Feburary 23, 2026
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Ordinance No. 1099-X

FOR REGISTRATION
Fredrick Smith
REGISTER OF DEEDS
Mecklenburg County, NC
2026 MAR 12 12:03:47 PM
BK:40262 PG:173-180
FEE:$26.00
INSTRUMENT # 2026024808

R. Kent & Gertrude N. Blair House

Returned to Customer

Ordinance designating as a Historic Landmark a property known as the "R. Kent and Gertrude N. Blair House" (listed under Tax Parcel Number 07803616 and including the interior of the original historic portion of the house, the exterior of the house, and the land listed under Tax Parcel Number 07803616 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of October 1, 2025). The property is located at 529 North Poplar Street in Charlotte, North Carolina, and is owned by Christopher M. and Cameron Blake Holtz.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160D, Article 9, 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 public hearing held on the 23rd day of February, 2026, on the question of designating a property known as the R. Kent and Gertrude N. Blair House as a historic landmark; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 9th day of February, 2026, on the question of designating a property known as the R. Kent and Gertrude N. Blair House as a historic landmark; and

WHEREAS, the R. Kent and Gertrude N. Blair House (circa 1906) is historically and architecturally significant as the best-preserved extant example of the Foursquare style of residential architecture still located at its original site of construction in Fourth Ward within the center city of Charlotte; and

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WHEREAS, the R. Kent and Gertrude N. Blair House is also historically significant for its association with R. Kent Blair, a pharmacist who actively participated in Charlotte's business, civic, and political communities, including his service as chair of the Charlotte board of water commissioners that built a new Catawba River pump station in response to the severe drought and water shortages in 1911; and

WHEREAS, the R. Kent and Gertrude N. Blair House is also significant for its early association with the Fourth Ward historic preservation campaign of the 1970s and 1980s, later becoming one of Charlotte's first bed-and-breakfast guesthouses; and

WHEREAS, the R. Kent and Gertrude N. Blair House has retained a high degree of integrity with respect to its numerous original exterior and interior architectural features, including without limitation the wrap-around front porch, gabled dormers, hipped roof, brick chimneys, wood siding, wrought iron security doors, wood flooring, interior doors and associated hardware, mouldings, wainscoting, window and door trim, staircase, and fireplaces and mantles; and

WHEREAS, based on the additional information further detailed in the *Landmark Designation Report for the R. Kent and Gertrude N. Blair House* (September 2025), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the R. Kent and Gertrude N. Blair House possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the land upon which the R. Kent and Gertrude N. Blair House is situated – as identified on the map of said property attached hereto as Exhibit A and incorporated herein by reference – appropriately reflects and preserves the historic location and setting of the structure, and therefore possesses its own special historical significance independent of the structure; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the R. Kent and Gertrude N. Blair House, because consent for interior design review of the building has been given by the owner(s), a copy of which is attached hereto as Exhibit B; and

WHEREAS, the property known as the R. Kent and Gertrude N. Blair House is owned by Christopher M. and Cameron Blake Holtz.

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

1. That the property known as the "R. Kent and Gertrude N. Blair House" (listed under Tax Parcel Number 07803616 and including the interior of the original historic portion of the house, the exterior of the house, and the land listed under Tax Parcel Number 07803616 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of October 1, 2025) is hereby designated as a historic landmark pursuant to Chapter 160D, Article 9, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 529 North Poplar Street in Charlotte, North Carolina. Interior and exterior features are more completely described

in the *Landmark Designation Report for the R. Kent and Gertrude N. Blair House* (September 2025).

2. That said interior and exterior are more specifically defined as the historic and structural fabric, especially including all original interior architectural features, all original exterior architectural features, and the 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 Statewide 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 160D, Article 9, of the General Statutes of North Carolina as amended.

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.

1. 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.

2. That the owner(s) of the historic landmark known as the R. Kent and Gertrude N. Blair 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.

3. That which is designated as a historic landmark shall be subject to Chapter 160D, Article 9, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 23rd day of February, 2026, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

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R. Kent & Gertrude N.
Blair House

Approved as to form:

City Attorney

CERTIFICATION

I, Stephanie C. Kelly, 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 23rd day of February 2026, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 218-225.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of February, 2026.

Stephanie C. Kelly, City Clerk, MMC, NCCMC

CITY OF CHARLOTTE MECKLENBURG NORTH CAROLINA * 1775 * S1

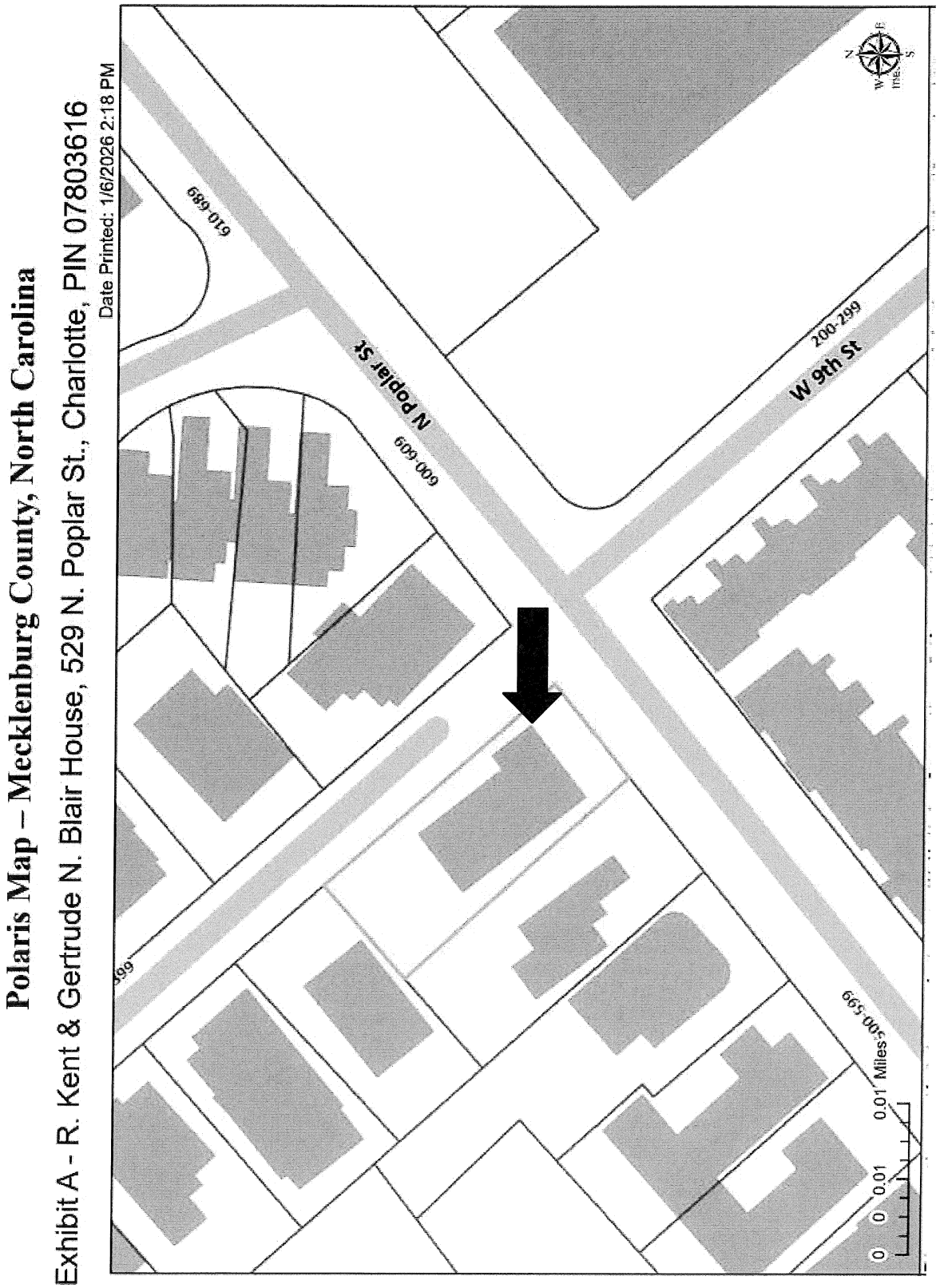
Polaris Map – Mecklenburg County, North Carolina
Exhibit A - R. Kent & Gertrude N. Blair House, 529 N. Poplar St., Charlotte, PIN 07803616
Date Printed: 1/6/2026 2:18 PM
N Poplar St
W 9th St
609-699
610-689
200-299
600-699
0 0 0.01 0.01 Miles

Exhibit B: Executed Permission of the Owner

PERMISSION OF OWNERS FOR INTERIOR DESIGN REVIEW
(Please complete this portion of the application only if interior is included in the designation.)

Pursuant to North Carolina General Statute 160D-947(b) on historic landmarks, we,

Cameron and Christopher Holtz

owners of record, do hereby request designation of interior spaces as such spaces have been deemed to have architectural, artistic, cultural, or historical significance. We understand that changes to designated portions of the property are subject to design review for compliance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. We give permission to the Charlotte-Mecklenburg Historic Landmarks Commission to exercise jurisdiction for design review over all interior designated portions of the following building or buildings located at:

Name of Historic Landmark: R. Kent and Gertrude N. Blair House

Street Address of Building or Buildings: 529 N Poplar Street

City, State, and Zip: Charlotte, NC 28202

Tax Parcel Number or Numbers: 07803616

Signature: _____
Owner

Name (Print) Cameron and Christopher Holtz

Date 10/15/2025

Signature _____
Owner

Name (Print) Christopher Holtz

Date 10/15/2025