

FEB 10 1984 FEB 16 1984

ORDINANCE NO. 1488-X

AN ORDINANCE DESIGNATING A STRUCTURE KNOWN AS THE "PHILIP CAREY BUILDING" (INCLUDING THE INTERIOR, EXTERIOR, AND LAND ASSOCIATED THEREWITH), AS HISTORIC PROPERTY AT 301 EAST SEVENTH STREET, CHARLOTTE, NORTH CAROLINA AND RECORDED ON TAX PARCEL NUMBER 080-021-05 IN THE MECKLENBURG COUNTY TAX OFFICE.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Part 3B, Article 19, Chapter 160A, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the City Council of Charlotte, North Carolina, has taken into full consideration all statements and information presented at a joint hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the 30 day of January, 19 84, on the question of designating a structure known as the "Philip Carey Building" (including the interior, exterior, and land associated therewith); and

WHEREAS, the "Philip Cary Building" erected in 1907-08, is the most architecturally significant remnant of the old warehouse district along the railroad tracks in First Ward; and

WHEREAS, the "Philip Cary Building" is one of the finer local examples of the Victorian Romanesque style in commercial architecture; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the structure known as the "Philip Cary Building" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the structure known as the "Philip Carey Building" possesses integrity of design, setting, workmanship, materials, feeling and/or association; and

WHEREAS, the structure known as the "Philip Carey Building" is vested in fee simple by Mr. Jay Haverstick, 2290 Dana Avenue in Cincinnati, Ohio.

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

1. That the structure known as the "Philip Carey Building" (including the interior, exterior, and land associated therewith) be and is hereby designated as

PRESENTED FOR REGISTRATION  
FEB 10 3 32 PM '84  
CHARLES E. CRAWFORD  
REGISTER OF DEEDS  
MECKLENBURG COUNTY, N.C.

FEE	8.50
(X)	8.50
CASH	8.50

02/10/84

REAL ESTATE BOOK PAGE 4788 0230

Historic Properties Commission  
1225 S. CALDWELL ST / BOX 4  
CHARLOTTE, N.C. 28203

RETURN TO:

historic property pursuant to Part 3B, Article 19, Chapter 160A, of the General Statutes of North Carolina. For purposes of description only, the location of said structure is noted as being situated on a tract of property at 301 East Seventh Street, Charlotte, North Carolina, as recorded on Parcel Number 080-021-05 in the Tax Office of Mecklenburg County, North Carolina.

2. That said designated structure may be materially altered, restored, moved, or demolished only following the issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Properties Commission. An application for a Certificate of Appropriateness authorizing the demolition of said property may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3B, and amendments thereto and hereinafter adopted.

3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said structure that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the making of emergency repairs, 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 property owner from making any use of this property not prohibited by other statutes, ordinances, or regulations.

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

5. That the owners and occupants of the structure known as the "Philip Cary Building" be given the 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 Inspection Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

6. That which is designated as historic property shall be subject to Chapter 160A, Article 19, Part 3B, and any amendments to it and any amendments hereinafter adopted.

Approved as to form:

  
City Attorney

CERTIFICATION

I, PAT SHARKEY, 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 30th, day of January, 1984, the reference having been made in Minute Book 81, and recorded in full in Ordinance Book 32, at Page(s) 497-499.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 3rd day of February, 1984.

  
PAT SHARKEY, CITY CLERK