

Ordinance – East Avenue Tabernacle A.R.P Church (Former)

ORDINANCE NO. 2027-X

COPY

Ordinance designating as a Historic Landmark a property known as the “East Avenue Tabernacle A.R.P. Church (Former)” (listed under Tax Parcel Number 125-04-203 as of August 1, 2001, and including the exterior of the building, the interior of the sanctuary, and the entire parcel of land listed under Tax Parcel Number 125-04-203 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of August 1, 2001). The property is owned by Charlotte Tabernacle LLC and is located at 927 East Trade Street in the City of Charlotte, Mecklenburg County, North Carolina.

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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 18 day of March, 2002, on the question of designating a property known as the East Avenue Tabernacle A.R.P. Church (Former) as a historic landmark; and

WHEREAS, the East Avenue Tabernacle A.R.P. Church (Former), completed in 1914, was designed by locally and regionally important architect James Mackson McMichael (1870-1940); and

WHEREAS, the East Avenue Tabernacle A.R.P. Church (Former) is the only remaining building associated with one of the first Associated Reformed Presbyterian congregations in Charlotte; and

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WHEREAS, the East Avenue Tabernacle A.R.P. Church (Former) is an impressive Neoclassical structure at the intersection of Elizabeth Avenue and East Trade Street, occupies an important place within the built environment of First Ward, and served as a religious and social center for a number of nearby Charlotte communities; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as East Avenue Tabernacle A.R.P. Church (Former) possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the East Avenue Tabernacle A.R.P. Church (Former), because consent for interior design review has been given by the Owner; and

WHEREAS, the property known as the East Avenue Tabernacle A.R.P. Church (Former) is owned by Charlotte Tabernacle, LLC.

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

1. That the property known as the “East Avenue Tabernacle A.R.P. Church (Former)” (listed under Tax Parcel Number 125-04-203 as of August 1, 2001, and including the exterior of the building, the interior of the sanctuary, and the entire parcel of land listed under Tax Parcel Number 125-04-203 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of August 1, 2001) is hereby designated as a historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North

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Carolina. The location of said landmark is noted as being situated at 927 East Trade Street in the City of Charlotte, Mecklenburg County, North Carolina. Exterior and interior features are more completely described in the *Survey and Research Report on the East Avenue Tabernacle A.R.P. Church (Former) (August 2001)*.

2. That said exterior and interior are more specifically defined as the historic and structural fabric, especially including all original exterior and interior 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, 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 East Avenue Tabernacle A.R.P. Church (Former) 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 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.

Adopted the 18 day of March, 2002, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

Approved as to form:

Sara J. Alderman  
City Attorney

assistant

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CERTIFICATION

I, Nancy S. Gilbert, Deputy 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 18th day of March, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Pages 509-513.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 19<sup>th</sup> day of March, 2002.



Nancy S. Gilbert, CMC, Deputy City Clerk