

5/21/74

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS "CEDAR GROVE" AS HISTORIC PROPERTY.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Part 3B, Part 19, Chapter 160A of the General Statutes of North Carolina have been met; and

WHEREAS, The Board of County Commissioners of Mecklenburg County has taken into full consideration all statements and information presented at the joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the 21<sup>st</sup> day of May, 1974, on the question of designating a property known as "Cedar Grove" as historic property; and

WHEREAS, the property known as "Cedar Grove" forms part of what was in the first half of the nineteenth century a large and productive plantation that used about forty-five slaves and sent cotton to the Charleston market; and

WHEREAS, the large brick house, also known as "Cedar Grove", on the property known as "Cedar Grove" was built between 1831 and 1833 by James G. Torrence and is especially representative of the Piedmont houses of the Federal and Greek Revival eras in its massing and overall proportions; and

WHEREAS, the large brick house known as "Cedar Grove" is on the National Register of Historic Places;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Mecklenburg County, North Carolina:

1. That the property beginning at a tack in the center of the bridge along the Gilead Road, which crosses McDowell Creek, and runs thence with the meanderings of said creek in seven calls: (1) N63D.53min.40 sec.E. 95.99 feet (2) N52 D.22min.30sec.E 361.51 feet (3) N45D26min.E 158.26 feet (4) N42D.56min.E.281.60 feet (5) N44D.48min.20sec.E.121.40 feet (6) N33D.58min.40sec.E. 159.47 feet (7) N13D.41min.20sec.E. 872.40 feet to a point in centerline of said creek, thence S69D37min.30sec.E 2366.50 feet to a point in centerline of a small tributary of Torrence Creek and runs thence with the meanderings of said creek in eleven calls: (1) S1D.29min.50sec.W.320.00 feet (2) S14D.28min.40sec.W. 38.92 feet (3) S13D.22min.10sec.E 36.3 feet (4) S 3D.10min.

d.W. 207.24 feet (5) S6D.43min.40sec.E 173.00 feet (6) S13D.16min.30sec.W. 37.31 feet (7) S24D.09min.30sec.E. 48.48 feet (8) S2D.41min.40sec.E. 44.54 feet (9) S5D.13min.40sec.E. 100.07 feet (10) S1D.13min.10sec.E. 100.04 feet (11) S6D.52min.00sec.E. 40.92 feet to a point in centerline of said creek, thence N35D38min.00sec.W. 730.10 feet to an iron, thence S20D.54min.30sec.W. 1274.86 feet to a tack in centerline of Gilead Road, thence N53D31min.40sec.W. 48.83 feet to a tack in centerline of said road, thence N54D18min.10sec.W. 608.07 feet to a tack in centerline of said road, thence S35D.26min.30sec.W. 88.02 feet to an old iron, thence S86D.51min.10sec.W. 171.33 feet to an old iron, thence S87D.08min.30sec.W. 799.28 feet to an old iron, thence N86D.00min.40sec.W. 1693.35 feet to a point at intersection of Torrence and McDowell Creek, running thence with the meanderings of McDowell Creek in three calls: (1) N52D.17min.20sec.E. 56.69 feet (2) N57D.46min.50sec.E. 685.91 feet (3) N55D.45min.00sec.E. 233.07 feet to a point, which point is the starting point in the center of Gilead Road bridge which crosses McDowell Creek, is hereby designated as historic property pursuant to Part 3B, Article 19, Chapter 160 A of the General Statutes of North Carolina.

2. That said property may not be demolished, materially altered, remodeled or removed until ninety (90) days' written notice of the owner's proposed action has been given to the Charlotte-Mecklenburg Historic Properties Commission.

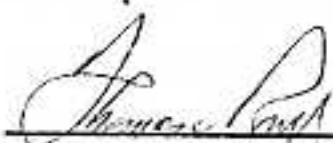
3. That nothing in this ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on said property that does not involve a change in design, material, or outer appearance thereof, nor to prevent the construction, reconstruction, alteration, 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 property owners from making any use of this property not prohibited by other statutes, ordinances, or regulations.

4. That a suitable sign shall be posted indicating the structure's designation

historic property and containing any other appropriate information. If the owner consents, the sign shall be placed on said property. If the owner objects, the sign shall be placed on a nearby public right of way.

5. That all owners and occupants of said property be given the notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the Mecklenburg County Register of Deeds, Building Inspection Department and Tax Supervisor as required by applicable law.

Approved as to form:



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County Attorney