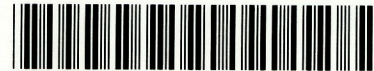


INSTRUMENT # 2007252693



2007252693

Ordinance No. 2007-06 – Pineville Commercial Block

Ordinance designating as a Historic Landmark a property known as the "Pineville Commercial Block" (listed under Tax Parcel Numbers 20501301, 20501302, 20501303, 20501304, 20501305, 20501306, 20501307, 20501308, 20501309, and 20501310 as of September 1, 2007, and including the exterior of the buildings at 312, 314, 316, 318, 320, 322, 324, 326, 328, and 330 Main Street in Pineville, the sidewalk in front of the buildings, and the parcels of land under the buildings listed under Tax Parcel Numbers 20501301, 20501302, 20501303, 20501304, 20501305, 20501306, 20501307, 20501308, 20501309, and 20501310 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2007). The property is owned by Persian Rug House of Pineville, W. A. Yandell Rental and Investment Co, Caps of Pineville LLC, Lewis Z Bailes Jr. and Peggy L. Bailes, Charles Bradford Smith and Tammy Nichols, J. A. Ardrey (Heirs), and Miller Family LPI. The property is located at 312-330 Main Street, Pineville, 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 Town Council of Pineville, North Carolina, have taken into full consideration all statements and information presented at a public hearing held in addition to the Charlotte-Mecklenburg Historic Landmarks Commission's public hearing on the 9th day of October, 2007, on the question of designating a property known as the Pineville Commercial Block as a historic landmark; and

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Historic Landmarks Com.
2100 Randolph Road
Charlotte, NC 28207

WHEREAS, the Pineville Commercial Block embodies important elements of the culture, history, and architecture of Pineville; and

WHEREAS, the Pineville Commercial Block helps us understand the story of Pineville's most prominent families, who were not only the town's commercial leadership but were also central in the civic cultural, and social development of the town ; and

WHEREAS, the Pineville Commercial Block well represents the distinctive type of small-town architecture that was once prevalent in Mecklenburg County, and thus serves as a physical reminder of county's historic development patterns; and

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

WHEREAS, the property known as the Pineville Commercial Block is owned by Persian Rug House of Pineville, W. A. Yandell Rental and Investment Co., Caps of Pineville LLC, Lewis Z. Bailes Jr. and Peggy L. Bailes, Charles Bradford Smith and Tammy Nichols, J. A. Ardrey (Heirs), and Miller Family LPI

NOW, THEREFORE, BE IT ORDAINED by the members of the Town Council of Pineville, North Carolina:

1. That the property known as the "Pineville Commercial Block" (listed under Tax Parcel Numbers 20501301, 20501302, 20501303, 20501304, 20501305, 20501306, 20501307, 20501308, 20501309, and 20501310 as of September 1, 2007, and including the exterior of the buildings at 312, 314, 316, 318, 320, 322, 324, 326, 328, and 330 Main Street in Pineville, the sidewalk in front of the buildings, and the

parcels of land under the buildings listed under Tax Parcel Numbers 20501301, 20501302, 20501303, 20501304, 20501305, 20501306, 20501307, 20501308, 20501309, and 20501310 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2007) 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 312-330 Main Street in Pineville, North Carolina. Exterior features are more completely described in the *Survey and Research Report on the Pineville Commercial Block (2006)*.

2. That said exterior is more specifically defined as the historic and structural fabric, especially including all original 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 Pineville Commercial Block 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 Town 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.

Ordinance – Pineville Commercial Block

Adopted the 13th day of November, 2007, by the members of the

Town Council of Pineville, Mecklenburg County, North Carolina.

Barbara Monticelli

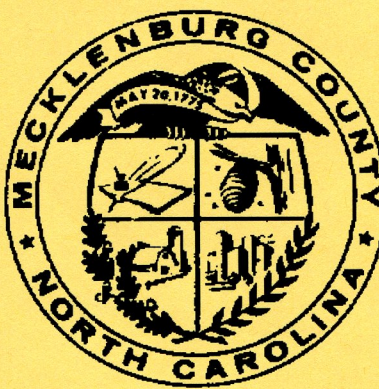
Clerk to Town Council

Approved as to form:

Robin Saten Quinn

Town Attorney





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

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