

FOR REGISTRATION JUDITH A. GIBSON
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
2007 MAY 31 02:49 PM
BK. 22304 PG. 920-925 FEE \$0.00
INSTRUMENT # 2007111309



2007111309

ORDINANCE NO. 3584-X

Ordinance - Woodlawn Avenue Duplex

Ordinance designating as a Historic Landmark a property known as the "Woodlawn Avenue Duplex" (listed under Tax Parcel number 073-21-509 as of February 1, 2007, and including the exterior of the building, and the parcel of land listed under Tax Parcel Number 073-21-509 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of February 1, 2007). The property is owned by T Hardy Investment Group LLC and is located at 210 South Irwin Avenue in Charlotte, North Carolina.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the members of the City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 21 day of MAY, 2007, on the question of designating a property known as the Woodlawn Avenue Duplex as a historic landmark; and

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WHEREAS, the Woodlawn Avenue Duplex is a prominent reminder of the early 20th century residential nature of Charlotte, and is thus an important artifact that can help us understand the city's built environment which has been radically altered by the commercial development of Charlotte after World War II, urban renewal, and the recent phenomenal commercial and residential development of the Uptown; and

WHEREAS, the Woodlawn Avenue Duplex is a well-preserved example of a small two-story duplex, which was once a common component of the Uptown residential landscape but is now among the rarest of the historic building types; and

WHEREAS, the Woodlawn Avenue Duplex demonstrates both the diversity of residential building types and the social and economic diversity that once existed in the city neighborhoods but was not found in much of the residential development in Charlotte after World War II; and

WHEREAS, the Woodlawn Avenue Duplex is one of the few surviving buildings that were part of Woodlawn, an early streetcar suburb; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Woodlawn Avenue Duplex possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the Woodlawn Avenue Duplex is owned by T Hardy Investment Group LLC.

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NOW, THEREFORE, BE IT ORDAINED by the members of the City Council of Charlotte, North Carolina:

1. That the property known as the “Woodlawn Avenue Duplex” (listed under Tax Parcel number 073-21-509 as of February 1, 2007, and including the exterior of the building, and the parcel of land listed under Tax Parcel Number 073-21-509 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of February 1, 2007) is hereby designated as a historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 210 South Irwin Avenue in Charlotte, North Carolina. Features of the property are more completely described in the “Survey and Research Report on the Woodlawn Avenue Duplex” (2006).

2. That said exterior is more specifically defined as the historic and structural fabric, especially including all original exterior architectural features and the original contours of landscaping.

3. That said designated historic landmark may be materially altered, restored, moved or demolished only following issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied, except if such landmark is judged to be of State-wide significance by duly authorized officials of the North Carolina Division of Archives and History. However,

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the effective date of such Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

4. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the owner of the historic landmark from making any use of the historic landmark not prohibited by other statutes, ordinances or regulations. Owners of locally designated historic landmarks are expected to be familiar with and to follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

5. That a suitable sign may be posted indicating that said property has been designated as a historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.


6. That the owners of the historic landmark known as the "Woodlawn Avenue Duplex" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards

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Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

7. That which is designated as a historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Approved as to form:


Assistant City Attorney

CERTIFICATION

I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of May, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Pages (910-914).

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 31st day of May, 2007.

Mail to: Historic Landmarks
2100 Randolph Rd
Charlotte, NC 28202


Brenda R. Freeze, CMC, City Clerk





JUDITH A. GIBSON
REGISTER OF DEEDS, MECKLENBURG
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE, NC 28202

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