

**Ordinance designating as a Historic Landmark a property known as the “McElroy House” (listed under Tax Parcel Number 023-031-09 as of July 1, 1999, and including the entire exterior of the McElroy House, the entire interior of the McElroy House, the entire exterior of the smokehouse, the entire interior of the smokehouse, the entire exterior of the tack house, the entire interior of the tack house, and the entire parcel of land listed under Tax Parcel Number 023-031-09 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 1999). The property is owned by Thomas M. and Mildred D. Snyder and is located at 10915 Beatties Ford Road in 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 Huntersville, 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 7th day of September, 1999, on the question of designating a property known as the McElroy House as a historic landmark; and

WHEREAS, the McElroy House was constructed c. 1883 for Samuel Jefferson McElroy, and early Mecklenburg County resident of Scots-Irish ancestry; and

WHEREAS, as a volunteer during the Civil War, McElroy fought at the Battle of Gettysburg; and

WHEREAS, Margaret Janet Sample McElroy, his wife, was a great grand-daughter of a signer of the alleged Mecklenburg Declaration of Independence; and

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Charlotte-Mecklenburg  
Historic Landmarks Commission  
2100 Randolph Rd.  
Charlotte, N.C. 28207

WHEREAS, the McElroy House is architecturally significant as an outstanding example of the vernacular Victorian farmhouses built in Mecklenburg County following the Civil War; and

WHEREAS, the interior of the McElroy House retains much of the early woodwork including mantels, turned post staircases, board-and-batten ceilings, and original doors with early hardware; and

WHEREAS, the attached smokehouse appears to be a unique feature for Mecklenburg County; and

WHEREAS, the tack house, with early harness still hanging on the walls, is a well-preserved example of free-standing farm buildings; and

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

WHEREAS, the owner of the McElroy House has consented to allow the Charlotte-Mecklenburg Historic Landmarks Commission to exercise design review over the distinguishing interior historic features of the McElroy House, the smokehouse, and the tack house, which are more specifically described in the Survey and Research Report on the McElroy House for the Charlotte-Mecklenburg Historic Landmarks Commission (November 1, 1998); and

WHEREAS, the property known as the McElroy House is owned by Thomas M. and Mildred D. Snyder.

NOW, THEREFORE, BE IT ORDAINED by the members of the Board of Commissioners of the Town of Huntersville:

1. That the property known as the “McElroy House” (listed under Tax Parcel Number 023-031-09 as of July 1, 1999, and including the entire exterior of the McElroy House, the entire interior of the McElroy House, the entire exterior of the smokehouse, the entire interior of the smokehouse, the entire exterior of the tack house, the entire interior of the tack house, and the entire parcel of land listed under Tax Parcel Number 023-031-09 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 1999) 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 10915 Beatties Ford Road in Mecklenburg County, North Carolina. Exterior and interior features are more completely described in the *Survey and Research Report on the McElroy House* (November 1, 1998).

2. That said exterior and interior features are more specifically defined as the historic and structural fabric, especially including all original exterior and interior 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 this 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 and occupants of the historic landmark known as the McElroy 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.

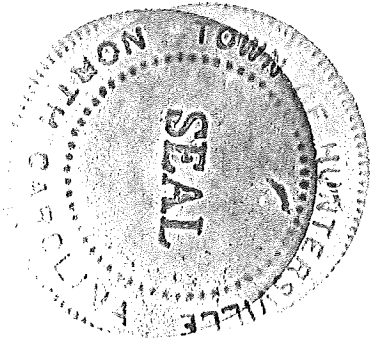
7. That which is designated as a historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 7th day of September, 1999, by the members of the Board of Commissioners of the Town of Huntersville, North Carolina.

Janet Pearson  
Clerk to the Board

Approved as to form:

Mark B. Rytter  
Town Attorney





JUDITH A. GIBSON  
REGISTER OF DEEDS , MECKLENBURG COUNTY  
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Recorder: NANCY JONES



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