

**Ordinance designating as a Historic Landmark a property known as the "Samuel Younts House" (listed under Tax Parcel Number 205-014-05 as of November 1, 2003, and including the interior and exterior of the house and the parcel of land listed under Tax Parcel Number 205-014-05 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of November 1, 2003). The property is owned by TMC Holdings, LLC and is located at 136 Main Street, Pineville, North Carolina.**

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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 Town Council of Pineville, North Carolina, have taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2003, on the question of designating a property known as the Samuel Younts House as a historic landmark; and

WHEREAS, the Samuel Younts House, constructed circa 1873, was the home of Samuel Younts, a successful merchant and one of the founding members of the town of Pineville; and

WHEREAS, The Samuel Younts House stands as a physical reflection of a more urban landscape emerging within Mecklenburg's small towns in the late nineteenth century; and

WHEREAS, the Samuel Younts House is one of the few remaining historic homes on Main Street and one of the last vestiges of the former residential streetscape of Main Street; and

FOR REGISTRATION JUDITH A GIBSON  
REGISTER OF DEEDS  
MECKLENBURG COUNTY, NC  
2003 DEC 29 01 09 PM  
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INSTRUMENT # 2003307831



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Charlotte Mecklenburg  
Historic Landmarks Com.  
2100 Randolph Road  
Charlotte, NC 28207

WHEREAS, the Samuel Younts House provides a good example of how in-town houses differed from the rural farmhouses that dotted the nearby countryside; and

WHEREAS, the Samuel Younts House served as a community hospital from 1947 to 1967; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as Samuel Younts House possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the Samuel Younts House is owned by TMC Holdings, LLC.

NOW, THEREFORE, BE IT ORDAINED by the members of the Town Council of Pineville, North Carolina:

1. That the property known as the "Samuel Younts House" (listed under Tax Parcel Number 205-014-05 as of November 1, 2003, and including the interior and exterior of the house and the parcel of land listed under Tax Parcel Number 205-014-05 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of November 1, 2003) 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 136 Main Street, Pineville, North Carolina. Exterior and interior features are more completely described in the *Survey and Research Report on the Samuel Younts House (August 2003)*.

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 original 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.

Ordinance - Samuel Younts House

6. That the owners of the historic landmark known as the Samuel Younts 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 Town 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 9 day of December, 2003, by the members of the  
Town Council of Pineville, Mecklenburg County, North Carolina.

Candice Williams  
Clerk to Town Council

Approved as to form:

Julia Williams

Town Attorney





JUDITH A. GIBSON  
REGISTER OF DEEDS, MECKLENBURG  
COUNTY & COURTS OFFICE BUILDING  
720 EAST FOURTH STREET  
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