

Ordinance – Marion R. and Lavonne Marsh House

Ordinance designating as a Historic Landmark a property known as the “Marion R. and Lavonne Marsh House” (listed under Tax Parcel Number 15306111 and including the interior and exterior of the house and the land listed under Tax Parcel Number 15306111 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 2024) as an Historic Landmark. The property is located at 1642 Hertford Road in Charlotte, North Carolina, and is owned by Kenneth T. and Laura M. Corsig.

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 25th day of November, 2024, on the question of designating a property known as the Marion R. and Lavonne Marsh 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 4th day of November, 2024, on the question of designating a property known as the Marion R. and Lavonne Marsh House as a historic landmark; and

Ordinance – Marion R. and Lavonne Marsh House

WHEREAS, the Marion R. and Lavonne Marsh House (circa 1929) is historically and architecturally significant as the home of one of the most influential and successful twentieth-century architects in Charlotte and the greater North Carolina piedmont, Marion R. Marsh (1893-1977), who designed such local historic landmark buildings as the Builders Building on West Trade Street, the Carolina Cadillac Company building on South Tryon Street, the Coca-Cola Bottling Plant on West Morehead Street, and Eastover Elementary School on Cherokee Road; and

WHEREAS, during the course of his forty-two-year career, Marsh – a licensed architect and engineer – utilized a variety of architectural styles, from Tudor Revival to Modernist, to design a wide range of commercial, public, industrial, manufacturing, religious, educational, fraternal, and residential structures located across North and South Carolina, Virginia, Florida, and several foreign countries, including a number of structures subsequently listed on the National Register of Historic Places; and

WHEREAS, Marsh also designed the Colonial Revival styled Marion R. and Lavonne Marsh House, located in the Myers Park National Register Historic District, in which he resided for nearly fifty years; and

WHEREAS, the Marion R. and Lavonne Marsh House is an excellent surviving example of Marsh's residential work in Charlotte; and

WHEREAS, the land upon which the Marion R. and Lavonne Marsh House is situated appropriately reflects and preserves the historic location and setting of the structure, and therefore possesses its own special historical significance independent of the structure; and

WHEREAS, based on the additional information further detailed in the *Marion R. and Lavonne Marsh House Local Landmark Report* (July 2024), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Marion R. and Lavonne Marsh 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 Marion R. and Lavonne Marsh House, because consent

Ordinance – Marion R. and Lavonne Marsh House

for interior design review of the building has been given by the owner(s), a copy of which is attached hereto; and

WHEREAS, the property known as the Marion R. and Lavonne Marsh House is owned by Kenneth T. and Laura M. Corsig.

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

1. That the property known as the “Marion R. and Lavonne Marsh House” (listed under Tax Parcel Number 15306111 and including the interior and exterior of the house and the land listed under Tax Parcel Number 15306111 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 2024) 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 1642 Hertford Road in Charlotte, North Carolina. Interior and exterior features are more completely described in the *Marion R. and Lavonne Marsh House Local Landmark Report* (July 2024).

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

Ordinance – Marion R. and Lavonne Marsh House

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 Marion R. and Lavonne Marsh 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.

Adopted the ____ day of _____, 2024, 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

Attachment: Executed Permission of Owners Kenneth T. and Laura M. Corsig for Interior Design Review, dated July 8, 2024.

PERMISSION OF OWNERS FOR INTERIOR DESIGN REVIEW

(Please complete this portion of the application only if interior is included in the designation.)

Pursuant to North Carolina General Statute 160D-947(b) on historic landmarks, we,

Laura and Kenneth Corsig,

owners of record, do hereby request designation of interior spaces as such spaces have been deemed to have architectural, artistic, cultural, or historical significance. We understand that changes to designated portions of the property are subject to design review for compliance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. We give permission to the Charlotte-Mecklenburg Historic Landmarks Commission to exercise jurisdiction for design review over all interior designated portions of the following building or buildings located at:

Name of Historic Landmark: Marion R. and Lavonne Marsh House

Street Address of Building or Buildings: 1642 Hertford Rd.

City, State, and Zip: Charlotte, NC 28207

Tax Parcel Number or Numbers: 15306111

Signature K. Corsig
Owner

Name (Print) Kenneth Corsig
Date 07/08/24

Signature Laura Corsig
Owner

Name (Print) Laura Corsig
Date 07/08/24
