

Ordinance – Parkwood Avenue Associate Reformed Presbyterian Church

Ordinance designating as a Historic Landmark a property known as the “Parkwood Avenue Associate Reformed Presbyterian Church” (listed under Tax Parcel Number 08309309 and including the exterior of the building and the land listed under Tax Parcel Number 08309309 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2024) as an Historic Landmark. The property is located at 1017 Parkwood Avenue in Charlotte, North Carolina, and is owned by A and E Rental Homes LLC.

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 22nd day of April, 2024, on the question of designating a property known as the Parkwood Avenue Associate Reformed Presbyterian Church 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 8th day of April, 2024, on the question of designating a property known as the Parkwood Avenue Associate Reformed Presbyterian Church as a historic landmark; and

WHEREAS, the Parkwood Avenue Associate Reformed Presbyterian Church building, which opened in January 1929 as Villa Heights Associate Reformed Presbyterian Church, was and remains the most architecturally significant church building in the Villa Heights neighborhood, an early twentieth-century Charlotte suburb; and

WHEREAS, the Parkwood Avenue Associate Reformed Presbyterian Church building draws special significance as part of a select collection of imposing church buildings erected by Charlotte's Associate Reformed Presbyterian congregations in the first half of the twentieth century; and

WHEREAS, the Parkwood Avenue Associate Reformed Presbyterian Church building was designed by Charlotte native Louis Asbury, Sr., an architect of local and regional importance who was both North Carolina's first native-born formally trained professional architect and the state's first member of the American Institute of Architects; and

WHEREAS, the 1968 transfer of ownership of the Parkwood Avenue Associate Reformed Presbyterian Church building to the Parkwood Institutional Christian Methodist Episcopal Church evidences the history of the Associate Reformed Presbyterian Church in Charlotte and other urban centers during the twentieth century in that, despite its significant growth throughout various cities in the early 1900s, the denomination was unable to sustain that initial success resulting in the loss of several local congregations during the latter decades of that century; and

WHEREAS, that transfer of building ownership to a congregation of a predominately African American denomination also evidences the history of shifting population demographics in the inner suburbs of Charlotte and other urban centers

throughout the South during the latter half of the twentieth century, as increasing numbers of White urban dwellers moved farther from the city centers and urban renewal campaigns forced African Americans to seek housing alternatives within those abandoned inner suburbs; and

WHEREAS, based on the additional information further detailed in the *Landmark Designation Report for the Parkwood Avenue Associate Reformed Presbyterian Church* (May 2017; updated June 2021 and September 2023), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Parkwood Avenue Associate Reformed Presbyterian Church possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the Parkwood Avenue Associate Reformed Presbyterian Church is owned by A and E Rental Homes LLC.

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

1. That the property known as the “Parkwood Avenue Associate Reformed Presbyterian Church” (listed under Tax Parcel Number 08309309 and including both the exterior of the building and the land listed under Tax Parcel Number 08309309 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2024) 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 1017 Parkwood Avenue in Charlotte, North Carolina. Exterior features are more completely described in the *Landmark Designation Report for the Parkwood Avenue*

Associate Reformed Presbyterian Church (May 2017; updated June 2021 and September 2023).

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

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 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.

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 owner of the historic landmark known as the Parkwood Avenue Associate Reformed Presbyterian Church 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 160D, Article 9, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the ____ day of _____, 2024, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

Clerk to City Council

Approved as to form:

Senior Assistant City Attorney