

**MANDATORY REFERRAL REPORT NO. 01-38**  
**ACQUISITION OF THE PROPERTY KNOWN AS THE EDWARD M. ROZZELL HOUSE AND**  
**ADJACENT PARCELS**

**PROJECT LOCATION:**

This property is located at 11647 Rozzell's Ferry Road in Mecklenburg County (Tax Parcel # 031-222-54). The adjacent associated parcels are also proposed for purchase (Tax Parcel #'s 031-222-52, 031-222-53, & 031-222-56). The total acreage of the proposed purchase is 4.695 acres.

**PROJECT PROPOSAL:**

The Historic Landmarks Commission proposes to purchase the Edward M. Rozzell House and adjacent parcels. The house lot and the noted adjacent parcels are reported to total 4.695 acres. CMPC Staff calculated the acreage in the listed parcels as 3.567 acres. An explanation for this discrepancy is being sought from the applicant, and will be presented at the July 17<sup>th</sup> meeting. (note: the confirmed acreage is 3.567 acres)

**PROJECT JUSTIFICATION:**

This proposal would allow the Charlotte-Mecklenburg Historic Landmarks Commission to acquire the Edward M. Rozzell House, a ca. 1881 farm house that is one of the best remaining unadulterated Late-Nineteenth Century farm houses in Mecklenburg County. Also, enough surrounding acreage is being proposed for purchase to protect the historic rural setting of the house.

Edward Rozzell and his family were an integral part of the Paw Creek community along the Catawba River. Edward and his father ran the only ferry line on the Catawba connecting Gaston and Mecklenburg County, in addition to operating their own large cotton farms along the river.

Architecturally, the Rozzell House is an excellently preserved example of the single-pile, two-story I-house. The house, surrounded by fields, mature trees and several outbuildings (including a large intact well house and log barn with half-dovetail notching) retains its original rural setting.

**RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS:**

The preservation of this property was part of the approval of Mecklenburg County Rezoning Petition # 2001-03(c). This rezoning was a proposal to convert a large tract of land zoned R-3 to NS, MX-2, and O-1CD. The rezoning was approved by the Mecklenburg County Board of Commissioners on June 12, 2001.

The Property was listed on the Mecklenburg County Historic Landmarks List in the Spring of 2001, and is therefore eligible for purchase with funds from the Historic Landmarks Commission's historic preservation revolving fund.

**PROJECT IMPACT:**

Purchase of this property will assure the preservation of an architecturally significant example of the single-pile, two-story I-house. The house exhibits all of the characteristics of a typical I-house, and has experienced little alteration in its 120 years. Equally important to the significance of the property are three surviving outbuildings - a substantial well house set close to the house, a small granary, and a log barn - and the complex's relatively undisturbed surroundings. Although located in an area that has recently experienced rapid suburban development, with the addition of the adjacent parcels, the property will retain a sense of its original rural setting.

**PROJECT COST:**

The proposed purchase price for the house and adjacent parcels is \$227,000. The stabilization cost for the structures is estimated to be \$225,000 by a square foot method. The current Mecklenburg County Tax Appraisal of the parcels totals \$126,310.

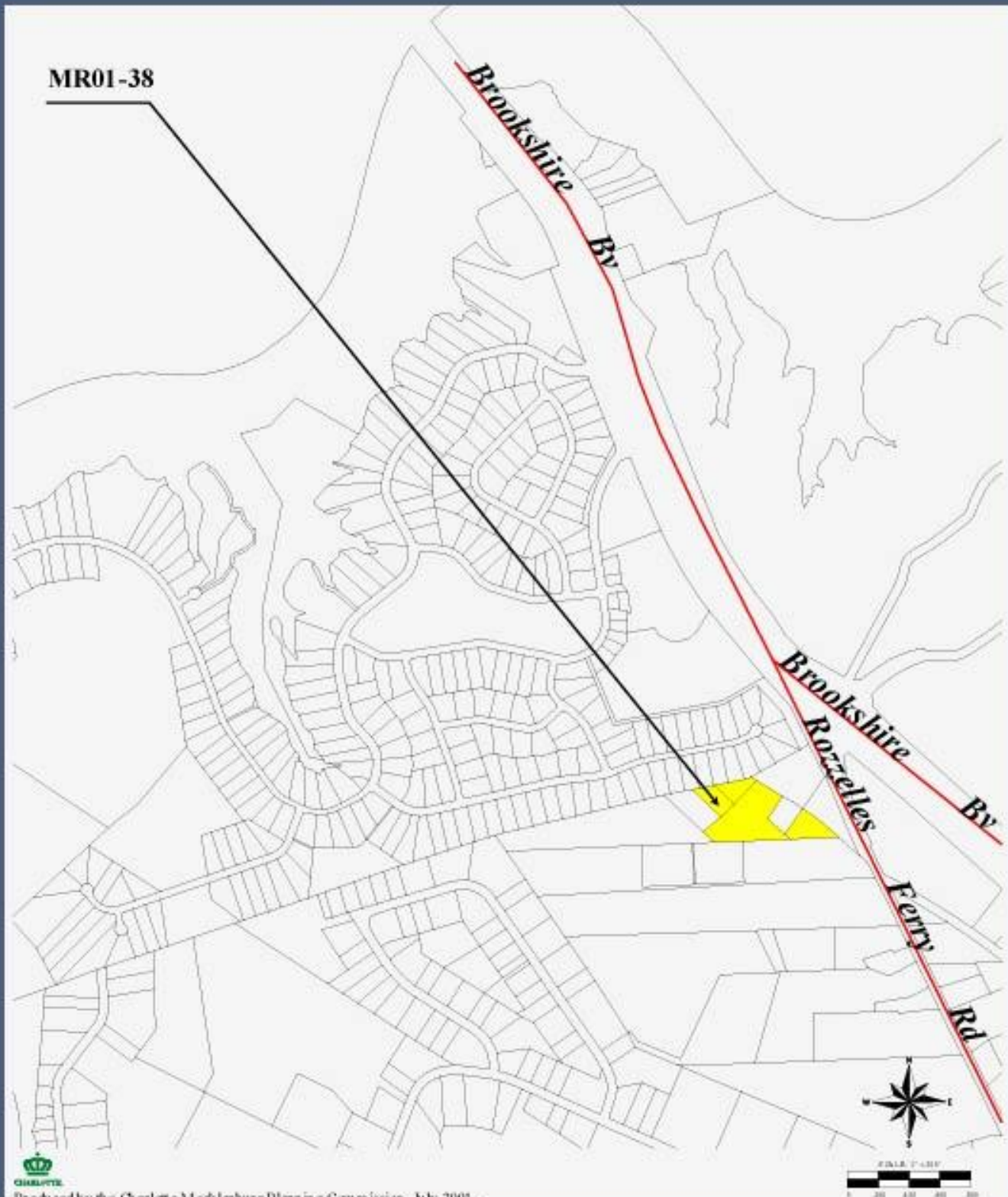
**STAFF RECOMMENDATION:**

Staff recommends that this purchase be approved.

**PLANNING COMMITTEE RECOMMENDATION:** Approved 4-0.

# Mandatory Referral: MR01-38

MR01-38



Produced by the Charlotte-Mecklenburg Planning Commission, July 2001.

## CAPITAL PROJECT PROPOSAL FORM

### Instructions:

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form, at least 30 days prior to presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a project proposal a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information.

I. Initiating Department **Historic Landmarks Commission**

Date: **June, 22 2001**

Submitted By: **Dan L. Morrill**

Prepared **Bryan Turner**

II. Project Name **Acquisition of the property known as the Edward M. Rozzell House and adjacent parcels.**

III. Location and Description of Project **The Historic Landmarks Commission proposes to purchase the property known as the Edward M. Rozzell House located at 11647 Rozzelles Ferry Road, Charlotte, NC (Tax Parcel Number 031-222-54) and adjacent parcels 031-222-56, 031-222-54, 031-222-52 & 031-222-53 totaling 4.695 acres. The preservation of this property and structures was part of Zoning Petition No. 2001-003(3).**

### Note:

The goal is restoration/stabilization of the structures, attachment of deed restrictions to guarantee the preservation of the structures, and resale as single family residence.

There has been the discussion of the possibility of adding 1 or 2 single family residences on this tract to make it more economically feasible, but still up for discussion.

IV. Project Justification/Need: **The Edward M. Rozzell House is a reflection of the booming cotton economy of the post-bellum period in Charlotte-Mecklenburg and a well-preserved piece of the rapidly disappearing rural landscape in Mecklenburg County.**

**Edward Rozzell and his family were an integral part of the Paw Creek community along the Catawba River. Edward and his father ran the only ferry line on the Catawba connecting Gaston and Mecklenburg County, in addition to operating their own large cotton farms along the river.**

**Architecturally, the Rozzell House is an excellently preserved example of the single-pile, two-story I-house –the most popular house type in rural Mecklenburg County and across most of the South. The house, surrounded by fields, mature trees and several outbuildings (including a large intact well house and log barn with half-dovetail notching) retains its original rural setting.**

**Purchase of this property will assure the preservation of an architecturally significant example of the single-pile, two-story I-house. The house exhibits all of the characteristics of a typical I-house, and has experienced little alteration in its 120 years. Equally important to the significance of the property are three surviving outbuildings - a substantial well house set close to the house, a small granary, and a log barn - and the complex's relatively undisturbed surroundings. Although located in an area that has recently experienced rapid suburban development, with the addition of the adjacent parcels, the property will retain a sense of its original rural setting.**

## V. Project Status

Nothing done but this report		Land not yet acquired	
Preliminary plans completed		Land acquisition underway	X
Detailed plans completed		Land Acquired	
No land Acquisition required		Project under contract	

## VI. Proposed Development Schedule

<i>Task</i>	<b>Beginning</b>	<b>Complete</b>
<b>Planning</b>	<b>Sept. 2001</b>	
<b>Land</b>	<b>Sept .2001</b>	
<b>Construction</b>		<b>Aug 2003</b>

(Identify any known external factors, which are critical to the timing of this project. For example, the opening of a major shopping center, or construction of a new school).

**The preservation of this property and structures was part of Zoning Petition No. 2001-003(3).**

**VII.** Relation of this proposal to Other Public Projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in the area? **This project is part of the Historic Landmarks Commission's on-going historic preservation bond fund program.**

**V.** Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made). **Purchase price of related property and structures will be approximately \$ 227,000. Stabilization Cost for the structures is estimated to be \$225,000 by a sf method.**

**VI.** Assistance Funds - (If State or Federal assistance funds are proposed indicate the specific assistance program) and the status of any application for project funding assistance). **No State or Federal funds will be involved in this project.**