

ORDINANCE NO. (2017) ###

AN ORDINANCE DESIGNATING THE **H. J. BROWN COFFIN HOUSE BUILDING** IN THE PLANNING JURISDICTION OF THE CITY OF RALEIGH, NORTH CAROLINA, A HISTORIC LANDMARK

WHEREAS, the property located at 200 South Salisbury Street/105 West Hargett Street, Raleigh, NC, is owned by Paper Clip Properties, LLC; 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 Natural and Cultural Resources has made an analysis and recommendation that the following property be designated a historic landmark; and

WHEREAS, on the 5th day of September, 2017, 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 H. J. Brown Coffin House Building, 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 200 South Salisbury Street/105 West Hargett Street, Raleigh, NC, owned by Paper Clip Properties, LLC, that property described in deed book 014846, Page 1590 recorded in Wake County Registry, comprising approximately 0.06 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 two three-story buildings and the approximately 0.06 acre upon which they sit. The H.J. Brown Coffin House Building was constructed by a Raleigh business founded in 1836. The concern started as a cabinet shop becoming the city's most prominent undertaking and funeral business and evolving alongside technological advances in embalming and undertaking. The establishment eventually became Brown-Wynne Funeral Home, now Raleigh's oldest continuously-operating business. The impeccably-restored Classical Revival-style building

embodies the type and form of architecture built in downtown Raleigh in the early twentieth century, a period of prosperity and optimism in the capital city. The Ideal Cleaning Company occupied the ca. 1920 building at 105 West Hargett Street. The cream-colored brick building features an original cast iron cornice, and was functionally joined to the Coffin House building in the 1950s when the buildings were in use as a bank.

The important architectural features of the 200 S. Salisbury St. building include: its three part vertical composition with the base containing the street-level storefronts on South Salisbury and West Hargett Streets, the shaft composed of two levels of windows, and the capital where a prominent cornice with scroll modillions and dentils sits just above a simple molded frieze; cream-colored iron-spot brick; rusticated brownstone belt courses, lintels, cartouche, sills, and quoins; S. Salisbury Street centered recessed entrance with a decorative wood transom flanked by urns in relief; urn motif on both sides of the paneled wood jamb flanking the entrance; the replacement doors – double-leaf, half-glazed with lower wood panels separated by a wood panel – that are of nearly identical design to the originals; pair of curved-head windows with segmental brownstone lintels and sills located on each side of the Salisbury Street entrance; Hargett Street central entrance and flanking tripartite storefront windows with arched lintels; three courses of gradually-stepped bricks and brick dentils topping the street level on both façades; second story windows, sills and segmental brownstone lintels; third-floor sash with round heads topped by radiating brick voussoirs just below brownstone round arches.

Important features of the 105 W. Hargett St. building include: cream-colored brick; original cast iron cornice; new storefront typical in layout and form for the early twentieth century with a full-width transom and recessed entrance; one-over-one wood windows with transoms and cast concrete lintels and sills on each of the upper levels.

A detailed architectural description and history is found in the 2017 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
Development Services Department
Raleigh Historic Development Commission
Wake County Tax Assessor
Property Owner and Occupant (if not the owner)
Registrar of Deeds