

ORDINANCE NO. (2011) 907

WAKE COUNTY, NC 129
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/31/2011 AT 10:18:38
BOOK:014448 PAGE:00633 - 00637

AN ORDINANCE DESIGNATING THE PAUL AND ELSIE STAHL HOUSE IN THE PLANNING JURISDICTION OF THE CITY OF RALEIGH, NORTH CAROLINA, A HISTORIC LANDMARK

WHEREAS, the property located at 3017 Granville Drive, Raleigh, NC, is owned by Paul O. Jr. and Carol K. Stahl; 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 7th day of June, 2011, 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 Paul and Elsie Stahl 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 3017 Granville Drive, Raleigh, NC, owned by Paul O. Jr. and Carol K. Stahl, that property described in deed book 5967, page 657 recorded in Wake County Registry, comprising approximately .87 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 one-story house and the .87 acres on which it sits. The Stahl House is architecturally and historically significant in the development of post-war residential architecture in Raleigh as an excellent and remarkably intact example

of a Contemporary Ranch. The house is significant because of its rare-for-Raleigh contemporary architectural design and not as an example of the Ranch type. Its character defining features include window walls, an open and flexible interior floor plan, front and back patios, an integrated carport, post-and-beam construction, and a low-pitched side-gable roof. The Stahl House possesses a level of architectural integrity very rarely seen, likely due to its continued ownership by the same family – designed and built for Paul O. Stahl Sr. and his wife Elsie H. Stahl and then owned by Paul Stahl Jr. and his wife Carol.

Located at 3017 Granville Drive across from the Carolina Country Club golf course in the Country Club Hills neighborhood, the 1956 house was designed by local architect Milton Small. Curving roads, rolling hills, and a mature tree canopy characterize the neighborhood; the Stahl House faces southeast and is set in the middle of a generously deep parcel with mature pines and grassy front and back yards. At the southwest side of the house, the parcel's grade slopes down to expose a partial basement and a straight paved drive along the northeast edge of the parcel leads from Granville Drive to the carport where the drive flares.

A detailed architectural description and historical background is found in the 2010 Raleigh Historic Landmark designation application and report.

Section 3. No portion of the exterior features of any building, site, structure, or object (including walls, windows, 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 walls, windows, 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: June 21, 2011

Effective: June 21, 2011

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



City Of Raleigh
NORTH CAROLINA

STATE OF NORTH CAROLINA)
COUNTY OF WAKE)


CERTIFICATION

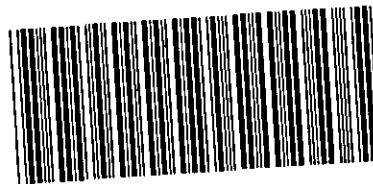
I, Ralph L. Puccini, Assistant Deputy Clerk of the City of Raleigh, North Carolina,
do hereby certify that the attached is a true and exact copy of City of Raleigh

Ordinance No. (2011) 907 adopted June 21, 2011.

IN WITNESS WHEREOF, I have unto set my hand and have caused the Seal of
the City of Raleigh to be affixed this 19th day of August, 2011.




Ralph L. Puccini
Assistant Deputy Clerk



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

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