

Ordinance – Ashford House

Ordinance designating as an Historic Landmark a property known as the “Ashford House” (listed under Tax Parcel Numbers 06306103 and 06306102 and including the exterior of the house, and the land listed under Tax Parcel Numbers 06306103 and 06306102 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2020). The property is owned by Travis M. Ashford, and is located at 241 Hoskins Avenue Drive in Charlotte, 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 14th day of December, 2020, on the question of designating a property known as the Ashford House 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 9th day of November, 2020, on the question of designating a property known as the Ashford House as an historic landmark; and

WHEREAS, the Ashford House is the best, most intact house of two identified examples of African American millworker housing in Charlotte. The house is part of the 1903 Hoskins Cotton Mill Village. The mill was one of the area's only cotton mills that employed both white and black workers. Constructed in 1903 identically to the 80 houses for white workers, all black worker housing was separately located behind the mill on an unpaved road near the railroad; and

WHEREAS, the Ashford House, a North Carolina State Historic Preservation Office Study List property since 2002, has remained in the owner's family for four generations; and

WHEREAS, the contiguous 0.505-acre parcel to the north (PIN: 06306102) of the Ashford House is historically associated with the Ashford House as it supported the Ashford family garden for decades; and

WHEREAS, the Ashford House has maintained integrity both with respect to its original location (surrounded by other historic mill-related buildings and features from its 1903 to 1954 period of significance) and the retention of many of its original materials, form, and association as a single-family residence; and;

WHEREAS, the Ashford House has retained its original design, a derivation of the popular hall-and-parlor plan of the early twentieth century, including its unchanged one-story, cross-gabled form and center chimney; and

WHEREAS, although vernacular in style, the Ashford House has a notable asymmetrical form and façade; and

WHEREAS, the feeling and association of the Ashford House is enhanced by the unbroken lineage of property ownership in the Ashford family for four generations; and

WHEREAS, based on the additional information further detailed in the *Designation Report on the Ashford House (January 2020)*, all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Ashford House possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the Ashford House is owned by Travis M. Ashford.

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

1. That the property known as the “Ashford House” (listed under Tax Parcel Numbers 06306103 and 06306102 and including the exterior of the house, and the land listed under Tax Parcel Numbers 06306103 and 06306102 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2020) is hereby designated as a 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 241 Hoskins Avenue Drive in Charlotte, North Carolina. Exterior features are more completely described in the *Designation Report on the Ashford House (January 2020)*.

2.. That said exterior is more specifically defined as the historic and structural fabric, especially including 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 160A, Article 19, and amendments thereto, and hereinafter adopted.

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 owners of the historic landmark known as the Ashford 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 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the ____ day of _____, 2020, 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