

Ordinance – William H. Peeps House

Ordinance designating as an Historic Landmark a property known as the “William H. Peeps House” (listed under Tax Parcel Number 12108208 and including the interior and exterior of the house, and the land listed under Tax Parcel Number 12108208 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of February 1, 2021). The property is owned by Steven and Polly Menaker, and is located at 831 East Worthington Avenue in Charlotte, North Carolina.

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 [REDACTED] day of [REDACTED], 2021, on the question of designating a property known as the William H. Peeps House as an 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 14th day of June, 2021, on the question of designating a property known as the William H. Peeps House as an historic landmark; and

WHEREAS, the William H. Peeps House (c. 1919) is historically significant for its association with prominent Charlotte architect William H. Peeps, who designed many landmark buildings in Charlotte and the surrounding region, including the Latta Arcade and Brevard Court, downtown Charlotte's J.B. Ivey Department Store building, the Ratcliffe Flower Shop, and several residences in Dilworth and Myers Park neighborhoods; and

WHEREAS, the William H. Peeps House is also architecturally significant as the only surviving house known to be designed and occupied by the architect (1919-1950), and continuously occupied by his family thereafter until 1990; and

WHEREAS, although modified over time, the William H. Peeps House has maintained its original integrity with virtually all the exterior building mass, configuration, and materials with limited exception, and primarily its interior spaces (including Peeps' original second-story work studio) with some reconfiguring while maintaining substantial material finishes or similar matching materials; and

WHEREAS, the William H. Peeps House has maintained its original setting, feeling, and association as a result of its continuous occupation and maintenance by the architect and his family from initial construction until 1990, and continued maintenance by subsequent owners under the auspice of the local Historic District of Dilworth since then, and

WHEREAS, based on the additional information further detailed in the *Designation Report on the William H. Peeps House (December 14, 2020)*, all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has

demonstrated that the property known as the William H. Peeps House possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the William H. Peeps House, because consent for interior design review has been given by the owner; and

WHEREAS, the property known as the William H. Peeps House is owned by Steven and Polly Menaker.

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

1. That the property known as the “William H. Peeps House” (listed under Tax Parcel Number 12108208 and including the interior and exterior of the house, and the land listed under Tax Parcel Number 12108208 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of February 1, 2021) 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 831 East Worthington Avenue in Charlotte, North Carolina. Interior and exterior features are more completely described in the *Designation Report on the William H. Peeps House (December 14, 2020)*.

2. That said interior and exterior are more specifically defined as the historic and structural fabric, especially including all original interior and 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 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, 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 William H. Peeps 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 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 _____, 2021, 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