

PRESENTED
FOR
REGISTRATION

ORDINANCE NO. (1996) 14

000354

36 DEC 18 1996
REGISTERED
WAKE COUNTY

AN ORDINANCE DESIGNATING the John T. And Mary Turner House, 1002 Oberlin Road, Raleigh, North Carolina, A HISTORIC LANDMARK.

WHEREAS, the General Assembly of the State of North Carolina authorized the creation of a countywide Historic Preservation Commission for Wake County and otherwise provided for the preservation of certain historic sites and buildings by the passage of Part 3C, Chapter 160A, Article 19 of the North Carolina General Statutes; and

WHEREAS, the City of Raleigh agreed to participate in the countywide Historic Preservation Commission through an interlocal agreement with Wake County; and

WHEREAS, the Wake County Historic Preservation Commission has made an investigation and recommended the following property be designated a historic landmark; and

WHEREAS, the North Carolina Department of Cultural Resources has made an analysis that the following property is eligible to be designated a historic landmark; and

WHEREAS, on the 19th day of November, 1996, a public hearing was held in the City Council Chamber of the Municipal Building, Raleigh, by the City Council of the City of Raleigh to determine whether the hereinafter described property should be designated a historic landmark; and

WHEREAS, all requirements of Part 3C, Chapter 160A, Article 19 of the North Carolina General Statutes, preceding the adoption of this ordinance, have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE RALEIGH CITY COUNCIL THAT:

Section 1. The property designated as the John T. and Mary Turner House, owned by Tulia H. Turner, in the planning jurisdiction of Raleigh, North Carolina, be and is declared a Raleigh Historic Landmark. Said property being more particularly described as follows:

The John T. and Mary Turner House at 1002 Oberlin Road, Raleigh, (Wake County PIN # 1704.13 04 7888), approximately sixty-five hundredths (.65) acre, including the entire parcel on which the building stands.

Section 2. Those elements that are integral to its historical, architectural, archaeological significance, or any combination thereof are as follows:

Exterior of the vernacular I-house built in the Neoclassical style c. 1900 with two one-story ells, in the African American community of Oberlin, as described in the designation report, including all of the parcel described in Section 1. Significant features of the house include the asymmetrical one-story wrap-around porch, a second story pedimented balcony, and a bay window on the south facade.

Section 3. No building, site, structure, or object that is designated in this ordinance located on the hereinbefore described site may be altered, restored, moved, remodeled, or reconstructed so that a change in design, material, or outer appearance occurs unless and until a certificate of appropriateness is obtained from the Wake County Historic Preservation Commission or its successors.

Section 4. No building, site, structure, or object that is designated in this ordinance located on the hereinbefore described site may be demolished unless and until either approval of demolition is obtained from the Wake County Historic Preservation Commission or a period of three hundred sixty-five (365) days has elapsed following final review by the Wake County Historic Preservation Commission of a request for demolition (or any longer period required by N.C.G.S. 160A-400.14 as it may be amended hereafter).

Section 5. All owners of the property hereinabove described, whose identity and addresses can be ascertained by the exercise of due diligence, shall be sent by certified mail a copy of this ordinance.

Section 6. This ordinance shall be indexed after the property owner's name in the grantor and grantee indexes in the Office of the Register of Deeds of Wake County.

Section 7. City administration and the Wake County Historic Preservation Commission are hereby authorized to have erected an appropriate sign on the site herein described setting forth the fact that said site has been designated a historic landmark by action of the Raleigh City Council and the Wake County Historic Preservation Commission.

Section 8. In the event any building, site, structure, or object is demolished in accordance with the ordinances of City of Raleigh, this ordinance may be repealed.

Section 9. Any violation of this ordinance shall be unlawful as by law provided.

Council Member Scruggs made a motion that the above ordinance be adopted. Council Member Fetzer seconded the motion, and upon vote, the motion carried this the 19th day of November, 1996.

Effective Date: 11/19/96

Distribution: City Council
City Manager
City Attorney
Planning Department (2)
Inspections Department (3)
Wake County Register of Deeds
Wake County Historic Preservation Commission



City Of Raleigh
North Carolina

STATE OF NORTH CAROLINA)
COUNTY OF WAKE)

* * * * *

I, Gail G. Smith, City Clerk & Treasurer of the City of Raleigh, North Carolina, do hereby certify that the attached is a true and exact copy of Ordinance (1996) 14 adopted by the Raleigh City Council on 11/19/96.

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the Seal of the City of Raleigh to be affixed this 10th day of December, 1996.



Gail G. Smith
Gail G. Smith
City Clerk & Treasurer

WAKE COUNTY HISTORIC PROPERTY DESIGNATION APPLICATION FORM

1. Name of Property

Historic Name: John T. and Mary Turner House

Current Name: same

2. Location

Street Address: 1002 Oberlin Road

City/Town or Jurisdiction Raleigh

NC PIN Number or Tax Map and Parcel Number: 1704.13 04 7888
Map D43-B1-D186, parcel 3

3. Owner Information (If more than one, list primary contact)

Name: Tulia H. Turner

Address: 1002 Oberlin Road

Raleigh, North Carolina 27605

Phone: 919-832-6352

4. Applicant/Contact Person

Name: NA RALEIGH HISTORIC DISTRICTS COMMISSION, INC.

Address: P.O. BOX 829, CENTURY STATION
RALEIGH NC 27602

Phone: 832-7238

5. General Data/Site Information

A. Date of construction and major additions/alterations: Ca. 1900

B. Number, type, and date of construction of outbuildings: none

C. Approximate lot size or acreage: 0.65 acre

D. Architect, builder, carpenter, and/or mason: John T. Turner, the
original owner, had the house and additions built.

E. Original Use: single family dwelling

F. Present Use: single family dwelling

6. Classification

A. Category (building(s), structure, object, site): building

B. Ownership (private or public): private

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

	<u>Contributing</u>	<u>Non-contributing</u>
Buildings	<u>1</u>	_____
Structures	_____	_____
Objects	_____	_____
Sites	_____	_____

D. Previous field documentation (when and by whom): Elliott K. Wright,
June 12, 1989

E. National Register status and date (listed, eligible, study list): considered
eligible for National Register

7. Signature of Applicant: _____

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

A. Photographs. Application must include at least two current black and white photos of different views. Photos must be labeled in pencil with the name of the property, its address or location, and the date. Additional photographs of the exterior or interior of the property are helpful. Black and white or color photographs or color slides are acceptable for additional views.

B. Maps. Include a map showing the location of the property. Tax maps with the boundaries of the property are preferred, but sketch maps are acceptable. Please show street names and numbers and all structures on the property.

C. Justification for area to be designated. Describe the appearance and use of the land to be designated.

D. Architectural description and significance. Describe the property, including exterior architectural features, additions, remodelings, and alterations. Also describe significant outbuildings and landscape features. If any interior features are to be designated, describe them in detail and note their locations. Include a statement regarding the architectural significance of the property.

E. Historical Significance: Note any significant events, people, and/or families associated with the property. Include all major owners. Please include a bibliography of sources consulted.

Return completed application to:

Wake County Historic Preservation Commission
c/o Wake County Planning Department
P. O. Box 550
Raleigh, NC 27602

FOR OFFICE USE ONLY Date Received: 8-28-96 Received by: RMR

8C. Justification for area to be designated:

The area being designated is the intact legal parcel associated with the John T. and Mary Turner House. The residential lot has a number of mature hardwood trees and a few smaller ornamental trees.

8D. Architectural description and significance:

Architectural description:

The Turner House is a frame, weatherboarded Neoclassical Revival I-house with two one-story ells.

The main, two-story or I-house section, is one-room deep; has an asymmetric, one-story, wraparound porch which extends to the side ell; a second-story, pedimented, one-bay balcony; and a three-sided bay window on the south facade, finished with narrow, beaded, tongue-and-groove sheathing and small cornice brackets. The wraparound porch has a flat roof, Doric columns, and simple square balusters. The balcony has Doric columns, spindle balusters, and wooden shingles beneath the balustrade.

The side ell, extending beyond the north end of the I-house section, houses the formal dining room and a large bedroom and has the same interior treatment as the I-house portion of the house. The rear ell is perpendicular to the back of the I-house section and houses a bedroom and the present kitchen. The ceilings in this section are lower, and the ell is starting to separate from the I-house section.

The roof on the main, I-house section is covered with slate shingles and has two corbelled, interior brick chimneys on the rear slope. The main roof has built-in gutters, which are failing and causing serious interior water damage. Deep cornice returns and two-over-two sash windows are consistent throughout the main section and two ells. The double leaf front door has arched glazing over heavy, square, projecting molding.

On the interior, the center hall plan is well preserved. Original stained woodwork and plastered walls and ceilings are intact. The open string staircase features a scroll design, square balusters, and landing. The first floor front two rooms, central hall, and dining room all have painted, vertically applied tongue-and-groove reeded wainscotting. The sitting room fireplace is finished with rust and green colored tiles and an iron fireplate. The dining room has an original electric chandelier.

Additions, remodelings, and alterations:

According to the present owner's son, the Turner House was originally a three-room, one-story dwelling. As John T. and Mary Turner's family grew, the house was enlarged to its present configuration. According to the present owner, the house remains essentially unchanged since 1923. Minimal modern changes have been made to the rear and side porch of the kitchen ell.

Architectural significance:

The architectural significance of the John T. and Mary Turner House is based on three factors: (1) the enlargement of a simple, three-room, one-story house as the Turner family grew; (2) the two-story, one-room deep, I-house form of that enlargement; and (3) the Neoclassical architectural style of the enlargement and remodeling.

A 1988 survey of Raleigh's black neighborhoods recorded 1,445 historic African-American buildings. Survey findings were summarized by building type/form and by architectural style. The survey classifications have established the relative significance of various building types and different architectural styles.

Utilizing information compiled from the 1988 study, the Turner House stands out as an intact, architecturally significant example of an I-house built in the Neoclassical style. Both the Neoclassical architectural style and the I-house form are distinct.

Of the 1,445 African-American buildings recorded in 1988, twenty-nine were described as I-houses, a vernacular form two stories tall and one room deep. I-houses are prevalent throughout the South, built from early settlement into the beginning of the twentieth century. I-houses are, however, generally found in rural areas, built by substantial farmers as evidence of their financial success.

Of the 1,445 recorded buildings, forty-one two-story dwellings were described as having intact details related to an architectural style. Of the approximately eighty buildings recorded in Oberlin in the survey, the Turner House is the only Neoclassical residence.

Thus, the John T. and Mary Turner House is significant as an intact, surviving example of an earlier house which was enlarged into a Neoclassical I-house around the turn of the century.

The house retains an exceptional degree of integrity, but the structural soundness of the house is threatened by the

failure of the built-in gutters and the resulting water damage to the soffits, interior, and front porch.

At this point, the damage is serious but manageable. Repairs should, however, be addressed as quickly as possible because the rate of deterioration accelerates daily. Accordingly, any assistance that the commission can provide the owner in securing restorations loans should be expedited.

It is recommended that the built-in gutters be removed, covered, flashed, and sealed with compatible (not necessarily identical) roofing material, and that deteriorated soffits be repaired or rebuilt in-kind. Rebuilding the built-in gutters would be prohibitively expensive and is unnecessary to retain the design integrity of the building.

9E. Historical Significance:

At least thirteen freedmen settlements sprang up around Raleigh's borders after the Civil War. Oberlin, which had been sparsely settled before the war, was one of these. The community developed soon after farm land in the area went on sale in 1866. Grandisen Turner (1825-?) was one of the early settlers of Oberlin. (Murray, p. 643). In 1870, he was living in the Sandy Creek section of Warren County. His half brother, John Turner (1842-1922), was 28 and living near Littleton Post Office in Warren County. (1870 Warren County Census, Series M593, Roll 1164) Both Grandisen and John T. Turner went on to become substantial landowners in Oberlin.

Sometime between 1870 and 1880, John T. Turner moved to Oberlin. Turner family tradition holds that John T. Turner bought the property the present house occupies from a Mr. Lambert in 1876. (John Turner interview)

The 1880 Census lists Turner, then 38; his wife Mary, 40, a homemaker; daughter [Catheran], 12, who may have worked outside the home; and son Perry, 9. Turner was listed as a farmer. (1880 Wake County County Census, Volume 23, Enumeration District 274).

The tax list for 1880 showed that residents of Oberlin, more than any other section of Raleigh Township, possessed land. Ninety black landowners lived in the village in that year, typically having between \$200 and \$500 worth of real estate. John Turner was the major black landowner in Oberlin in 1880, owning six parcels valued at \$2,850. (Mattson, pp. 10-11; note 39)

The State Historic Preservation Office file on the house states that John T. and Mary Turner purchased the lot on which the house now sits for \$500 on February 5, 1889. Considering the amount of land that Turner owned and

information that the family provided, it seems more likely, that an earlier house existed. Family tradition holds that the original part of the house consisted of two front rooms and a rear kitchen and that the house was expanded to accommodate the growing family. A ca. 1900 map (Map # 523, Block D-142, Lot 6, referenced in SHPO file) records the location of the present house. The house was also recorded on a 1914 Sanborn map. (SHPO file)

Turner bought a lot between the existing Oberlin community cemetery and his house lot. According to John T. Turner's grandson, Turner sold plots in what he called Pine View cemetery. At one time, the family had a blue line map showing the plot locations, but that map has been destroyed. Pine View Cemetery adjoined the southern edge of the Oberlin community cemetery and was approximately one-fifth the size of the community cemetery (John Turner interview).

John T. Turner was an affluent member of the Oberlin community. He owned early shares (\$750) of the Mechanics and Farmers Bank located on East Hargett Street and was one of the original shareholders of the Hargett Funeral Home. Turner owned Raleigh Shoe Company, a shoe store on Hargett Street, first alone, and, later, in partnership. His will mentioned considerable real property, including the Walter Curtis House and the Leila Holloway House. At his death in 1922, John T. Turner left the shoe business to his son John Jerome Turner and apparently conveyed the house to his other children. Turner was buried in the original portion of Oberlin Cemetery. The emergency room at Rex Hospital was, at one time, named for him. (John Turner interview)

Jerome Turner married his wife, Tulia, in 1923. Tulia Turner had come to Raleigh in 1919 to attend St. Augustine's High School. There she met Jerome Turner, a student at Shaw University. Jerome and Tulia Turner lived in the house with Turner's mother from their marriage in 1923 until Mary Turner died in 1950.

The shoe business went bankrupt in 1932, during the depression. Jerome Turner's brothers and sisters conveyed the house to him February 1, 1940. (Wake County Book of Deeds, Book 827, p.246, referenced SHPO file)

Tulia Turner became sole owner of the house December 31, 1971 after the death of her husband.

Bibliography

Richard Mattson. "The Evolution of Raleigh's African-American Neighborhoods in the 19th and 20th Centuries", 1988 study for Raleigh Historic Districts Commission.

Elizabeth Reid Murray. Wake: Capital County of North Carolina. Raleigh: Capital County Publishing Company, 1983.

Linda Simmons-Henry and Linda Harris Edmisten. Culture Town. Raleigh: Raleigh Historic Districts Commission, 1993.

State Historic Preservation office files.

John Turner telephone interview, July 17, 1994.

Tulia Turner interview, Raleigh's Roots, oral history project.

1870 Warren County Census.

1880 Wake County Census.

Form prepared by Kitty Houston

**WAKE COUNTY HPC
LANDMARK DESIGNATION APPLICATION**

Addendum — October 1996

Item 8.D. Architectural Description:

1995-96 Rehabilitation and Addition

In 1996, a major rehabilitation of the John T. and Mary Turner House was completed. The vast majority of the work involved in-kind repair of deteriorated elements, including major foundation stabilization and repair, the repair and reconstruction of the front wrap-around porch and second-story pedimented balcony, the restoration of the slate roof, built-in gutters, and eaves of the main two-story front section of the house, and the rebuilding of the two corbelled chimneys. Changes to the exterior of the property resulting from the project include the installation of an EPDM roof membrane system on the roof of the one-story sections of the wrap-around porch, replacement of the deteriorated slate roofing on the two rear one-story ells with fiberglass shingles (salvageable slates used to repair the main slate roof), and construction at the rear of the house of a small one-story shed-roofed bathroom addition in the re-entrant corner of the side and rear ells.

The interior was fully rehabilitated, as well. A new kitchen was installed, along with the new bathroom. Mantels and other stain-finish interior woodwork was refinished, and historic light fixtures restored. All interior finishes were upgraded with plaster repair work to ceilings, installation of wallpaper, interior trim painting, and carpeting and vinyl flooring installed where appropriate.

THE HOUSING AUTHORITY OF
THE CITY OF RALEIGH
(3.47A)

3441

WILSON CHAPEL
METHODIST CHURCH

WILSON CHAPEL
METHODIST
CHURCH
6462

(0.36A)

6360

(0.31A)

6214 1015

MAYVIEW STREET

OBERLIN ROAD

YMCA INCORPORATED
2.68A

9141

08
2113 48 3163
2068
2013
INDEXED ON 1704.13
(0.43A)

2917 3987 TR. 2 6907
4924 TR. 3 DODD LANE

2911 (0.31A) 5847 5920 5825
2814 4799 4795 5825

2722 2772 3744 5773 4771 4687

1002
Turner House
7888
8885

GLOVER LANE

OBERLIN ROAD

DYKE AVENUE

2543 3588 (0.30A) 3542

6655 6518 5541 7531 5427 7407 8638 9530

62 60 56 58 55 57

54 52 53 51 50 49

JOHN T. AND MARY TURNER HOUSE

Front (west) Elevation











