

ORDINANCE NO. (2015) ###

AN ORDINANCE DESIGNATING THE OWEN & DOROTHY SMITH HOUSE IN THE PLANNING JURISDICTION OF THE CITY OF RALEIGH, NORTH CAROLINA, A HISTORIC LANDMARK

WHEREAS, the property located at 122 Perquimans Drive, Raleigh, NC, is owned by Jonathan W. Anderson, Trustee, Jonathan Wellons Anderson Revocable Trust; 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 July, 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 Owen & Dorothy Smith 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 122 Perquimans Drive, Raleigh, NC, owned by Jonathan W. Anderson, Trustee, Jonathan Wellons Anderson Revocable Trust, that property described in deed book 15524, page 1379 recorded in Wake County Registry, comprising approximately 1.64 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 1959 Modernist house of wood and stone and the approximately 1.64 acre upon which it sits. It combines shed, flat, and low-pitched gabled roofs over a modified L-plan. The front-facing wing of the house contains bedrooms and private spaces, sequestered from the larger public living spaces housed in the shorter, broader wing that projects to the rear from the east side. A covered walk links the house to a freestanding carport and expands the breadth of its simple facade. The dwelling rests on a stone foundation and a brick-and-concrete-block basement on a wooded parcel.

The house perches high above the street. Its exterior includes board-and-batten siding and Wake County stone. Glass is also used in abundance: fixed window walls occur in conjunction with large sliders, sliding glass doors, and clerestory awnings. The off-center main entrance favors the east end of the façade. At the west end, a flat-roofed room projects forward and slightly modifies the L-plan. Balancing this, the two-bay carport stands northeast of the house with its west side open to the driveway that loops in front of the house. Naturalistic landscaping edges the drive and fills the area inside the circle with trees and shrubs.

On the rear, the eave is shallower and landscaping replaces a loggia. Together, the wings partially enclose a back garden of gravel and landscaping. Low stone walls edge other sections of the back garden, and stone steps in a south wall lead up to the wooded acreage that buffers the outdoor space from surrounding houses.

The house and its parcel display exceptional architectural integrity, with very few changes since construction.

The Owen and Dorothy Smith House is locally significant for its Modernist architectural design. The house is an excellent and intact example of the softer, Frank Lloyd Wright-influenced, “humanist” mode of Modernism that occurred in Raleigh in the 1950s. Its board-and-batten siding and Wake County stone create an approachable and organic feeling and present a distinctive façade. These materials are used regularly around the building. The house integrates with nature through formal garden spaces, naturalistic landscaping, walkways, loggia, and a screened porch. Houses with Modernist design from the mid-twentieth century are locally rare. Intact examples like the Owen Smith House are significant as representatives of an important architectural trend in the post-war period.

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