

Ordinance – Lambeth-Sullivan House

Ordinance designating as a Historic Landmark a property known as the “Lambeth-Sullivan House” (listed under Tax Parcel Number 15504405 and including the exterior of the building and the land listed under Tax Parcel Number 15504405 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of April 1, 2023) as an Historic Landmark. The property is located at 435 Hermitage Road in Charlotte, North Carolina, and is owned by Elkhanah Properties LLC.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160D, Article 9, 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 28th day of August, 2023, on the question of designating a property known as the Lambeth-Sullivan House as a 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 14th day of August, 2023, on the question of designating a property known as the Lambeth-Sullivan House as a historic landmark; and

WHEREAS, the Lambeth-Sullivan House, built in 1927, is historically significant because of its association with Charles E. Lambeth, Charlotte mayor (1931-1933) and notable member of the city’s business and civic communities, and his wife Laura Cannon Lambeth Mattes, philanthropist and youngest daughter of Kannapolis textile industrialist James William Cannon; and

WHEREAS, the Lambeth-Sullivan House is also historically significant because of its association with Ella Sayre Sullivan Robinson, widow of *Charlotte Observer* co-owner Walter B. Sullivan and active philanthropist who served as the first woman president of the Community Chest, which later became the United Way of Greater Charlotte; and

WHEREAS, the Lambeth-Sullivan House is also historically significant and architecturally notable as the work of Philadelphia architect Charles Barton Keen who also designed such distinctive North Carolina homes as Winston-Salem’s Reynolda House for tobacco magnate R. J. Reynolds and Concord’s Cannon House for Cannon Mills president Charles A. Cannon; and

WHEREAS, the Lambeth-Sullivan House is an outstanding example of the eclectic French Revival architectural style; and

WHEREAS, based on the additional information further detailed in the *Landmark Designation Report for the Lambeth-Sullivan House* (December 2022), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Lambeth-Sullivan House possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the Lambeth-Sullivan House is owned by Elkhanah Properties LLC.

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

1. That the property known as the “Lambeth-Sullivan House” (listed under Tax Parcel Number 15504405 and including the exterior of the building and the land listed under Tax Parcel Number 15504405 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of April 1, 2023) is hereby designated as a historic landmark pursuant to Chapter 160D, Article 9, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 435 Hermitage Road in Charlotte, North Carolina. Exterior features are more completely described in the *Landmark Designation Report for the Lambeth-Sullivan House* (December 2022).

2. That said exterior is more specifically defined as the historic and structural fabric, especially including all original exterior architectural features.

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 160D, Article 9, of the General Statutes of North Carolina as amended.

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 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 owner of the historic landmark known as the Lambeth-Sullivan 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 160D, Article 9, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

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Adopted the 28th day of August, 2023, 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