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APR 25 2 54 PM '77

ORDINANCE NO. 484-X

CHARLES E. CROWDER  
REGISTER OF DEEDS  
MECKLENBURG CO., N.C.

AN ORDINANCE DESIGNATING A COURTYARD, BUILDING AND REAL PROPERTY KNOWN AS THE "REYNOLDS-GOURMAJENKO HOUSE" LOCATED AT 715 PROVIDENCE ROAD IN THE CITY OF CHARLOTTE AS HISTORIC PROPERTY.

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

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 18th day of April, 1977, on the question of designating the courtyard, building and real property upon which such structures are located known as the "Reynolds-Gourmajenko House" as historic property; and

WHEREAS, the "Reynolds-Gourmajenko House" is a forceful and dramatic representation of the Tuscan Revival style of architecture; and

WHEREAS, the "Reynolds-Gourmajenko House" was designed by Mr. William L. Bottomley, a renowned architect of the period; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated the historic significance of the courtyard, building and real property known as the "Reynolds-Gourmajenko House"; 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

PRESENTED FOR REGISTRATION  
APR 25 2 54 PM '77  
CHARLES E. CROWDER  
REGISTER OF DEEDS  
MECKLENBURG CO., N.C.

Met by Don L. Mohell 139 Middleton Dr. Charlotte, N.C. 28207

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WHEREAS, the courtyard, building and real property known as the "Reynolds-Gourmajenko House" is owned in fee simple by El Villa, Limited.

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

1. That the courtyard, building and real property known as the "Reynolds-Gourmajenko House" located at 715 Providence Road 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. Said real property containing the building and courtyard is more particularly defined and described as follows:

Courtyard -- Beginning at an iron corner on the easterly R/W of Providence Road, said point being the southwest corner of Lot 1, Block 2, of the Goode Realty Company property as shown in Map Book 3, Page 578 of the Office of the Register of Deeds, Mecklenburg County, N. C., thence with the rear line of Block 2, S. 85-18-30 E., 134.0 feet to a point, said point being in line with the front of a 2 story residence; thence with the wall of said residence in 3 courses as follows: (1) S. 04-41-30 W., 64.14 feet to a point; (2) S. 85-18-30 E., 5.50 feet to a point; (3) S. 04-41-30 W., 35.05 feet to a point on the line of the Chaiken Augusta property as recorded in Deed Book 2458, Page 295; thence with said line N. 84-58 W., 159.60 feet to a point on the easterly margin of Providence Road; thence with said margin N. 16-15 E., 100.31 feet to the point and place of beginning. Containing 14,414.87 square feet or 0.33 acres as shown on a map by R. B. Pharr & Associates, date 6 January 1977.

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Building -- Beginning at a point on the rear line of Lot 2, Block 2, said point being S. 85-18-30 E., 134.0 feet from the southwest corner of Lot 1, Block 2, of the Goode Realty Company property as shown in Map Book 3, Page 578, of the Office of the Register of Deeds, Mecklenburg County, N. C., thence S. 85-18-30 E., 10.08 feet to a point; thence S. 04-41-30 W., 64.14 feet to a point; thence S. 85-18-30 E., 8.04 feet to a point; thence S. 04-41-30 W., 35.13 feet to a point; thence N. 84-58 W., 12.62 feet to a point; thence N. 04-41-30 E., 35.05 feet to a point; thence N. 85-18-30 W., 5.50 feet to a point; thence N. 04-41-30 E., 64.14 feet to a point, the place of beginning. Containing 1,089.35 square feet as shown on a map by R. B. Pharr & Associates, dated 6 January 1977.

2. That said courtyard, building and real property 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 said courtyard, building or real property that does not involve a change of 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.

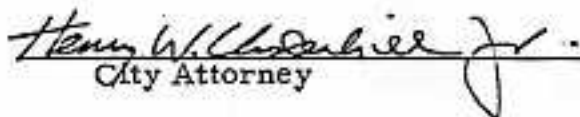
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4. That a suitable sign shall be posted indicating the designation of the said courtyard, building and real property as historic property and containing any other appropriate information. If the owner consents, the sign shall be placed upon the said 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 "Reynolds-Gourmajenko House" 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, Mecklenburg County Register of Deeds, Building Inspection Department and Tax Supervisor as required by applicable law.

Approved as to form:

  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of April, 1977, the reference having been made in Minute Book 65, and is recorded in full in Ordinance Book 24, at page 70-73.

Ruth Armstrong  
City Clerk

CERTIFICATION

I, Louise H. Comfort, Deputy 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 April, 1977, the reference having been made in Minute Book 65, and recorded in full in Ordinance Book 24, at Pages 70 through 73.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of April, 1977.



*Louise H. Comfort*  
Louise H. Comfort, Deputy City Clerk