

Ordinance – Stafford-Holcombe Farm

Ordinance designating as a Historic Landmark a property known as the “Stafford-Holcombe Farm” (listed under Tax Parcel Number 10521107 and including the interior and exterior of the main house, the interior and exterior of the log slave quarter-tenant house, and the land listed under Tax Parcel Number 10521107 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of June 1, 2021). The property is owned by Leslie Mursch Freeman, and is located at 12215 Plaza Road Extension in Charlotte, North Carolina.

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 September, 2021, on the question of designating a property known as the Stafford-Holcombe Farm 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 September, 2021, on the question of designating a property known as the Stafford-Holcombe Farm as a historic landmark; and

WHEREAS, the Stafford-Holcombe Farm possesses special historical and architectural significance in Charlotte and Mecklenburg County due to its retention of an early 19th-century one-story, hewn-log slave quarter-tenant house, the only identified extant slave quarters in Mecklenburg County; and

WHEREAS, the timber-framed main house (c. early 1800s) of the Stafford-Holcombe Farm retains significant architectural integrity, as reflected in the original form and fenestration of its exterior and such original interior elements as its plaster and vertical-board walls, wide wood ceiling boards, millwork, carved mantels, and enclosed wood stairs; and

WHEREAS, the Stafford-Holcombe Farm property is also significant for its continuous agricultural function from the late 18th through the mid-20th centuries, a history still reflected in the farm landscape and in the historic main house, slave quarter-tenant house, and overall approximately 27.78-acre parcel that serve as significant contributing features that sustain the integrity of the farm's unique built environment; and

WHEREAS, based on the additional information further detailed in the *Local Historic Landmark Designation Report on the Stafford-Holcombe Farm (February 2021)*, all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Stafford-Holcombe Farm 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 Stafford-Holcombe Farm, because consent for interior design review has been given by the owner; and

WHEREAS, the property known as the Stafford-Holcombe Farm is owned by Leslie Mursch Freeman.

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

1. That the property known as the “Stafford-Holcombe Farm” (listed under Tax Parcel Number 10521107 and including the interior and exterior of the main house, the interior and exterior of the log slave quarter-tenant house, and the land listed under Tax Parcel Number 10521107 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of June 1, 2021) 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 12215 Plaza Road Extension in Charlotte, North Carolina. Interior and exterior features are more completely described in the *Local Historic Landmark Designation Report on the Stafford-Holcombe Farm (February 2021)*.

2. That said interior and exterior are more specifically defined as the historic and structural fabric, especially including all original interior and 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 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 Stafford-Holcombe Farm 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 _____ day of _____, 2021, 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