

FOR REGISTRATION JUDITH A. GIBSON
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
2005 JUL 08 02:14 PM
BK: 19008 PG: 274-275 FEE: \$0.00
INSTRUMENT # 2005128668



2005128668

ORDINANCE NO. 2999-X

Ordinance designating as a Historic Landmark a property known as the "Hovis Funeral Home Building" (listed under Tax Parcel Number 08003314 as of January 1, 2005, and including the exterior of the building, and the parcel of land listed under Tax Parcel Number 08003314 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2005). The building is owned by Five Hundred Sixteen N. Tryon St., LLC, and is located at 516 North Tryon Street 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 20th day of June, 2005, on the question of designating a property known as the Hovis Funeral Home Building as a historic landmark; and

Return To:

CHARLOTTE-MECKLENBURG
HISTORIC
LANDMARKS COMMISSION
2100 RANDOLPH RD.
CHARLOTTE, NC 28207

Charlotte Mecklenburg
Historic Landmarks Com.
2100 Randolph Road
Charlotte, NC 28207

WHEREAS, the Hovis Funeral Home Building was designed by regionally important architect William H. Peeps and is one of the few buildings designed by Peeps that survive in Center City Charlotte; and

WHEREAS, the Hovis Funeral Home Building reflects the importance of Tryon Street as the principal upscale commercial street in early twentieth century Charlotte; and

WHEREAS, the Hovis Funeral Home Building is the only extant building in Center City Charlotte that once served as a funeral home; and

WHEREAS, the Hovis Funeral Home Building is architecturally significant for its incorporation of elements of the Gothic Revival and Beaux Arts styles; and

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

WHEREAS, the property known as the Hovis Funeral Home Building possesses integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the property known as the Hovis Funeral Home Building is owned by Five Hundred Sixteen N. Tryon St., LLC.

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

1. That the property known as the "Hovis Funeral Home Building" (listed under Tax Parcel Number 08003314 as of January 1, 2005, and including the exterior of the

building, and the parcel of land listed under Tax Parcel Number 08003314 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2005) 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 516 North Tryon Street in the City of Charlotte, Mecklenburg County, North Carolina. Features of the property are more completely described in the "Survey and Research Report on the Hovis Funeral Home Building" (2005).

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, 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

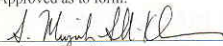
involve a change in design, material or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the 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 "Hovis Funeral Home Building" 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.

Approved as to form:



Assistant City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 20th day of June, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 646-650.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22nd day of June, 2005.


Stephanie C. Kelly, CMC, Deputy City Clerk





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

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and/or cancellation.

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Book: RE 19008 Page: 274-279

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Recorder: LISA SHARPE



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