

ORDINANCE NO. 2710-X

6127 0459

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "MAYFAIR MANOR" (THE ENTIRE EXTERIOR OF THE BUILDING, AND THE ENTIRE TRACT OF LAND ON TAX PARCEL NUMBER 078-013-16) AS HISTORIC PROPERTY, SAID PROPERTY BEING LOCATED AT 237 NORTH TRYON STREET, CHARLOTTE, NORTH CAROLINA, AND RECORDED UNDER TAX PARCEL NUMBER 078-013-16 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 City Council of Charlotte, 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 18 day of September, 1989, on the question of designating a property known as the "Mayfair Manor" as historic property; and

WHEREAS, the "Mayfair Manor", erected in 1929, was designed by Louis H. Asbury, an architect of local and regional importance; and

WHEREAS, the initial owners of the "Mayfair Manor", Drs. J. P. Matheson and C. N. Peeler, were prominent citizens of Charlotte; and

WHEREAS, the "Mayfair Manor", because it was designed to accommodate some permanent residents, documents the multi-functional nature of Uptown Charlotte in the late 1920's; and

WHEREAS, the "Mayfair Manor" makes an important contribution

*Dr. Dan L. Merrifield
Historic Landmarks Comm 22-1989
Box D
1225 S. Caldwell St.
Charlotte, N.C. 28203*

Return to:

PRESENTED FOR
REGISTRATION

89 OCT -4 PM 1:44

ANNE A. POWERS
REGISTER OF DEEDS
MECKLENBURG CO., N.C.

1

15:49 #9540 000
10/04/89

HOSE

.00

Ordinance -- Mayfair Manor

to the historic streetscape of North Tryon Street, a major axial thoroughfare in Charlotte; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Mayfair Manor" possesses integrity of design, setting, workmanship, materials, and/or association; and

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

WHEREAS, the property known as the "Mayfair Manor" is vested in fee simple to Dunhill Associates Ltd. Partnership.

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

1. That the property known as the "Mayfair Manor" (the entire exterior of the building, and the entire tract of land on Tax Parcel Number 078-013-16) 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 327 North Tryon Street, Charlotte, North Carolina, and recorded on Tax Parcel Number 078-013-16 in the Mecklenburg County Tax Office.

2. That said designated property may be materially altered,

Ordinance -- Mayfair Manor

6127 0461

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 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

6127 0462

Ordinance -- Mayfair Manor

sign may be placed on said property.

5. That the owners and occupants of the property known as the "Mayfair Manor" 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.

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 18th day of September, 1989, the reference having been made in Minute Book 93, and is recorded in full in Ordinance Book 38, at page(s) 157-160.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of September, 1989.


Pat Sharkey, City Clerk