

Ordinance - Calvin Neal House

FOR REGISTRATION JUDITH A GIBSON  
REGISTER OF DEEDS  
MECKLENBURG COUNTY, NC  
2003 JUN 24 03 05 PM  
BK 15565 PG 351-356 FEE \$0.00  
INSTRUMENT # 2003139855



2003139855

Ordinance designating as a Historic Landmark a property known as the "Calvin Neal House" (listed under Tax Parcel Number 07102141 as of March 15, 2003, and including the interior and the exterior of the house and the garage, and the parcel of land listed under Tax Parcel Number 07102141 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of March 15, 2003). The property is owned by John Caratelli and David Greer and is located at 612 Walnut Avenue in the City of Charlotte, Mecklenburg County, 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 joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 16th day of June, 2003, on the question of designating a property known as the Calvin Neal House as a historic landmark; and

WHEREAS, the Calvin Neal House, constructed in 1927, is an unusual and excellently-preserved example of early twentieth-century rubble stone veneer in Charlotte; and

WHEREAS, the Calvin Neal House is the only stone rubble house in the Wesley Heights neighborhood and is a testament to the high level of craftsmanship possible in what would otherwise be considered a common vernacular structure; and

WHEREAS, the Calvin Neal House, constructed most likely from stock plans, is a tangible reflection of the way in which homeowners during the twentieth century post-war housing boom found ways to individualize their homes; and

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2100 Randolph Rd  
Charlotte, NC 28207

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

WHEREAS, the property known as the Calvin Neal House is owned by John Caratelli and David Greer.

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

1. That the property known as the "Calvin Neal House" (listed under Tax Parcel Number 07102141 as of March 15, 2003, and including the interior and the exterior of the house and the garage, and the parcel of land listed under Tax Parcel Number 07102141 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of March 15, 2003) 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 612 Walnut Avenue in the City of Charlotte, Mecklenburg County, North Carolina. Exterior and interior features are more completely described in the *Survey and Research Report on the Calvin Neal House (2003)*.

2. That said exterior and interior 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 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 of the historic landmark known as the Calvin Neal 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 16<sup>th</sup> day of June, 2003, by the members of the City

Council of the City of Charlotte, Mecklenburg County, North Carolina.

*Deputy*  
Nancy S. Gilbert, Clerk  
Clerk to City Council

Approved as to form:

*Assistant*

S. Mitchell  
City Attorney



CERTIFICATION

I, Nancy S. Gilbert, 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 16<sup>th</sup> day of June, 2003, the reference having been made in Minute Book 119, and recorded in full in Ordinance Book 52, Pages 319-323.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 18<sup>th</sup> day of June, 2003.

  
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Nancy S. Gilbert, CMC, Deputy City Clerk



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

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Document No.: 2003139855

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Recorder: MARILYN SMITH



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