

YISRASB

Prepared by: Lori Canapiuno



Ordinance – Phillips House and Morris Barn

Ordinance designating as an Historic Landmark a property known as the “Phillips House and Morris Barn” (listed under Tax Parcel Number 19326210, including the interior and exterior of the house, the interior and exterior of the barn, all of the outbuildings, and the land listed under Tax Parcel Number 19326210 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of June 1, 2014) The property is owned by Margaret E. Phillips, and is located at 131 West Charles Street, 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 public hearing held on the 23rd day of June, 2014, on the question of designating a property known as the Phillips House and Morris Barn as an historic landmark; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 9th day of June, 2014, on the question of designating a property known as the Phillips House and Morris Barn as an historic landmark; and

WHEREAS, the property known as the “Phillips House and Morris Barn” is a significant cultural artifact for the town of Matthews, well representing the historic

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landscape of the town in the early 20th century. The intact lot, house and outbuildings physically demonstrate how daily life was conducted in Matthews when agriculture and working animals were prominent in the town, and when modern conveniences such as public water and electricity were not yet available; and

WHEREAS, the Phillips House and Morris Barn are important for their association with the Phillips family. Oscar Luther “Pete” Phillips who served as Matthews’s postmaster from 1933 to 1953, served on the Town Board and Mecklenburg County School Board, and was a prominent citizen who worked to bring public electricity and new businesses to Matthews. As the longtime director of the Carolina Room, Mary Louise Phillips was prominent in the area of local history in Mecklenburg County. Mary Louise and her sister Margaret Phillips became “town institutions,” living in their childhood home in the center of town, and remaining physically and socially active into their late-nineties; and

WHEREAS, the Phillips House is a substantial Craftsman-style bungalow that contributes significantly to the built historic environment of Matthews; and

WHEREAS, the interior of the Phillips house has retained a high degree of integrity and contributes to the significance of the property, especially the living room, parlor, dining room, first-story bedroom, sunroom, first-story central hallway, staircase, second-story hallway, second-story bedrooms, and second-story bathroom; and

WHEREAS, the Morris Barn is extremely significant as the only identified surviving “in-town” barn in Mecklenburg County. The barn is in good condition and has retained a good degree of integrity, including all the interior spaces of the barn; and

WHEREAS, the property known as the Phillips House and Morris Barn is owned by Margaret E. Phillips.

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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 “Phillips House and Morris Barn” (listed under Tax Parcel Number 19326210, including the interior and exterior of the house, the interior and exterior of the barn, all of the outbuildings, and the land listed under Tax Parcel Number 19326210 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of June 1, 2014) is hereby designated as an 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 131 West Charles Street, Matthews, North Carolina. Features of the property are more completely described in the *Survey and Research Report on the Phillips House and Morris Barn (2014)*.

2. That said interior and exterior are more specifically defined as the historic and structural fabric, including all historic interior features in the house (especially the living room, parlor, dining room, first-story bedroom, sunroom, first-story central hallway, staircase, second-story hallway, second-story bedrooms, and second-story bathroom) and the exterior architectural features of the house, the interior spaces of the barn, and the exterior architectural features of the barn, the architectural features of the outbuildings, and the 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,

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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 Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

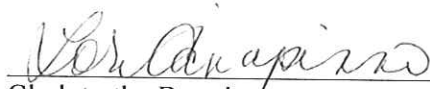
5. That a suitable sign may be posted indicating that said property has been designated as an historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

6. That the owners of the historic landmark known as the Phillips House and Morris Barn 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.

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7. That the property which is designated as an 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 14th day of July, 2014, by the members of the Board of Commissioners of the Town of Matthews, Mecklenburg County, North Carolina.


Clerk to the Board

Approved as to form:


Town Attorney

