

Ordinance - William and Cora Osborne House

Ordinance designating as a Historic Landmark a property known as the "William and Cora Osborne House" (listed under Tax Parcel Number 011-181-13 as of July 1, 1999, and including the entire exterior of the William and Cora Osborne House, the entire interior of the William and Cora Osborne House, and the entire parcel of land listed under Tax Parcel Number 011-181-13 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 1999). The property is owned by Martin Osborne and is located at 12445 Ramah Church 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 7th day of September, 1999, on the question of designating a property known as the William and Cora Osborne House as a historic landmark; and

WHEREAS, the William and Cora Osborne House (c. 1890) is representative of the two-story frame I-houses built in rural Mecklenburg County in the late 1800's and is reflective of the robust cotton economy that characterized Mecklenburg County during those years; and

WHEREAS, the William and Cora Osborne House was erected by John Ellis McAuley (1861-1929), a local craftsman who built several structures in the Huntersville vicinity in the late nineteenth and early twentieth centuries, including the sanctuary and rectory of St. Mark's Episcopal Church and the Lindsey Parks House; and

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Charlotte - Mecklenburg
Historic Landmarks Commission
2100 Randolph Rd.
Charlotte, N.C. 28207

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

WHEREAS, the owner of the William and Cora Osborne House has consented to allow the Charlotte-Mecklenburg Historic Landmarks Commission to exercise design review over the distinguishing interior historic features of the William and Cora Osborne House, which are more specifically described in the Survey and Research Report on the William and Cora Osborne House for the Charlotte-Mecklenburg Historic Landmarks Commission (November 1, 1998); and

WHEREAS, the property known as the William and Cora Osborne House is owned by Martin Osborne.

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

1. That the property known as the "William and Cora Osborne House" (listed under Tax Parcel Number 011-181-13 as of July 1, 1999, and including the entire exterior of the William and Cora Osborne House, the entire interior of the William and Cora Osborne House, and the entire parcel of land listed under Tax Parcel Number 011-181-13 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 1999) 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 12445 Ramah Church Road in Mecklenburg County, North Carolina. Exterior

and interior features are more completely described in the *Survey and Research Report on the William and Cora Osborne House* (November 1, 1998).

2. That said exterior and interior features 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 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 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 William and Cora Osborne 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 7th day of September, 1999, by the members of the Board of Commissioners of the Town of Huntersville, North Carolina.

Garnet Picroom
Clerk to the Board

Approved as to form:

Robert B. Bly
Town Attorney





JUDITH A. GIBSON
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