

RALEIGH DOWNTOWNER MAGAZINE

VOLUME 5, ISSUE 3 ENTERTAINMENT, ARTS & CULTURE, BUSINESS, DINING, EVENTS, MUSIC, AND MORE FREE

Downtown Living



DOWNTOWN FOOD

Frazier's on Hillsborough Street gets big reviews



BIZ PROFILE

Empire Properties & Greg Hatem rebuild downtown

RALEIGH DOWNTOWNER

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features

- 3. Downtown Living
14. Historic Downtown Neighborhoods—Boylan Heights
15. Raleigh History—William Boylan
22. Local History: The Freedmen's Bureau in Raleigh

business

- 26. Classifieds—Real Estate
28. Downtown Snapshot—From the Downtown Raleigh Alliance
29. New Downtown Businesses
30. Biz 10 Questions—Lloyd Yates
31. Business Profile—Empire Properties

food & spirits

- 8. Downtown Dining—Frazier's
20. Let's Do Lunch—The Oxford

arts & entertainment

- 10. The Deep South Local Music Review
11. Band Profile—The Jackets
12. Fashion—Dress Like You Mean It
13. Raleigh Fashion Week Debuts With STRUT '09 Fashion Show
18. Artist Profile—Balázs Szábo
24. Events Calendar

upcoming issue

Volume 5, Issue 4: Tying the Knot Downtown
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ON THE COVER

The annual Raleigh Wide Open events show just how many people are interested in coming downtown, with tens of thousands of visitors in attendance.

LEFT: A busy night in front of the Duck & Dumping.



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The Downtowner is a local monthly print magazine dedicated to coverage of downtown Raleigh. Our online publication encompasses downtown and the surrounding area. The current print issue, ad rates/media kit, rack locations and archived issues are available at

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If you have suggestions for another location where you'd like to see the Downtowner, email us at delivery@raleighdowntowner.com. We love hearing from our readers!

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The Cotton Mill
The Paramount

Palladium Plaza
The Hudson

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Pourch/Bassment
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Downtown Living

Downtowns are developed as compact, mixed-use neighborhoods because they are generally located at a city's core. Downtown Raleigh is no different as it is the central hub of our capital city. Research has shown that downtowns are vital to the overall well-being of a city. So what makes a downtown healthy? The simple answer is people. All kinds of people—those who work here, come for a bite to eat, take in a show, and most importantly, those who live here.



Downtown Raleigh exudes a character and appeal not found elsewhere in the region. Many people come downtown to explore its history while others seek culture and entertainment. No matter the attraction, there's clearly an excitement and energy that can only be found here. People want to be a part of downtown's revitalization. Although many Raleighites will continue to live in the suburbs, more people are moving downtown each year, fueling the growth of popularity in downtown living. But it's not just people who are converging downtown. What's exciting is that this increase in residential density will build upon itself, helping to attract even more shops, businesses, restaurants, and cultural venues. The increased

number of residents helps create and sustain our vision for a vibrant, 24-hour downtown. In order to do this, our neighborhoods need to be diverse in their use so that there are always activities and events taking place. The addition of more public gathering places helps welcome a dynamic mix of residents, downtown employees and visitors alike, increasing foot traffic and adding to local business revenue, which attracts more new businesses into the area.

So, why all the hype about urban living? For starters, many residents want to live an urban lifestyle because they want to leave their car behind and 'go green' in a mainly walkable environment. They also want to spend less time on the upkeep of a home and want more freedom to pursue leisure and recreational activities.

Although downtown Raleigh has long been an employer for both the public and private sectors, residential living is relatively new. In the past few years there has been an increased investment in residential development which means we're seeing a larger variety of residences—single family homes, condos, apartments, town homes—all of which allow both the young and old, singles and families to find a desirable living space, no matter their socio-economic status.

One example, Blount Street Commons, is the contemporary version of a turn-of-the-century neighborhood. This development is infusing life into one of downtown's most premier addresses. Potential home owners will have their choice of row or carriage homes, live/work condominiums,



garden flats, urban lofts, and townhomes. The historic homes which distinguish this neighborhood from others will continue to be an integral part of this development, and the green common areas will make this neighborhood exceptionally pedestrian-friendly.

Then there's Glenwood South, an area an increasing number of people are choosing to call home. At 510 Glenwood, stylish and modern condo units sit atop some of the area's popular restaurants. On the next block in the Pine State Creamery, formerly a dairy production center whose renovation in the late 90s was the catalyst for more revitalization, are more condos and eating establishments. More recently, the Glenwood South district has taken on the identity of a residential neighborhood.



The Paramount, which is located just west of Glenwood Avenue, added 84 units in 2007 and offers amenities such as a fitness center and reflective pool within the building and is ideally located for a quick walk to fun and food. The completion of 222 Glenwood, a mixed-use development with boutique shops and restaurants on its ground floor, added 117 units to the downtown inventory. Several floor plans are available with prices beginning at \$150,000.

PHOTOS Left: Raleigh Wide Open. Center: Blount Street Commons. Right: 222 Glenwood.

>>>

To the east of Glenwood Avenue is West at North. Completed in 2008, West added the equivalent of a suburban neighborhood on only one acre of land. The building has 170 units and differentiates itself from other condo buildings by offering residential floors beginning at the 5th level, 10-foot ceilings and many luxury amenities. Those living in this building will have access to shopping and dining right at their doorstep since the ground-floor space is primed for commercial use. Potential homeowners have a choice of floor plans ranging in size from 700-1,900 square feet with prices starting in the low \$200,000s.



Most who are familiar with downtown Raleigh know that the Boylan Avenue Bridge offers incredible views of the city skyline. Bloomsbury Estates takes that one step higher. Built with the topography in mind, this Second Empire-inspired residential development affords homeowners impeccable views of downtown. Bloomsbury Estates infuses contemporary and retro concepts into the living spaces which allow buyers to choose which style best suits their taste. This building will have a total of 110 condos with prices beginning at \$350,000. Steeped in history and intermingled with the neighborhood charm of Boylan Heights, this dwelling place is definitely “life without compromise.”



At the heart of downtown is Fayetteville Street, also known as North Carolina’s main street and downtown Raleigh’s grand boulevard. So, what



better place than this for downtown’s tallest building, RBC Plaza. This mixed-use high-rise epitomizes the success Raleigh is experiencing and adds 139 condos to the downtown market. One, two and three-bedroom luxury condos are being offered at this address with prices starting in the \$240,000 range. A neighbor of RBC, the Hudson, is a contemporary renovation of a former department store originally built in 1930. Residents of the Hudson can overlook the street-level activity from the open-air courtyard or be a part of it by simply walking out their front door.



In terms of affordability, there is a very good range of downtown living options. The Hue, conveniently located near the City Municipal building and Nash Square, offers several of the most affordable units in downtown (prices start at \$160,000) and boasts a vibrant, maintenance-free lifestyle. Residents will be offered a contemporary courtyard with a pool and café-style dining areas.

And for those who want to live downtown but are not yet ready to commit to a mortgage, there’s 712 Tucker. This new building offers apartments of varying sizes from small efficiency units to large



two-bedroom units with second story lofts, as well as garden and town home styles. Leases at 712 Tucker range from \$788-\$1,800 per month.

The story on downtown living would not be complete without mentioning more affordable housing at Gateway Park on the south end of downtown which includes 84 units, and Carlton Place near Moore Square Park, which incorporates green design elements into 80 units of rental, mixed-income housing. Centrally located, Carlton Place allows residents walkable access to many downtown amenities. Near Oakwood and along South Bloodworth Street, nearly 50 new single-family homes from the low-to-mid \$100s were built by the City of Raleigh’s Community Planning



PHOTOS Top left: West at North. Bottom left: Bloomsbury Estates. Top center: RBC Plaza. Bottom center: The Hue. Top right: 712 Tucker. Bottom right: Raleigh Wide Open.

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Department, while other homes in this area have been renovated to revive this once deteriorating neighborhood. Both market rate and income-restricted housing can also be found in the northern part of downtown at Capitol Park and Chavis Heights. Developed with a HOPE VI grant, these communities include single-family, townhomes and senior housing models.

As downtown Raleigh continues to grow as a major employment center, it only makes sense that more residential units are being built so that these employees can live within a short walk or bike ride from their job. And the recently launched R-Line makes getting around the central core even easier. Other downtown amenities such as schools, parks and recreational facilities are available and add to the desirability of downtown living.

This is just a sampling of the variety of Downtown Living. If your interest in an urban lifestyle has been piqued, you can get an up-close inside look at



several downtown communities on the 5th Annual Downtown Raleigh Home Tour on Saturday, May 16—11:00am to 5:00pm. This self-guided tour is an opportunity to explore a wide variety of downtown living option. The Tour will also appeal to a broad range of people interested in interior design, architecture and historic preservation. For more information about the

Tour and to purchase tickets on-line, visit the link below. Event-goers can also make it a day in downtown by relaxing in between tour stops at one of the restaurants or coffee shops, enjoy the open-air art Artsposure market event, stay for dinner to take advantage of Restaurant Week specials, or get the latest update on fashion at Raleigh Fashion Week/Strut '09 (read more on page 13). This is your chance to see what all the buzz is about and why more people are choosing an urban lifestyle of downtown living. ☑

Some photos courtesy of Ernest Pecounis



More information online

- Blount Street Commons: www.blountstreetcommonsraleigh.com
- 222 Glenwood: www.222glenwood.com
- West at North: www.westatnorth.com
- RBC Plaza: www.rbcplazacondos.com
- Bloomsbury Estates: www.bloomsburyestates.com
- 712 Tucker: www.712tucker.com
- Gateway Park: www.gatewayparknrp.com
- Chavis Heights: www.chavisheightsnc.com
- The Hue: www.hueraleigh.com
- Village at Pilot Mill: www.pilotmillonline.com
- 5th Annual Raleigh Home Tour: www.RaleighDowntownLiving.com
- Artsposure: www.artsposure.org/artsposure2009
- Raleigh Fashion Week/Strut 09: www.strut09.com



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RALEIGH DOWNTOWNER MAGAZINE



Frazier's BY BRIAN ADORNETTO, Contributing Food Writer

Our favorite local foodie, Fred Benton, is taking some time off from his Food Editor position at the Downtowner. Local chef, culinary instructor and food writer, Brian Adornetto is helping out during Fred's absence.

A bistro is usually a small modest restaurant but as soon as you walk into Frazier's, it's clear that this restaurant is much more than that. It's hip and urban yet warm and friendly. If you're on a dinner date, ask to be seated in one of the cozy banquette tables with seats complimented with plush pillows. Meeting for drinks and perhaps an appetizer or two? Then try the candlelit bar or one of the elegant high top tables nearby. For entertaining or enjoying dinner with your family, there are plenty of tables at which to share a good meal and good conversation. From the welcoming smiles that greet you to the tranquil colors that surround you to the candlelit tables and soothing background music, Frazier's is the perfect place to relax, enjoy and unwind.

Going beyond basic bistro comfort food, Chef Jeffrey Satterly has created a menu that is innovative and superbly seasonal. He not only knows where his seafood comes from but how it is raised and fed as well. Chef Satterly doesn't just buy produce from the local farmers' markets, he also has a NC State botany professor (and other restaurant regulars) grow specific herbs and vegetables just for his menus.



A bistro prides itself on its wine list and Frazier's is no exception. This restaurant was a recipient of the prestigious Wine Spectator Award of Excellence. The staff is knowledgeable about all the wine offered and ready to offer suggestions. This is important to note as Frazier's has



George Bireline, *Autumn 4*, acrylic on canvas



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eclectic wine selections from around the world: Austria, South Africa, Lebanon, New Mexico, and everywhere in between. Whether you prefer an old favorite or are searching for the next great find, wine values abound.

Our meal began with freshly baked bread from Frazier's sister restaurant, Coquette, and house-whipped butter garnished with red sea salt. We then moved on to the locally grown Bibb Salad (\$8) and the impressively presented Mushroom Phyllo Tart (\$10). The salad was tossed with a sherry vinaigrette, shaved radish and candied quince, a fruit whose taste and texture is a cross between a pear and an apple, and garnished with blood orange and spiced pecans. The tart featured a crisp phyllo dough cup filled with a mélange of hot wild mushrooms, cool and crunchy frisee (a feathery, mildly bitter member of the chicory family) and was topped with billowy chestnut foam. Achieving the much sought after balance of taste, temperature and texture, it was easy to see why this dish has become one of the restaurant's most popular.

Our pasta course was Frazier's signature entree, homemade Gnocchi (\$17) with house made duck confit, Celebrity

Dairy chevre, Napa cabbage and oven roasted tomatoes. This dish and the seasonal homemade Agnolotti are both available in half portions (\$9). The gnocchi, sautéed until golden brown, were light and crisp. The succulent duck confit and the potato and herb dumplings were deftly paired with braised Napa cabbage providing a crunchy foil for both. With local goat cheese and roasted tomatoes rounding out the flavors, my publisher Crash and I agreed that this was a "don't miss dish."

For our entrees we sampled the Red Snapper (\$25) and the Striped Bass (\$24). The snapper was served on a bed of anelletti (grown up Spaghetti-Os) and melted leeks. It was sauced with a lobster bisque jus that practically begged to be licked off the plate. The bass, caught off the Outer Banks, was sauced with a lemongrass nage and paired with braised lentils, carrots and

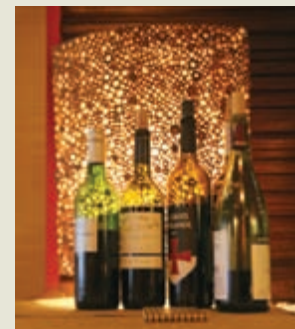


sunchokes, a nutty, sweet, crunchy vegetable. While each showcased Chef Satterly's finesse and skill with seafood, the Red Snapper was our personal favorite.

We finished the evening with the Flourless Chocolate Cake (\$7) served with pistachio crème anglaise. Most of time this dessert is over the top in sweetness, heaviness or both. However, Frazier's version was neither too sweet nor too chocolaty. It had just the right balance and was the perfect ending to our meal.

Neighborhood regulars, who love to treat their out-of-town guests, already know what others in downtown are just finding out: Frazier's is a comfortable, friendly, chic place where you can go and enjoy fresh, reasonably priced food and a great glass of wine, cold microbrew or refreshing house cocktail. If you haven't been, you owe it to yourself to discover this hidden treasure nestled quietly on Hillsborough Street. (Dinner Only) 🍷

Brian Adornetto is a culinary instructor, freelance food writer and personal chef. He teaches regularly at A Southern Season in Chapel Hill and his business, Love at First Bite, specializes in private cooking classes and intimate dinner parties. For more information, please visit him at www.loveatfirstbite.net.



FRAZIER'S

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The Deep South Local Music Review

Each month we look at three local bands within a wide range of music types, from rock to reggae, country to classic. You won't find any negative or bad reviews here, just bands worth hearing in your favorite local music hangout. Enjoy the reviews, check out the bands when they're in town and be sure to mention you read about them in the *Raleigh Downtowner* Deep South Local Music Review.



The Deep South Local Music Review is written by Dave Rose with contributions by Elizabeth Barrett. Dave is the co-founder and co-owner of Deep South Entertainment. Formed in 1995, Deep South Entertainment is a record label, artist management company and concert event production company with offices in Raleigh, North Carolina and Nashville, Tennessee. Deep South is best known locally as producer of the Bud Light Downtown Live summer concert series, featuring national recording artists. Their latest addition to downtown Raleigh is Deep South—The Bar. Elizabeth is a UNC student working part time for Deep South and the Downtown Live concert series. She is also managing Lucid Talent Agency, a booking agency for local and regional talent.

What Gen Y & Z are listening to...

BY ELIZABETH BARRETT
(Deep South Entertainment)

Wonder what music college and high school students are listening to and downloading onto their iPods? Each month we'll give you a quick look as to what you're likely to hear blaring out of dorm room windows on college campuses and out of car windows throughout the Triangle.



Brent Jordan

Album: *Blue Shout Blind*
Genre: Acoustic/Folk Rock/Indie
www.myspace.com/brentjordanmusic

Soothing arrangements combined with an unforgettable voice and thoughtful, storytelling lyrics equals Brent Jordan. And although this equation fits the description of many singer/songwriters, there's something about Jordan that keeps him a level above the rest.

Perhaps it's his universal appeal or his effortless ability to send the girls swooning without making the boys too uncomfortable, unless they find themselves swooning as well (this guy's just that good).

After establishing himself as an artist in the Raleigh music scene, Brent relocated to the opposite side of the country to San Francisco, where he currently resides. His sophomore album *Blue Shout Blind* (recorded in Raleigh) was released in early March, just in time for spring. And at the risk of sounding a bit trite, it's hard not to think of warm weather, sunsets and calm breezes when you hear his music. Don't judge us for our soft side until you take a listen for yourself.



The UNC Clef Hangers

Album: *Time Out*
Genre: A cappella
www.myspace.com/theunclefhangers

Since the group's outset in 1977, the Clefs have released 16 professionally-produced studio albums. In 2004, they received their first Contemporary A Cappella Recording Award for best soloist in the rendition of Lionel Ritchie's "Easy." They've also earned two runner-up CARAs for best arrangement ("Africa" from Safari) in 1991 and best album (*Facing Clarence*) in 2006.

The Clefs have performed for audiences all over the nation, including NOLA, Los Angeles, DC and New York and internationally as well, taking their voices to Spain, France and Scotland.

And as for the alumni of the group? How about Anoop Desai, one of the top eight finalists on the latest installment of Fox's American Idol. Ladies: Take our advice and YouTube the Clef's performance of "Sexy Love," with Anoop as soloist. You'll never be the same again.

Catch the Clefs at their spring concert at Chapel Hill's Memorial Hall on April 25.



Ethan Hanson

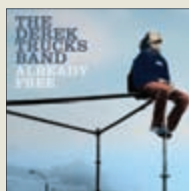
Album: *Alive*
Genre: Blues/Jazz/Rock
www.myspace.com/ethanhanson1407

This singer/songwriter/guitarist was born and raised in Fayetteville, where he accompanied his musician mother to her performances around the area. And by "accompanied," we don't mean "sat in the audience and sipped on a juice box." After picking up the guitar at the early age of 10, he began to play alongside of his mother on stage.

So just like most other 15-year-olds, Ethan began recording his self-titled, debut album. His follow-up LP, *Ethan Hanson Alive*, was released in 2007. I mean, my God, the guy was only a teenager when he opened for Hootie and the Blowfish. Guess you can say he's ahead of his game.

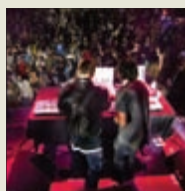
But Ethan also has a little help from his friends. His band includes Chesley 'Cheese' Allen (drums), Jermone Randall (bass) and George Freeman (keyboards).

Check him out at Raleigh Downtown Live in Moore Square Park on June 13 with headliner Filter.



The Derek Trucks Band

Album: *Already Free*
Genre: Blues/Jam Band/Jazz
www.myspace.com/thederektrucksband



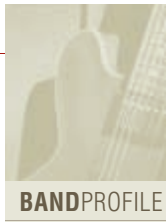
Savoy

Genre: Disco House/Electro/Rock
www.myspace.com/bandsavoy



Empire of the Sun

Album: *Walking on a Dream*
Genre: Alternative/Electroacoustic/Pop
www.myspace.com/empireofthesunsound



BANDPROFILE

The Jackets BY DAN STROBEL, MUSIC EDITOR

Ask Evan Nicholson, drummer for Raleigh's bluesy-rock band The Jackets, what he likes about his group and he sighs, smiles and says, "I think we're all still just having fun with it. We've all been in other bands where it seems like everything is contingent on this one gig or this one interview. There's no pressure on us right now, which for me, is what makes it great."



The Jackets, consisting of John Teer and Chandler Holt from Chatham County Line with Nicholson and Roger Gupton, seem to be more than just a side-project for its members, even though two of

them are in an act that tours both nationally and internationally. The band was formed at John's house in Raleigh when Holt, Teer and Gupton met up to go over some songs and have only been together since December. While it's hard for them to coordinate their schedules in order to produce music, they always find time to dedicate to this band.

According to Holt, "Chatham County Line is John's and my main focus right now because it's a project that's eight years in the making. As The Jackets progress and get more attention, hopefully there will be time to put more energy towards the band. But with Chatham County Line paying the bills and having solid success, we can't turn our backs on that."

Indeed, while Gupton and Nicholson can't expect the two members of CCL to devote as much time to The Jackets as they do to their current band, it doesn't mean they don't have plans for The Jackets. When asked about their recording plans, Gupton replies, "We currently don't have any, but Chandler and I have talked about making a record and touring. I think we need to take our time and let the material develop and once we do that, I'm sure we'll head into the studio. We're entertaining a number of possibilities for this spring when CCL isn't on tour. Right now it's just



a matter of finding time to do what we love in the little amount we have." 📷

Dan can be reached for comment by e-mail at music@raleighdowntowner.com.

The Jackets

Members:

- John Teer—Guitar and Vocals
- Roger Gupton—Guitar, Bass and Vocals
- Chandler Holt—Guitar, Bass and Vocals
- Evan Nicholson—Drums and Vocals

Sounds like:

Multiple vocal harmonies and blues-rock with hints of Chatham County Line

www.myspace.com/thejacketsusa



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DRESS LIKE YOU MEAN IT

— BY KELLY HUBBARD —



When budgets are tighter and wallets are slimmer, we tend to shy away from spending money on ourselves. But before you write off indulgence purchases completely, keep in mind that something as simple as the perfect dress or necklace can be a personal stimulus package—and can be found without breaking the bank.

When the economy slows, so too does the fashion industry. Many designers cut back on the quantity of their designs and instead concentrate on the quality. But whether it's working with new fabrics or focusing on the small touches, their attention to detail works to the savvy shopper's benefit.

Smart shopping is the key during hard times: purchase pieces that are versatile so you can mix and match them with your existing wardrobe. Also keep an eye out for items that have a special touch; they can take clothing from ordinary to spectacular.

To find stunning staples in Raleigh, check out Hayley's in Five Points. Hayley's is owned and operated by Hayley Cushman. The shop was formerly an antique store but it will celebrate its one-year anniversary as a boutique in April. If you haven't discovered the fashion finds at Hayley's just yet, you're in for a treat. This neighborhood



boutique focuses on dresses, tops and accessories—all for under \$200. Cushman showcases interesting pieces that are chic, yet accessible and comfortable. "I really try to go for comfort and I am a huge fabric person," Cushman said.

For example, a blouse by Hazel with floral black embroidery on the hem and sleeves and a lace-and-jewel embellished neckline may sound busy, but it's made of a lightweight and flowing fabric, making it perfect for the office, a cocktail party or a girls' night out. Whatever the scene, you're sure to be comfortable *and* fashionable.

Accessories are another great way to stretch your dollar and Hayley's has a wide selection of affordable jewelry. Foxy Originals designs a reversible necklace, which is a great way to get more wear out of a single item. The round metal pendant has the same flora pattern on both sides with a different background color, depending on your mood or outfit. Other pieces flying off the shelves are enamel jewelry made by Lauren G. Adams from Florida. These beautifully-painted skinny bangle bracelets and oversized, colorful rings can be purchased separately or worn together for even more dramatic style.

Cushman tries to find designers thosenot featured in other area stores. An item that is sure to make a statement is a trench dress by Samuel Dong. This trench coat/bubble dress hybrid can be a multipurpose addition to your closet. With a high collar that can be popped up or snapped down, a thick belt tied in a bow at the waist, and a bubble accent at the hem that falls just above the knee, this trench dress can be the center of attention or can act as an accent for an adorable dress. However you wear it, you'll feel like you're walking down the runway each time you do.



Hayley's captures the eye of a mixed clientele ranging in age from 18 to 40. After working as a business manager for Lexus (the reason why she has a badger car salesman bobble head on her shelf), Cushman decided to become her own boss and open a store that felt like her customers were shopping in their girlfriend's closet. With Cushman's fashion sense and reasonable pricing, Hayley's could quickly become your new favorite shopping destination.

www.HayleysAtFivePoints.com



PHOTOS Left: The warm light from the chandelier and lovely hardwood floors at Hayley's makes it feel like you're shopping in your best friend's closet. Center: A trench dress by Samuel Dong will make you runway-ready in an instant. Top Right: Stretch your accessories with a reversible necklace by Foxy Originals. Bottom Right: Stay comfortably chic with this embroidered top by Hazel.

Raleigh Fashion Week debuts with

STRUT '09 FASHION SHOW

co-sponsored by the Raleigh Downtowner



The Plaza Condominiums Raleigh Fashion Week, scheduled for May 14-16, 2009, at the Raleigh Convention Center, will feature the STRUT '09 Fashion, Music and Dance Show as well as *Meet the Designer* sessions, sponsor exhibits, trunk shows and evening runway fashion events.

"Raleigh has earned its place in fashion to warrant a week dedicated to haute couture," says Brian Williams, creator and producer of Raleigh Fashion Week and president of Brian Williams Television. "Our city has become well-known for its unique blend of graciousness, culture and cutting-edge creativity. It's our intention to entertain Triangle residents in a way that satisfies their distinct taste for well-designed clothing as well as their desire to see and be seen."

Raleigh Fashion Week will highlight the work of nationally-renowned

fashion designers who share a personal or professional tie to the Carolinas. One such designer is Alexander Julian, who will be showing his spring collection as well as a sample of his fall collection.

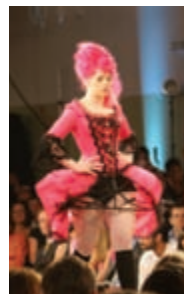
"I work in the Triangle and am thrilled to be part of the inaugural Raleigh Fashion Week," says Julian. "It's only fitting for me to debut my new fall collection here in the area that charms and inspires me."

The three days of activities will include trunk shows, vendor exhibits and fashion shows each evening in the ballroom of the Raleigh Convention Center. On Thursday, May 14, Raleigh's emerging artists will be showcased with selected North Carolina State University *Art to Wear* and College of Textile designers. An afternoon show on Friday, May 15, will feature fashion from high school designers followed by a women's and men's formal wear runway show later that evening.

The week will conclude with STRUT '09, a red-carpet fashion, music and dance extravaganza beginning at 9 p.m. on Saturday, May 16. The runway show will be taped and broadcast as a 90-minute television special during primetime on CW22 and MyRDC. Interact, a non-profit providing safety, support and awareness to victims and survivors of domestic violence, will be the beneficiary of STRUT '09.

"Downtown Raleigh is ready for a fashion event of this stature," says Andy Andrews, president and CEO of Dominion Realty Partners, developers of The Plaza condominiums in downtown Raleigh and title sponsor of Raleigh Fashion Week. "We are witnessing the reemergence of chic neighborhoods which offer residents and others a lifestyle that makes our downtown so well-suited to host The Plaza Condominiums Raleigh Fashion Week."

For more information visit their website at www.Strut09.com. Tickets are on sale now and range from \$10-\$100.



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Boylan Heights

HISTORIC DOWNTOWN NEIGHBORHOODS: PART 4 of 7

BY CHRIS MOUTOS

If you enjoy taking in city views, you should definitely take a walk through Boylan Heights. This neighborhood offers some of the best panoramic view, of downtown Raleigh.



It's loosely bound by Western Boulevard to the south; the state prison lands to the west; Hillsborough Street to the north; and the Norfolk and Southern Railroad tracks around Kinsey Street to the east.

This tree-filled neighborhood was once part of the William Montford Boylan plantation. The center of that plantation was Montford Hall, an antebellum Italianate style mansion that was

built around 1850. Like other historic districts of downtown, the development of Boylan Heights was a result of the economic progress Raleigh experienced in the early 20th century. This economic boom found its way to what we now know as Boylan Heights when Montford Hall and its approximately 100 acres were purchased by developers around 1907. Subdividing began and what emerged was a charming, middle-class neighborhood filled with bungalows as well as a mix of larger Queen Anne and Colonial Revival style homes. The area's magnificent vistas and hilltop location were the basis for the site's design; the streets were even curved to take advantage of the topography. If not for the city views, you wouldn't know you were downtown.

But like most inner-city neighborhoods around the country, Boylan Heights saw a decline after the Depression in the 1940s. During this time many blue collar employees lost their jobs and had to move out of the area, while white collar families moved to the suburbs. As a result, many of the single-family homes were converted into apartments.

Renewed interest in core urban living has revitalized many inner-city neighborhoods. This interest

has had an enthusiastic effect for downtown Raleigh neighborhoods such as Boylan Heights with reinvestment in renovations, newer infill development and the conversion of houses back to their original single family use.

Boylan Heights has once again emerged to its original charm, with a few added modern conveniences. In 1984, Boylan Heights became a local historic district and is also on the National Register of Historic Places. Add to that the new condominiums such as Bloomsbury Estates, businesses like Boylan Bridge Brewpub



and annual cultural events, and it's easy to see why Boylan Heights contributes to the excitement and evolution of downtown Raleigh. 📍



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By circumstances of their history and settlement by renegade English Virginians, Scot Irish, Pennsylvania Germans and others, North Carolina and Raleigh are hosts of contradictions. For its part, Raleigh remains refreshingly free of some social and architectural excesses frequently found in centers of government and society. Although “Yankees” who choose Raleigh frequently become target of reflexive slights and butts of malicious asides and jokes, were it not for the arrival of a visionary northerner and the delta of his descendants, our little city would be a quite different place.

William Boylan headed south to Raleigh from Somerset, New Jersey, drawn by the excitement and commercial possibilities of being a part of creating an all-new capital created by legislative action. The man who was to be North Carolina’s first millionaire was one of many northerners lured by opportunism and a craze for things southern—society and fashions—audible to this day in a certain accent transmitted by coastal shipping between New Orleans and New York City.

Boylan was a Federalist devotee of Alexander Hamilton’s ideas about strong central government and economics and a bitter opponent of Thomas Jefferson’s States’ Rights, the rivalry that led in no small way to the Civil War. A peek into Boylan’s contradictions reveals an ideology on the side of the U.S.-style economics financed through extensive slave holdings, plantations in NC and Mississippi. Boylan was a bookseller, an officer with the State Bank, operated Yates mill, and gave public vent to his politics through his *Minerva* news-



paper (which led to a bloody Fayetteville Street brawl with political and publishing rival Robert Gales for which Boylan was fined 100 pounds). Boylan was also the impetus behind the Raleigh and Gaston Railroad; he saw the new technology as Raleigh’s way out of land-locked isolation. He helped establish the polite sort of monied style



William Boylan

BY PETER EICHENBERGER

that became part and parcel of Raleigh, most visible in his beloved modest but well-built house, Wakefield, built by Joel Lane, since moved and is now still standing on the corner of St. Mary’s and Hargett Streets—though an error crept into the historic record often incorrectly identifies his son’s home as his. Boylan was embarrassed by his rakehell party-monster son William Monfort Boylan and his grand mansion home, Montfort Hall, which still stands on Boylan Avenue, just south of the bridge. The younger William’s drunken stunts included returning from Fox hunting on Sunday mornings, his hunting party’s guns blazing as they thundered past the churches on Edenton Street. The elder Boylan sole behest to his son was a mere hundred or so acres that form the core of the Boylan Heights neighborhood.

Boylan’s other children, notably never-married daughter Katherine, received the bulk of his local holdings, farmland that extended for quite a distance to the west. On this land was the mysterious “Temple of Love,” perhaps nothing more than a gazebo in a sylvan glade on Rocky Branch, which would become the future site of the original Central Prison, a gothic Edward Gorey-esque nightmare by Ohioan Levi Scofield. The sale of the valuable land and placement of the prison that served for a few years as a Federal facility may have been spurred by the deprivation wrought by the departing Confederate army and occupying Union army who camped for three years along

Rocky Branch and/or a quid pro quo to have the Boylan farms worked by convict labor—fueled perhaps by the never-married Kate’s disdain for “love.”

Other Boylans (relatives, retainers and associates) helped provide much of the developing fabric of Raleigh. Boylan’s enthusiasm induced another future officer of the State Bank, a Virginian named Duncan Cameron, to relocate to Raleigh. Cameron became a large land holder whose property included Cameron Village and the Oberlin community. Raleigh streets bear names of Boylan family: McCullough, Snow and others, and until the 70s there was downtown department store named Boylan Pearce. A 1937 narrative of a Boylan slave, Milly Henry, gives a vivid account of “when de Yankee’s comed ... wit der blue coats shinin’ and their hosses steppin high,” as well as the pursuit and capture of drunken Texas hothead Lieutenant Robert Walsh, following Walsh’s rash impulse to shoot at the Union Army’s General Kilpatrick as the army advanced up Fayetteville Street, surprising Walsh as he looted one of the many abandoned bars.



The most enduring monument to the Boylan family is Boylan Heights. Disagreements over William Montfort Boylan’s will preceded the sale to the Greater Raleigh Land Company and the development of the beautifully preserved 100-year old subdivision with its heavy canopy of trees and curvilinear street plan by a Boston firm, Kelsey and Guild, who platted and developed the neighborhood which is now on the National Register of Historic Places. Boylan Heights has recovered from the down-time of the 50s and 60s and is now one of the most eclectic and livable neighborhoods in Raleigh, a virtual museum of the New South period of the early 20th century. 🏠

PHOTOS Left: Montford Hall. Center: William Boylan, Photo courtesy of the Raleigh City Museum. Right: Joel Lane House, the original home of William Boylan.



Cultural Resources Secretary Linda Carlisle and Larry Wheeler, Director of the NC Museum of Art



Brad Thompson (center) of Brad Thompson & Associates and former Mayor Pro-Tem of Raleigh, with Azamehdi and Laszlo of Poasch Commercial Advisors at the Mint for lunch



Lee Hansley and his new gallery pup, Raleigh



Brian Wellman, co-owner of the Carolina Railhawks soccer team, and Chloe at a recent Canes game



Gordon Dash, city Parking Administrator



Raleigh artist Andre Leon Grey and Angel at the Artspace Give & Take benefit event

AROUNDTOWNAROUNDTOWNAROUNDTOWN

Marjorie Hodges and Kelly Flanders McChesney of Flanders Art Gallery



Dave Rogers, David McConnell (Flanders exhibit artist), Hollie Jones, Dave Churchill, R. Gene David, Jr., and Mary Kaitland Stuart



Charles Hodges, A.T. Stephens with wife Joanne

Some of the cast from NCT's *Miss Saigon* at Solas



Sesha celebrating Casey's birthday at Sitti



Jeffrey Satterly from Fraziers (read our restaurant profile on page 8)



Sheri, Melany and Laura at the Mint



Artists Tracy Porn (left) and David Eichenberger (right) with Rebus Works Gallery director Shonna Greenwell and special guest Madelin

Rich Lee, CEO of Hosted Solutions and Jeremy celebrating another Canes win



Dustin and Jessica at Solas



Left and right: Participants at the SPCA benefit Hair of the Dog: 200 people, 99 dogs and over \$7000 raised for the SPCA. Co-organized by Megan Henderson of Looking Glass Communications



AROUNDTOWNAROUNDTOWNAROUNDTOWN



Happy Birthday Colton! Love, Dad



Paul, co-owner of The Pourch/Bassment, Kristin and Todd at the Mint



Birthday boy Noah with his sister Brianna



Chico Scott spinning at the Artspace Give & Take event

West Davie Street was packed for the Cuegrass Festival held by Empire Eats and The Pit Restaurant





ARTISTPROFILE

Balázs Szábo BY COURTNEY WRIGHT

Local artist and author Balázs Szábo has lived a life most of us only see in movies or read about in books. Actually, his life is chronicled in a book, *A Knock in the Night*. Balázs' autobiography covers the first 13 years of his life, years that fueled his decision to become an artist and build a philanthropic foundation.

Born in Budapest in 1943, Balázs (pronounced buh-lage) grew up in the Soviet-led Hungary under the watchful eye of the Communist regime. His grandparents, who lost their home and worked in forced labor camps, taught Balázs about the democracy and ideals of the West and deprogrammed him of the propaganda he was force fed in school. His grandfather taught him to paint lampshades on parchments he sold in the black market for extra food for the family, which is how Balázs discovered his innate artistic talent.

When he returned to Budapest to

live with his estranged father, well-known film and theater actor Sandor Szábo, and his actress step-mother, he experienced an entirely different world. Balázs was able for a brief period to enjoy the creative nourishment of his family's sophisticated world. He met other actors, musicians, writers, poets, and artists who influenced him greatly. When authorities grew angered by Balázs's father refusing to join the Communist Party, the family feared their glamorous lifestyle could not last.

The political turmoil reached a turning point in the Hungarian Revolution of 1956 when thousands of outnumbered Hungarians were executed before the Soviets stamped out the dissent. In the Revolution's aftermath, Balázs, only 13-years-old at the time, escaped to Austria where he later reunited with his family. The U.S. government recognized Sandor to be a "privileged refugee" and invited him to enter the country with





his family, which truly became a land of opportunity for Balázs. The generosity of American families afforded Balázs the privilege of private schooling. He had no doubts or reservations about pursuing his life's calling. He completed his formal art education in Vienna, lived in Chicago and California, and spent over 20 years painting professionally in Hawaii. Balázs lives in Raleigh now, but he continues to travel and still visits Budapest regularly.

Still youthful and vibrant at 66, Balázs has a good sense of humor and full of stories about his world travels, his loves, heartbreaks, and his family. He started writing *A Knock in the Night* to tell the story of his childhood to his two sons Sandor and Dominik, "the most precious treasures of [his] life," as he calls them. With Lee Iacocca's (the former CEO of Chrysler Corp.) encouragement and endorsement, the project took a life of its own and developed into a book which he published on the 50th anniversary of the Hungarian Revolution. Another of Balázs's books, *The Eye of Muse*, a 3D ornately bound collection of Balázs's artwork, won the Design Excellence Award of the 1987 US Print National Competition over 30,000 other entries.

Balázs's portfolio of artwork spans at least 40 years. Surrealistic in style, many of his paintings are auto-biographical, although he never starts them that way. He approaches the canvas intuitively, with a color, a feeling, and allows the images and symbols to unfold under his deft hand. Beyond his surreal oil on canvas paintings, Balázs sculpts and paints portraits and murals as well.

Grateful for the opportunity and freedom he discovered in the U.S., Balázs has used his talent to inspire others and make a positive contribution to the world. "All my life I strove to evolve," says Balázs. "I relish in every moment the privilege of simply being here, and I seek ways to express the miracle of existence through my work and my life."

After he witnessed first-hand the poverty and rampant homelessness in Addis Ababa, Ethiopia, on a trip last year, he set up a program to sell his artwork to provide money to build homes for Ethiopian families. In the past his work has also raised money for the Northern Montana Youth ranch for troubled teens, and more recently, Balazs donated 3,000 books to the N.C. Veterans Association.

Balázs's current vision is to raise enough money to leave his legacy behind in the Balázs Artist Discovery Museum of North Carolina, which he designed and

plans to build in Raleigh. The non-profit Museum will support newly discovered artists whose works will be offered to collectors at a biannual gala art event. Artists



will be trained in the skills of representing themselves. "Artists should be self-reliant again as they were until the French Impressionist inspired the 'starving artist' syndrome" Balázs says, "I want to teach young artists the skills I had to learn the hard way."

To view more of Balázs' works of art, visit www.balazsart.com or to purchase copies of his books, visit *Borders Bookstores* or order online at www.lulu.com.

PHOTOS LEFT TO RIGHT: Balázs Szábo. Painting—Inca Bride. Painting—Alexander the Great. Balazs with some of the children in Addis Ababa. Balázs Szábo. Painting—Addis Ababa.

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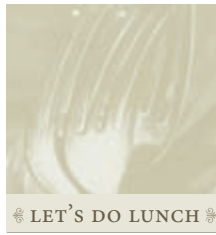
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The Oxford BY BRIAN ADORNETTO, Contributing Food Writer



When I passed through the coat of arms-embazoned doors of the Oxford to meet publisher Crash Gregg for lunch, I immediately knew that this was not just any restaurant/pub. The Oxford has exposed brick and dark wood and features flat screen televisions, hip lighting and leather bar stools, so the décor is traditional English pub gone upscale and high tech.. Aside from the bar, The Oxford has a dining room and a parlor that can be used for normal table seating or private dining. The parlor features its own bar and a fiber optic lit ceiling.

The Oxford, Raleigh's first gastropub (a term originally coined in London), specializes in high quality food created by Chef John Anderson. Anderson, previously at Mura, has produced

a menu of modern global pub food including updated and refined British and Irish classics. The lunch menu consists of small plates, soup and salads, sandwiches, and entrees. For dinner, the sandwich section is removed and the entree section expanded. Both menus will change to incorporate seasonal items while continuing to focus on beer and wine friendly fare.

We started our lunch with the Panko (Japanese bread crumbs made from dried crust less bread and coarsely ground) Fried Avocados (\$9) and Smoked Chicken Empanadas (\$8). Crash, a big fan of avocados, loved them. They were perfectly crisped on the outside yet rich and creamy on the inside. Served with homemade pico de gallo and chipotle cream, Chef John has nicknamed this dish "fried guacamole." The chicken empanadas

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BEST OF THE BEST!! And now our new READER POLL!! (see below) Fred Benton knows the Triangle! Benton, long-time lifestyle journalist covering the Triangle for over 20 years, has definite ideas about businesses that he feels are particularly consumer-friendly and offer superlative product and service. This list is the sole property and decision-making of Fred Benton and BetterlivingNC Productions and is not affiliated with the Raleigh Downtowner. This list is a companion information guide that Benton presents on WCKB radio and is heard throughout southeastern NC.

Angus Barn - Glenwood Avenue, close to RDU International Airport, 787-3505. *The BEST steaks!*

42nd Street Oyster Bar - 508 West Jones Street, Raleigh, 831-2811. 42ndstoysterbar.com *BEST Seafood Salad!*

The Point at Glenwood - 1626 Glenwood Avenue at Five Points, Raleigh, 755-1007. *BEST Reuben Sandwich!*

Lilly's Pizza - Five Points, Raleigh, 833-0226. lillyspizza.com *BEST pizza! BEST house side salad! BEST beer selection!*

Nina's Ristorante - 801 Leadmine Road, Harvest Plaza, 845-1122. *BEST NY-style Italian!*

Trish the Dish Catering - Raleigh, 852-0369. *Fabulous fun food for the budget-minded!*

Cafe Tiramisu - North Ridge Shpg Ctr, near Ace Hardware, Falls of Neuse Road, 981-0305. *BEST stuffed pork chop! BEST fried cheese souffle!*

William and Garland Motel - Hwy.58, Salter Path, 252-247-3733. *BEST budget-friendly family accommodations on the Crystal Coast!*

The Black Mountain Inn - 828-669-6528. *Best in Black Mountain! Pet-friendly!* www.blackmountaininn.com

Waraji Japanese Restaurant - Duraleigh Road, corner of Duraleigh and Pleasant Valley roads, 783-1883. *"If you knew sushi like I know sushi." BEST sushi!* warajirestaurant.com

larrybeans.com - 828-1234. *Your web site for BEST coffees.*

The Lamplight Inn - Henderson 252-438-6311. *Pet-friendly; great breakfasts!* www.lamplightbnb.net

Springfield Inn - a bed and breakfast, 252-426-8471, springfield@springfieldbb.com. *In Hertford, BEST breakfast! Farm-fresh everything!*

Dakota Grill - 9549 Chapel Hill Road (Hwy. 54), intersection with Cary Parkway, 463-9526. *BEST exotic burger (double bison burger), and BEST chili for pepperheads.*

Simpson's Beef & Seafood - at Creedmore and Millbrook roads, 783-8818. *BEST prime rib! BEST coconut shrimp!*

Apex Chiropractic - Apex, 362-9066. *I could hardly walk. Acupuncture saved my life!*

Broadway Series South - Progress Energy Center for the Performing Arts, 831-6060. *BEST dramatic arts performances; stellar 09 season that includes "Chorus Line" and "Wizard."*

READER EMAIL POLL: What is your favorite restaurant in Raleigh? Please send your vote to betterlivingnc@yahoo.com.

were golden brown with a slightly spicy but moist filling that included smoked chicken, goat cheese, black beans, and corn.

Next, we split the Manchester Turkey Sandwich which was layered with smoked turkey, brie, avocado, cucumber, and homemade basil aioli. This light, flavorful, well balanced sandwich was served on a house-baked croissant. We both agreed that if the turkey were left off, it would make a great vegetarian option. Another popular menu choice is the Oxford Pub Burger (\$9). The beef is ground in house and hand-formed by the chefs. This allows each burger to be cooked exactly the way you want it. All sandwiches come with a choice of pasta salad, fresh cut fruit, fries, coleslaw, or chips.



Last, we sampled the Sheppard's Pie (\$13), Grilled Salmon Picatta (\$13) and English Channel (\$12). The "pie," made with juicy ground beef and topped with buttery garlic mashed potatoes, had a rich, deep flavor. A creamy stout is the perfect drink for this dish. The grilled salmon was dusted with grated parmesan and served over linguini primavera with a lemony Picatta sauce. I could have made a meal out of the pasta alone. The English Channel is Chef Anderson's version of fish and chips. The thick-cut cod was wonderfully moist and not at all greasy. The batter was light and had a great beer flavor. It was served with traditional malt (malted barley) vinegar as well as a modern citrus remoulade (a mayonnaise based condiment similar in some respects to tartar sauce).

The swift service and casual-yet-still-chic atmosphere make it a great place for a power lunch business meeting, a romantic lunch date or a lunch hour reprieve. ☺

Brian Adornetto is a culinary instructor, freelance food writer, and personal chef. He teaches regularly at A Southern Season in Chapel Hill and his business, Love at First Bite, specializes in private cooking classes and intimate dinner parties. For more information, please visit him at www.loveatfirstbite.net.



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Noise Level: Moderate
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Wireless Internet: Yes
Low-Carb Choices: Yes
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LOCAL HISTORY

The Freedmen's Bureau in Raleigh

BY ADRIENNE DUNN, RALEIGH CITY MUSEUM

In 1865, under the administration of President Andrew Johnson (a Raleigh native), the Thirteenth Amendment to the Constitution abolished slavery in the United States. To help former slaves transition into freedom, the government also established the Freedman's Bureau in 1865 to provide them with basic assistance and an education. Though the Freedmen's Bureau was primarily for former slaves, the organization also assisted a small number of impoverished white citizens.



Prior to the Civil War, especially after the Nat Turner Rebellion in 1831, educating the enslaved had been a contentious issue. After the Civil War, the Freedmen's Bureau established schools to educate newly freed slaves. The Johnson School and Washington School, both located in downtown Raleigh, were two such examples.

With support from the Friends' Freedmen's Aid Society of Pennsylvania, the Johnson School was organized in 1865. The Bureau constructed a school building on the St. Paul A.M.E. Church lot at the corner of West and Edenton Streets in 1867. Two years later there were five teachers with over 300 students in attendance, and the school hosted four levels of education: primary, intermediate, advanced, and normal.

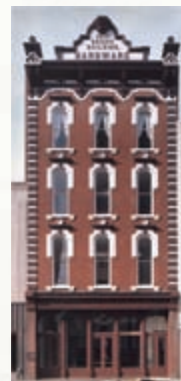
In 1866, the American Missionary Association of New York organized the Washington School, another school

supported by the Bureau. Reverend Fisk P. Brewer purchased six acres of land near what is now the Progress Energy Performing Arts Center. Brewer divided a portion of the property into small, inexpensive lots for freedmen to purchase.

Before the completion of the school in 1867, the Reverend and his sister Adele Brewer, along with Ester P. Hayes, taught classes in a rented building on Hargett Street, with Hayes' night class

including about 25 adults. When some of the classes moved to a two-story wooden structure, enrollment increased substantially among both children and adults.

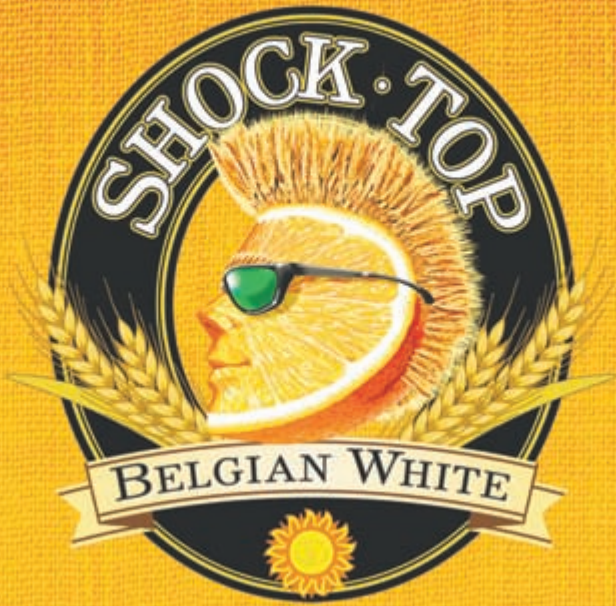
Originally organized by missionaries that migrated from the North, the Johnson and Washington Schools helped local African Americans gain an education denied to them in the past. The Washington School later became the first publicly funded high school for African Americans in Raleigh in 1923. Today the school is a fully integrated elementary school and part of the Wake County Public School System. 📖



*The Raleigh City Museum is located at 220 Fayetteville Street in downtown Raleigh and is open from 10am-4pm Tuesday through Friday, and 1-4pm on Saturdays. Check out our newest exhibit, **Portraits of Raleigh: Images of a City and Her People**, which opened to the public March 6, 2009. If you have any questions, please call 919-832-3775 or check out our website at www.raleighcitymuseum.org.*

PHOTOS Left: Washington School ca. 1920s. Right: Andrew Johnson, seventeenth president of the United States.

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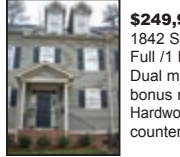
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DOWNTOWN  **SNAPSHOT**

From the Downtown Raleigh Alliance

Dear Reader,
 Mark your calendars for the 5th Annual Downtown Raleigh Home Tour, Saturday, May 16, 2009, 11 am to 5 pm. For the first time, Downtown Raleigh Alliance (DRA) is hosting the self-guided tour to raise awareness of the wide range of urban residential offerings and lifestyles downtown, from apartments and condos to townhomes and single family residences. Over 20 homes will be featured on the Tour, including some for-sale as well as others just for display. This year there will be a special emphasis on homes that have not been on the Tour in previous years. Tickets may be reserved online for \$10 each at www.raleighdowntownliving.com or purchased for \$14 (cash or check) on-site the day of the event. All attendees will need to check-in at the outdoor patio of the headquarters, Wachovia Capitol Center, 150 Fayetteville Street on 5/16. The Tour will take place rain or shine.



DAVID DIAZ
 President and CEO
 Downtown Raleigh Alliance
www.YouRHere.com

Recently, the DRA unveiled a new branding campaign for downtown, 'YOU R HERE.' The concept of "unexpected flavors"—a notion of discovery and authenticity that cannot be duplicated—served as the branding platform. DRA incorporated this into all of our marketing materials including the website, the "Discover Downtown" map/guides, monthly e-newsletters, and membership brochures. Check out our new look at www.YouRHere.com. And the DRA is working with our creative partners to develop strategic approaches and implementation plans designed to tie programs produced by DRA back to the downtown brand. This effort is intended to reinforce the new downtown brand while creating a consistent look and feel for all marketing collateral produced by the DRA. Also, we are looking to create opportunities for downtown businesses and partners to utilize the brand in their own marketing initiatives. For example, the DRA collaborated with the City of Raleigh to select graphics and a name for its new downtown circulator—the R-LINE—that reinforces the 'YOU R HERE' brand.

I hope you enjoy this issue of the Raleigh Downtowner.

David Diaz



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The Busy Bee Café will be open from 6am to 2am seven days a week and will start the day with quick breakfast items and an assortment of coffees. Lunch items will include sandwiches, small and large plate entrees, and salads. Upstairs, the Hive will host nighttime activities such as live music and DJs. The Bee will offer free internet access and three levels of seating, including outdoor street-front and rooftop access.



Club Dolce

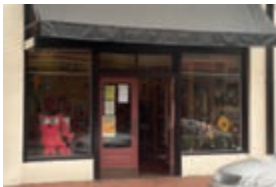
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1QUESTIONS

with **Lloyd Yates**
President and Chief Executive Officer,
Progress Energy Carolinas BY CRASH GREGG

Headquartered in the center of downtown Raleigh, Progress Energy is a Fortune 250 company with over \$9 billion in annual revenues, recently celebrating its 100th-year anniversary in 2008. Lloyd Yates, who has 26 years in the energy business, originally joined Progress Energy predecessor Carolina Power & Light in 1998 and was promoted to his current position of President and CEO in 2007. He holds a Mechanical Engineering degree from the University of Pittsburgh and a Master's in Business

have another one coming online later this year. You'll start to see some biomass facilities in our portfolio and we eventually plan to put a new nuclear facility in our Harris plant. We have a combined operating license application in to build two new nuclear units at Harris. We'll look at our low forecast and see how that pans out, but ultimately, if we really want to have an impact on greenhouse gases and provide energy 24 hours a day, seven days a week, 365 days a year, we're going to need nuclear.

to do here as well. There's easy access to the beach and mountains, but there are also enough things to do within the city so that you're never bored.

5 Have you read any good books lately?
The Creature from Jekyll Island by G. Edward Griffin. It doesn't sound like it, but it's a business book about the Federal Reserve System. I never understood how banks made money or the motivation behind banking until I read this book.

6 Do you have any hobbies?
I really like spending time with my wife and kids. I enjoy exercising and probably work out 4-5 days a week. I also like home projects, so I get excited about the Parade of Homes and all the different types of architecture and design showcased. I'll see something I like and start a new home project. Most days, if you can't find me, it's because I'm at Lowe's or Ace Hardware "buying tools I don't need," as my wife says.

7 What are some of your favorite downtown activities?
Well, of course, I love going to see shows at the Progress Energy Center for the Performing Arts. I also love to eat.
Speaking of food, what's your favorite? I really love Italian.

8 Phone, email or text messaging?
It depends. When you look at people my age, my friends tend to talk on the phone, so I talk on the phone with them. My children, however, never talk on the phone. They text me all the time—even if we're all at home. For business correspondences, I prefer email. I would say that I'm on all of them about the same amount of time.

9 Do you have any favorite TV shows or movies?
The only TV I watch is sports. As far as movies, I love the *Godfather* trilogy, *Cool Hand Luke* and a lot of the Spike Lee movies.

10 What kind of business would you like to see move into downtown Raleigh?
I think we need more entertainment. And as I said in a previous issue of the Downtowner, we need a movie theater to make the option of coming downtown for dinner seem more attractive. Having more sporting events here also helps the robustness of downtown, and we definitely need a market. I think having all of this downtown would not only attract people, but also more businesses as well. We need more events to keep people here after hours and bring them in on weekends too. For instance, we should schedule more festivals or races or cultural events to pull in more people and help businesses and restaurants located in downtown Raleigh. 🍷



Administration from St. Joseph's University. He also attended the Advanced Management Program at The Wharton School of the University of Pennsylvania and the Executive Management Program at Harvard Business School. Lloyd serves on the boards of North Carolina Economic Development, North Carolina Community College Foundation, Triangle Urban League, and High Five. He has been happily married to Monica, his wife of 20 years. As Lloyd grinningly informs us, "She told me to describe her as beautiful, talented, smart, and a former teacher. All of which she is." He has two daughters, Jocelyn, 15, and Jessica, 13.

1 What are Progress Energy's plans for the next few years?
If you look at what's going on in Washington with the new administration, I think our plans are going to be different considering the potential carbon legislation and legislation associated with renewable energy portfolios standards. From what I can see, I think we'll stay with our balanced solutions message, which is to include more energy-efficiency and renewables in our plan. We now have two solar sites in operation and we

2 Do you have any other projects that aren't related to energy generation?

Over the next four years, we're going to put about Over the next four years, we're going to put about \$250 million into Smartgrid, our distribution system. This will put technology into the device that will allow us to use the system more efficiently, and it will actually prevent us from having to build a couple of power plants. We're also working with NCSU on the Advantage Transportation Energy Center to try and develop plug-in electric vehicles and battery-storage technology, which we see as being important in reducing greenhouse gases. Transportation produces about 40 percent of greenhouse gases. Our vision is to see people come home at night to plug in their vehicles that are battery-powered, thereby producing less gases into the environment, but for that to work, battery technology has to be improved. That's why we're investing in those areas.

3 How is your time spent at work?
I don't have any "typical" days because rarely do I get to do the same thing every day. But if I look at my time and how I spend it, I would say that I spend about 25 percent of my time on strategy, where I focus on where to take the utility, what to invest in, how to invest it, and how it all impacts the political realities. About 25 percent of my time is spent reviewing regulatory and legislative policies. Another 25 percent goes towards the operation of the facility, transmission, distribution, and customer service and the last 25 percent is spent on finance and business operations.

4 Is there anything you miss back in Philly?
Sometimes I miss the pizza. I'm also a big Eagles fan, so I miss watching the excitement in the city when the Eagles are doing well.

What are some of the things you like about being in Raleigh? I like the people in Raleigh. They're nice, friendly and outgoing, whether you're out at the supermarket or at the park. I think they legitimately care how you're doing when they ask, which I think is something you don't see in larger cities. I also like the weather; you get all four seasons without any of them being excessive. I think there are enough things



Empire Properties

BUSINESS PROFILE

For anyone who has been involved with downtown Raleigh in the last decade, the name Empire Properties is more or less synonymous with the city's urban revitalization. But to better understand the mission of Empire,



we have to understand the man behind the company, Greg Hatem.

In 1959 when Hatem was a child growing up in Roanoke Rapids, his father purchased an old theatre downtown that had been divided into three different storefronts. It was here that his father opened a clothing store, Joseph N. Hatem Ltd. While the building had been renovated, the original theatre balcony and stage remained intact which added to its personality. The history associated with the building and its original architectural style really impressed Hatem, so as an adult, preserving old buildings just made sense to him.

But it wasn't until 35 years later that Hatem would get the opportunity to restore one for himself when he helped a friend turn an old downtown warehouse into an advertising studio. When the studio moved out in 1995, Empire Properties bought the building and re-developed it again, this time turning it into Jillian's, a large entertainment complex. After completing such a large project in the center of the city, Hatem thought that other businesses would see what Empire was doing and follow suit. But that didn't happen. At that time, few people believed that downtown could be revitalized and therefore, few people were investing in it. No one except Empire, that is. Hatem and his team took the initiative and decided that every year they would buy and restore at least one building.

During the first few years of the one-building-per-year-plan, Hatem was still working for the Department of Commerce and frequently traveling back and forth to China. But because he felt downtown wasn't being developed fast enough to reach critical mass, he decided to turn his side project into a full-time job.

Empire's plan was straightforward: revitalize downtown Raleigh through adaptive reuse of historic structures. They began purchasing and restoring old buildings to attract new

tenants and businesses into downtown. In 2001, when Empire was renovating the upstairs of a building near Moore Square into offices, they decided the ground floor space needed a business that would operate during both day and night. Around this time, Hatem ran into David Mao, who owned the Mandarin House in Cameron Village, a place he had frequented during his college years. After talking about ideas, Mao and Empire formed a partnership and The Duck & Dumpling was born. The unique building and Asian-fusion cuisine brought life to the then-sleepy Moore Square area, giving Raleigh locals an experience they would only expect to see in LA or New York. This project, which seemed like a one-time venture into restaurantism, turned out to be the next logical step for Empire.

While building The Duck, and their next restaurant project, the Raleigh Times Bar, they soon found it was difficult to find a good construction company who understood their vision. For Empire, it wasn't about finding the cheapest or the fastest construction methods, but about preserving the character of the building. As Hatem explains, restoring buildings is a painful process, one that takes time and effort, and requires a line of thinking that most construction companies don't usually follow. Says Hatem, "We needed to find a construction company who understood that we were going to take everything off the walls very carefully, restore it, and put everything back



the way we found it. And we also needed one that understood that there was always the possibility of having to rebuild the actual structure of a building and cover it back up with historic material. Because we couldn't find anyone to do things the way we wanted, we decided to start our own construction company."



Empire Properties, which had began as a developer, now had added restaurant and construction company to their business résumé out of necessity. With their new services in place, the only step left was to find a leasing company for all of their available spaces. But as Hatem explains, "We couldn't find anyone who really understood how to lease these buildings; no one believed in downtown yet. Back then brokers would take interested businesses back to North Raleigh or RTP or other places because they thought that downtown was dead and not a good place to open a business. But the fact is, there are 40,000 people working near downtown on a daily basis and it's a very active place to be. There's also plenty of parking if you know where to find it. So at that point we decided to start leasing our own properties, and ventured into property management. That's what it took to reach our goal of revitalizing downtown."

Empire Properties now owns 14 buildings within a block of Fayetteville Street, and others in Glenwood South and the Warehouse district. They have five restaurants in downtown: The Duck and Dumpling, Raleigh Times Bar, Morning Times, The Pit, and Sitti. They are currently in the process of opening Gravy, an Italian-American restaurant, partnering with the Bella Monica Flatbread Company.

According to Hatem, their next phase is two-fold. Once the economy has turned around, they plan on continuing their new

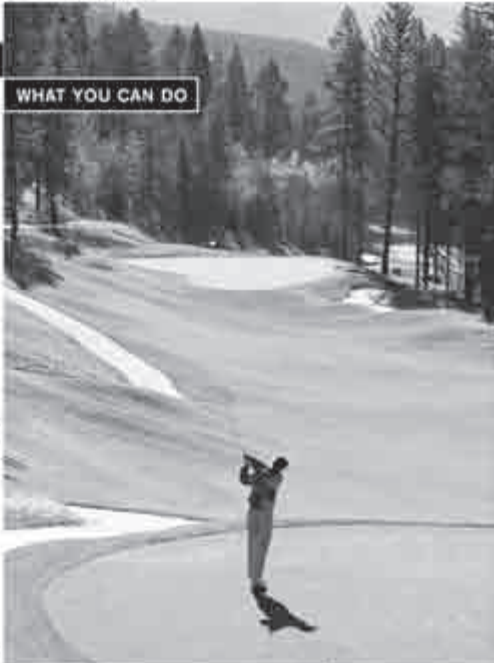
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Empire Properties continued from page 27

building projects such as the Lafayette, a boutique hotel/condo/restaurant across from the Progress Energy Performing Arts Center, and the L Building, a mixture of over 100,000 square feet of Class A office space and retail wrapped around a 989-space parking deck, which is already open and in use.

The second step of Empire's plan is to do what they've been doing in downtown Raleigh in other cities. Currently they're renovating a city-owned hotel in Salisbury—oddly enough called the Empire Hotel. It's a 1850s building that has the same setup as the Heileg-Levine in Raleigh—four different buildings that have been cobbled together. They're also working on three building projects in Durham, and they recently purchased the tallest building in New Bern, a Beaux Arts structure that looks exactly like the their office headquarters here in Raleigh.

When asked how he feels about the history of Empire and where it's progressing, Hatem says, "We're proud of what we've done in downtown Raleigh and lucky that there are so many other places in NC where we can expand. We look forward to the future and we will continue to use the same philosophies as when we first began."





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<http://1111cliftonstreet.epropertiesites.com>

OAKWOOD

Next to new in Historic District! Fenced cul-de-sac lot, fiber-cement siding. Updated kit w/granite tops, prof range, hrdwds, blt-ins, formals, lg fam room. 4BR, 2.5Ba \$420,000
<http://604leonidascourt.epropertiesites.com>

BELVIDERE PARK

Adorable cottage in perfect move in condition. New bathroom, updated kitchen w/tile floor, refinished hardwoods, new roof & windows, newer HVAC. 2BR, 1Ba \$177,000
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EVENTS CALENDAR

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April 9-12

Bernstein and Robbins
AMERICAN MUSIC and DANCE

Carolina Ballet **Bernstein and Robbins: American Music and Dance**

****Raleigh Premiere** Buy Tickets Now** • Raleigh Memorial Auditorium • This full-evening program celebrates two masters of American music and dance. *Fancy Free*, the story of three sailors on leave during WWII in New York City, is the legendary first collaboration between Jerome Robbins and Leonard Bernstein. Created by these two geniuses while in their early 20s, it has been many hailed by many as the great American masterpiece. This is the first time Carolina Ballet has presented a ballet by Broadway's Jerome Robbins, choreographer of *West Side Story*, *Fiddler on the Roof*, *Gypsy*, *Funny Girl* and many more.

April 14-19

Broadway Series South • **Happy Days—A New Musical** • Goodbye gray skies, hello blue! Happy days are here again with Richie, Potsie, Ralph Malph and the unforgettable "king of cool" Arthur "The Fonz" Fonzone. Based on the hit



Paramount Pictures' television series, *Happy Days*—A *New Musical* reintroduces one of America's best loved families, the Cunninghams, and the days of 1959 Milwaukee complete with varsity sweaters, hula hoops, and jukebox sock-hoppin'.

The famed drive-in malt shop and number one hang-out, Arnold's, is in danger of demolition, so the gang teams up to save it with a dance contest and tv-worthy wrestling match. This perfectly family-friendly musical will have you rockin' and rollin' all week long!

April 17-19 & 23-26

Theatre in the Park

LIFE X 3 • Written by Yasmina Reza • Directed by Carnessa Ottelin • Where *Groundhog Day* meets

Who's Afraid of Virginia Woolf? in this witty human comedy by one of France's most respected playwrights.

From the playwright of ART, two couples face off in three different versions of the dinner from hell. Praised as "compact, cool and clever" by Christopher Isherwood of *Variety*, Reza uses the acidic exchanges of her characters to illuminate their inner desire for love and acceptance.



April 18

SPCA K9-3K Dog Walk • Location: Moore Square • Time: Event starts at 10 am; WALK at 11 am; Stay for the fun until 2 pm • Join



the SPCA for the 10th Annual K9-3K Dog Walk to raise money for homeless pets. It's fun for families, individuals, and of course, dogs! All proceeds from this event go directly to help the animals.

April 24-26

Lord Of The Dance • Described by the New York

Post as "fascinating, rewarding and above all, entertaining," and by the Los Angeles Times as "a showpiece extravaganza," *Lord of the Dance*, one of the top grossing theatrical tours in the history of the

theater business, is a mesmerizing blend of traditional and modern Celtic music and dance. The story is a classic tale of good vs. evil based on old Irish folklore as Don Dorcha, the Dark Lord, challenges the Lord of the Dance. It is also a passionate love story that is expressed through dance numbers that transport audiences into a mystical and exhilarating world of intense passion. The action is played out on a grand scale with precision dancing, dramatic music, colorful costumes, state-of-the-art staging and lighting.

April 25

Run For Our Heroes 5k Road Race and the McGruff "Crime Dog" • Location: Downtown Raleigh • Time: Memorial Ceremony (8:30 am); 9 am (5K); Kids Dash (10 am) • This race is in honor of the fallen officers.



April 26

Race of Grace • Location: Downtown Raleigh
Race of Grace is a certified 5k run and walk that is part of the Weekend of Grace. The mission of the Weekend of Grace is to make a difference in the lives of the hungry through education, inspiration, many-a-donation, and perspiration!
The race draws top notch runners, casual walkers, and children and youth of all ages. A dozen musical groups line the race course to keep participants inspired. The day closes with the popular awards ceremony where the top three overall and age-group winners receive their choice of home-baked cakes along with a gift certificate to a local running store.



April 30-May 3

Raleigh Memorial Auditorium
Coppelia Buy Tickets Now • This beloved story ballet is one-half of our two-part family series. With music by Delibes, this comedy will delight your auditory and visual senses, and it will tickle your funny bone! Children and adults alike enjoy the escapades of Dr. Coppelius, and the humorous misunderstandings between Swanhilda and Franz.



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TOWN OF CARY



George Jones



Kings of Leon



Larry the Cable Guy



Elvis Costello

2009 EVENT SCHEDULE

APRIL	Great Grapes! Wine, Arts & Music Festival	Saturday, April 18 11:00 am - 7 pm
	Rock 4 Pets - A Free Music Concert to Benefit the Animals of Wake County	Sunday, April 19 Noon - 5pm
	George Jones	Saturday, April 25 7:30 pm
	Kings of Leon	Tuesday, April 28 7:30 pm
MAY	Carolina Bluegrass Festival featuring Del McCoury Band, The Tony Rice Unit and more...	Sunday, May 17 12:00 pm - 10 pm
	Larry the Cable Guy	Thursday, May 21 7:30 pm
	2009 Summerfest - NC Symphony	Saturday, May 30 7:30 pm
JUNE	Elvis Costello	Sunday, June 14 7:30 pm

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