

FOR REGISTRATION JUDITH R. GIBSON
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
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INSTRUMENT # 2005253909



2005253909

Ordinance – McLaughlin-Bost House

Ordinance designating as a Historic Landmark a property known as the “McLaughlin-Bost House” (listed under Tax Parcel Number 22702604 as of September 1, 2005, and including the exterior of the house, the outbuildings, and one acre of land surrounding the house as shown on the attach map and listed under Tax Parcel Number 22702604 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2005). The property is owned by Dixie Land Company LLC and is located at 415 West John Street in Matthews, 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 28th day of November, 2005, on the question of designating a property known as the McLaughlin-Bost House as a historic landmark; and

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2100 Randolph Rd
Charlotte NC 28207

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WHEREAS, the McLaughlin-Bost House, built ca. 1891, exhibits a high degree of integrity, and is distinctive in design from the other historic home in the Town of Matthews; and

WHEREAS, the McLaughlin-Bost House, situated on East John Street, is a prominent component of the historic landscape of the Town of Matthews; and

WHEREAS, the McLaughlin-Bost House was built by Joseph McLaughlin, a prominent Mecklenburg County businessman who was formative in the shaping of Matthews in the late 19th century; and

WHEREAS, the property known as the McLaughlin-Bost House is owned by Dixie Land Company 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 “McLaughlin-Bost House” (listed under Tax Parcel Number 22702604 as of September 1, 2005, and including the exterior of the house, the outbuildings, and one acre of land surrounding the house as shown on the attach map and listed under Tax Parcel Number 22702604 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2005) 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 415 West John Street in Matthews, North Carolina. Features of the property are more completely described in the *Survey and Research Report on the McLaughlin-Bost House (2005)*.

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

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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 McLaughlin-Bost 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 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 28th day of November, 2005, by the members of the Board of Commissioners of the Town of Matthews, Mecklenburg County, North Carolina.



Clark to The Board

Approved as to form:

Town Attorney





JUDITH A. GIBSON
REGISTER OF DEEDS, MECKLENBURG
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE, NC 28202

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