

ORDINANCE NO. 3481-X

Original

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FILED FOR REGISTRATION 12/30/92 08:25
JUDITH A GIBSON REG OF DEEDS MECK NC

AN ORDINANCE DESIGNATING AS HISTORIC LANDMARK A PROPERTY KNOWN AS "OSCAR J. THIES AUTOMOBILE SALES AND SERVICE BUILDING" (LISTED UNDER TAX PARCEL NUMBERS 080-033-01 AND 080-033-02 AND INCLUDING THE EXTERIOR OF THE "OSCAR J. THIES AUTOMOBILE SALES AND SERVICE BUILDING" LOCATED WITHIN THE BOUNDARIES OF SAID TAX PARCEL). THE PARCEL OF LAND TO BE DESIGNATED IS LISTED UNDER TAX PARCEL NUMBERS 080-033-01 AND 080-033-02 IN THE MECKLENBURG COUNTY TAX OFFICE, CHARLOTTE, NORTH CAROLINA. THE PROPERTY, OWNED BY MOREHEAD PROPERTIES, INCORPORATED, IS LOCATED AT 500 NORTH TRYON STREET, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA.

WHEREAS, all of the prerequisites to 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 City Council of the City 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 Landmarks Commission on the 21st day of December, 1992, on the question of designating a property known as the "Oscar J. Thies Automobile Sales and Service Building" (listed under tax parcel numbers 080-033-01 and 080-033-02) as historic landmark; and

WHEREAS, the property now occupied by the "Oscar J. Thies Automobile Sales and Service Building" has been in continual use since 1865 and was occupied by a dwelling until 1920; and

WHEREAS, Oscar J. Thies held a degree in mining engineering and spent 15 years in that field before opening his own Charlotte real estate company, the Carolina Realty Company; and

WHEREAS, Oscar J. Thies organized the Thies-Smith Realty Company in 1912 and the Thies Realty and Mortgage Company in 1936; and

WHEREAS, the Thies-Smith Realty Company built many homes in Dilworth, Myers Park and Elizabeth; and

Drawn By and
Please Return To:
Char-Meck Historic Landmarks Commission
POB 35434, Charlotte, NC 28235

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WHEREAS, three generations of the Thies family have administered the Thies Realty and Mortgage Company; and

WHEREAS, the building known as "Oscar J. Thies Automobile Sales and Service Building", built in 1921, was designed by Louis Asbury; and

WHEREAS, the building known as "Oscar J. Thies Automobile Sales and Service Building" housed several automobile dealerships until 1930; and

WHEREAS, the building known as "Oscar J. Thies Automobile Sales and Service Building" is architecturally significant for the many exterior appointments, such as the terra cotta embedded in the pilasters and the decorative front roof of tile, intact and in very good condition; and

WHEREAS, the building known as "Oscar J. Thies Automobile Sales and Service Building" is architecturally significant to the streetscape as one of the last examples of the 1920's commercial style building remaining on North Tryon Street in Charlotte; and

WHEREAS, the original historic fabric of the exterior of the "Oscar J. Thies Automobile Sales and Service Building" is largely intact and visible; and

WHEREAS, the current Owner, Morehead Properties, Incorporated, has faithfully maintained the "Oscar J. Thies Automobile Sales and Service Building" and has thereby made a substantial contribution to the cultural richness of Charlotte and Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property, known as the "Oscar J. Thies Automobile Sales and Service Building" (listed under tax parcel numbers 080-033-01 and 080-033-02), possesses a structure having integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the "Oscar J. Thies Automobile Sales and Service Building" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "Oscar J. Thies Automobile Sales and Service Building" is owned by Morehead Properties, Incorporated,

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

1. That the property known as the "Oscar J. Thies Automobile Sales and Service Building" (listed under tax parcel numbers 080-033-01 and 080-033-02 and including the exterior of the Oscar J. Thies Automobile Sales and Service Building) is hereby designated as an historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated at 500 North Tryon Street, Charlotte, in Mecklenburg County, North Carolina. Exterior features are more completely described in the *Survey and Research Report of Oscar J. Thies Automobile Sales and Service Building* (24 July 1992).

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 Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3C, and amendments thereto.

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 landmark that does not involve a change of 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 landmark owner from making any use of this landmark not prohibited by other statutes, ordinances, or regulations. Owner 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.

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4. That a suitable sign may be posted indicating that said property has been designated as historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said landmark.

5. That the Owner and occupants of the landmark known as the "Oscar J. Thies Automobile Sales and Service Building" 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 Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.


6. That which is designated as historic landmark shall be subject to Chapter 160A, Article 19, and any amendments to it and any amendments hereinafter adopted.

Adopted the 21st day of December 1992 by the City Council of the City of Charlotte, North Carolina.

CERTIFICATION

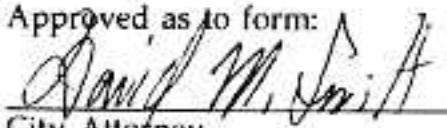
I, Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 21st day of December 1992, the reference having been made in Minute Book 100 and recorded in full in Ordinance Book 41, at Page(s) 242-245.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina this the 23rd day of December 1992.


Brenda R. Freeze, City Clerk



Approved as to form:


Assistant City Attorney