

AN ORDINANCE DESIGNATING THE PROPERTY OF North Carolina Chapter, The American
Institute of Architects, Incorporated

LOCATED AT 115 West Morgan St.

IN THE CITY OF RALEIGH, NORTH CAROLINA, A HISTORIC SITE.

WHEREAS, the General Assembly of the State of North Carolina authorized the creation of a Historic Sites Commission for the City of Raleigh and otherwise provided for the preservation of certain historic sites and buildings by the passage of Chapter 1058 of the 1967 Session Laws of North Carolina; and

WHEREAS, the Raleigh Historic Sites Commission has made an investigation and recommended the following property be designated a Historic Site; and

WHEREAS, the North Carolina State Department of Archives and History has made an analysis and recommendation that the following property be designated a historic site; and

WHEREAS, on the 16 day of April, 1968, a joint public hearing was held in the Council Chambers of the Municipal Building, Raleigh, North Carolina, by the Historic Sites Commission and the City Council of the City of Raleigh to determine whether the hereinafter described property should be designated a historic site; and

WHEREAS, said hearing was advertised and the property owners of the property hereinafter described were notified by certified mail of the date and purpose of said public hearing at least ten (10) days prior to the date set for the hearing; and

WHEREAS, all requirements of Chapter 1058 of the 1967 Session Laws of North Carolina, preceeding the adoption of this ordinance, have been complied with.

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

Section 1. The Property of North Carolina Chapter, The American Institute of
Architects, Incorporated

Located at 115 West Morgan St.
in the City of Raleigh, North Carolina, be and is hereby declared a historic site.
Said property being more particularly described as follows:

WATER TOWER
115 West Morgan Street

BEGINNING (formerly) at a fence corner at the Northwest corner of a lot, formerly a part of Mrs. Martha Haywoods' dower; thence West along the Southern line of West Morgan Street, 36 feet to the Northeast corner of (formerly) Jack R. Williams' lot; thence South with the line of the said Jack R. Williams and at right angles to West Morgan Street, 110 feet and 6 inches to the Southeast corner of the said Jack R. Williams lot; thence East parallel to the line of West Morgan Street, 36 feet to (formerly) Mrs. Martha Haywood's line; thence North with said line to the BEGINNING, containing 3978 square feet, and being the same lot of land conveyed by The Raleigh Water Co. to the Wake Water Co. by deed dated November 26, 1901, and recorded in the office of the Register of Deeds for Wake County in Book 170, at Page 179, and being the same piece of property described as First Tract in deed from Wake Water Co. et als to the City of Raleigh dated June _____, 1913, and recorded in the Office of the Register of Deeds for Wake County in Book 276, at Page 282. See also Book 96, Page 301. This property was conveyed to the Grantors by deed dated May 27, 1938.

Section 2. No building or structure located on the hereinbefore described site may be demolished or materially altered unless and until a sixty-day (60) written notice to the Historic Sites Commission of the intent to demolish or materially alter said structure, and the elapsing of said sixty-day (60) period.

Section 3. That all owners and occupants of the property hereinabove described, whose identity and addresses can be ascertained by the exercise of due diligence be sent by certified mail a copy of this ordinance.

Section 4. This ordinance shall be indexed under the property owner's name in the grantor index in the Office of the Register of Deeds of Wake County as provided by Chapter 1058 of the 1967 Session Laws of North Carolina.

Section 5. City administration and the Historic Sites Commission are hereby authorized and directed to have erected an appropriate sign on the site hereinabove described setting forth the fact that said site has been designated a historic site by action of the Historic Sites Commission and the City Council of the City of Raleigh provided, should the owners of the hereinabove described property not consent to the erection of said sign on the described premises, City administration and the Historic Sites Commission are hereby authorized and directed to have said sign located on the public right of way adjacent to said property.

Section 6. Any violation of this ordinance shall be unlawful as by law provided.

Adopted: 6/16/69

CERTIFICATION

I, Mary D. Lassiter, City Clerk and Treasurer of the City of Raleigh, North Carolina, do hereby certify the foregoing to be a true copy of a ordinance duly adopted at a regular meeting of the City Council held on the 16th day of June, 1969

IN WITNESS WHEREOF I have hereunto set my hand and have caused the Seal of the City of Raleigh to be affixed this 26th day of June, 1969.



Mary D. Lassiter
City Clerk and Treasurer

Filed for Registration at 10:05 o'clock
A M. JUN 26 1969 19 and
Registered in the Office of the Register of
Deeds of Wake County, North Carolina,
In Book 1883 Page 292

J. A. Rowland, 19
REGISTER OF DEEDS
Louise S. Forrest, Dep.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: North Carolina	
COUNTY: Wake	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON:
ATA (American Institute of Architects) Tower

AND/OR HISTORIC:
The Raleigh Water Tower

2. LOCATION

STREET AND NUMBER:
115 West Morgan Street

CITY OR TOWN:
Raleigh (Fourth Congressional District, the Hon. Nick Galifianakis)

STATE: North Carolina CODE: 37 COUNTY: Wake CODE: 183

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____
Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No			

4. OWNER OF PROPERTY

OWNER'S NAME:
American Institute of Architects, North Carolina Chapter

STREET AND NUMBER:
115 West Morgan Street

CITY OR TOWN: Raleigh STATE: North Carolina CODE: 183

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Wake County Courthouse

STREET AND NUMBER:
Fayetteville Street

CITY OR TOWN: Raleigh STATE: North Carolina CODE: 37

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

SEE INSTRUCTIONS

STATE: North Carolina
COUNTY: Wake
FOR NPS USE ONLY
ENTRY NUMBER
DATE

7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The Raleigh Water Tower consists of a two-story rectangular gable roof office building and an attached octagonal tower. To the rear, across an enclosed courtyard, is a flat roof two-story building. The buildings retain essentially their original exterior appearance. When William Dietrick purchased the property in 1938, the interiors and the exterior trim were seriously deteriorated, for the structures had been abandoned for several years. Deitrick had the buildings gutted and installed new trim and new interiors suitable for use as offices. More recent minor remodeling has been done by the North Carolina Chapter of the American Institute of Architects, which now owns the building.

The front building, of brick laid in common bond, is four bays wide and two bays deep. The front (north) facade, which abuts the sidewalk on Morgan Street, is pedimented and contains in the second bay from the left the main entrance. (Before the 1938 remodelling, the entrance was in the second bay from the right, now a window.) The remaining bays are marked by windows with molded surrounds and four-over-four sash. All the trim, including the pediment, is of Georgian Revival design and was installed in 1938 or shortly thereafter.

The striking octagonal tower rises eighty-five feet in height and is twenty-four feet in diameter. The lower portion, thirty feet in height, is constructed of large rough blocks of granite. The upper portion is of brick laid in common bond. A string course of two rows of projecting bricks occurs near the top of the tower. The whole was designed to serve as a base for an iron water tank, removed in 1924. Today the tower is covered by a slate roof. The three-foot-thick walls are pierced at irregularly-spaced intervals by lancet windows, an arrangement original to the building. (Two of them at the lower level have been replaced by larger trabeated windows.)

The rear building, across a pleasant courtyard enclosed by a high brick wall and containing an informal garden, is also of brick laid in common bond. Its windows are set in segmental-arched openings, and its roof is sloped downward from the front to rear, with a parapet that descends on the sides in three steps. The exterior trim is like that of the other building.

The interiors of the buildings retain little of their original appearance. The layouts have been arranged to provide office space, and the trim, like that of the exterior, is Georgian Revival. Originally the interior of the tower had a dirt floor, with nothing to break the height of the tower. Nine great supports of virgin-growth timber rose from the floor to the water tank on top, which was reached by a spiral stair. These were removed by Mr. Dietrick. Now the tower is divided into four levels, each a single octagonal room. The two lower levels are entered through doors leading from the front building and are finished, while the two upper ones, unfinished, are used for storage. The most striking of the four tower rooms is the board room on the second floor. Here the walls are of the massive, undressed blocks of granite painted white, which, together with the scarlet carpet, create a dramatic foil for the handsome modern furnishings and open, curving stair that rises along the north wall. The fourth level provides an interesting view of the upper portion of

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7.

the tower. The brick walls, pierced at intervals by narrow pointed windows, extend upward without any support except for the intermediate bracing added by Mr. Dietrick as a safety precaution. High above, at the top of the tower, the intricate framing that supports the roof can be seen.

3. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known) 1887

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input checked="" type="checkbox"/> Other (Specify)
Public Utility |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

STATEMENT OF SIGNIFICANCE

On November 11, 1886, the Raleigh board of aldermen adapted an ordinance authorizing the construction of a badly needed water system for the city. The Raleigh Water Company, chartered by the state legislature, bought a 3,978 square-foot lot at 115 West Morgan Street on March 17, 1887, from Mr. and Mrs. B. P. Williamson on which to build an 85-foot-high water tower. The \$14,000 structure was completed in September, 1887, and by September 16 "a number of buildings on Fayetteville Street were connected to the Water Works." On November 26, 1901, the Raleigh Water Company sold all its property and equipment to the Wake Water Company, a company authorized by an act of the General Assembly on February 8, 1901. The Wake Water Company operated the plant until it went into receivership in 1913. For several years previously, the quality of service had become less and less satisfactory until public sentiment forced the city to take over the operation. After purchasing the water system in June, 1913, the city used the tower for several years until it was replaced by a larger tank and tower. In 1924 the tower was abandoned, and the 100,000-gallon iron tank was removed from the top. The city considered plans to demolish the structure and sell the stone and brick for salvage.

William Henley Deitrick, a far-sighted Raleigh architect, bought the tower from the city in May, 1938, and renovated the structure to accommodate his professional offices. Deitrick is associated with some of the better-known buildings of this area such as Needham B. Broughton High School (1929), the expansion of Raleigh's main post office (1932), and Matthew Nowicki's Dorton Arena (1953). The tower, used as a professional training laboratory for young architects under Deitrick's direction, became synonymous with departures from traditional orthodox designs. On May 27, 1963, "the structure was conveyed to the North Carolina Chapter of the American Institute of Architects to be used as their State Headquarters with the assurance . . . that the property should be held as a historic site without substantial change . . . in relative perpetuity."

With its ivy-covered tower rising among modern commercial buildings on a busy city street, the Raleigh Water Tower is one of downtown Raleigh's most picturesque landmarks. It is a notable vestige of Raleigh's history as a city, as distinct from its history as the capital of the state. Perhaps most important, it is an excellent example of imaginative adaptive use of a building slated for destruction, dating from a time when such adaptive rehabilitation was rare in North Carolina.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Dietrick, William H. Interview by Janet K. Seapker and Catherine W. Cockshutt. Raleigh, July 20, 1971. Notes on interview in files of survey office.

(Raleigh) News and Observer, November 11, 1951.

Wake County Records, State Department of Archives and History, Raleigh, North Carolina. (Subgroup: Deeds).

Wake County Records, Wake County Courthouse, Raleigh, North Carolina, Office of the Register of Deeds. (Subgroup: Deeds).

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		35° 46' 45"	78° 38' 24"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: $\frac{1}{4}$ Acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:
Survey and Planning Unit Staff, John B. Wells, III, Supervisor

ORGANIZATION: State Department of Archives and History DATE: 2 August 1971

STREET AND NUMBER:
109 East Jones Street

CITY OR TOWN: Raleigh STATE: North Carolina CODE: 37

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name H. G. Jones

Title Director, State Department of Archives and History

Date 2 August 1971

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

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(Number all entries)

9.

Waugh, Elizabeth Culbertson. North Carolina's Capital, Raleigh. Raleigh, North Carolina: The Junior League of Raleigh, North Carolina, Inc., and the Raleigh Historic Sites Commission, Inc., 1967.



