

ORDINANCE NO. (2015) ###

AN ORDINANCE DESIGNATING THE NATHANIEL “CRABTREE” JONES, HOUSE IN THE PLANNING JURISDICTION OF THE CITY OF RALEIGH, NORTH CAROLINA, A HISTORIC LANDMARK

**WHEREAS**, the property located at 3108 Hillmer Drive, Raleigh, NC, is owned by The Historic Preservation Foundation of North Carolina; and

**WHEREAS**, the General Assembly of the State of North Carolina authorized the creation of the Raleigh Historic Development Commission for the City of Raleigh and otherwise provided for the preservation of certain historic sites and buildings by the passage of Part 3C, Chapter 160A, Article 19 of the North Carolina General Statutes; and

**WHEREAS**, the Raleigh Historic Development Commission has made an investigation and recommended the following property be designated a historic landmark; and

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

**WHEREAS**, on the 7th day of October, 2015, a joint public hearing was held in the Council Chamber of the Avery C. Upchurch Municipal Complex, Raleigh, before the City Council of the City of Raleigh and the Raleigh Historic Development Commission to determine whether the hereinafter described property should be designated a historic landmark; and

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

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

**Section 1.** The property designated as Nathaniel “Crabtree” Jones House, in the planning jurisdiction of the City of Raleigh, North Carolina, be and is declared a Raleigh Historic Landmark. Said property being more particularly described as follows:

The property located at 3108 Hillmer Drive, Raleigh, NC, owned by The Historic Preservation Foundation of North Carolina, that property described in deed book 15342, page 2624 recorded in Wake County Registry, comprising approximately .46 acres.

**Section 2.** Those elements of the property that are integral to its historical, prehistorical, architectural, archaeological and/or cultural significance or any combination thereof are as follows:

The ca. 1808-1812 Nathaniel “Crabtree” Jones House is significant in Raleigh as an early Federal-style plantation house. The house is a rare surviving-early nineteenth-century house built in what was at the time rural Wake County, representing the type of dwelling a Wake County planter would have built for his family. The front section of the house, dating from ca. 1808-1810 displays the upright proportions and symmetrical façade that are hallmarks of the style. Other style indicators include molded weatherboards, molded archtraves, paneled doors, reeded mantels, and

the modillioned cornice. Like several other substantial local houses of its day, it follows a hall-parlor plan in the main block. Locally unusual features include the original one-story wings creating the tripartite composition and the two-story ca. 1811-1812 rear stair hall apparently added during construction. The large ca. 1835-1845 rear addition with Greek Revival detailing added substantial space to an already large house. The house is remarkable for its excellent integrity of design, materials, workmanship, and feeling.

While the house was moved 700 feet from its original site in 2014, it still stands on original plantation land and remains remarkably intact. The period of significance is ca. 1808-1812 and ca. 1835-1845, the original period of construction and the period of the Greek Revival rear addition.

The garage, outbuilding, and landscape elements that date to the ca. 1960 Ranch house that formerly occupied the parcel are not significant and do not warrant preservation.

A detailed architectural description and history is found in the 2015 Raleigh Historic Designation application and report and is hereby referenced.

**Section 3.** No portion of the exterior features of any building, site, structure, or object (including windows, doors, walls, fences, light fixtures, signs, steps, pavement, paths, or any other appurtenant features), trees, nor above ground utility structure located on the hereinbefore described property that is designated in this ordinance may be altered, restored, moved, remodeled, or reconstructed so that a change in design, material or outer appearance occurs unless and until a certificate of appropriateness is obtained from the Raleigh Historic Development Commission or its successors; provided however that the Raleigh Planning Director or designee may approve certificates of appropriateness for minor works as listed in the Bylaws and Rules of Procedure of the Raleigh Historic Development Commission.

**Section 4.** No building, site, structure, or object (including windows, doors, walls, fences, light fixtures, steps, pavement, paths, signs, or any other appurtenant features), trees, nor above ground utility structure located on the hereinbefore described property that is designated in this ordinance may be demolished unless and until either approval of demolition is obtained from the Raleigh Historic Development Commission or a period of three hundred sixty-five (365) days has elapsed following final review by the Commission of a request for demolition (or any longer period of time required by N.C.G.S. 160A-400.14 as it maybe amended hereafter); provided however, that demolition may be denied by the Raleigh Historic Development Commission in the event that the State Historic Preservation Officer determines that the building, site, or structure has statewide significance as provided by N.C.G.S. 160A-400.14.

**Section 5.** The Raleigh Historic Development Commission shall have no jurisdiction over the interior features of the property.

**Section 6.** All owners and occupants of the property hereinabove described, whose identity and addresses can be ascertained by the exercise of due diligence shall be sent by certified mail a copy of this ordinance.

**Section 7.** This ordinance shall be indexed after the property owner's name in the grantor and grantee indexes in the Office of the Register of Deeds of Wake County.

**Section 8.** City administration and the Raleigh Historic Development 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 landmark by action of the Raleigh Historic Development 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 Raleigh Historic Development Commission are hereby authorized and directed to have said sign located on the public right-of-way adjacent to said property.

**Section 9.** In the event any building, site, structure, or object designated by this ordinance is demolished in accordance with the ordinances of the City of Raleigh, this ordinance shall automatically be null and void.

**Section 10.** Any violation of this ordinance shall be unlawful as by law provided.

**Adopted:**

**Effective:**

Distribution: Department of City Planning  
Inspections Department  
Raleigh Historic Development Commission  
Wake County Tax Assessor  
Property Owner and Occupant (if not the owner)  
Registrar of Deeds