and entertainment area in the city, with popular restaurants and art galleries in its historic buildings.

Listed through RHDC's efforts in the National Register of Historic Places in 2002, the commission will consider recommendation of the Depot District for local historic overlay district zoning in 2011, which would facilitate the preservation of the district's special character. ■

TECH

CORNER



My concrete sidewalk needs to be replaced and I've noticed that new sidewalk panels can stick out like sore thumbs. Can you make a new concrete sidewalk match the old?



Older concrete sidewalks have a different texture than new. This disparity can be attributed to age, the composition of the concrete, and the way that the sidewalk was formed and finished.

Concrete is a mixture of cement, aggregate (sand and stone), water, and a few additives. Over the past 100 years the color of cement

has lightened and the consistency of aggregate has become more uniform. Still, because the primary ingredients remain the same, creating old-looking concrete sidewalks lies in the details.

For a century the sand used in Raleigh's concrete sidewalks has come from the Cape Fear region. Balancing the proportions of Cape Fear sand, cement, and a mixture of stone varieties can successfully approximate the mixture found in older historic district sidewalks. The color of the mixture can be tweaked to match adjacent panels through the addition of pigment.

The final trick is installation. Sidewalk panels should be formed to match the proportion of adjacent panels. Once the concrete is poured, it should be leveled, tooled, and lightly water-washed to approximate the finish on older surrounding panels.

For more information, contact RHDC staff at rhdc@rhdc.org or 832-7238. ■

■ UPDATE

Landmark Designations Continue

In the second half of 2010 City Council designated 5 properties Raleigh Historic Landmarks, making for a grand total of 142 RHLs:

Harwell Hamilton Harris, an internationally known Modernist architect, designed the 1967-70 flat-roofed, stucco-clad **Harwell Hamilton & Jean Bangs Harris House & Office** to include living quarters for himself and his wife, a studio for his architectural practice, and a rental apartment. Harris is recognized for his use of modular design with integrated works that express a unified rhythm along their components.

In 2009 the City of Raleigh conducted an archaeological survey of the **Latta House & University Site**, the city's first RHL designated based on its archaeological, as well as historical, significance. The property is associated with freed slave and educator Rev. M.L. Latta and his university, an African-American coeducational institution established in Oberlin in 1892.

Prominent layman John O'Rorke donated land to the Catholic Diocese for the establishment of **O'Rorke Catholic Cemetery**, the oldest historic resource in the city associated with Raleigh's Catholic community. Instituted at a time when prevailing Protestant thought often made life difficult



CAPITAL CITY CAMERA CLUB

Harwell Hamilton & Jean Bangs Harris House & Office

for Catholics, the cemetery retains twelve monuments and plot borders dating from 1865 to about 1931. O'Rorke is the first cemetery to be designated a RHL.

Conceived by W.E. Long Company of Chicago, specialists in bakery design, and built by the Raleigh construction firm of James A. Davidson, the (former) **Royal Baking Company** is a utilitarian one-story brick building with simple International style detail. Built in 1941 and expanded 1946-1947, the bakery illustrates the period of industrial expansion in Raleigh that followed the stagnation of the Great Depression.

Built in 1926, the **Wilmont Apartments** building has unique Spanish Colonial-influenced details, including a stepped parapet with a green tile ornamental roof. The first apartment building constructed west of the NCSU campus, the Wilmont represents a period of rapid growth in the Capital City. ■

continued, box page 2

will distribute its comments (mentioned above) to you, the committee, and members of the audience. It is important to note that, in the interest of fairness, no one other than staff has had the opportunity to review the comments prior to this meeting. A few moments of silence will be observed to allow everyone present to read the comments.

You will then be asked to present your evidence supporting the design to the committee. To get the ball rolling, the chair will ask you to comment on the staff review. Committee members will ask you to clarify any parts of the application that are unclear. This is your opportunity to demonstrate that your project meets the criteria set forth in the *Design Guidelines*. Members of the audience will also be allowed the opportunity to present evidence on whether or not the project meets the *Guidelines*. The public hearing portion of the meeting will then be closed and the committee will turn to its deliberation.

Because the public hearing has been closed, the audience does not participate in the committee's discussion. After deliberation, the committee will render its decision: approve, approve with conditions, approve-in-part/deny-in-part, defer, or deny.

Following the Hearing:

If your application is approved, staff will follow up with the issuance of a blue placard which indicates a COA has been approved. If your application is approved with conditions, you will be required to provide further information to staff prior to receiving your blue placard. If your application is denied, you will have the opportunity to apply for reconsideration by the COA Committee or appeal to the Board of Adjustment.

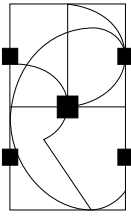
Additional information on the COA process may be found at www.rhdc.org, or contact staff at rhdc@rhdc.org or 832-7238. ■

Design Guidelines Update Key Topics (see front page)

- Review of post-World War II and Modern (1945-65) architecture
- Evaluation of new alternative or substitute materials
- Design review of archaeological sites and cemeteries
- Design of urban commercial infill architecture downtown
- Making the *Guidelines* more relevant to individual historic landmarks
- Embracing sustainability in the *Guidelines*

Photos, page 1 —

top right: Lumsden-Boone Building; top-center: Arkansas Delaware & Vermont Connecticut Royster Confectioners Building; bottom: monument, O'Rorke Cemetery



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Community Conversations

January 24

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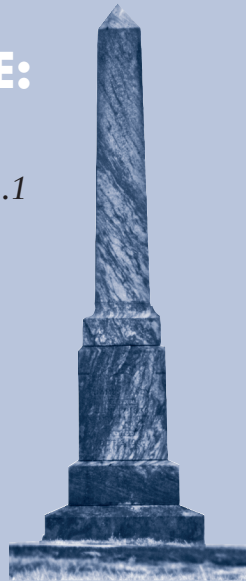
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Replacing Concrete Sidewalks p.2



A BROADER

VIEW

REHABILITATION TAX CREDITS

Is your house located in one of Raleigh's 25 National Register Historic Districts or individually listed in the National Register of Historic Places? An attractive opportunity for qualifying property owners lies in federal and state historic rehabilitation tax credit programs, which can yield tax credits in the amount of 30% to 40% of qualified costs. The North Carolina State Historic Preservation Office (SHPO) administers the state and federal programs, which require that rehabilitation projects meet the Secretary of the Interior's Standards for Rehabilitation. To find out more about rehabilitation tax credit programs, please join RHDC for its third annual **Community Conversation: "A Property Owner's Guide to Tax Credits,"** January 24th at 7:00 p.m. at the Stockroom at 230 (230 Fayetteville Street). More information on the tax credit program may be found at www.hpo.ncdcr.gov.

RHDC MEETINGS

RHDC Business meetings: 1/18, 2/15, 3/15, 4/19
7:30 AM, Rm. 305, Avery C. Upchurch Gov't. Complex

Certificate of Appropriateness Comm.:
(Application deadline & meeting date) 12/22/2010 for 1/10/2011, 1/24 for 2/7, 2/21 for 3/7, 3/21 for 4/4, 4/15 for 5/2. 4:00 PM, Rm. 305, Avery C. Upchurch Gov't. Complex

Community Awareness Committee: 2/1, 3/1, 4/5
4:00 PM, Rm. 213, One Exchange Plaza

Research Committee: 1/6, 2/3, 3/3, 4/7. 7:30 AM, Rm. 213, One Exchange Plaza

Community Conversation: 1/24/11

Commission Members

Will Alphin, Fred Belledin, Matthew Brown, Jannette Coleridge-Taylor, Jane Forde, Nick Fountain, Esther Hall, Greg Hatem, Curtis Kasefang, Scott Shackleton, Flora Wadelington, Barbara Wishy

COA TALLY

Major work
(comm. review):

Approved
as submitted

Approved
w/ conditions

Approved in part/
denied in part

Denied

Deferred

Minor work
(staff approved):

	Sept. '10	Oct. '10	Nov. '10	Dec. '10
Approved as submitted	4	4	5	1
Approved w/ conditions		2		4
Approved in part/denied in part			2	3
Denied				3
Deferred			2	3
Minor work (staff approved)	9	6	13	10

CONTACTS

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Historic Oakwood:
www.historicoakwood.org

Historic Boylan Heights:
www.boylanheights.org

Downtown Raleigh Alliance:
www.godowntownraleigh.com
NC SHPO: www.hpo.ncdcr.gov

Staff support for the RHDC is provided by the Raleigh Department of City Planning, www.raleighnc.gov.