

ORDINANCE NO. 3552-X

An Ordinance designating as historic landmark a property known as the "John Paul and Alice Craft Lucas House" (listed under Tax Parcel Number 080-205-01 and including the exterior and the interior of the John Paul and Alice Craft Lucas House located within the boundaries of said tax parcel). The parcel of land to be designated is listed under Tax Parcel Number 080-205-01 in the Mecklenburg County Tax Office, Charlotte, North Carolina. The property, owned by the Charlotte-Mecklenburg Historic Landmarks Commission, is located at 1601 East Seventh Street, Charlotte, Mecklenburg County, North Carolina.

WHEREAS, all of the prerequisites to 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 City Council of the City 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 Landmarks Commission on the 19th day of April, 1993, on the question of designating a property known as the John Paul and Alice Craft Lucas House (listed under tax parcel Number 080-205-01) as historic landmark; and

WHEREAS, the John Paul and Alice Craft Lucas House was constructed in Charlotte's second streetcar suburb, Elizabeth, in 1913; and

WHEREAS, the John Paul and Alice Craft Lucas House was purchased by John Paul Lucas, a managing editor of the *Charlotte Evening Chronicle*, for \$8,500 in 1913; and

WHEREAS, John Paul Lucas deeded the house to his wife, Alice Craft Lucas; and

WHEREAS, John Paul Lucas was publicity manager for the Southern Public Utilities Company by 1920 and later became a vice-president of Duke Power Company; and

WHEREAS, John Paul Lucas was active in civic affairs of both Charlotte and North Carolina; and

WHEREAS, John Paul Lucas, always interested in farming and agriculture, served as executive assistant state food administrator under the United States Food Administration; and

Please Return To:
CITY OF CHARLOTTE
HISTORIC LANDMARKS COMMISSION
Post Office Box 35434

ORDINANCE - John Paul and Alice Craft Lucas House

WHEREAS, Alice Craft Lucas graduated from Trinity College, now Duke University, in 1905; and

WHEREAS, Alice Craft Lucas served as the southern correspondent for the *Boston Transcript* newspaper; and

WHEREAS, the Lucas family moved to Eastover in 1930 but retained the Seventh Street house as a rental property; and

WHEREAS, the John Paul and Alice Craft Lucas House passed to the mortgage holder in a 1936 foreclosure; and

WHEREAS, Mr. William Calhoun McIntire, who bought the house in 1938, lived there with his family for about thirty years; and

WHEREAS, the John Paul and Alice Craft Lucas House was purchased by the Chipley family in 1969; and

WHEREAS, the John Paul and Alice Craft Lucas House is significant as a Craftsman house constructed in the bungalow style; and

WHEREAS, the John Paul and Alice Craft Lucas House is architecturally significant for the many exterior features and appointments, such as the Tudor false half-timbering and wood shingle siding, intact and in very good condition; and

WHEREAS, the John Paul and Alice Craft Lucas House is architecturally significant for the many interior features and appointments, such as the massive fireplaces, the woodwork and the pocket doors, intact and in very good condition; and

WHEREAS, the John Paul and Alice Craft Lucas House can provide valuable insight into the era when Charlotte's citizens were adjusting to "life in the suburbs"; and

WHEREAS, the original historic fabric of the exterior and the interior of the John Paul and Alice Craft Lucas House is largely intact and visible; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over the interior of the John Paul and Alice Craft Lucas House because consent for interior design review has been given by the Owner; and

WHEREAS, the current Owner, the Charlotte-Mecklenburg Historic Landmarks Commission, has faithfully maintained the John Paul and Alice Craft

ORDINANCE - John Paul and Alice Craft Lucas House

Lucas House and has thereby made a substantial contribution to the cultural richness of Charlotte and Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property, known as the John Paul and Alice Craft Lucas House (listed under tax parcel Number 080-205-01), possesses a structure having integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the John Paul and Alice Craft Lucas House possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the John Paul and Alice Craft Lucas House is owned by the Charlotte-Mecklenburg Historic Landmarks Commission,

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

1. That the property known as the John Paul and Alice Craft Lucas House (listed under tax parcel Number 080-205-01 and including the exterior and the interior of the John Paul and Alice Craft Lucas House is hereby designated as an historic landmark pursuant to Chapter 160A, Article 19, 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 1601 East Seventh Street, Charlotte, in Mecklenburg County, North Carolina. Interior and exterior features are more completely described in the *Survey and Research Report of John Paul and Alice Craft Lucas House* (31 August 1992).

2. That said interior is more specifically defined as the historic and structural fabric of the first floor, the second floor, the cellar and the attic of the John Paul and Alice Craft Lucas House to include the ceiling beams, the hardwood

ORDINANCE - John Paul and Alice Craft Lucas House

floors, the original windows and glazing, the plaster walls, the wooden pocket doors, the wood paneled doors, the woodwork and moldings including the balustrades, newels, wainscot, and panels, the built-in bench/storage area in the stair hall, the fire surrounds and fire tiles, the hardware and fixtures, the volume and shapes of the interior spaces provided by the Bungalow style, Craftsman Plan, and other interior features that are part of the original historic fabric of the structure.

3. 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 Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3C, and amendments thereto.

4. 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 landmark that does not involve a change of 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 landmark owner from making any use of this 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 historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said landmark.

6. That the Owner and occupants of the landmark known as the John Paul and Alice Craft Lucas House be given notice of this ordinance as required by

ORDINANCE - John Paul and Alice Craft Lucas House

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.

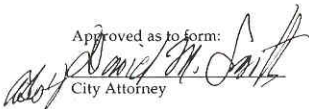
7. That which is designated as historic landmark shall be subject to Chapter 160A, Article 19, and any amendments to it and any amendments hereinafter adopted.

Adopted the 19th day of April 1993 by the City Council of the City of Charlotte, North Carolina.


Clerk to City Council



Approved as to form:


City Attorney



Charlotte-Mecklenburg Historic Landmarks Commission

PERMISSION OF OWNER
FOR
INTERIOR DESIGN REVIEW

Pursuant to North Carolina General Statute 160A-400.9(b) on historic landmarks, I, LOUIS A. BLEDSOE, II, owner of record, do hereby request designation of interior spaces as such spaces have been deemed to have architectural, artistic, cultural, or historical significance. I understand that changes to designated portions of the property are subject to design review for compliance with *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. I give permission to the Charlotte-Mecklenburg Historic Landmarks Commission to exercise jurisdiction for design review over all interior designated portions of the following building or buildings known as:

John Paul and Alice Craft Lucas House

located at 1601 East 7th Street, Charlotte, N.C.

Signature: Louis A. Bledsoe II
(Owner)
Chairman - HLC

Name (Print): LOUIS A BLEDSOE, II

Date: February 8, 1993