

Ordinance designating as an Historic Landmark a property known as the “Edward M. Rozzell House Property” (listed under Tax Parcel Number 03122258 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of February 1, 2016 and including the land, and all features of Tax Parcel Number 03122258). The property is owned by the United States of America, and is located at 11601 Old Rozzelles Ferry Road, 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 public hearing held on the 15th day of February, 2016, on the question of designating a property known as the Edward M. Rozzell House Property as an historic landmark; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 8th day of February, 2016, on the question of designating a property known as the Edward M. Rozzell House Property as an historic landmark; and

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2100 Randolph Rd.
Charlotte, NC 28207

WHEREAS, the Edward M. Rozzell House was designated as a local historic landmark in 2001; and

WHEREAS, the Edward M. Rozzell House Property was historically a part of the Rozzell farm (see Mecklenburg County Deed Book 4462, page 116); and

WHEREAS, the designation of the Edward M. Rozzell House Property could help preserve the historic setting of the Edward M. Rozzell House because the Charlotte-Mecklenburg Historic Landmark Commission would have design review over the additional 1.39 acres; and

WHEREAS, Edward M. Rozzell House Property has retained its historic rural character; and

WHEREAS, Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Edward M. Rozzell House Property possesses special significance in terms of its history, and/or cultural importance; and

WHEREAS, the property known as the Edward M. Rozzell House Property is owned by the United State of America.

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

1. That the property known as the "Edward M. Rozzell House Property" (listed under Tax Parcel Number 03122258 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of February 1, 2016 and including the land, and all features of Tax Parcel Number 03122258) is hereby designated as an 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 11601 Old Rozzelles Ferry Road, Mecklenburg County, North Carolina. Features of

the property are more completely described in the “Addendum to the Survey and Research Report for Edward M. Rozzell House” (2015).

2. 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.

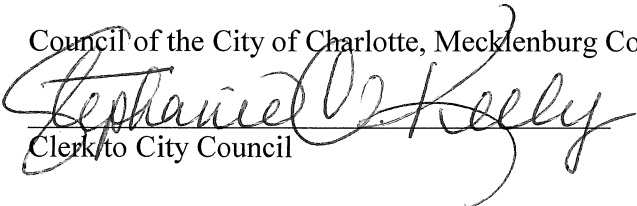
3. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, 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.

4. That a suitable sign may be posted indicating that said property has been designated as an historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.


5. That the owners of the historic landmark known as the "Edward M. Rozzell House Property" 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.

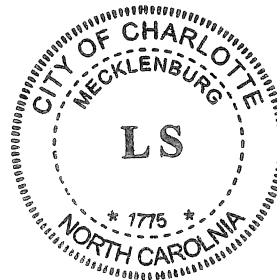
6. That which is designated as an historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 21st day of March, 2016, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.


Clerk to City Council

Approved as to form:

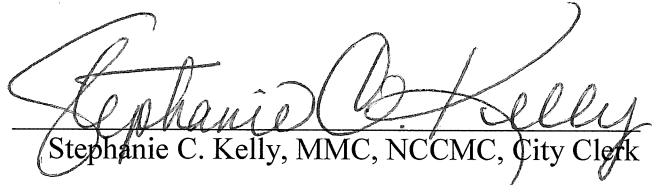

Senior Assistant City Attorney

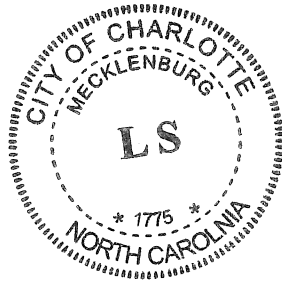
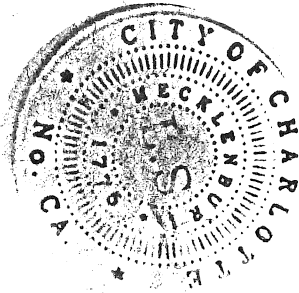


CERTIFICATION

I, Stephanie C. Kelly, 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 21st day of March 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 768-772.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, the 21st day of March, 2016.


Stephanie C. Kelly, MMC, NCCMC, City Clerk



Addendum to the Survey and Research Report for Edward M. Rozzell House

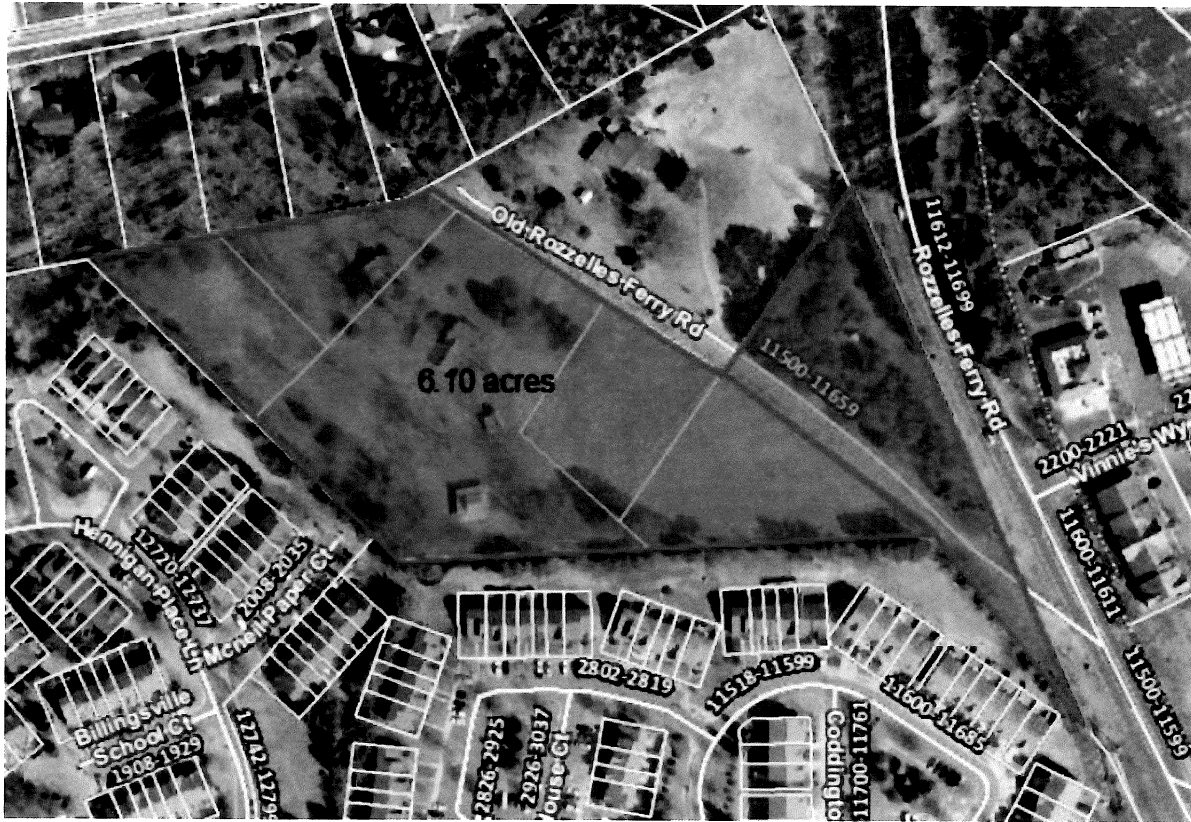


Edward M. Rozzell House, 11647 Old Rozzelles Ferry Rd., Charlotte, Mecklenburg County, NC

The Edward M. Rozzell House was designated as a local historic landmark by the Mecklenburg County Commission in 2001. The designation includes approximately 5 acres around the house (shown below), containing several outbuildings, and providing a rural setting for the house.



The Charlotte-Mecklenburg Historic Landmarks Commission is recommending that an additional 1.39 acres of land be included in the designated historic landmark. The additional land is vacant and is shown on the map blow.



The additional land was historically a part of the Rozzell farm (see Mecklenburg County Deed Book 4462, page 116). The inclusion of the additional land in the designated landmark could help preserve the historic setting of the Edward M. Rozzell House because the Charlotte-Mecklenburg Historic Landmark would have design review over the additional 1.39 acres.

The Charlotte-Mecklenburg Historic Landmarks Commission is requesting that the SHPO comment on the proposed change to the designated landmark.

Stewart Gray
Preservation Planner
Charlotte-Mecklenburg Historic Landmarks Commission

December 22, 2015