

WAKE COUNTY, NC 61  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
11/21/2008 AT 09:49:43

BOOK:013306 PAGE:01232 - 01237

Instrument prepared by: Raleigh City Attorney's Office  
Brief description for Index: City Market  
Parcel Identifier: 1703779774  
Mail after recording to: City Planning Department  
PO Box 590, Raleigh NC 27602  
Attn: Martha Hobbs

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

**AFFIDAVIT OF CORRECTION OF TYPOGRAPHICAL OR OTHER MINOR  
ERROR**  
[N.C.G.S. 47-36.1]

The undersigned Affiant, being first duly sworn, hereby swears or affirms that the Raleigh City Council Ordinance (1990) 556 adopted on 5/1/1990 and recorded in Deed Book 4708, Pages 0896-898, Wake County Registry, contained the following minor error:

The ordinance did not include a statement of the owner(s) of record of the subject property on the date of adoption of the ordinance. Affiant makes this Affidavit for the purpose of correcting the above-described instrument by noting the said property owners of record, to wit: **City Market Associates**.

Affiant is knowledgeable of the agreement and the intention of the parties in this regard. Affiant is employed as Planner II for the City of Raleigh Planning Department.

A copy of the original instrument is attached as Exhibit 1.

  
\_\_\_\_\_  
Affiant  
Martha Daniel Hobbs

State of North Carolina County of  
Wake

Signed and sworn to (or affirmed)  
before me, this the 4 day  
of November,  
2008

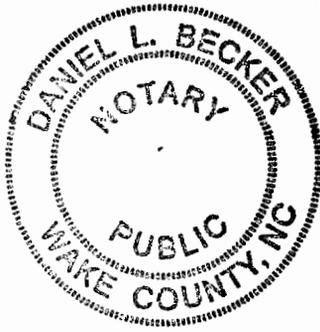
**My Commission Expires 7-6-2010.**

My Commission Expires:

Daniel L. Becker

Notary Public  
Daniel L. Becker

(Affix  
Official/No  
tarial Seal)



BK 4708 PG 0896



00023

*City Of Raleigh*  
*North Carolina*

PRESENTED  
FOR  
REGISTRATION

90 MAY 23 AM 9:39

KENNETH WILKINS  
REGISTER OF DEEDS  
WAKE COUNTY

STATE OF NORTH CAROLINA)

COUNTY OF WAKE )

I, Gail G. Smith, City Clerk of the City of Raleigh, North Carolina, do hereby certify that the attached is a true and exact copy of Ordinance (1990) 556 adopted by the Raleigh City Council in their meeting held May 1, 1990, to be effective May 15, 1990.

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the Seal of the City of Raleigh to be affixed this 18th day of May, 1990.

SEAL

*Gail G. Smith*

Gail G. Smith

City Clerk & Treasurer

EXHIBIT 1

ORDINANCE NO. (1990) 556

AN ORDINANCE DESIGNATING City Market, 214 East Martin Street IN THE PLANNING JURISDICTION OF THE CITY OF RALEIGH, NORTH CAROLINA, A HISTORIC PROPERTY.

WHEREAS, the General Assembly of the State of North Carolina authorized the creation of a Historic Properties 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 Properties Commission has made an investigation and recommended the following property be designated a historic property; and

WHEREAS, the North Carolina Department of Cultural Resources has made an analysis and recommendation that the following property be designated a historic property; and

WHEREAS, on the 1st day of May, 1990 a joint public hearing was held in the Council Chamber of the Municipal Building, Raleigh, by the City Council of the City of Raleigh and the Raleigh Historic Properties Commission to determine whether the hereinafter described property should be designated a historic property; 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 City Market, in the planning jurisdiction of the City of Raleigh, North Carolina, be and is declared a Raleigh Historic Property. Said property being more particularly described as follows:

City Market, 214 East Martin Street, including the entire parcel, approximately 95.55 feet by 177 feet, which comprises the original boundaries of the market property from 1913. The parcel is bounded by East Martin, Blake, Wolfe, and Parham streets.

Section 2. Those elements of the property that are integral to its historical, architectural, archaeological significance, or any combination thereof are as follows:

The tile-roofed Spanish Mission-style City Market building, designed by Raleigh architect James M. Kennedy and constructed in 1913, including the exterior of the building, and all appurtenant features on the building and the parcel described in Section 1.

Section 3. No building, site, structure or object that is designated in this ordinance located on the hereinbefore described site 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 Properties Commission or its successors.

Section 4. No building, site, structure or object that is designated in this ordinance located on the hereinbefore described site may be demolished unless and until either approval of

demolition is obtained from the Raleigh Historic Properties Commission or a period of one hundred eighty (180) 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).

Section 5. 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 6. 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 7. City administration and the Historic Properties 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 property by action of the Raleigh Historic Properties 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 Historic Properties Commission are hereby authorized and directed to have said sign located on the public right-of-way adjacent to said property.

Section 8. In the event any building, site, structure, or object is demolished in accordance with the ordinances of the City of Raleigh, this ordinance shall automatically be null and void.

Section 9. Any violation of this ordinance shall be unlawful as by law provided.

Adopted: May 1, 1990

Effective: May 15, 1990

Distribution: City Council  
City Manager  
City Attorney  
Planning Department (2)  
Inspections Department (3)  
Raleigh Historic Properties Commission  
Wake County Tax Supervisor  
Property Owner and/or Occupant  
Registrar of Deeds



BOOK:013306 PAGE:01232 - 01237

---

**Yellow probate sheet is a vital part of your recorded document.  
Please retain with original document and submit for rerecording.**

---



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

**RALEIGH HISTORIC PROPERTY DESIGNATION APPLICATION AND REPORT**

1. **NAME OF THE PROPERTY:** (If historic name is unknown, give current name or give street address)

Historic Name City Market  
Current Name, or Address \_\_\_\_\_

2. **LOCATION:** 214 East Martin Street Raleigh Wake  
street city and/or county

3. **LEGAL OWNER:** Name City Market Associates day phone \_\_\_\_\_  
c/o York Properties, Inc.  
Address P.O. Box 10007 Raleigh NC 27605  
street city state zip

4. **APPLICANT/CONTACT PERSON:** Name \_\_\_\_\_ day phone \_\_\_\_\_  
Address \_\_\_\_\_  
street city state zip

5. **REASON FOR REQUEST:** Architectural and historical significance of building.

6. **GENERAL DATA:**

- a. Date of construction and alterations: 1913-14, 1986-87
- b. Outbuildings: Yes \_\_\_\_\_ No X If yes, number \_\_\_\_\_
- c. Approximate acreage or dimensions: approx. 95.55 ft. x 177 ft.
- d. Architect, builder, carpenter and/or mason: James M. Kennedy
- e. Use: Original City market Present Restaurants
- f. Is the property income producing? Yes X No \_\_\_\_\_

7. **CLASSIFICATION:**

- a. Category: building(s) X structure \_\_\_\_\_ object \_\_\_\_\_ site \_\_\_\_\_
- b. Ownership: private X public: local \_\_\_\_\_ state \_\_\_\_\_ federal \_\_\_\_\_
- c. Number of resources within property:

	Contributing	Non-contributing
buildings	<u>1</u>	_____
structures	_____	_____
objects	_____	_____
sites	_____	_____

d. National Register of Historic Places status (check one): Entered (date) 8/3/1983 ;  
nominated: eligible \_\_\_\_\_ not eligible \_\_\_\_\_ ; not requested \_\_\_\_\_ ; removed (date) \_\_\_\_\_

e. Has the property been recorded during a historic survey by the City of Raleigh or the NC Historic Preservation Office? By whom and when City of Raleigh Planning Department  
1976

8. **SIGNATURE OF APPLICANT:** Raleigh Historic Properties Commission, Inc. date March 13,  
Post Office Box 829 1990  
Century Station  
Raleigh, North Carolina 27602

## City Market

### 9.(c.) Justification for Land to be Designated

The lot included in this nomination follows the original boundaries of the market property, as acquired by the City of Raleigh in 1913, and which have historically been associated with the market building.

### 9.(d.) Architectural Description and Significance

Raleigh's City Market is located across from the south side of Moore Square, filling an entire block bounded by East Martin, Blake, Wolfe and Parham Streets. Almost entirely symmetrical, the rectangular, two-story brick structure is defined by two end pavillions with a large, tiled gable roof between them.

The two-story formal entrance to the market building faces Martin Street and is clad on its front elevation with a light-tan, pressed brick in stretcher bond. Flanking a central gable with shaped parapet are slightly-projecting corner towers with low, hipped French tile roofs. Double-doored openings with transoms provide entrance through the bases of these towers, while on the second floor of both the towers and the central gable are round-arched double windows with stone key and spring-stones and radially-muntined transoms. Over the paired double windows of the first floor is a long copper panel with raised lettering inscribed "City Market."

At either side of the end towers are shaped wing parapets, and the common bond side elevations of the towers have large, round windows with stone keystones at the quadrant points and radial muntins.

The south elevation of the building is detailed very much like the north one, except that it is faced with red brick laid in common bond and has no copper panel.

Between the two end sections is a broad sweep of red French-tiled gable roof that projects in hipped sections at all four corners. As constructed, both sides of the market had deeply-overhanging eaves cantilevered over the sidewalk to shelter shoppers and vendors. At some point, a series of pipe columns were added to help support these overhangs at the corners. Mid-way along each side elevation are large, common bond brick gables with shaped parapets and round-arched windows. The roof is also pierced by a pair of skylights and a pair of chimneys on either flank.

The red common bond brick side elevations of the market are divided into bays by shallow pilasters, each bay with a one over one window and half-glazed door with transom. Below the side gables on either elevation, the wall projects slightly. Centered halfway down each side elevation is a double-doored entrance. At the ends of these elevations are metal stairs that provide access

to the second floor rooms. At the southwest corner of the building is a stair leading down to a basement boiler room.

Originally, the interior of the building appears to have been almost entirely open, except for office spaces on the second floor of the towers on each end. A small section of original tin ceiling survives in the restaurant on the north end. The width of the building's interior was spanned by exposed, open steel trusses which are still in place. White-enameled brickwork laid in white cement mortar lined the walls of the market space and is still in place, although now covered, for the most part, by new interior fittings. Floors were concrete. The original two aisles lined with booths were removed in the 1950s.

Raleigh architect James M. Kennedy (1880-1948) designed the new market house. A 1903 graduate of North Carolina State, he was known mainly as an architect of residences and public schools, including the Murphey School on Person Street, but he also designed the remodelling of the Tabernacle Baptist Church at the other side of Moore Square.(1)

Kennedy chose the Spanish Mission style for the building, adopting a mode that originated in California in the 1890s as a revival of Spanish colonial architecture, but which had spread eastward. During the period from 1905 to about 1920 it was one of the popular styles for train stations, public buildings and residences. Among its distinctive elements are bell towers, often paired; round-headed arches; shaped parapets; and tile roofs with deeply-overhanging, open eaves---all found on the market house. Although having nothing to do with the architectural traditions of North Carolina, the features of the style were well-suited for a hot climate and readily adaptable for the market building.

The urban market house was a common building form in most of eighteenth and nineteenth century America, particularly in combination with a second floor meeting space. However, in a state with very little urban history during that period, market houses were relatively rare, and surviving nineteenth and early twentieth century markets are rarer still. The two most distinguished market houses extant in North Carolina, architecturally, are the antebellum Fayetteville Market and the Raleigh City Market. Certainly the Raleigh Market, with its size, exclusive use as a market house, distinctive and well-composed use of stylistic elements, and virtually intact preservation, is the best surviving example of the market house erected in North Carolina since the Civil War.

#### 9.(e.) Historical Significance

At least three city market buildings preceeded the one on Martin Street. Early in the nineteenth century, the market was located on Hargett Street between Wilmington and Fayetteville Streets, being replaced in the 1840s by a building on Fayetteville Street at Exchange Street, and in turn in 1868 by a

new, three-story brick building that ran from Fayetteville to Wilmington Streets. By the early twentieth century there were many objections to its unsanitary conditions and noxious odors, as well as to unsavory customers gravitating to it from nearby taverns.(2)

In June of 1913, the City purchased a tract of land on East Martin Street "to be used for the erection thereon by the City of Raleigh of a market."(3) Raleigh architect James M. Kennedy designed the new facility in a style referred to by the newspapers as "Spanish." A low bid of \$22,386.56 won a contract to construct the facility for contractor J. G. Adams of Raleigh in November of 1913.(4)

The new building was completed by the end of the next summer and formally opened on September 30, 1914. Contemporary newspaper articles reported that the large rectangular space that made up the center of the building was divided into compartments for butchers, fish dealers and hucksters. There were sixteen meat booths, seven fish booths (provided with refrigeration) and nine vegetable booths. Contrasting the open conditions and easily cleaned interior materials of the new market with the old one, the News and Observer remarked,

The old market, dark and close, with its worn wood work, saturated with the odors of heat, will have no further place in the nightmare of the shopper after market products. Dainty slippered lassies may trip in to the new sanctum of the stockyard and the farm without hesitation and without reluctance.(5)

Raleigh's city market was an important institution in the daily lives of its citizens in the first half of this century. By 1950 more than two-thirds of the city's families visited the market in the course of the year, and more than four and a half million dollars worth of goods were bought, sold and shipped from its stalls.(6) However, the need for larger wholesale facilities to match the state's agricultural and commercial growth led to the construction of a new, state farmer's market in North Raleigh during 1950.(7)

The building continued in use as a market until the late 1950s, when the City Council adopted a resolution stating that the development of supermarkets had made it "unnecessary in the public interest that the City Market be continued."(8) At an auction sale on July 14, 1959, the property was sold for \$55,000 to Herbert Seligson of Raleigh. Included in the sale was the sidewalk area underneath the overhanging eaves, though there was a provision for this strip to revert to the City if the building was demolished in the future.(9)

The interior of the market was converted to a furniture store, while the sheltered sidewalks continued to serve as a farmer's market. Following the deaths of Herbert Seligson and his brother

and heir Stanley, the property passed in trust to Birdena Seligson in 1973.(10)

Plans for redeveloping the market area in the mid-1980s led to re-acquisition of the market by the City through eminent domain in 1986, this time at a cost of \$400,000.(11) The market and surrounding properties were transferred to City Market Associates, which used Cranston Development Corporation of Pittsburgh to rehabilitate the market. When it proved difficult to secure tenants for the property, the project was taken over by the City of Raleigh in 1988.(12)

The rehabilitation undertaken by Cranston included removing interior alterations made to the building since its construction, as well as restoring window and door openings which had been altered on the exterior.

## Notes

- 1 "Local Architect Taken by Death," The (Raleigh) News and Observer, 11 July 1948, p. 2 and Linda L. Harris, Ed. An Architectural and Historical Inventory of Raleigh, North Carolina (Raleigh: City of Raleigh, 1978) p. 215.
- 2 Survey Files, Survey and Planning Branch, North Carolina Division of Archives and History, Raleigh.
- 3 Wake County Deeds, Book 276, p. 299.
- 4 Survey Files.
- 5 "Market Thrown Open Wednesday," The (Raleigh) News and Observer, 29 September 1914, p. 2.
- 6 William B. Bushong and Charlotte V. Brown, National Register nomination for Moore Square Historic District, Item 8, p. 4.
- 7 Ibid., Item 8, p. 5.
- 8 Survey Files.
- 9 Wake County Deeds, Book 1376, p. 220.
- 10 Wake County Deeds, Book 3638, p. 798.
- 11 Ibid.
- 12 "City Market," Vertical File, Wake County Public Library, Cameron Village Branch, Raleigh.

## Bibliography

Bushong, William B. and Brown, Charlotte V. National Register nomination for Moore Square Historic District, 1980-82.

Harris, Linda, Ed. An Architectural and Historical Inventory of Raleigh, North Carolina. Raleigh: City of Raleigh, 1978.

The (Raleigh) News and Observer, 28 September 1914, p. 5. "Wednesday will be Basket Day."

The (Raleigh) News and Observer, 29 September 1914, p. 2. "Market Thrown Open Wednesday."

The (Raleigh) News and Observer, 30 September 1914, p. 5. "New Market is Now Open."

The (Raleigh) News and Observer, 11 July 1948, p. 2. "Local Architect Taken by Death."

Survey Files, Survey and Planning Branch, North Carolina Division of Archives and History, Raleigh.

Vertical file for City Market, Wake County Public Library, Cameron Village Branch, Raleigh.

Wake County Deeds.

In 1988 the city replaced Cranston Development Corporation by transfer of the general partnership from Cranston to NCNB Community Development Corporation of Charlotte, N.C. In September of that year NCNB Community Development Corporation entered into an agreement with York Properties, Inc. of Raleigh to manage and lease the property.

Since then leases have been made with two major restaurants, three food vendors in the newly created Food Court in the City Market building, and seven retail shops to join the seven retailers who were already operating. York Properties also recruited a successful Raleigh food speciality store to locate in the Market complex.

York Properties is conducting an aggressive campaign to fill the remaining retail space on the street level and office space on the second floor of the buildings within the City Market. The company has also worked with the Raleigh City Council to improve the traffic circulation around the market and to provide additional parking near by. York has encouraged the council to broaden the presence of law enforcement officers in the neighborhood and has facilitated the return of horses to the area by supporting the creation of a mounted police unit within the Raleigh Police Department.

A farmers market with produce, meat, seafood and flower vendors similar in concept to the 1914 City Market together with a jazz club that will attract headline entertainers to the downtown area is part of the expansion being planned for 1990.

January 5, 1990



RALEIGH CITY MARKET

A-20

