

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "HARRY ARTHUR ZIEM HOUSE" (THE EXTERIOR AND THE INTERIOR OF THE ENTIRE HOUSE, AND THE .201 ACRES OF LAND ON TAX PARCEL NUMBER 127-032-10) AS HISTORIC PROPERTY, SAID PROPERTY BEING LOCATED AT 1812 EAST EIGHTH STREET, CHARLOTTE, NORTH CAROLINA, AND RECORDED ON TAX PARCEL NUMBER 127-032-10 IN THE MECKLENBURG COUNTY TAX OFFICE.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the City Council of Charlotte, North Carolina, has taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the 18 day of May, 1987, on the question of designating a property known as the "Harry Arthur Ziem House" as historic property; and

WHEREAS, the "Harry Arthur Ziem House", erected c.1910, is the best-preserved example in Charlotte of early cast concrete block residential architecture and, therefore, occupies a significant place in the architectural history of Charlotte; and

WHEREAS, the "Harry Arthur Ziem House" is the only structure of its type in Elizateth Heights, one of Charlotte's oldest streetcar suburbs; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Harry Arthur Ziem House" possesses integrity of design,

setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Harry Arthur Ziem House" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "Harry Arthur Ziem House" is vested in fee simple to John William Burkhead, Jr. and wife, Hope Franklin Burkhead.

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

1. That the property known as the "Harry Arthur Ziem House" (the exterior and the interior of the entire house, and the .201 acres of land on Tax Parcel Number 127-032-10) is hereby designated as historic property pursuant to Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated at 1812 East Eighth Street, Charlotte, North Carolina, and recorded on Tax Parcel Number 127-032-10) in the Mecklenburg County Tax Office.

2. That said designated property may be materially altered, restored, moved or demolished only following the issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Properties Commission. An

application for a Certificate of Appropriateness authorizing the demolition of said property may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3B, and amendments thereto, and hereinafter adopted.

3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the making of emergency repairs, 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 property owner from making any use of this property not prohibited by other statutes, ordinances, or regulations.

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

5. That the owners and occupants of the property known as the "Harry Arthur Ziem 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.

6. That which is designated as historic property shall be subject to Chapter 160A, Article 19, Part 3B, and any amendments to it and any amendments hereinafter adopted.

Approved as to form:

Henry W. Zandwich Jr.  
City Attorney

CERTIFICATION

I, MENTA C. DETWILER, 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 May, 1987, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, at Page(s) 402-405.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of May, 1987.

Menta C. Detwiler  
MENTA C. DETWILER, DEPUTY CITY CLERK