

January 13, 1975

Ordinance Book 21 - Page 393

ORDINANCE NO. 501-X

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BOOK

3734 0115

AN ORDINANCE DESIGNATING A BUILDING KNOWN AS "ROSEDALE" LOCATED AT 3427 NORTH TRYON STREET IN THE CITY OF CHARLOTTE AS HISTORIC PROPERTY.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Part 3B, Article 19, Chapter 160A of the General Statutes of North Carolina have been met; and

WHEREAS, the City Council has taken into full consideration all statements and information presented at the joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the 13th day of January, 1974, on the question of designating a residential structure known as Rosedale as historic property; and

WHEREAS, the construction of Rosedale in approximately 1805 makes it one of the oldest houses in the City of Charlotte. Its age coupled with its unusually complete and academic architectural detail, as exemplified by the Adamesque mantels, cornices and ornametal blind transoms in the structure's interior and by exterior sophistication of massing and detail, insures the structure's uniqueness and contrasts it strongly to other local structures of the Federal era; and

WHEREAS, the present owners of the structure, Miss Mary Louise Davidson (who resides in Rosedale) and Mrs. C. R. Abel, are personally interested in the preservation of historic properties generally and Rosedale specifically and do possess the financial responsibility necessary to maintain and preserve the building.

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

REGISTERED  
1975 JAN 28 PM 3 27  
CLERK OF COURTS  
MECKLENBURG CO. N.C.  
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1. That the residential structure known as Rosedale, otherwise known as Frew's Folly, located at 3427 North Tryon Street within the City of Charlotte 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 structure is noted as being situated on a tract of property containing approximately 7.78 acres, the general eastern boundary of said tract being formed by a portion of Hilo Drive and the general southern boundary of said tract being formed by a portion of North Tryon Street, being a portion of the property devised by R. Baxter Caldwell in his last will and testament, recorded and filed in the Office of the Clerk of Superior Court of Mecklenburg County in Record of Wills, Book R at page 636.

2. That said structure may not be demolished, materially altered, remodeled or removed until ninety (90) days' written notice of the owner's proposed action has been given to the Charlotte-Mecklenburg Historic Properties Commission.

3. That nothing in this ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on Rosedale that does not involve a change in design, material, or outer appearance thereof, nor to prevent 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 owners from making any use of this property not prohibited by other statutes,

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4. That a suitable sign shall be posted indicating the structure's designation as historic property and containing any other appropriate information. If the owner consents, the sign shall be placed upon Rosedale. If the owner objects, the sign shall be placed on a nearby public right of way.

5. That all owners and occupants of Rosedale 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, Mecklenburg County Register of Deeds, Building Inspection Department and Tax Supervisor as required by applicable law.

Approved as to form:

Henry W. Underhill Jr.  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 13th day of January, 1975, the reference having been made in Minute Book 61, and recorded in full in Ordinance Book 21 - beginning on Page 393.

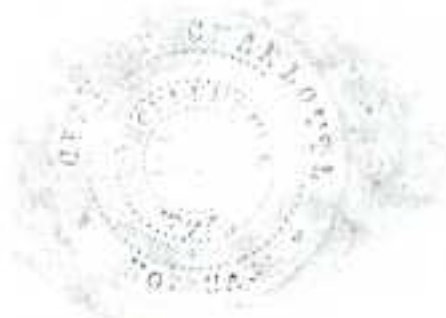
Ruth Armstrong, City Clerk

C E R T I F I C A T I O N

I, Ruth Armstrong, City Clerk of the City of Charlotte, North Carolina, 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 13th day of January, 1975, and the reference having been made in Minute Book 61, and recorded in full in Ordinance Book 21, at Page 393.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of January, 1975.

  
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Ruth Armstrong, City Clerk



Mail To:

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