

ORDINANCE NO. (1990) 575

AN ORDINANCE RE-DESIGNATING Old Raleigh Post Office, Mordecai Historic Park, 1 Mimosa 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 re-designated a historic property; and

WHEREAS, the North Carolina Department of Cultural Resources has made an analysis and recommendation that the following property be re-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 re-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 Old Raleigh Post Office, in the planning jurisdiction of the City of Raleigh, North Carolina, which has been moved from the site upon which it was originally designated a Raleigh Historic Property, be and is now re-designated a Raleigh Historic Property on its new site. Said property being more particularly described today as follows:

Old Raleigh Post Office, Mordecai Historic Park, 1 Mimosa Street, building only.

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

The exterior of the building.

Section 3. No building 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 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, structure, site, 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 9. Any violation of this ordinance shall be unlawful as by law provided.

Section 10. The adoption of this ordinance repeals Ordinance No. (1969)-821.

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

WAKE COUNTY, NC 46
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/21/2008 AT 09:49:43

BOOK:013306 PAGE:01142 - 01147

Instrument prepared by: Raleigh City Attorney's Office
Brief description for Index: Old Raleigh Post Office
Parcel Identifier: 1704838608
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**

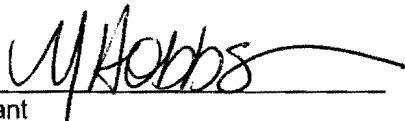
[N.C.G.S. 47-36.1]

The undersigned Affiant, being first duly sworn, hereby swears or affirms that the Raleigh City Council Ordinance (1990) 575 adopted on 5/1/1990 and recorded in Deed Book 4708, Pages 0878-880, 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 of Raleigh**.

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.

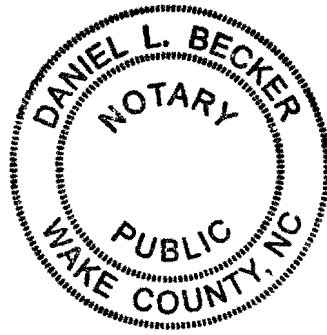
My Commission Expires 7-6-2010.

My Commission Expires:

Daniel L. Becker

Notary Public
Daniel L. Becker

(Affix
Official/No
tarial Seal)



BK4708PG0878



City Of Raleigh
North Carolina

PRESENTED
FOR
REGISTRATION

90 MAY 23 AM 9:39

KENNETH L. WALKINS
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) 575 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

BK1708PG0879

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BK 4708 PG 0880

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Wake County Tax Supervisor
Property Owner and/or Occupant
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BOOK:013306 PAGE:01142 - 01147

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

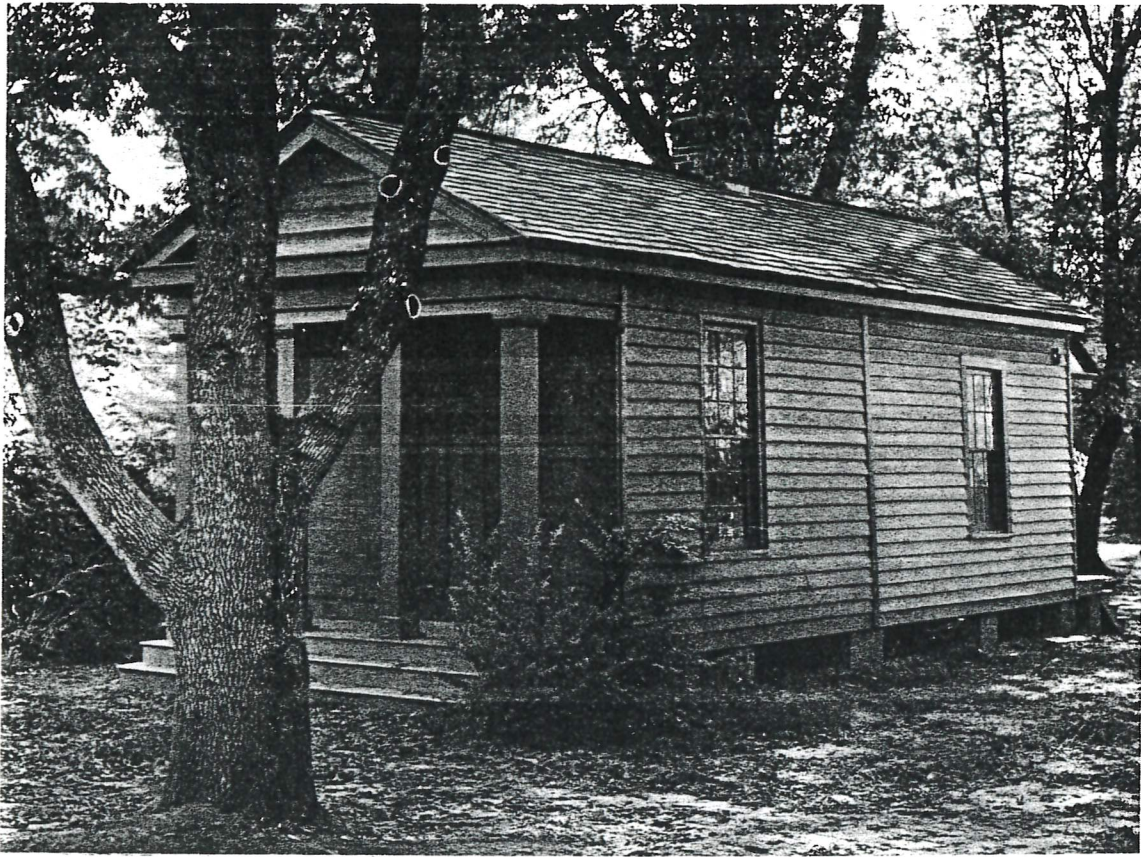


Wake County Register of Deeds
Laura M. Riddick

No historic research designation report was prepared as a part of the nomination for this Raleigh Historic Landmark ordinance.

THE 1847 POST OFFICE

One of the few surviving antebellum Greek Revival buildings in Raleigh, this small frame office building is thought to have functioned as the first official postal facility in the city. Local tradition says that the building was originally located on Fayetteville Street and moved to 208 West South Street in 1873 by Dr. Fabius Haywood. It served as rental property on its South Street site until it was moved to Mordecai Historic Park in 19 . Many of the original details such as beaded siding, heart pine flooring and the fireplace and mantle were intact. The Raleigh Historic Properties Commission restored the building on its present site. Today one half of the early office building is used as the City Planning historic preservation planning office and plans are in progress to use the remaining half of the building as an early postal museum.



AN EARLY POST OFFICE

One of the few surviving antebellum Greek Revival buildings in Raleigh, this small frame office building is thought to have functioned as an early postal facility in the city. Local tradition says that the building was originally located on Fayetteville Street and moved to 208 West South Street in 1873 by Dr. Fabius Haywood. It served as rental property on its South Street site until it was moved to Mordecai Historic Park in 1972.

Raleigh Historic Property

Many of the original details such as beaded siding, heart pine flooring and the fireplace and mantel were intact. The Raleigh Historic Properties Commission restored the building on its present site. Today one half of the early office building is used as the City Planning historic preservation planning office and the remaining half of the building as an early postal museum.

EARLY RALEIGH POST OFFICE

Location and Circumstances of Moving

The building referred to as the Early Post Office is believed to be the same building constructed about 1847 in the 300 block of Fayetteville Street as the first Post Office building for Raleigh, N. C. It remained at that site until the 1870's when it was moved to 208 West South Street by Dr. Fabius Julius Haywood, a Raleigh physician who had purchased the building for use as his office. The South Street location continued as the building's site for about 100 years.¹ In February, 1972 the Raleigh Housing Authority purchased the land on South Street where the building stood for an urban renewal project.² The building was then threatened with demolition. However, interest had developed in having the building moved to another location and restored, and this interest was reflected in efforts on the part of the Raleigh Historic Sites Commission and the Raleigh Housing Authority to have the structure relocated in the city-owned Mordecai Square and its restoration there. These efforts culminated in having the building moved to that location in September 1972, using funds provided by the U. S. Department of Housing and Urban Development, and under a restrictive covenant agreed to by the City of Raleigh providing that the relocation would be for the purpose of its restoration and maintenance for historical purposes.³

History and Chain of Title

The structure reputed to be the first Raleigh Post Office apparently originated about 1847. The evidence indicates that it apparently was the building constructed about that time as the first Post Office building for Raleigh, N. C. Although postal service for Raleigh began as early as 1785, prior to the mid-nineteenth century the mail seems to have been kept either at the house of the postmaster or at stores on Fayetteville Street. The first Post Office Building, built about 1850, was used until the 1870's when rapid growth of the Raleigh population in the immediate post-Civil War period necessitated construction of a larger building and the first Office was abandoned. That building was purchased in 1873 by Dr. Fabius Julius Haywood, a Raleigh physician, who moved it to a West South Street location for use as his office in his medical practice.⁴ Subsequently it was enlarged and used for a while as rental property.⁵ The South Street property to which the office building was moved became the property of Dr. Haywood's daughter, Mrs. Mary Fowle Haywood Stearns and during her ownership the building was designated in 1969 an Historic Site by action of the Raleigh City Council.⁶ In January, 1972, the Raleigh Housing Authority purchased this location from Mrs. Stearns as part of a projected urban renewal plan.⁷ At that time the building was vacant and it was likely that it would be demolished with the development of the urban renewal project. However, interest in preserving and restoring the building and having it moved to Mordecai Square if funds to defray the moving costs could be found had already been expressed by the Raleigh Historic Sites Commission, and this concern received a sympathetic reception by the Housing Authority.⁸ Negotiations were begun with the United States Department of Housing and Urban Development to secure approval for using HUD urban renewal funds for this purpose. This request was approved and, through the efforts of the Housing Authority and the Historic Sites Commission, the building was moved to Mordecai Historic Park in September, 1972. One of the conditions of the use of urban renewal funds for defraying the cost of relocation was that the City of Raleigh, owner of the building, place a restrictive covenant on it providing that it would be restored

and maintained for historical purposes and for the historical, aesthetic, and educational value of the structure. The latter condition was agreed to by the City of Raleigh, and by a covenant of June 8, 1972 by the city, it was provided that the structure known as the Old Post Office should be relocated on the city-owned property of Mordecai Square under these conditions.⁹

The early office building has historical significance as an example of the architectural heritage of Raleigh of the mid-nineteenth century. Although direct documentary evidence of its use as the first Raleigh Post Office has not been found, evidence points to that usage. And according to a former Archivist of North Carolina, it represents a phase of life of that time in Raleigh.¹⁰ It contributes an authentic mid-nineteenth century flavor to the historical complex at Mordecai Historic Park of which it is a part. After being located there it was restored by the Raleigh Historic Properties Commission (formerly the Raleigh Historic Sites Commission) with funds from its capital improvements budget and was refurnished with appropriate furnishings supplied by the Raleigh Postal Service.¹¹ The restored and refurnished building was formally opened July 1, 1976, and a special cancellation and cachet was offered for sale to the public July 1-5, 1976.¹²

L. W. Seegers
January, 1980

EARLY RALEIGH POST OFFICE

NOTES

1. "Early Raleigh Post Office", typescript in office files of Mordecai Historic Park; Mary Mac Webb, "Raleigh United States Post Office or Office Building", typescript in office files of Mordecai Historic Park; H. G. Jones, Director, North Carolina Department of Archives and History, to Robert L. McMillan, Jr., Chairman, Raleigh Historic Sites Commission, March 24, 1969, in office files of Mordecai Historic Park (copy in files of Housing Authority of Raleigh); Wake County Register of Deeds, Deed Book 1883, page 309; Wake County Register of Deeds, Book of Maps 1971, page 306; H. P. Edwards to A. C. Hall, Jr., Director of Planning, City of Raleigh, February 20, 1968, in files of Housing Authority of Raleigh.
2. Wake County Register of Deeds, Deed Book 2046, page 127.
3. "Early Raleigh Post Office", typescript in office files of Mordecai Historic Park; Mary McCue Webb, op. cit.; Dodge and Beckwith, Architects, "Specifications: Old Raleigh Post Office. Housing Authority of the City of Raleigh, North Carolina. April 1972", in files of Housing Authority of Raleigh; memorandum from City Attorney, Raleigh, to City Manager, May 9, 1974, in files of Housing Authority of Raleigh; Raleigh News and Observer, September 29, 1972; Raleigh Times, August 3, 1972; Banks C. Talley, Jr., Chairman, Raleigh Historic Sites Commission, to Clifford B. Hardy, Jr., Executive Director, Raleigh Housing Authority, May 24, 1972, in files of Housing Authority of Raleigh; "Executed and Recorded Declaration by City of Raleigh, June 8, 1972", Wake County Register of Deeds, Deed Book 2079, page 353; John F. Mentzer, Director of Development, Raleigh Housing Authority, to Howard Wesley, January 31, 1972, in files of Housing Authority of Raleigh.
4. "Early Raleigh Post Office", typescript in office files of Mordecai Historic Park; Mary Mac Webb, op. cit.; H. G. Jones to Robert L. McMillan, Jr., March 24, 1969, in office files of Mordecai Historic Park; letter to the editor from Thomas L. Perry, Raleigh News and Observer, July 13, 1972.
5. Raleigh Historic Sites Commission, Minutes, June 7, 1962, September 21, 1965.
6. Ordinance No. (1969) 821, recorded in Wake County Register of Deeds, Deed Book 1883, page 309.
7. Wake County Register of Deeds, Deed Book 2046, page 127.
8. Correspondence in files of Housing Authority of Raleigh; Raleigh Historic Sites Commission, Minutes, April 3, 1962, June 7, 1962, July 20, 1965, September 21, 1965, March 19, 1968, November 19, 1968, March 18, 1969, April 15, 1969, September 15, 1969.
9. Correspondence between Housing Authority of Raleigh and United States Department of Housing and Urban Development in files of Housing Authority of Raleigh; Wake County Register of Deeds, Deed Book 2079, page 353; conversation, August 7, 1979, with John F. Mentzer, Director of Development, Housing Authority of Raleigh; News and Observer, September 29, 1972.

10. H. G. Jones to Robert L. McMillan, Jr., March 24, 1969, in office files of Mordecai Historic Park; Raleigh Times, August 3, 1972; News and Observer, July 13, 1972.
11. "Early Raleigh Post Office", typescript in office files of Mordecai Historic Park.
12. "Grand Opening. July 1, 1976. Early Raleigh Post Office", brochure in office files of Mordecai Historic Park.

L. W. Seegers
January, 1980