Ordinance designating as a Historic Landmark a property known as the "Ziglar-Bowers House" (listed under Tax Parcel Number 07103305 and including the interior and exterior of the house and the land listed under Tax Parcel Number 07103305 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of May 1, 2025). The property is located at 421 Heathcliff Street in Charlotte, North Carolina, and is owned by Daniel Reach and Nancy Furst.

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 August, 2025, on the question of designating a property known as the Ziglar-Bowers 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 11th day of August, 2025, on the question of designating a property known as the Ziglar-Bowers House as a historic landmark; and

WHEREAS, the Ziglar-Bowers House (circa 1923) is historically and architecturally significant as the best extant example of an early twentieth-century residence in the Wesley Heights neighborhood – one of Charlotte's last inner-ring suburbs of that era – that blended the Craftsman and Colonial Revival architectural styles; and

WHEREAS, the one-and-a-half-story Craftsman-Colonial Revival styled Ziglar-Bowers House stands out as an unusual design choice for Wesley Heights, as most residences of similar age in that neighborhood were one-story Craftsman bungalows; and

WHEREAS, the Ziglar-Bowers House is also significant for its associative history as a unique example of Charlotte's mid-twentieth century urban demographic transition from a primarily white-collar neighborhood to a working class neighborhood for Black Charlotteans, due to such race-based practices as redlining and blockbusting and the city's subsequent Urban Renewal campaign; and

WHEREAS, the land upon which the Ziglar-Bowers 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 *Landmark Designation Report for the Ziglar-Bowers House* (January 2025), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Ziglar-

Bowers 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 Ziglar-Bowers House, because consent 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 Ziglar-Bowers House is owned by Daniel Reach and Nancy Furst.

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

1. That the property known as the "Ziglar-Bowers House" (listed under Tax Parcel Number 07103305 and including the interior and exterior of the house and the land listed under Tax Parcel Number 07103305 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of May 1, 2025) 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 421 Heathcliff Street in Charlotte, North Carolina. Interior and exterior features are more completely described in the *Landmark Designation Report for the Ziglar-Bowers House* (January 2025).

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 Statewide 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(s) of the historic landmark known as the Ziglar-Bowers 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 _____, 2025, 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 Daniel Reach and Nancy Furst for Interior Design Review, dated January 22, 2025.