

AN ORDINANCE DESIGNATING THE PROPERTY KNOWN AS THE INTERIOR AND EXTERIOR OF THE "W. T. MCCOY HOUSE" AND THE LAND ASSOCIATED THEREWITH AS HISTORIC PROPERTY 429 EAST KINGSTON AVENUE, IN THE CITY OF CHARLOTTE, NORTH CAROLINA, AND RECORDED ON PARCEL NUMBER 123-082-09 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 the joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the 16th day of August, 1982, on the question of designating the property known as the interior and exterior of the "W. T. McCoy House" and the land associated therewith as historic property; and

WHEREAS, the "W. T. McCoy House" was designed by the architectural firm of Hook and Rogers, designers of seminal influence in Charlotte-Mecklenburg; and

WHEREAS, the "W. T. McCoy House" exhibits a rare combination of Queen Anne and Bungalow styles for Charlotte-Mecklenburg; and

WHEREAS, the "W. T. McCoy House" occupies a pivotal position in terms of the townscape of the oldest portion of Dilworth, Charlotte's first suburb; and

WHEREAS, the grounds of the "W. T. McCoy House" retain their original ambience; and

WHEREAS, the property known as the "W. T. McCoy House" is vested in fee simple to John B. Geer and Gary L. Benner.

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

1. That the property known as the interior and exterior of the "W. T. McCoy House" and the land associated therewith is hereby designated as 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 property is

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noted as being situated on a tract of property at 429 East Kingston Avenue, in Charlotte, North Carolina, as recorded on Parcel Number 123-082-09 in the Tax Office of Mecklenburg County, North Carolina.

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 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 statues, 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 property. If the owner objects, the sign shall be placed on a nearby public right-of-way.

5. That the owners and occupants of the property known as the "W. T. McCoy House" be given the notice of this ordinance as required by applicable law and

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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:

Henry W. Underhill Jr.
City Attorney

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FEE 7.00
<> 7.00
CASH 7.00

CERTIFICATION

8:21 #2514 000
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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 16th day of August, 1982, the reference having been made in Minute Book 78, and recorded in full in Ordinance Book 31 at Pages 335-337.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 18th day of August, 1982.

Pat Sharkey
Pat Sharkey, City Clerk



Please return to:
Historic Properties Commission
3500 Shamrock Dr.
Charlotte, N.C. 28215