

FOR REGISTRATION JUDITH B. GIBSON  
REGISTER OF DEEDS  
MECKLENBURG COUNTY, NC  
2005 JUL 08 02:14 PM  
BK. 19008 PG. 280-285 FEE: \$0.00  
INSTRUMENT # 2005128669  
  
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ORDINANCE NO. 2998-X

**Ordinance designating as a Historic Landmark a property known as the "George Stephens House" (listed under Tax Parcel number 15505310 as of January 1, 2005, and including the interior and exterior of the house and the parcel of land listed under Tax Parcel Number 15505310 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2005). The property is owned by William and Catherine Dawson and is located at 821 Harvard Place in the City of Charlotte, Mecklenburg County, North Carolina.**

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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 City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 20th day of June, 2005, on the question of designating a property known as the George Stephens House as a historic landmark; and

CHARLOTTE-MECKLENBURG  
HISTORIC  
LANDMARKS COMMISSION  
2100 RANDOLPH RD.  
CHARLOTTE, NC 28207

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WHEREAS, the George Stephens House, erected ca. 1916, occupies a prominent place in the Myers Park neighborhood; and

WHEREAS, the George Stephens House, probably designed by local architect L. L. Hunter, is an important example of a sophisticated blending of Bungalow and Colonial Revival styles; and

WHEREAS, George Stephens, founder of the Stephens Company and developer of Myers Park, was a seminal figure in the development of Charlotte in the early 20<sup>th</sup> century; and

WHEREAS, the exterior and the front yard of the George Stephens House were designated as a historic property in 1985; and

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

WHEREAS, the George Stephens House possesses integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the George Stephens House, because consent for interior design review has been given by the Owner; and

WHEREAS, the property known as the George Stephens House is owned by William and Catherine Dawson.

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

1. That the property known as the "George Stephens House" (listed under Tax Parcel number 15505310 as of January 1, 2005, and including the interior and exterior of the house and the parcel of land listed under Tax Parcel Number 15505310 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2005) 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 821 Harvard Place in the City of Charlotte, Mecklenburg County, North Carolina. Features of the property are more completely described in the "Survey and Research Report on the George Stephens House" (1984).

2. That said exterior and interior are more specifically defined as the historic and structural fabric, especially including all original exterior and interior 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.

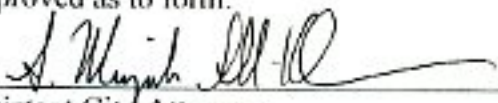
5. That a suitable sign may be posted indicating that said property has been designated as a historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

6. That the owners of the historic landmark known as the "George Stephens 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 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.

Approved as to form:

  
Assistant City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 20th day of June, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 641-645.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of June, 2005.

  
Stephanie C. Kelly, CMC, Deputy City Clerk





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

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Filed For Registration: 07/08/2005 02:14 PM  
Book: RE 19008 Page: 280-285  
Document No.: 2005128669  
ORD 6 PGS  
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