

North Carolina Historical Commission

Raleigh

October 10, 2018

North Carolina General Statute 121-12(a) Review
of
Demolition of 11 Enterprise Street, Raleigh, Wake County
by
North Carolina State University, GS 18-1624

In July 2018, North Carolina State University (NCSU) notified the State Historic Preservation Office that it intended to acquire a house and garage located at 11 Enterprise Street in Raleigh. NCSU noted that it would later seek approval from the State Property Office to demolish the buildings, which are within the West Raleigh National Register Historic District (WA4190). While the acquisition of the property did not adversely affect it or require comment by the North Carolina Historical Commission (NCHC), the subsequent demolition proposal constitutes an adverse effect upon a property listed in the National Register. As such, the proposed undertaking is subject to North Carolina General Statute 121-12(a) and requires the review and recommendation of the NCHC.

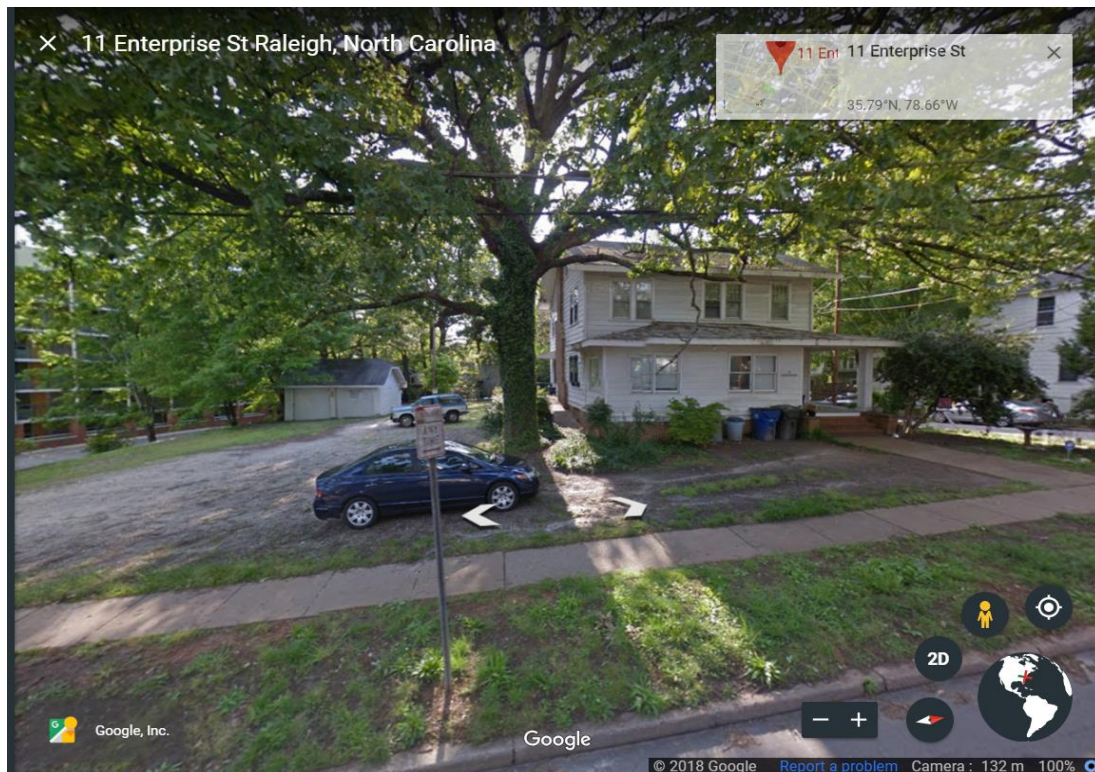
Listed in the National Register in 2003, for *Community Planning and Development*, and *Architecture*, the West Raleigh Historic District contains approximately 332 acres with more than 1150 buildings, most of which are residential and date from 1886-1956 in a variety of architectural styles including Queen Anne, Colonial Revival, bungalows, four-square, Period Cottages, Minimal Traditional, Cape Cod and Ranch houses. A combination of subdivisions platted over time as Raleigh moved west from its core and fueled by the proximity to NCSU, the historic district has maintained much of its character in the face of on-going pressure for student housing and support services, parking, and increasing in-fill development.

The two-story weatherboard house and garage at 11 Enterprise Street are contributing buildings, built in 1925 and referred to as the Lillian L. Vaughan House. Lillian Vaughan was a professor at North Carolina College of Agriculture and Engineering. As documented in the "Property Inspection Report," prepared for NCSU, the house and garage are in poor, but not dilapidated condition with items that could be repaired should the house be rehabilitated for reuse. However, NCSU does not intend to rehabilitate or reuse the property. Rather, it seeks to demolish the house and garage to avoid their unlawful use and any liability that could result. NCSU has no stated plans for the future use of the site, which backs up to North Hall, a student dormitory.

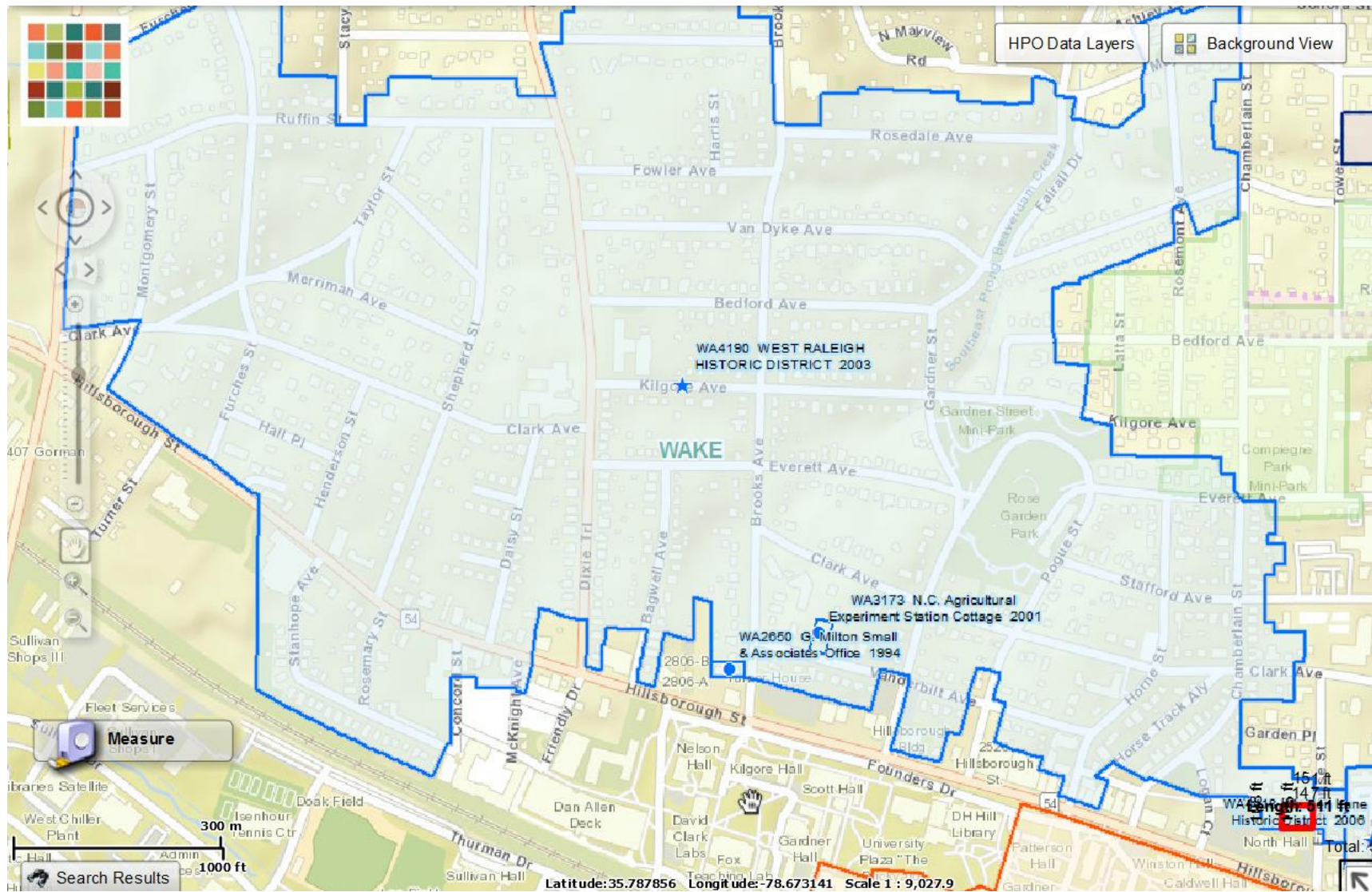
Given the intention of NCSU to demolish the house and garage, staff believes that there are few options available to the Commission. However, following on conversations with the State Property Office and NCSU Real Estate and Development Office, the HPO intends to offer training to all the State's universities and real property officers in how to comply with North Carolina General Statute 12-12(a), using our GIS/HPOWEB to identify properties listed in the National Register of Historic Places as early as possible in the planning process. Looking into the future, the staff recommends that the NCHC address the need for closer communication between the University of North Carolina's several campuses by including the State Historic Preservation Office in the master planning process for each campus so that the universities are more keenly aware of the historic properties in their planning process. While this is unlikely to curb the incursion of the universities into the historic districts surrounding them, it will provide for additional input into their planning process and provide the SHPO with "advance warning" of future threats to those districts.

Attachments:

- Map showing 11 Enterprise with the West Raleigh Historic District.
- Photograph of house and garage, provided by NCSU



11 Enterprise Street, Raleigh, NC
Wake County GS 18-1624



11 Enterprise Street – red square
 West Raleigh National Register Historic District – blue shading