

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "HOVIS-SPRATT HOUSE" (THE EXTERIOR OF THE HOUSE ONLY) AS HISTORIC PROPERTY, SAID PROPERTY BEING LOCATED AT 1405 HAWFIELD ROAD, MECKLENBURG COUNTY, NORTH CAROLINA, AND RECORDED ON TAX PARCEL NUMBER 053-093-34 IN THE MECKLENBURG COUNTY TAX OFFICE.

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

WHEREAS, the Board of Commissioners of Mecklenburg County, North Carolina, has taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the 21<sup>st</sup> day of December, 1987, on the question of designating a property known as the "Hovis-Spratt House" as historic property; and

WHEREAS, the "Hovis-Spratt House", built over a span of years in the mid-1800's by Franklin Hovis (1827-1903), is representative of a type of farmstead which once existed in the Steele Creek Community of Mecklenburg County; and

WHEREAS, the "Hovis-Spratt House" is representative of a rural lifestyle which once predominated in this section of Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Hovis-Spratt House" possesses integrity of design, setting,

20:35 #9605 000 NOSL .00

01/27/88

FEE 13.00  
CASH 13.00

2:36 #9451 000  
01/27/88

Return to:  
Charlotte-Mecklenburg Historic Properties Commission  
1225 S. Caldwell St., Box D  
Charlotte, N.C. 28203

PRESENTED  
FOR  
REGISTRATION  
JAN 27 1 02 PM '88

CHARLES A. BARNES  
REGISTER OF DEEDS  
MECKLENBURG CO., N.C.

Hovis-Spratt House

workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Hovis-Spratt House" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "Hovis-Spratt House" is vested in fee simple to John David McNeill.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Mecklenburg County, North Carolina:

1. That the property known as the "Hovis-Spratt House" (the exterior of the house only) is hereby designated as historic property pursuant to Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated at 1405 Hawfield Road, Mecklenburg County, North Carolina, and recorded on Tax Parcel Number 053-093-34 in the Mecklenburg County Tax Office.

2. That said designated property 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

Hovis-Spratt House

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 property 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 may be placed on said property.

5. That the owners and occupants of the property known as the "Hovis-Spratt House" 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 County Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and

Novis-Spratt House

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:

M A Bethune  
County Attorney

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, Hazel H. Hatley, Clerk to the Board of County Commissioners of Mecklenburg County, DO HEREBY CERTIFY that the Board of County Commissioners of Mecklenburg County, North Carolina, in a meeting held December 21, 1987, approved the foregoing Ordinance entitled "AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE HOVIS-SPRATT HOUSE (THE EXTERIOR OF THE HOUSE ONLY) AS HISTORIC PROPERTY, SAID PROPERTY BEING LOCATED AT 1405 HAWFIELD ROAD, MECKLENBURG COUNTY, NORTH CAROLINA, AND RECORDED ON TAX PARCEL NUMBER 053-093-34 IN THE MECKLENBURG COUNTY TAX OFFICE" recorded in full in Minute Book No. 30-A.

Witness my hand and the official seal of said Board, this the 30th day of December 1987.

*Hazel H. Hatley*  
Clerk to the Board

