

FOR REGISTRATION JUDITH A GIBSON
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
2005 DEC 20 03:17 PM
BK 19785 PG 676-681 FEE \$0.00
INSTRUMENT # 2005253914



2005253914

Ordinance - McQuay House

ORDINANCE NO. 3173-X

Ordinance designating as a Historic Landmark a property known as the "McQuay House" (listed under Tax Parcel Numbers 06504211, 06504204, and 06504205 as of September 1, 2005, and including the interior and the exterior of the house and the garage, and the parcels of land listed under Tax Parcel Numbers 06504211, 06504204, and 06504205 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2005). The property is owned by Edgar McQuay, James Newton McQuay, Martha McQuay, and Jack Threatt, and is located at 3200 Tuckaseegee Road in the City of Charlotte, 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 City Council of Charlotte, 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 19th day of December, 2005, on the question of designating a property known as the McQuay House as a historic landmark; and

Return To: Charlotte-Mecklenburg Historic
2100 Randolph Rd
Charlotte, NC 28207

Ordinance - McQuay House

WHEREAS, the McQuay House, originally the home of Robert E. McQuay, was built by his brother, John B. McQuay in 1882, and is the oldest surviving home along Tuckaseegee Road in what is now the Enderly Neighborhood; and

WHEREAS, the McQuay House served as a farmhouse, and exists as a physical reminder of the rural landscape of Mecklenburg County in the late nineteenth and early twentieth centuries; and

WHEREAS, the McQuay House is architecturally significant for its folk interpretation of Queen Anne and Colonial Revival Styles; and

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

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the McQuay House, because consent for interior design review has been given by the Owner; and

WHEREAS, the property known as the McQuay House is owned by Edgar McQuay, James Newton McQuay, Martha McQuay, and Jack Threatt.

NOW, THEREFORE, BE IT ORDAINED by the members of the City Council of Charlotte, North Carolina:

1. That the property known as the "McQuay House" (listed under Tax Parcel Numbers 06504211, 06504204, and 06504205 as of September 1, 2005, and including the interior and the exterior of the house and the garage, and the parcels of land listed under Tax Parcel Numbers 06504211, 06504204, and 06504205 in the Mecklenburg County

Ordinance - McQuay House

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 3200 Tuckaseegee Road in the City of Charlotte, North Carolina. Exterior and interior features are more completely described in the *Survey and Research Report on the McQuay House (2005)*.

2. That said exterior and interior 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

Ordinance - McQuay House

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 McQuay 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 City 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.

Ordinance - McQuay House

Adopted the 19th day of December, 2005, by the members of the City

Council of the City of Charlotte, Mecklenburg County, North Carolina.

Stephanie C. Kelly
Dep. Clerk to City Council

Approved as to form:

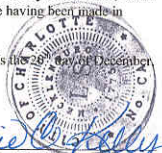
S. Leigh Hill
Assistant City Attorney

CERTIFICATION

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of December, 2005, the reference having been made in Minute Book 123, and recorded in full in Ordinance Book 53, Page(s) 84-88.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of December, 2005.

Stephanie C. Kelly
Stephanie C. Kelly, CMC, Deputy City Clerk





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

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