

October 4, 1976  
Ordinance Book 23 - Page 374

RECORDED  
BOOK

12/14/1976

3887 0392

ORDINANCE NO. 313-X

PRESENTED  
FOR  
REGISTRATION

AN ORDINANCE DESIGNATING A BUILDING KNOWN AS THE "OVERCARSH HOUSE"  
LOCATED AT 326 WEST EIGHTH STREET IN THE CITY OF CHARLOTTE AS  
HISTORIC PROPERTY.

1976 OCT 14 AM 10 48  
CHANCELLER  
REGISTER OF DEEDS  
MECKLENBURG CO. N.C.

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

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WHEREAS, the City Council 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 4th day of October, 1976, on the question of designating a building known as the Overcarsh House as historic property; and

WHEREAS, the building known as the Overcarsh House was constructed about 1879-1880 by Rev. Elias Overcarsh, a school teacher and minister serving eight area Methodist churches; and

WHEREAS, the building known as the Overcarsh House is a sensitive simple treatment of the late nineteenth century Queen Anne style architecture and is unique in Charlotte and possibly in North Carolina; and

WHEREAS, the Charlotte Mecklenburg Historic Properties Commission has demonstrated that the Overcarsh House meets the criteria for designation set forth in N.C.G.S. § 160A-399.4; and

WHEREAS, the Division of Archives and History of the North Carolina Department of Cultural Resources has endorsed the findings of the Charlotte Mecklenburg Historic Properties Commission; and

WHEREAS, the present owners of the Overcarsh House is Messrs. Dennis Cudd and Calvin E. Hefner who are interested in the preservation of this historic building and possess the financial responsibility necessary to maintain and preserve the building.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City

Ms. Debbie Ann Marshall  
326 W. 8th St.  
28207

of Charlotte, North Carolina;

1. That the building known as the Overcarsh House, located at 326 West Eighth Street within the City of Charlotte 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 building is noted as being situated on Lot 6, Block 36, as recorded in Mecklenburg County Tax Book 78. As a matter of further description, said building is situated on real property described in a document recorded in the Mecklenburg County Public Registry in Book 3852 at Page 856.

2. That said building may not be demolished, materially altered, remodeled or removed until ninety (90) days' written notice of the owner's proposed action has been given to the Charlotte Mecklenburg Historic Properties Commission.

3. That nothing in this ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on the Overcarsh House that does not involve a change in design, material, or outer appearance thereof, nor to prevent 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 owners from making any use of this property not prohibited by other statutes, ordinances, or regulations.

4. That a suitable sign shall be posted indicating the building's designation as historic property and containing any other

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appropriate information. If the owners object, the sign shall be placed on a nearby public right of way.

5. That the owners and occupants of the building and property known as the Overcarsh House be given the 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, Mecklenburg County Register of Deeds, Building Inspection Department and Tax Supervisor as required by applicable law.

Approved as to form:

Henry W. Underhill Jr.  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 4th day of October, 1976, the reference having been made in Minute Book 65, and is recorded in full in Ordinance Book 23, at Page 374-376.

Ruth Armstrong  
City Clerk

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3887 0395

CERTIFICATION

I, Ruth Armstrong, 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 on the 4th day of October, 1976, the reference having been made in Minute Book 64, and recorded in full in Ordinance Book 23, at Pages 374-376.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 14th day of October, 1976.

  
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Ruth Armstrong, City Clerk

