

ORDINANCE NO. 1653-X

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "RATCLIFFE FLORIST SHOP" (THE EXTERIOR AND THE INTERIOR OF THE BUILDING AND THE LAND UPON WHICH THE BUILDING SITS) AS HISTORIC PROPERTY, SAID PROPERTY LOCATED AT 431 SOUTH TRYON STREET, IN CHARLOTTE, NORTH CAROLINA, AND RECORDED ON TAX PARCEL NUMBER 125-052-12, 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 21st day of January, 1985, on the question of designating a property known as the "Ratcliffe Florist Shop" (the exterior and the interior of the building and the land upon which the building sits) as historic property; and

WHEREAS, the "Ratcliffe Florist Shop," completed in 1929, is a strikingly well-preserved example of early 20th century commercial architecture; and

WHEREAS, the "Ratcliffe Florist Shop" is the best example of the Mediterranean Revival Style of architecture in Charlotte, North Carolina; and

WHEREAS, the architect of the "Ratcliffe Florist Shop" was William H. Peeps (1868-1950), an architect of local and regional significance; and

WHEREAS, Louis G. Ratcliffe (1893-1961), the founder of the company, was a prominent figure in community affairs; and

WHEREAS, the Ratcliffe family continues to operate the business from this location; and

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

WHEREAS, the property known as the "Ratcliffe Florist Shop" possesses integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the property known as the "Ratcliffe Florist Shop" is vested in fee simple to Hattie Starke Ratcliffe.

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

1. That the property known as the "Ratcliffe Florist Shop" (the exterior and the interior of the building and the land upon which the building sits) 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 on a tract of property at 431 South Tryon Street, Charlotte, North Carolina, and recorded on Tax Parcel Number 125-052-12 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 or 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 shall be placed on said property.

5. That the owners and occupants of the property known as the "Ratcliffe Florist Shop" 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 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

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 21st day of January, 1985, the reference having been made in Minute Book 83, and recorded in full in Ordinance Book 33, at Page(s) 333-335.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of January, 1985.

Pat Sharkey
PAT SHARKEY, CITY CLERK