

Ordinance – Wyche-Dobson-McCoy House

Ordinance designating as a Historic Landmark a property known as the “Wyche-Dobson-McCoy House” (listed under Tax Parcel Number 08010208 and including the exterior of the building and the land listed under Tax Parcel Number 08010208 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 2023) as an Historic Landmark. The property is located at 801 East Eighth Street in Charlotte, North Carolina, and is owned by Joyce A. Zimmerman.

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 27th day of November, 2023, on the question of designating a property known as the Wyche-Dobson-McCoy 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 13th day of November, 2023, on the question of designating a property known as the Wyche-Dobson-McCoy House as a historic landmark; and

WHEREAS, the Wyche-Dobson-McCoy House is a rare surviving dwelling from the twentieth-century Black neighborhood in Charlotte’s First Ward, evidencing the widespread destruction that characterized the city’s urban renewal projects during the 1970s; and

WHEREAS, despite First Ward’s once thriving community of Black residents, business establishments, schools, and churches during much of the twentieth century, urban renewal displaced that community and demolished most of its structures; and

WHEREAS, in response to protests and legal action by members of the First Ward community, city officials moved the Wyche-Dobson-McCoy House to its present location and rehabilitated the structure in lieu of demolition; and

WHEREAS, the Wyche-Dobson-McCoy House is also notable for its longstanding association with Dr. Rudolph Wyche, a second-generation Charlotte physician and active participant in the local and statewide Civil Rights Movement during the mid-twentieth century, who lived in the house with his family for nearly thirty years; and

WHEREAS, based on the additional information further detailed in the *Wyche-Dobson-McCoy House Landmark Designation Report* (April 27, 2023; updated June 26, 2023), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Wyche-Dobson-McCoy House possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the Wyche-Dobson-McCoy House is owned by Joyce A. Zimmerman.

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

1. That the property known as the “Wyche-Dobson-McCoy House” (listed under Tax Parcel Number 08010208 and including the exterior of the building and the land listed under Tax Parcel Number 08010208 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 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 801 East Eighth Street in Charlotte, North Carolina. Exterior features are more completely described in the *Wyche-Dobson-McCoy House Landmark Designation Report* (April 27, 2023; updated June 26, 2023).

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 Wyche-Dobson-McCoy 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 27th day of November, 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