

ORDINANCE NO. 707-X

Ordinance designating as a Historic Landmark a property known as the "Ratcliffe-Otterbourg House" (listed under Tax Parcel Number 155-027-18 as of July 30, 1996, and including the entire exterior of the house, the entire interior of the house, and the entire parcel of land listed under Tax Parcel Number 155-027-18 in the Mecklenburg County Tax Office, Charlotte, North Carolina). The property is owned by the Charlotte-Mecklenburg Historic Preservation Foundation and is located at 2100 Randolph Road 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 December, 1996, on the question of designating a property known as the Ratcliffe-Otterbourg House as a historic landmark; and

WHEREAS, the Ratcliffe-Otterbourg House was designed in the Bungalow style by William H. Peeps, an architect of regional importance and influence; and

WHEREAS, the Ratcliffe-Otterbourg House possesses individual significance because it is the only Bungalow style home remaining on Randolph Road, which was once part of Crescent Avenue, a major thoroughfare in the Crescent Heights neighborhood; and

WHEREAS, the Ratcliffe-Otterbourg House was originally the home of Louis G. Ratcliffe (1893-1961), a prominent businessman in early 20th century Charlotte; and

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Returned
Charlotte-Mecklenburg
Historic Landmarks Commission
2100 Randolph Rd
Charlotte, N.C. 28207

BK: 08875 PG: 0412/0416 #:0179 0.00
JUDITH A GIBSON REG OF DEEDS MECK NC
FILED FOR REGISTRATION 12/30/96 10:48

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WHEREAS, the Otterbourg family, owner and occupant of the Ratcliffe-Otterbourg House for more than 50 years, was representative of the socio-economic stratum that was predominant in the Crescent Heights neighborhood in the early and middle years of the 20th century; and

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

WHEREAS, the property known as the Ratcliffe-Otterbourg House is owned by The Charlotte-Mecklenburg Historic Preservation Foundation.

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

1. That the property known as the "Ratcliffe-Otterbourg House" (including the entire exterior of the house, the entire interior of the house, and the entire parcel of land listed under Tax Parcel Number 155-027-18 in the Mecklenburg County Tax Office, Charlotte, North Carolina, as of July 30, 1996) 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 2100 Randolph Road in the City of Charlotte, Mecklenburg County, North Carolina. Interior and exterior features are more

completely described in the *Survey and Research Report on the Ratcliffe-Otterbourg House* (July 30, 1996).

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

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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 Ratcliffe-Otterbourg 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 16th day of December, 1996, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

Brenda R. Hoyle
Clerk to City Council

Approved as to form:
David M. Smith
City Attorney

ADPZ

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 16th day of December, 1996, the reference having been made in Minute Book 110, and recorded in full in Ordinance Book 47, Page(s) 631-635.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 23rd day of December, 1996.

Brenda R. Freeze
Brenda R. Freeze, City Clerk

