

ORDINANCE NO. (2017) ###

AN ORDINANCE DESIGNATING **FISHER'S BAKERY & SANDWICH COMPANY** IN THE PLANNING JURISDICTION OF THE CITY OF RALEIGH, NORTH CAROLINA, A HISTORIC LANDMARK

WHEREAS, the property located at 1519 Brookside Drive, Raleigh, NC, is owned by Meetinghouse 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 Fisher's Bakery & Sandwich Company, 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 1519 Brookside Drive, Raleigh, NC, owned by Meetinghouse Properties, LLC, that property described in deed book 15401, Page 1465 recorded in Wake County Registry, comprising approximately 0.8 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 primary building with its 1-story flat-roofed office and warehouse section and the taller 1-story factory section with partially exposed basement on sloping grade and the approximately 0.8 acre upon which it sits. The Fisher's Bakery & Sandwich Company building housed a long-lived local company with a regional reach. It expanded from a home-based business to occupy a post-war complex combining a factory, warehouse, and offices. The company was born of a Piedmont tradition of sandwichmaking as a cottage industry and grew along with the city of Raleigh into a

thriving corporation with a few dozen employees and customers in three states. The Brookside Avenue building represents the successful business built by Karlie Keith Fisher and the company's contribution to local industry in Raleigh in a period of such growth.

Architecturally, the mid-twentieth-century post-war period was a time of industrial growth in the city of Raleigh. The Modern architectural movement influenced the look of industrial buildings, and a few are significant designs by some of the city's best architects of the period. The more architecturally significant buildings tended to be plants combined with main offices; the city's many distributorships generally feature less distinctive designs. The Fisher's Bakery & Sandwich Company building is more on par with those that housed distributorships, which tended to be simpler buildings with Modern details. Fisher's flat roof, metal awning windows, and sheltering eaves all evoke Modernism, but the building lacks a strong architectural idea. It is, however, typical of the period and very intact. In this way, it is evocative of the post-war years, which were marked by the growth of industry and the proliferation of such buildings in Raleigh.

The important architectural features include: common-bond brick veneer walls at the front and sides and painted concrete-block at the rear; metal-sash awning windows and overhanging eaves finished with metal trim; main entrance with a concrete stoop and sidelights framing the partially glazed wood door; horizontal lights of windows, door and sidelights; projecting eave at the center three bays sheltering the front entry and stoop; letters affixed to the building spelling out the company name; brick planter lining the base of the front wall of the hyphen connecting the two sections and the west wall of the office/warehouse section; tall main-floor windows that flood the factory floor with light; exposed basement smaller windows set at ground level and two single-leaf doors; rear facade at-grade loading dock recessed under the main roof.

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