

ORIGINAL  
G.P.K.

Ordinance Number Two Hundred Sixty-Nine

Town of Mint Hill, North Carolina

Board of Commissioners Meeting of December 9, 1993

Upon the motion of Commissioner Fox, seconded by Commissioner Horton, unanimously approved that the following Ordinance be adopted:  
An Ordinance designating as Historic Landmark a property known as the "Flow-Lee House" (listed under Tax Parcel Number 195-043-69 and including both the exterior and the interior of the Flow-Lee House located within the boundaries of said tax parcel). The parcel of land to be designated is listed under Tax Parcel Number 195-043-69 in the Mecklenburg County Tax Office, Charlotte, North Carolina. The property, owned by Catherine B. Currie, is located at 4122 Hoodridge Lane, Mint Hill, Mecklenburg County, 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 Board of Commissioners of the Town of Mint Hill, 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 9 day of Dec., 1993, on the question of designating a property known as the Flow-Lee House as a historic landmark; and

WHEREAS, the Flow-Lee House was built ca. 1890 and is one of the few historic buildings remaining in the crossroads community of Mint Hill; and

WHEREAS, as the home of a local cotton gin and mill owner, the Flow-Lee House is a vestige of the once predominant cotton culture of rural Mecklenburg County during the late nineteenth and early twentieth centuries; and

WHEREAS, the Flow-Lee House is a rare surviving example of vernacular Victorian domestic architecture in the county; and

Return to: Charlotte-Mecklenburg Historic Landmarks Commission  
PO Box 54954  
Charlotte, NC 28231

0980-11970

BK: 07611 PG: 0860/0865 #:0305 0.00  
JUDITH A GIBSON REG OF DEEDS MECK NC  
FILED FOR REGISTRATION 12/30/93 13:07

WHEREAS, the current owner, Catherine B. Curlee, has faithfully maintained the Flow-Lee House and has thereby made a substantial contribution to the cultural richness of Mint Hill and Mecklenburg County; and

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

WHEREAS, the property known as the Flow-Lee House is owned by Catherine B. Curlee,

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

1. That the property known as the Flow-Lee House (including the entire exterior and the entire interior of the Flow-Lee House and the parcel of land upon which it is located, listed under Tax Parcel Number 195-043-69, is hereby designated as 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 4122 Hoodridge Road in Mint Hill, Mecklenburg County, NC. Interior and exterior features are more completely described in the *Survey and Research Report of Flow-Lee House* (25 September 1993).

2. That said interior is more specifically defined as the historic and structural fabric of the first floor and the attic of the Flow-Lee House to include the two exterior doors, beaded board wainscoting, molded chair railing, original mantles, plaster walls, beaded board ceiling, molded cornice, hardwood floors, and the molded door and window surrounds with bull's eye modillions, the volume and shapes of the interior spaces provided in the vernacular Victorian

house embellished with picturesque decorative elements, and other interior features that are part of the original historic fabric of the structure.

3. That said designated 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. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

4. That nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmarks that does not involve a change of 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 landmark owners from making any use of this 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 historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said landmark.

6. That the owners and occupants of the landmark known as the Flow-Lee 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 historic landmark shall be subject to Chapter 160A, Article 19, and any amendments to it and any amendments hereinafter adopted.

Adopted the 9<sup>th</sup> day of Dec<sup>r</sup>, 1993, by the Members of the Board of Commissioners of the Town of Mint Hill, Mecklenburg County, North Carolina.



*Debra Q. Hamrick*

Town Clerk



## Town of Mint Hill

Post Office Box 23457  
Mint Hill, North Carolina 28212  
Telephone 704-545-9726

North Carolina  
Mecklenburg County

I hereby certify that the foregoing is a true and accurate copy of Ordinance Number 269 duly adopted by the Board of Commissioners of the Town of Mint Hill, North Carolina, at a meeting held on December 9, 1993 at 8:00 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the official corporate seal of said Town to be affixed, this 29th day of December, 1993.



*Beth Q Hamrick*

Town Clerk

NORTH CAROLINA  
MECKLENBURG COUNTY

I, Jane P. Thompson, a Notary Public, do hereby certify that Beth Q. Hamrick, Town Clerk, personally appeared before me this day and acknowledged the due execution of the foregoing certification, for the purposes therein expressed.

WITNESSED my hand and seal this 29th day of December, 1993.



*Jane P. Thompson*  
Notary Public

My Commission Expires: 4 March 12, 1996



Charlotte-Mecklenburg Historic Landmarks Commission

Permission of Owner  
for  
Interior Design Review

Pursuant to North Carolina General Statute 160A-400.9(b) on historic landmarks, I, CATHERINE B. CURLEE, owner of record, do hereby request designation of interior spaces as such spaces have been deemed to have architectural, artistic, cultural, or historical significance. I understand that changes to designated portions of the property are subject to design review for compliance with *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. I give permission to the Charlotte-Mecklenburg Historic Landmarks Commission to exercise jurisdiction for design review over all interior designated portions of the following building or buildings known as:

Flowe-Lee House

located at 4122 Hoodridge Lane, Mint Hill, NC 28227

Signature

Catherine B. Curlee  
(Owner)

Name (Print): CATHERINE B. CURLEE

Date: 10-18-93

State of North Carolina, County of Mecklenburg

The foregoing certificate(s) of Jane P. Thompson

Notary (ies) Public is/are certified to be correct.

This 30th day of December 19 93

JUDITH A. GIBSON, REGISTER OF DEEDS

By: J. P. Posey Deputy Register of Deeds