

FOR REGISTRATION JUDITH R. GIBSON
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
1500 N.W. 23 RD 321 RR
BOOK 1502 PAGE 524-534 FILE #14 00
INSTRUMENT # 199908001

Ordinance - S. Bryce McLaughlin House

ORDINANCE NO. 1380-X

Ordinance designating as a Historic Landmark a property known as the "S. Bryce McLaughlin House" (listed under Tax Parcel Number 127-046-09 as of September 1, 1999, and including the entire exterior of the S. Bryce McLaughlin House, the entire interior of the S. Bryce McLaughlin House, the entire exterior of the garage, the entire interior of the garage, and the entire parcel of land listed under Tax Parcel Number 127-046-09 in the Mecklenburg County Tax Office, Charlotte, North Carolina). The property is owned by Munro B. and Belva H. Sefcik and is located at 2027 Greenway Avenue in the City of Charlotte, Mecklenburg County, North Carolina.

Return to: Charlotte-Mecklenburg
Historic Landmarks Commission
2100 Randolph Rd.
Charlotte, N.C. 28207

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 joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 18th day of October, 1999, on the question of designating a property known as the S. Bryce McLaughlin House as a historic landmark; and

WHEREAS, the S. Bryce McLaughlin House was built by S. Bryce McLaughlin and Bertha Dotger McLaughlin in 1911 on a portion of the family's land and is the only remaining historic structure associated with the Dotger farm; and

WHEREAS, the S. Bryce McLaughlin House predates and is therefore the earliest house in the Rosemont section of Charlotte's historic Elizabeth neighborhood; and

WHEREAS, the S. Bryce McLaughlin House is a genuine Craftsman House and was built from a plan published in 1908 in The Craftsman magazine and is, therefore, a product of the legendary furniture designer and architect Gustav Stickley; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as S. Bryce McLaughlin 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 S. Bryce McLaughlin House, because consent for interior design review has been given by the Owner; and

WHEREAS, the property known as the S. Bryce McLaughlin House is owned by Munro B. and Belva H. Sefcik.

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

1. That the property known as the "S. Bryce McLaughlin House" (listed under Tax Parcel Number 127-046-09 as of September 1, 1999, and including the entire exterior of the S. Bryce McLaughlin House, the entire interior of the S. Bryce McLaughline House, the entire exterior of the garage, the entire interior of the garage, and the entire parcel of land listed under Tax Parcel Number 127-046-09 in the Mecklenburg County Tax Office, Charlotte, North Carolina) 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 at 2027 Greenway Avenue in the City of Charlotte, Mecklenburg County, North Carolina. Exterior features are more completely described in the *Survey and Research Report on the S. Bryce McLaughlin House* (November 20, 1998).

2. That said exterior and interior features are more specifically defined as the historic and structural fabric, especially including all original exterior and interior 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 S. Bryce McLaughlin 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 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 18th day of October, 1999, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

Brenda R. Grege, CMC
Clerk to City Council

Approved as to form:

Jana S. Holderness
City Attorney

Consent



JUDITH GIBSON

CLERK OF SEALS - DEPT. OF PUBLIC WORKS
COUNTY & COURTS OFFICE BUILDING
120 EAST FOURTH STREET
CHARLOTTE, NC 28202

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CERTIFICATION

I, Brenda R. Freeze, 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 October, 1999, the reference having been made in Minute Book 114, and recorded in full in Ordinance Book 49, Page(s) 675-679.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22nd day of October, 1999.

Brenda R. Freeze
Brenda R. Freeze, CMC, City Clerk





JUDITH A. GIBSON
REGISTER OF DEEDS , MECKLENBURG COUNTY
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE NC 28202

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