



ORDINANCE NO. 3544-Z

Ordinance – Coffee Cup Soda Grill

**Ordinance designating as a Historic Landmark a property known as the “Coffee Cup Soda Grill” (listed under Tax Parcel Number 07325209 and including the exterior of the café building, and a .10 acre parcel of land shown as “Exhibit A” and listed under Tax Parcel Number 07325209 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2007). The property is owned by Beazer Homes Corporation and is located at 914 South Clarkson Street in the City of Charlotte, 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 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 19 day of March, 2007, on the question of designating a property known as the Coffee Cup Soda Grill as a historic landmark; and

Return to:

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

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WHEREAS, the Coffee Cup Soda Grill is the only roadside food stand in the central business district of Charlotte that survives from the 1940s; and

WHEREAS, the Coffee Cup Soda Grill documents how local eateries responded to Charlotte's emergence as an industrial and regional distribution center in the mid-twentieth century; and

WHEREAS, the Coffee Cup Soda Grill has become an icon of racial harmony and understanding in Charlotte and a symbol of African American cuisine; and

WHEREAS, the Coffee Cup Soda Grill has special significance architecturally as a distinctive local example of unaltered Modernism; and

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

WHEREAS, the property known as the Coffee Cup Soda Grill is owned by Beazer Homes Corporation.

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

1. That the property known as the "Coffee Cup Soda Grill" (listed under Tax Parcel Number 07325209 and including the exterior of the café building, and a .10 acre parcel of land shown as "Exhibit A" and listed under Tax Parcel Number 07325209 in the

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Mecklenburg County Tax Office, Charlotte, North Carolina as of January 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 914 South Clarkson 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 Coffee Cup Soda Grill” (2006).

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

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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.

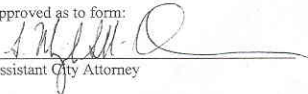
5. That a suitable sign may be posted indicating that said property has been designated as a historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

6. That the owners of the historic landmark known as the "Coffee Cup Soda Grill" 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.

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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 19<sup>th</sup> day of March, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 54, Page(s) 821-825a.

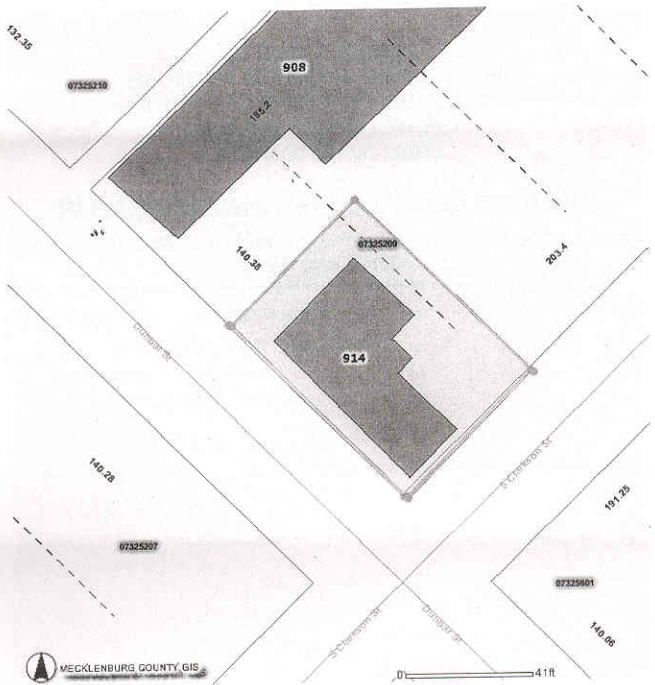
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21<sup>st</sup> day of March, 2007.

  
Stephanie C. Kelly, CMC, Deputy City Clerk



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### EXHIBIT A





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: 04/10/2007 02:00 PM  
Book: RE 22047 Page: 639-645  
Document No.: 2007071500  
ORD 7 PGS  
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