


FOR REGISTRATION JUDITH A. GIBSON  
REGISTER OF DEEDS  
MECKLENBURG COUNTY, NC  
2004 DEC 21 01:53 PM  
BK: 18151 PG: 247-251 FEE: \$0.00  
INSTRUMENT # 2004263504  
  
2004263504

*Land*

Ordinance – Oehler Farm

**Ordinance designating as a Historic Landmark a property known as the “Oehler Farm” (listed under Tax Parcel Numbers 019-242-31 and 019-401-02 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2004, and including the land associated with Tax Parcel Numbers 019-242-31 and 019-401-02). The property is owned by Mecklenburg County and is located at 14401 Huntersville-Concord 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 18<sup>th</sup> day of October, 2004, on the question of designating a property known as the Oehler Farm as a historic landmark; and

WHEREAS, the Oehler Farm is a tangible reminder of the agricultural economy that shaped life in largely rural nineteenth-century Mecklenburg County; and

*Return to:*

Charlotte Mecklenburg  
Historic Landmarks Com.  
2100 Randolph Road  
Charlotte, NC 28207

Ordinance – Oehler Farm

WHEREAS, the Oehler Farm retains its pastoral setting, recalling the rural landscape of pre-twentieth century Mecklenburg County; and

WHEREAS, the Oehler Family figured prominently in the social and religious activities around the Ramah community in northeast Mecklenburg County; and

WHEREAS, the Oehler Farm contains the George and Elizabeth Oehler House, a rare example of farmhouse architecture in Mecklenburg County and reflects the melding of European building practices with local and regional vernacular architecture; and

WHEREAS, much of the land of the Oehler Farm was owned by and farmed by the Oehler Family during the nineteenth century; and

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

WHEREAS, the property known as the Oehler Farm is owned by Mecklenburg County.

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

1. That the property known as the "Oehler Farm" (listed under Tax Parcel Numbers 019-242-31 and 019-401-02 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2004, and including the land associated with Tax Parcel Numbers 019-242-31 and 019-401-02) 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 14401 Huntersville-Concord Road in Mecklenburg County, North Carolina.

Ordinance – Oehler Farm

Features are more completely described in the “*Survey and Research Report on the Oehler Farm* (2003).

2. That all original interior and exterior architectural features and the original contours of landscaping are defined as the historic and structural fabric.

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 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.

Ordinance – Oehler Farm

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 Oehler Farm 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.

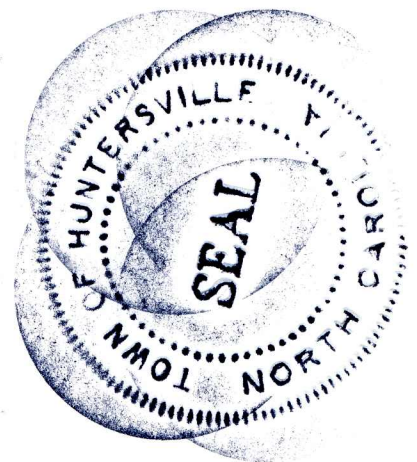
7. That which is designated as a historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 15<sup>th</sup> day of November, 2004, by the members of the Board of Commissioners of the Town of Huntersville, Mecklenburg County, North Carolina.

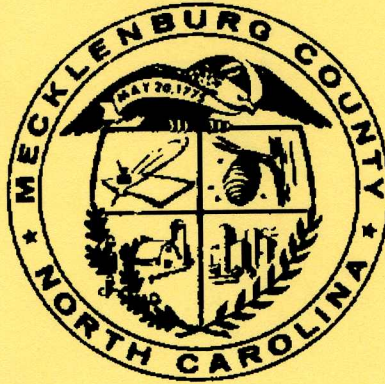
Janet W. Porson  
Clerk to Board of Commissioners

Approved as to form:

Al B. Myer  
Town Attorney







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

## PLEASE RETAIN YELLOW TRAILER PAGE

It is part of the recorded document, and must be submitted with original for re-recording  
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Book: RE 18151 Page: 247-251  
Document No.: 2004263504  
ORD 5 PGS

Recorder: LYVANH PHETSARATH



2004263504



# Town of Huntersville

FOR REGISTRATION JUDITH A GIBSON  
REGISTER OF DEEDS  
MECKLENBURG COUNTY, NC  
2002 DEC 30 04:06 PM  
BOOK 14621 PAGE 69-76 FEE \$30.00  
INSTRUMENT # 2002260025

## CERTIFICATION

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, Janet W. Pierson, Town Clerk of the Town of Huntersville, North Carolina, do hereby certify that the attached is a true and correct copy of Ordinance No. O-2002-10 which was adopted at a meeting of the Huntersville Board of Commissioners on the 16<sup>th</sup> day of December 2002, the original of which is now on file in the office of the Town Clerk of Huntersville, North Carolina.



Janet W. Pierson  
Town Clerk



Mail To: Charlotte-Mecklenburg Historic Landmarks Com.  
2100 Randolph Rd  
Charlotte NC 28207

*House*

**Ordinance designating as a Historic Landmark a property known as the "George and Elizabeth Oehler House" (listed under Tax Parcel Number 019-401-02 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of June 1, 2002, and including the entire interior and exterior of all structures located on a parcel of land containing 5.2917 acres of land as described in Attachment A, and the parcel of land containing 5.2917 acres of land as described in Attachment A). The property is owned by Mecklenburg County, and is located at 14401 Huntersville-Concord Road, Mecklenburg County, North Carolina.**

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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 2nd day of December, 2002, on the question of designating a property known as the George and Elizabeth Oehler House as a historic landmark; and

WHEREAS, the George and Elizabeth Oehler House is a tangible reminder of the agricultural economy that shaped life in largely rural nineteenth-century Mecklenburg County; and

WHEREAS, the Oehler Family figured prominently in the social and religious activities around the Ramah community in northeast Mecklenburg County; and

WHEREAS, the George and Elizabeth Oehler House is a rare example of farmhouse architecture in Mecklenburg County and reflects the melding of European building practices with local and regional vernacular architecture; and



WHEREAS, the George and Elizabeth Oehler House retains its pastoral setting, recalling the rural landscape of pre-twentieth century Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as George and Elizabeth Oehler 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 George and Elizabeth Oehler House, because consent for interior design review has been given by the Owners; and

WHEREAS, the property known as the George and Elizabeth Oehler House is owned by Mecklenburg County.

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

1. That the property known as the "George and Elizabeth Oehler House" (including the entire exterior, the entire interior of all structures, and a parcel of land containing 5.590 acres of land as described in Attachment A. 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 14401 Huntersville-Concord Road in the Town of Huntersville, Mecklenburg County, North Carolina. Interior and exterior features are more completely described in the *Survey and Research Report on the George and Elizabeth Oehler House* (September 1, 2000).



2. That said exterior and interior are more specifically defined as the historic and structural fabric, especially including all original interior and 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 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 George and Elizabeth Oehler 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.

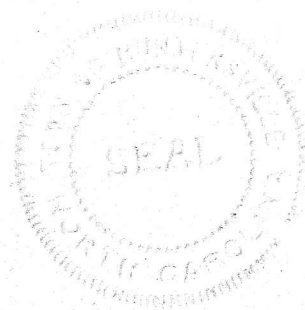
7. That which is designated as a historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 16<sup>th</sup> day of December, 2002, by the members of the Board of Commissioners of the Town of Huntersville, Mecklenburg County, North Carolina.

Garnet W. Piorson  
Clerk to Board of Commissioners

Approved as to form:

Dee M. L.  
Town Attorney





## ATTACHMENT A

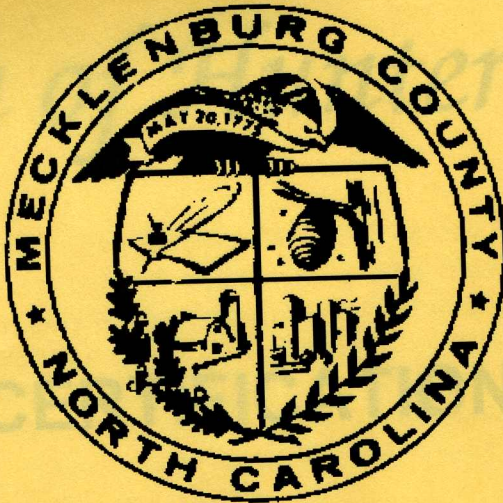
MECKLENBURG COUNTY REAL ESTATE  
SERVICES DEPARTMENT  
5.2917 ACRES  
HUNTERSVILLE-CONCORD ROAD, HUNTERSVILLE, NC

That certain tract or parcel of land situated, lying and being in Huntersville, Mecklenburg County, North Carolina and being more particularly described as follows:

To arrive at the true point or place of BEGINNING, commence at point in center of Huntersville-Concord Road (60' public right-of-way) said point being the southwest corner of Mecklenburg County property as described in Deed Book 12667, Page 607 of the Mecklenburg County Public Registry and run with the center of Huntersville-Concord Road the following five (5) courses and distances: (1) South 22-19-47 West 659.53 feet to a point; (2) with the arc of a circular curve to the right having a radius of 555.96 feet an arc length of 245.94 feet, (chord: South 35-00-09 West 243.94 feet) to a point, (3) South 47-40-32 West 205.01 feet to a point, (4) with a arc of a circular curve to the right having a radius of 491.27 feet on arch length of 9.88 feet, (chord: South 48-15-07 West 9.88 feet) to a point, (5) with the arc of a circular curve to the right having a radius of 491.27 feet an arch length of 30.51 feet, (chord: South 67-09-09 West 30.50 feet to the true point or place of BEGINNING, and runs thence with a new line from said BEGINNING point the following twenty nine (29) courses and distances: (1) with the arc of a circular curve left having a radius of 122.33 feet an arch length of 49.13 feet, (chord: North 22-44-31 West 48.80 feet) to a new iron rod; (2) North 35-53-04 West 45.89 feet to a new iron rod; (3) with an arch of a circular curve to the left having a radius of 1030.90 feet an arch length of 123.54 feet, (chord: North 37-47-00 West 123.46 feet) to a new iron rod; (4) North 39-16-40 West 72.79 feet to a new iron rod; (5) with the arc of a circular curve to the right having a radius of 655.82 feet an arc length of 173.55 feet (chord: North 31-42-48 West 173.05 feet) to a new iron rod; (6) North 26-05-29 West 149.02 feet to a new iron rod; (7) with the arc of a circular curve to the left having a radius of 1045.59 feet an arc length of 74.67 feet (chord: North 29-10-10 West 74.66 feet) to a new iron rod; (8) North 33-10-02 West 85.07 feet to a new iron rod; (9) with the arc of a circular curve to the left having a radius of 423.46 feet an arc length of 72.65 feet (chord: North 40-02-32 West 72.57 feet) to a new iron rod; (10) North 46-24-52 West 91.15 feet to a new iron rod; (11) North 53-13-41 West 41.17 feet to a new iron rod; (12) South 03-30-00 West 124.77 feet to a new iron rod; (13) North 69-18-24 West 506.78 feet to a new iron rod; (14) North 04-13-29 West 327.85 feet to a new iron rod; (15) North 90-00-00 East 312.73 feet to a new iron rod; (16) South 69-21-06 East 226.11 feet to a new iron rod; (17) South 03-30-00 West 266.45 feet to a new iron rod; (18) South 53-13-41 East 62.64 feet to a new iron rod; (19) South 46-24-52 East 93.31 feet to a new iron rod; (20) with the arc of a circular curve to the right having a radius of 453.46 feet an arc length of 78.71 feet (chord: South 40-02-01 East 78.61 feet) to a new iron rod; (21) South 33-10-02 East 86.08 feet to a new iron rod; (22) with the arc of a circular

curve to the right having a radius of 1075.59 feet an arc length of 77.60 feet (chord: South 29-10-33 East 77.59 feet) to a new iron rod; (23) South 26-05-29 East 149.81 feet to a new iron rod; (24) with the arc of a circular curve to the left having a radius of 625.82 feet an arc length of 166.13 feet (chord: South 31-41-25 East 165.64 feet) to a new iron rod; (25) South 39-16-40 East 72.30 feet to a new iron rod; (26) with the arc of a circular curve to the right having a radius of 1060.90 feet an arc length of 126.21 feet (chord: South 37-46-49 East 126.14 feet) to a new iron rod; (27) South 35-53-04 East 45.90 feet to a new iron rod; (28) with the arc of a circular curve to the right having a radius of 152.33 feet an arc length of 55.49 feet (chord: South 23-58-54 East 55.18 feet) to a new iron rod; (29) with the arc of a circular curve to the right having a radius of 491.27 feet an arc length of 30.51 feet (chord: South 67-09-09 West 30.50 feet) to the point or place of BEGINNING; containing 230,505 square feet or 5.2917 acres of land being Tract 3 on a survey prepared by R.B. Pharr & Associates, P.A. dated February 25, 2002 and bearing file No. LN-599





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

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Recorder: MARILYN SMITH



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