

An Ordinance designating as Historic Landmark a property known as the "Hugh Torance House and Store" (the entire exterior and the entire interior of the Hugh Torance House and Store and the 2.174 acres of land comprising the parcel of land in which it sits). The parcel of land to be designated is listed under Tax Parcel Number 009-061-09 in the Mecklenburg County Tax Records and is recorded in Will Book W23, page 77, Mecklenburg County, North Carolina. The property, owned by Mr. & Mrs. Richard Torrence Banks is located on Gilead Road, Huntersville, Mecklenburg County, North Carolina.

WHEREAS, all of the prerequisites to 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 Board of Commissioners of Mecklenburg County, North Carolina, has taken into full consideration all statements and information at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 6th day of December, 1993, on the question of designating a property known as the Hugh Torance House and Store (the entire exterior and the entire interior of the Hugh Torance House and Store and the 2.174 acres of land comprising the parcel of land in which it sits), as historic landmark; and

WHEREAS, the Hugh Torance House and Store was built between 1780 and the early 1800's; and

WHEREAS, because of its physical and historical association, this property offers a unique picture of agricultural life in Mecklenburg County from the settlement period through the antebellum era; and

WHEREAS, the Hugh Torance House and Store, and its various construction campaigns, illustrate clearly the evolution of residential architecture in the county during early periods, for which little evidence remains; and

WHEREAS, the Hugh Torance House and Store is remarkably

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Landmarks Commission
P.O. Box 35434
Charlotte, N.C. 28235

intact, retaining important characteristic interior and exterior features, including original floor plans, decorative elements, hardware and woodwork; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over the interior of the Hugh Torance House and Store because consent for interior design review has been given by the owners; and

WHEREAS, the Board of Directors of the Hugh Torance House and Store have faithfully maintained the Hugh Torance House and Store and have thereby made a substantial contribution to the cultural richness of Charlotte and Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Hugh Torance House and Store (the entire exterior and the entire interior of the Hugh Torance House and Store and the 2.174 acres of land comprising the parcel of land in which it sits) possesses a structure having integrity of design, setting, workmanship, materials, and/or association; and

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

WHEREAS, the property known as the Hugh Torance House and Store is owned by Mr. & Mrs. Richard Torrence Banks,

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

1. That the property known as the Hugh Torance House and Store (the entire exterior and the entire interior of the Hugh Torance House and Store and the 2.174 acres of land comprising the

parcel of land in which it sits) is hereby designated as an historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated on Gilead Road in Hecklenburg County, North Carolina. Significant interior and exterior features are more completely described in the Survey and Research Report prepared by the Charlotte-Hecklenburg Historic Landmarks Commission on the Hugh Torance House and Store (22 April 1993).

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

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 landmark that does not involve a change of 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 landmark owner from making any use of this 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.

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

5. That the owners and occupants of the historic landmark known as the Hugh Torance House and Store 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 County Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

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

Adopted the 6th day of DECEMBER 1993 by the Board of Commissioners of Mecklenburg County.

Ganice Spive
Clerk to the Board

Approved as to form:

[Signature]
County Attorney
Associate



Charlotte-Mecklenburg Historic Landmarks Commission

PERMISSION OF OWNER
FOR
INTERIOR DESIGN REVIEW

Pursuant to North Carolina General Statute 160A-400.9(b) on historic landmarks, I, Richard T. Banks, owner of record, do hereby request designation of interior spaces as such spaces have been deemed to have architectural, artistic, cultural, or historical significance. I understand that changes to designated portions of the property are subject to design review for compliance with *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. I give permission to the Charlotte-Mecklenburg Historic Landmarks Commission to exercise jurisdiction for design review over all interior designated portions of the following building or buildings known as:

Hugh Torrance House and Store

located at Gilead Road, Huntersville, NC

Signature: Richard T. Banks
(Owner)

Name (Print): Richard T. Banks

Date: 8/13/93