

**Ordinance designating as a Historic Landmark a property known as the "Edward M. Rozzell House" (listed under Tax Parcel Numbers 031-222-52, -53, -54, -55, and 56 as of January 1, 2001 and including the entire interior and exterior of the house, wellhouse, and barn, and parcel of land as described in Attachment A, including the parcels listed under Tax Parcel Numbers 031-222-52, -53, -55, and -56, and a portion of the parcel listed under Tax Parcel Number 031-222-54 in the Mecklenburg County Tax Office, Charlotte, North Carolina, as of January 1, 2001). The property is owned by Jerry L. Sifford and is located at 11647 Rozzelles Ferry Road, 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 Board of Commissioners of Mecklenburg County, 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 14th day of August, 2001, on the question of designating a property known as the Edward M. Rozzell House as a historic landmark; and

WHEREAS, the Edward M. Rozzell House is a reflection of the booming cotton economy of the post-bellum period in Charlotte-Mecklenburg and a well-preserved piece of the rapidly disappearing rural landscape in Mecklenburg County; and

WHEREAS, Edward Rozzell and his family were an integral part of the Paw Creek community along the Catawba River -- Edward and his father ran the only ferry line on the Catawba connecting Gaston and Mecklenburg County, in addition to operating their own large cotton farms along the river; and

*Trail to Historic Landmark Commission  
2100 Randolph Rd  
Charlotte, NC 28207*

Ordinance -- Rozzell House

WHEREAS, the Edward M. Rozzell House is an excellently preserved example of the single-pile, two story I-house, the most popular house type in rural Mecklenburg County and across the South. The house is surrounded by fields, mature trees, and several outbuildings, and retains its original rural setting; and

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

WHEREAS, the property known as the Edward M. Rozzell House is owned by Jerry L. Sifford.

NOW, THEREFORE, BE IT ORDAINED by the members of the Board of Commissioners of Mecklenburg County, North Carolina:

1. That the property known as the "Edward M. Rozzell House" (the interior and exterior of the house, barn, and wellhouse, the entire parcel of land listed under Tax Parcel Numbers 031-222-52, -53, -55, -56, and a portion of the parcel listed under Tax Parcel Number 031-222-54 in the Mecklenburg County Tax Office, Charlotte, North Carolina, as of January 1, 2001) 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 11647 Rozzelles Ferry Road,

Mecklenburg County, North Carolina. Interior and exterior features are more completely described in the *Survey and Research Report on the Edward M. Rozzell House* (March 12, 2001).

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 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 Edward M. Rozzell 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 County 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 this 14th day of August, 2001, by the members of the Board of Commissioners of Mecklenburg County, North Carolina.



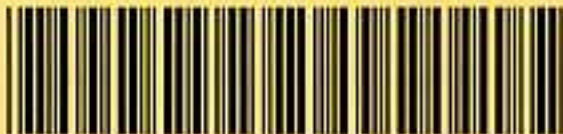
Approved as to form:

M A Bethune  
County Attorney



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