

WAKE COUNTY, NC 211
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/20/2012 AT 11:03:36

BOOK:014890 PAGE:01982 - 01987

ORDINANCE NO. (2012) 61

AN ORDINANCE DESIGNATING THE G. DEWEY AND ELMA ARNDT HOUSE IN THE PLANNING JURISDICTION OF THE CITY OF RALEIGH, NORTH CAROLINA, A HISTORIC LANDMARK

WHEREAS, the property located at 1428 Canterbury Road, Raleigh, NC, is owned by David E. Aspnes and Cynthia J. Ball; 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 1st day of May, 2012, 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 G. Dewey and Elma Arndt 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 1428 Canterbury Road, Raleigh, NC, owned by David E. Aspnes and Cynthia J. Ball, that property described in deed book 13993, page 0884 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 brick and wood house and the approximately .87 acre upon which it sits. The Arndt House is architecturally significant as a Modernist house designed by F. Carter Williams & Associates, architects. The modern design features an elegant post-and-beam dwelling that conforms to its sloping site with a one-story front elevation and a two-story rear elevation. A sweeping, low-sloping asymmetrical front-gable roof with large recessed porch and large areas of window and eave glazing define the facade. Other character defining features include brick foundation and wood siding, wide-span structural system of posts, beams, and deck diaphragm, low-sloping asymmetrical front-gable deck roof, recessed porch, and large areas of window and eave glazing allows the structure to appear both visually lightweight and sheltering.

The current garage and shop are a substantial change to the original design, but its effect is minimized because it is set beneath an extension of the low-slope front-gabled roof and adds only one additional bay to the front elevation. The original design included provisions for conversion of an original garage to living space, which was carried out in 1988. The house retains all other original exterior features and finishes with the exception of the fenestration on the north side. Except for the addition of windows on the north wall of the front bedroom, all doors and windows are either original or replaced in kind.

Located at 1428 Canterbury Road, the 1960-61 house was designed by the local architecture firm of F. Carter Williams & Associates and built by Davidson Construction Company for Garland Dewey Arndt and wife Elma. The Arndt House faces west and is set roughly about eighty feet from the curb on a rectangular lot about twice as deep as wide. The dwelling's roughly rectangular footprint is set transverse to the lot, so that the long elevations face the lot front and rear. The street level of the house is at grade along the facade, while the sloping site permits the lower level to be at grade at the center of the rear elevation. The lot landscaping is typical of the block, being lightly wooded with a mix of mature hardwoods, under-canopy ornamentals and perimeter shrubs.

A detailed architectural description and historical background, including original architectural plans is found in the 2012 Raleigh Historic Landmark designation application and report.

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 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 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 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.

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Ordinance No. (2012) 61
Adopted and Effective: 6/5/12

Adopted: June 5, 2012

Effective: June 5, 2012

Distribution: Department of City Planning
Inspections Department
Development Services Division
Raleigh Historic Development 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)

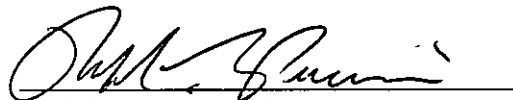
CERTIFICATION

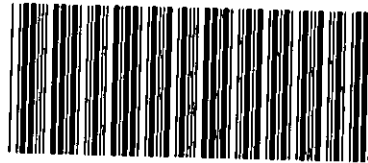
I, Ralph L. Puccini, Assistant Deputy Clerk of the City of Raleigh, North Carolina,
do hereby certify that the attached is a true and exact copy of City of Raleigh

Ordinance No. (2012) 61 adopted June 5, 2012.

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 July, 2012.




Ralph L. Puccini
Assistant Deputy Clerk



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**Wake County Register of Deeds
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Register of Deeds**

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