

MAY 20 1983

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ORDINANCE NO. 1342-X

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BOOK PAGE

PRESENTED
FOR
REGISTRATION

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AN ORDINANCE DESIGNATING THE PROPERTY KNOWN AS THE "JAKE NEWELL HOUSE" (INCLUDING THE INTERIOR, EXTERIOR AND THE LAND ASSOCIATED THEREWITH) AS HISTORIC PROPERTY AT 819 SUNNYSIDE AVENUE, CHARLOTTE, NORTH CAROLINA, AND RECORDED ON TAX PARCEL NUMBER 080-212-05 IN THE MECKLENBURG COUNTY TAX OFFICE, N.C.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Part 3B, Article 19, Chapter 160A, 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 16th day of May, 1983, on the question of designating the property known as the "Jake Newell House" (including the interior, exterior and the land associated therewith); and

WHEREAS, the "Jake Newell House" was erected in 1911-12, and is one of the oldest houses remaining in Piedmont Park, one of Charlotte's first streetcar suburbs; and

WHEREAS, the "Jake Newell House" is one of the best-preserved local examples of the Four Square style; and

WHEREAS, the initial owner and long-time resident, Jake Newell, an attorney, was a prominent figure in the North Carolina Republican party, and, in addition to serving as State chairman, he ran for the United States Senate and the United States House of Representatives; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the "Jake Newell House" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the "Jake Newell House" possesses integrity of design, setting, workmanship, materials, feeling and/or association; and

WHEREAS, the property known as the "Jake Newell House" is vested in fee simple to the following names and persons listed: Mr. John J. Emerson and wife, Helen M.

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Emerson of 819 Sunnyside Avenue, Charlotte, North Carolina.

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

1. That the property known as the "Jake Newell House" (including the interior, exterior and the land associated therewith) is hereby designated as historic property pursuant to Part 3B, Article 19, Chapter 160A, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated on a tract of property at 819 Sunnyside Avenue, Charlotte, North Carolina, as recorded on Parcel Number 080-212-05 in the Tax Office of Mecklenburg County, North Carolina.

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.

mail to: Historic Properties Commission
218 N. Tryon Street
Charlotte NC 28213

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 shall be placed on said property.

5. That the owners and occupants of the property known as the "Jake Newell House" be given the 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 Inspection 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:

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Henry W. Chodak Jr.

City Attorney

FEE 7.00
CASH 7.00
7.00

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CERTIFICATION

I, Pat Sharkey, 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 16th day of May, 1983, the reference having been made in Minute Book 80 and is recorded in full in Ordinance Book 32 at Pages 36-38.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 19th day of May, 1983.



Pat Sharkey
Pat Sharkey, City Clerk