



City Of Raleigh
NORTH CAROLINA

WAKE COUNTY, NC 424
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/29/2010 AT 14:52:38

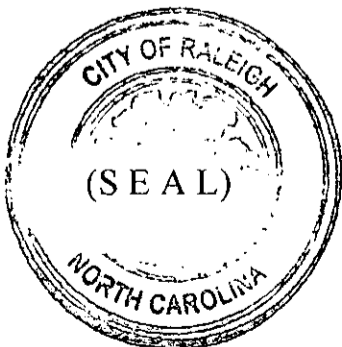
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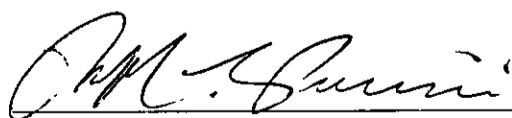
STATE OF NORTH CAROLINA)
COUNTY OF WAKE)

CERTIFICATION

I, Ralph L. Puccini, Assistant Deputy Clerk of the City of Raleigh, North Carolina,
do hereby certify that the attached is a true and exact copy of City of Raleigh
Ordinance No. (2010) 814 adopted December 7, 2010.

IN WITNESS WHEREOF, I have unto set my hand and have caused the Seal of
the City of Raleigh to be affixed this 16th day of December, 2010.




Ralph L. Puccini
Assistant Deputy Clerk

ORDINANCE NO. (2010) 814

AN ORDINANCE DESIGNATING THE WILMONT APARTMENTS IN THE PLANNING JURISDICTION OF THE CITY OF RALEIGH, NORTH CAROLINA, A HISTORIC LANDMARK

WHEREAS, the property located at 3200 Hillsborough Street, Raleigh, NC, is owned by Wilmont Apartments LLC; and

WHEREAS, the General Assembly of the State of North Carolina authorized the creation of the Raleigh Historic Districts 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 Districts 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 2nd day of November, 2010, 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 Districts 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 Wilmont Apartments, 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 3200 Hillsborough Street, Raleigh, NC, owned by Wilmont Apartments LLC, that property described in deed book 13569, page 944 and BEING all of Lots Numbered 298-303 (inclusive), Wilmont Subdivision, as shown on map recorded in Book of Maps 1924, Page 10, Wake County Registry, comprising approximately .89 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 four-story U-plan building and the approximately .89 acre upon which it sits. The Wilmont Apartments is significant architecturally and historically. As West Raleigh's earliest apartment building its architectural significance arises from its unique use of Spanish Colonial-influenced details. Spanish Colonial influences include the stepped parapet with green tile ornamental roof above four rows of brick headers. An arched parapet pierces the green tile roof at the center of each bay; the arches themselves constructed of brick. The central bay has a concrete panel with the word "Wilmont" carved into it. The building is of frame construction with a brick veneer laid in a running bond with a sailor-course directly atop a soldier course forming a belt-course around the building. Windowsills at the fourth-floor level extend across the front and sides of the building, forming a continuous, projecting sailor course.

The most significant site element is the placement of the building, set back from the street and a slight angle, making the building visually more prominent as approached from the east (downtown). Site elements appear to be original to the structure; there was likely parking at the rear historically, though it may have been enlarged; trees and shrubs have been added since the building's construction and an accessible ramp has been added at the northeast corner of the building.

Constructed in 1926, the Wilmont Apartments is historically significant as the first apartment building constructed west of the North Carolina State University campus and on the south end of the new subdivision, Wilmont, from which its name is taken. It is also significant for its association with renowned real estate entrepreneur Daniel Allen, the developer behind the Wilmont, Hayes-Barton, and Mordecai neighborhoods, and to builder C. C. Pierce, who constructed at least one additional apartment building using the same plan. The building is a landmark for the Wilmont neighborhood and represents an era of growth in the Capital City.

Section 3. No portion of the exterior features of any building, site, structure, or object (including windows, walls, fences, light fixtures, 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 Districts 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 Districts Commission.

Section 4. No building, site, structure, or object (including windows, walls, fences, light fixtures, 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 demolished unless and until either approval of demolition is obtained from the Raleigh Historic Districts 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 Districts 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 Districts 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 Districts 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 Districts 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 Districts 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: December 7, 2010

Effective: December 7, 2010

Distribution: Department of City Planning
Inspections Department

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Ordinance No. (2010) 814
Adopted: 12/7/10

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Raleigh Historic Districts Commission
Wake County Tax Assessor
Property Owner and Occupant (if not the owner)
Registrar of Deeds



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Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

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