



Ordinance – Ranson House

**Ordinance designating as a Historic Landmark a property known as the “Ranson House” (Listed under Tax Parcel Numbers 01711306 and 01711316 and including the historic house, outbuildings and land associated with Mecklenburg Co. tax parcels 01711306 and 01711316 in the Mecklenburg County Tax Office as of October 1,2007). The property is owned by William F. Raines III and Rehnea Raines and is located at 412 South Old Statesville Road in Huntersville, N.C.**

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 public hearing on the 19th day of November, 2007, on the question of designating a property known as the Ranson House as a 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 12th day of November, 2007, on the question of designating a property known as the Ranson House as a historic landmark; and

WHEREAS, the Ranson House was constructed in 1913 during a period of intense growth and development in the town of Huntersville; and

WHEREAS, the Ranson House was built by William Joseph Ranson and Ellen Hunter Ranson, members of two important and influential local farming families that contributed to the creation and development of the town of Huntersville; and

*Return to:*

**Charlotte Mecklenburg  
Historic Landmarks Comm.  
2100 Randolph Road  
Charlotte, NC 28207**

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WHEREAS, the Ranson House has served as the Ranson family home from 1913 to its recent sale in 2006, and was historically a social center, serving as a gathering place for local groups, citizens and visitors to the town; and

WHEREAS, the Ranson House is an excellent example of a substantial family farm house; and

WHEREAS, the Ransons were important local farmers and operated a cotton gin and a dairy farm in the Huntersville community; and

WHEREAS, the Ranson House retains many original architectural materials such as much of the woodwork including mantels, flooring, porch columns, and pressed metal ceilings; and

WHEREAS, the location of the Ranson House on a historic rail corridor in Huntersville helps document the early economic growth of the town and Mecklenburg County; and

WHEREAS, the Ranson House is among the largest and most fully realized examples of early-20th century Colonial Revival Style domestic architecture in Huntersville and in all of northern Mecklenburg County; and

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

WHEREAS, the property known as the Ranson House is owned by William F. Raines III and Rebneq Raines

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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 “Ranson House” (Listed under Tax Parcel Numbers 01711306 and 01711316 and including the historic house, outbuildings and land associated with Mecklenburg Co. tax parcels 01711306 and 01711316 in the Mecklenburg County Tax Office as of October 1, 2007) 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 412 South Old Statesville Road in Huntersville, N.C. Exterior and interior features are more completely described in the *Survey and Research Report on the Ranson House and Store (2007)*.

2. That said interior and exterior are more specifically defined as the historic and structural fabric, especially including all original interior and exterior architectural features 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, the effective date of such Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.



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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 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 Ranson 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.

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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.

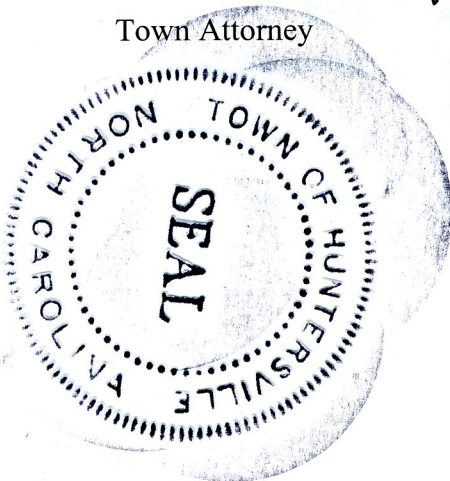
Adopted the 19<sup>th</sup> day of November, 2007, by the members of the Board of Commissioners of the Town of Huntersville, Mecklenburg County, North Carolina.

Garret W. Piorson  
Clerk to Town Board

Approved as to form:

[Signature]

Town Attorney







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

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