

WAKE COUNTY, NC 334
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/06/2012 AT 14:51:09

ORDINANCE NO. (2011) 990

BOOK:014638 PAGE:02693 - 02698

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

WHEREAS, the property located at 1515 Capital Boulevard, Raleigh, NC, is owned by Raleigh Bonded Empire 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 6th day of December, 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 Raleigh Bonded Warehouse, 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 1515 Capital Boulevard, Raleigh, NC, owned by Raleigh Bonded Empire LLC, a portion of that property described in deed book 11498, page 0291 recorded in Wake County Registry, being Lot 3 as indicated on the Recombination Survey by Boney and Associates in Book of Maps 2005 page 1557 recorded in Wake County Registry comprising approximately 9.316 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 Raleigh Bonded Warehouse, the Office, the Packing Building, the Weigh Station, and the approximately 9.316 acres on which they sit. The Raleigh Bonded Warehouse complex is historically and culturally significant for commerce, architecture, and engineering. The two-story warehouse building, over 112,000 square foot in size, with reinforced concrete walls and heavy timber framing, is one of the earliest, largest, and best-preserved commercial warehouses in Raleigh. In its use of reinforced concrete construction, the warehouse exemplifies the innovations in structural engineering in factory and warehouse design that transformed industrial construction during the early twentieth century. The warehouse, with annexes constructed in the 1940s and early 1950s, served as one of the primary repositories of durable goods in Raleigh throughout the remainder of the twentieth century.

Located at 1515 Capital Boulevard, the cluster of four buildings sits along the northwestern portion of the lot. The ca. 1923 warehouse is parallel to the edge of the Norfolk Southern Railway tracks and faces south to Capital Boulevard. The office is located in front of the warehouse, the packing building is east of the warehouse, and the weigh station building is between the two, southeast of the warehouse. Two additional warehouses located on the adjacent parcel to the southwest are noncontributing and not part of this designation.

Warehouse (ca. 1923)

Containing twelve compartments the even-numbered units are accessed from the north (upper) side, where the grade is higher, giving the impression that the building is banked although the rear wall is actually fully exposed below the rear loading dock. Concrete loading docks extend the length of the south and north sides of the warehouse and have metal canopies sheltering most of the facades. A series of fire hydrants is spaced along the front and rear of the 1923 warehouse.

Character defining features of the 1923 warehouse include the reinforced concrete walls with impressions of the texture of horizontal wood boards, the low gabled roof, the pair of wide corrugated metal sliding doors at the entrance of each unit, and the multi-paned metal and wire glass windows used throughout the building. The utilitarian character of the building is also comprised of the parapet wall between each compartment, the thick projecting buttress on the east wall, the pair of recessed gutter downspouts separating each compartment, and the concrete loading dock, ramped on the east side, that encircles the front, rear and east side of the warehouse.

Office (ca. 1923, 1940s)

The east facing one-story, rectangular masonry building rests on a full basement that is partially raised on the west side. Constructed in two phases, the concrete stuccoed west half is contemporary with the 1923 warehouse and the brick veneered east half was constructed in the 1940s. Significant features include the metal casement windows and stone chimney.

Packing Building (ca. 1949)

The rectangular, concrete block packing building is covered by a flat roof. Its principal, west elevation faces the original warehouse. Each bay contains a corrugated metal door that is similar to those on the warehouse. Flanking each door is a six-pane metal awning window. A concrete loading dock extends the length of the west elevation, facing the warehouse. The sides of the building have no openings. At the rear is a shed-roofed frame addition, covered with metal siding.

Weigh Station (early 1950s)

Small (approximately 8 x 10 foot) rectangular concrete block, flat-roofed building of similar construction and character to the Packing Building. The walls have tile coping and the corners have a decorative quoin treatment. The front (west) elevation contains a door with a metal awning; the north elevation contains two six-pane metal casement windows with brick sills. To the north is a buried weight platform on which the trucks would park to be weighed. The platform is of concrete, with a metal border.

A detailed architectural description and historical background is found in the 2011 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 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, 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 6, 2011

Effective: December 6, 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



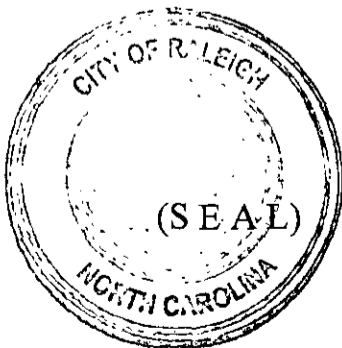
City Of Raleigh
NORTH CAROLINA

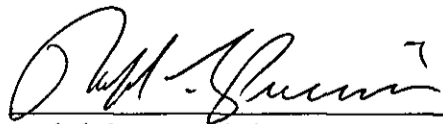
STATE OF NORTH CAROLINA)
COUNTY OF WAKE)

CERTIFICATION

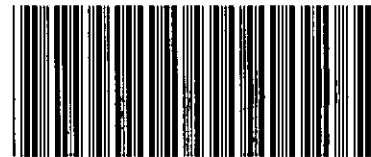
I, Ralph L. Puccini, Assistant Deputy Clerk of the City of Raleigh, North Carolina,
do hereby certify that the attached is a true and exact copy of City of Raleigh
Ordinance No. (2011) 990 adopted December 6, 2011.

IN WITNESS WHEREOF, I have unto set my hand and have caused the Seal of
the City of Raleigh to be affixed this 26th day of January, 2012.





Ralph L. Puccini
Assistant Deputy Clerk



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Register of Deeds**

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