

Ordinance designating as a Historic Landmark a property known as the “James Morrow Coffey House” (listed under Tax Parcel Number 141-071-05 as of September 1, 2000 and including the entire exterior and interior of the house and historic outbuildings, and the entire parcel of land listed under Tax Parcel Number 141-071-05 in the Mecklenburg County Tax Office, Charlotte, North Carolina, as of September 1, 2000). The property is owned by Bernice Tate and is located at 3300 Shopton Road, Mecklenburg County, North Carolina.

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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 Board of Commissioners of Mecklenburg County, North Carolina, have taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 19<sup>th</sup> day of June, 2001, on the question of designating a property known as the James Morrow Coffey House as a historic landmark; and

WHEREAS, the James Morrow Coffey House is a tangible reminder of the importance of farming to the agrarian economy of post-bellum Mecklenburg County; and

WHEREAS, James Morrow Coffey and his descendants were influential members of the Steele Creek Community; and

WHEREAS, the James Morrow Coffey House, built in 1886, is an excellent example of an evolving 19<sup>th</sup> century farm complex – the house and surrounding outbuildings reflect the diverse and self-sufficient existence led by most farmers in late 19<sup>th</sup> century and early 20<sup>th</sup> century Mecklenburg County; and

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HISTORIC LANDMARKS COMMISSION  
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WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as James Morrow Coffey 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 James Morrow Coffey House, because consent for interior design review has been given by the Owner; and

WHEREAS, the property known as the James Morrow Coffey House is owned by Bernice Tate.

NOW, THEREFORE, BE IT ORDAINED by the members of the Board of Commissioners of Mecklenburg County, North Carolina:

1. That the property known as the "James Morrow Coffey House" (including the entire exterior and interior of the house and historic outbuildings, and the entire parcel of land listed under Tax Parcel Number 141-071-05 in the Mecklenburg County Tax Office, Charlotte, North Carolina, as of September 1, 2000) is hereby designated as a 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 3300 Shopton Road, Mecklenburg County, North Carolina. Interior and exterior features are more completely described in the *Survey and Research Report on the James Morrow Coffey House* (September 1, 2000).

2. That said exterior and interior are more specifically defined as the historic and structural fabric, especially including all original interior and exterior architectural features and the original 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 this 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 and occupants of the historic landmark known as the James Morrow Coffey 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 County 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 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 19th day of June, 2001, by the members of the

Board of Commissioners of Mecklenburg County, North Carolina.



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Chair of the Board

Approved as to form:

MA Bethune  
County Attorney



JUDITH A. GIBSON  
REGISTER OF DEEDS , MECKLENBURG COUNTY  
COUNTY & COURTS OFFICE BUILDING  
720 EAST FOURTH STREET  
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Recorder: EMEM DREHER



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