



2016

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Wagon Rd

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FOR REGISTRATION J. DAVID GRANBERRY  
REGISTER OF DEEDS  
MECKLENBURG COUNTY, NC  
2009 SEP 14 02:23:11 PM  
BK: 25079 PG: 531-537 FEE: \$0.00  
INSTRUMENT # 2009129842



2009129842

Ordinance - McEwen-Moore Farmhouse

**Ordinance designating as a Historic Landmark a property known as the "McEwen-Moore Farmhouse" (listed under Tax Parcel Number 21510206, and including the exterior of the house, exterior of the former milk barn, and exterior of the former cotton house/barn, and approximately 2.4 acres of land as shown on the attached Exhibit A, listed under Tax Parcel Number 21510206 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of June 1, 2009) The property is owned by Liberty Healthcare Properties of North Carolina LLC and is located at 2049 Moore Road, 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 Matthews, 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 22<sup>nd</sup> day of June, 2009, on the question of designating a property known as the McEwen-Moore Farmhouse as a historic landmark; and

Return To: Charlotte-Mecklenburg Historic Landmarks Commission  
2100 Randolph Road  
Charlotte, NC 28207

WHEREAS, the McEwen-Moore Farmhouse is important in understanding the evolution of Matthews from its agricultural genesis to its present state as part of an urban metropolitan area; and

WHEREAS, the McEwen-Moore Farmhouse well represents the economic development of the area after the Civil War, development that was largely a result of good rail transportation; and

WHEREAS, the McEwen-Moore Farmhouse is a well preserved example of a late nineteenth-century farmhouse with a good degree of integrity; and

WHEREAS, houses such as the McEwen-Moore Farmhouse are becoming increasingly rare as once rural land in Mecklenburg County is being developed; and

WHEREAS, the McEwen-Moore Farmhouse is an important example of the work of William H. Freeman, a local builder, farmer, and teacher; and

WHEREAS, the property known as the McEwen-Moore Farmhouse is owned by Liberty Healthcare Properties of North Carolina LLC.

NOW, THEREFORE, BE IT ORDAINED by the members of the Board of Commissioners of the Town of Matthews, North Carolina:

1. That the property known as the “McEwen-Moore Farmhouse” (listed under Tax Parcel Number 21510206, and including the exterior of the house, the outbuildings, and approximately 2.4 acres of land as shown on the attached Exhibit A, listed under Tax Parcel Number 21510206 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of June 1, 2009) 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 2049 Moore Road in Matthews, North Carolina. Features of the property are more completely described in the *Survey and Research Report on the McEwen-Moore Farmhouse (2009)*.

2. That said exterior is more specifically defined as the historic and structural fabric, especially including all original 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.

6. That the owners of the historic landmark known as the McEwen-Moore Farmhouse 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 the property 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.





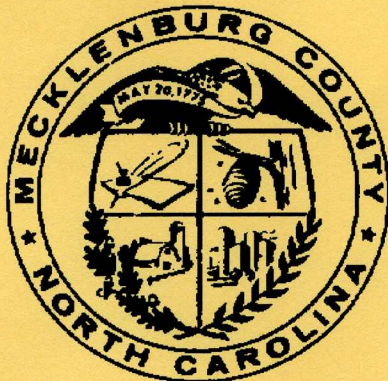
Adopted the 10<sup>th</sup> day of August, 2009, by the members of the  
Board of Commissioners of the Town of Matthews, Mecklenburg County, North  
Carolina.



Bill Pleimann  
Clerk to The Board

Approved as to form:

Charles R. Buckner  
Town Attorney



J. DAVID GRANBERRY  
REGISTER OF DEEDS, MECKLENBURG  
COUNTY & COURTS OFFICE BUILDING  
720 EAST FOURTH STREET  
CHARLOTTE, NC 28202

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Book: RE 25079 Page: 531-537  
Document No.: 2009129842  
ORD 7 PGS  
Recorder: KAMIL COOPER



2009129842

ORIGINAL

FOR REGISTRATION J. DAVID GRANBERRY  
REGISTER OF DEEDS  
MECKLENBURG COUNTY, NC  
2010 OCT 05 10:18:21 AM  
BK:25958 PG:570-575 FEE:\$0.00  
INSTRUMENT # 2010116819



2010116819

# Ordinance for the McEwen-Moore Farmhouse

**Ordinance removing the historic landmark designation for the milk barn and 2.4 acres of land as shown on the attached Exhibit A, associated with the "McEwen-Moore Farmhouse" (listed under Tax Parcel Number 21510206 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2010) The property is owned by Liberty Healthcare Properties of North Carolina LLC and is located at 2049 Moore Road, 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 Matthews, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 27<sup>th</sup> day of September 2010, on the question of removing designation for the milk barn and 2.4 acres of land associated with the McEwen-Moore Farmhouse; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 13th day of September, 2010, on the question of removing designation for the milk barn and 2.4 acres of land associated with the McEwen-Moore Farmhouse; and

CHARLOTTE-MECKLENBURG  
HISTORIC  
LANDMARKS COMMISSION  
2100 RANDOLPH RD.  
CHARLOTTE, NC 28207

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ORIGINAL

FOR REGISTRATION J. DAVID GRANBERRY  
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Ordinance for the McEwen-Moore Farmhouse

**Ordinance removing the historic landmark designation for the milk barn and 2.4 acres of land as shown on the attached Exhibit A, associated with the "McEwen-Moore Farmhouse" (listed under Tax Parcel Number 21510206 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2010) The property is owned by Liberty Healthcare Properties of North Carolina LLC and is located at 2049 Moore Road, 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 Matthews, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 27<sup>th</sup> day of September 2010, on the question of removing designation for the milk barn and 2.4 acres of land associated with the McEwen-Moore Farmhouse; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 13th day of September, 2010, on the question of removing designation for the milk barn and 2.4 acres of land associated with the McEwen-Moore Farmhouse; and

CHARLOTTE-MECKLENBURG  
HISTORIC  
LANDMARKS COMMISSION  
2100 RANDOLPH RD.  
CHARLOTTE, NC 28207

Return To:

WHEREAS, the McEwen-Moore Farmhouse was originally designated as a historic landmark on August 10, 2009; and

WHEREAS, the owner of the McEwen-Moore Farmhouse has received a Certificate of Appropriateness that would allow the farmhouse to be moved to a new location; and

WHEREAS, the property known as the McEwen-Moore Farmhouse is owned by Liberty Healthcare Properties of North Carolina LLC.

NOW, THEREFORE, BE IT ORDAINED by the members of the Board of Commissioners of the Town of Matthews, North Carolina:

1. That the local historic landmark designation of the milk barn and 2.4 acres of land as shown on the attached Exhibit A, associated with the "McEwen-Moore Farmhouse" (listed under Tax Parcel Number 21510206 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2010) be removed 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 2049 Moore Road in Matthews, North Carolina. Features of the property are more completely described in the *Survey and Research Report on the McEwen-Moore Farmhouse (2009)*.

2. 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.

3. 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.

4. That the owners of the historic landmark known as the McEwen-Moore Farmhouse 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.

5. That the property 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.





Ordinance for the McEwen-Moore Farmhouse

Adopted the 27<sup>th</sup> day of September, 2010, by the members of the Board of

Commissioners of the Town of Matthews, Mecklenburg County, North Carolina.

The seal of the Town of Matthews, North Carolina, is a circular emblem. It features a central shield with a plow and a sheaf of wheat. The words "TOWN OF MATTHEWS" are written in a circle around the shield, and "NORTH CAROLINA" is written at the bottom. The seal is partially obscured by the signature of the Clerk.

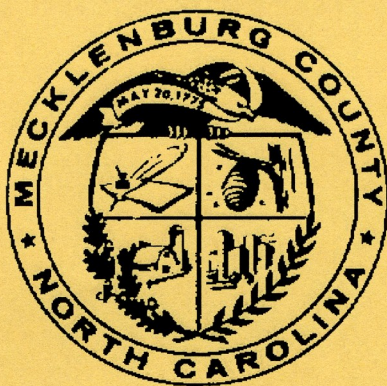
Jill R. Leimann  
Clerk to The Board

Approved as to form:

Charles R. Brackley

Town Attorney





J. DAVID GRANBERRY  
REGISTER OF DEEDS, MECKLENBURG  
COUNTY & COURTS OFFICE BUILDING  
720 EAST FOURTH STREET  
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