

FOR REGISTRATION
J. David Granberry
REGISTER OF DEEDS
Mecklenburg County, NC
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TAYLORD



February 18, 2013

Ordinance Book 58, Page 59

Ordinance Number 5037-X

Ordinance designating as an Historic Landmark a property known as the “Woodlawn Bungalow” (listed under Tax Parcel Number 07321513 as of October 15, 2012, and including the interior and exterior of the house, and the parcel of land listed under Tax Parcel Number 07321513). The property is owned by The Committee to Restore and Preserve Third Ward, and is located at 1015 West Fourth Street, 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 public hearing held on the 17th day of December, 2012, on the question of designating a property known as the Woodlawn Bungalow 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 10th day of December, 2012, on the question of designating a property known as the Woodlawn Bungalow as an historic landmark; and

Return to: CHARLOTTE-MECKLENBURG
HISTORIC LANDMARKS COMM.
2100 RANDOLPH RD.
CHARLOTTE, N.C. 28207

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WHEREAS, the Woodlawn Bungalow is a remarkably well preserved example of a Craftsman Style bungalow, typical of the type of house that was constructed for middle class residents of Charlotte in the city's urban core for a brief period of time in the early 1900s; and

WHEREAS, the Woodlawn Bungalow likely contains the most complete and best preserved Craftsman Style bungalow interior in the City of Charlotte; and

WHEREAS, the Woodlawn Bungalow is an important element of the Woodlawn neighborhood, an early streetcar suburb, and is a reminder of the early 20th century residential nature of Charlotte's urban core; and

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

WHEREAS, the property known as the Woodlawn Bungalow is owned by The Committee to Restore and Preserve Third Ward.

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

1. That the property known as the “Woodlawn Bungalow” (listed under Tax Parcel Number 07321513 as of October 15, 2012, and including the interior and exterior of the house, and the parcel of land listed under Tax Parcel Number 07321513) is hereby designated as an 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 1015 West Fourth Street 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 Woodlawn Bungalow” (2011).

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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 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.

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5. That a suitable sign may be posted indicating that said property has been designated as an 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 “Woodlawn Bungalow” 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.

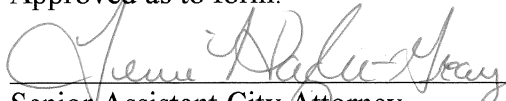
7. That which is designated as an historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 18 day of February, 2013, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.



Deputy Clerk to City Council

Approved as to form:



Senior Assistant City Attorney


ORDINANCE NO. 5037-X

CERTIFICATION

I, Ashleigh Price, 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 18th day of February, 2013, the reference having been made in Minute Book 134, and recorded in full in Ordinance Book 58, Page(s) 59-63.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28th day of February, 2013.




Ashleigh Price, Deputy City Clerk