

DEC 09 1982

DEC 17 1982

PRESENTED
FOR
REGISTRATION
DEC 10 10 02 AM '82
CHARLES E. CROWDER
REGISTER OF DEEDS
MECKLENBURG CO., N.C.

AN ORDINANCE DESIGNATING A HOUSE AND PROPERTY KNOWN AS THE "W.B. NEWELL HOUSE" AND THE LAND ASSOCIATED THEREWITH LOCATED AT 8325 OLD CONCORD ROAD AS HISTORIC PROPERTY.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Part 3B, Article 19, Chapter 160A, of the General Statutes of North Carolina have been met; and

WHEREAS, the Board of County Commissioners has taken into full consideration all statements and information presented at the joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the 6th day of December, 1982, on the question of designating the "W.B. Newell House" and the land associated therewith as historic property; and

WHEREAS, William Burns Newell (1856-1927), the builder and initial owner, was one of the founders of the Newell community; and

WHEREAS, the "W.B. Newell House," erected in 1887-88, is the oldest house in the Newell community and is the only abode of one of the founders that survives; and

WHEREAS, William Burns Newell was a partner in the community grocery store, which still stands across the railroad track from the home; and

WHEREAS, the W.B. Newell House is an interesting local example of vernacular architecture; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated the historic significance of the house and property known as the "W.B. Newell House" and the land associated therewith; and

WHEREAS, the property known as the "W.B. Newell House" and the land associated therewith is owned in fee simple by Samuel Clay Taylor, 8325 Old Concord Road, Newell, N.C. 28126.

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

Return to Historic Properties, 218 N. Tryon St., Charlotte, N.C. 28202

Newell House"

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1. That the house and property known as the "W.B. Newell House," and the land associated therewith, is hereby designated as historic property pursuant to Part 3B, Article 19, Chapter 160A, of the general Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated on a tract of property more specifically described as follows:

Beginning at a N.I.P., said point being the southwest corner of the B. L. Webb property as recorded in Deed Book 4404, Page 871, Register of Deeds, Mecklenburg County, N.C., said point also being 33 feet southeast of the center line of the Southern Railway track (old single track); thence with the southerly property line of the B.L. Webb property S.63-37-20 E., 250.0 feet to a N.I.P.; thence with two (2) new lines as follows: (1) S. 26-36-40 W., 370.0 feet to a N.I.P., (2) N. 63-37-20 W., 250.0 feet to a N.I.P. on the Sam C. Taylor westerly property line; thence with said line N. 26-36-40 E., 370.0 feet to the point of beginning. Containing 2.12 acres as shown on a map by R.B. Pharr & Associates, dated September 30, 1982, and being a portion of the Sam C. Taylor property as recorded in Deed Book 3991, Page 854, Register of Deeds, Mecklenburg County, N.C.

N.I.P. = New Iron Pipe

2. That said designated property may be materially altered, restored, moved, or demolished only following the issuance of a Certificate of Appropriateness from the Charlotte-Mecklenburg Historic Properties Commission. An application for a Certificate of Appropriateness authorizing the demolition of said property may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3B, and amendments thereto and hereinafter adopted.

3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the making of emergency repairs, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building

inspector of 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 property owner from making any use of this property not prohibited by other statutes, ordinances, or regulations.

4. That a suitable sign may be posted indicating that said property has been designated as historic property and containing any other appropriate information. If the owner consents, the sign shall be placed on said property. If the owner objects, the sign shall be placed on a nearby public right-of-way.

5. That the owners and occupants of the property known as the "W.B. Newell House" and the land associated therewith be given the notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the County Clerk, Building Inspection Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

6. That which is designated as historic property shall be subject to Chapter 160A, Article 19, Part 3B, and any amendments to it and any amendments hereinafter adopted.

FEE 7.00
<> 7.00
CASH 7.00

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12/10/82

Approved as to form:

County Attorney



Adopted by the Mecklenburg County Board of Commissioners on December 6, 1982

*Hazel H. Hatley, Clerk
Board of County Comm.*