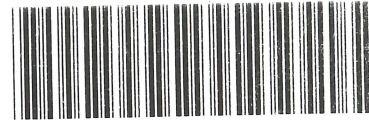


FOR REGISTRATION  
Fredrick Smith  
REGISTER OF DEEDS  
Mecklenburg County, NC  
2017 FEB 01 02:17:18 PM  
BK:31540 PG:748-753  
FEE:\$26.00  
INSTRUMENT # 2017014116

BAKERFR

**Ordinance #2017- 00638**



2017014116

**Ordinance designating as an Historic Landmark a property known as the "Sherrill-Robbins House" (listed under Tax Parcel Number 00751121 and including the exterior of the house, and the land listed under Tax Parcel Number 00751121 in the Mecklenburg County Tax Office, Charlotte, NC as of December 1, 2016). The property is owned by RSI Investors LLC and is located at 19726 Zion Avenue, Cornelius, NC.**

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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 Cornelius, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 17th day of January, 2017, on the question of designating a property known as the Sherrill-Robbins House 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 9<sup>th</sup> day of January, 2017, on the question of designating a property known as the Sherrill-Robbins House as an historic landmark; and

Return to:

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

Ordinance – Sherrill-Robbins House

WHEREAS, the Sherrill-Robbins House was the home of F. C. Sherrill, a person of substantial importance in Cornelius and one who made significant contributions to the transformation of Cornelius from a sleepy stagecoach stop into an industrial and trade center of northern Mecklenburg County at the turn of the last century; and

WHEREAS, the Sherrill-Robbins House is one of the finer and least altered Queen Anne Style homes in Cornelius; and

WHEREAS, the Sherrill-Robbins House is a significant component of the Zion Avenue Historic Area, the preservation of which is crucial in preserving the historic edge of the Cornelius railroad corridor; and

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

WHEREAS, the property known as the Sherrill-Robbins House is owned by RSI Investors LLC.

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

1. That the property known as the “Sherrill-Robbins House” (listed under Tax Parcel Number 00751121 and including the exterior of the house, and the land listed under Tax Parcel Number 00751121 in the Mecklenburg County Tax Office, Charlotte, NC as of December 1, 2016) 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 19726 Zion Avenue, Cornelius,

Ordinance – Sherrill-Robbins House

NC. Exterior features are more completely described in the *Survey and Research Report on the Sherrill-Robbins House (2016)*.

2. That said exterior is more specifically defined as the historic and structural fabric, especially including all original 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.

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

Ordinance – Sherrill-Robbins House

*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 Sherrill-Robbins 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 this the 17<sup>th</sup> day of January, 2017.

ATTEST:

  
Lori A. Harrell, Town Clerk

  
Charles L. Travis, III, Mayor

APPROVED AS TO FORM:

  
Karen Wolter, Town Attorney





MAYOR

CHUCK TRAVIS

MAYOR PRO-TEM

WOODY WASHAM

COMMISSIONERS

JIM DUKE

DAVID GILROY

MICHAEL F. MILTICH

THURMAN ROSS, JR.

NORTH CAROLINA  
MECKLENBURG COUNTY

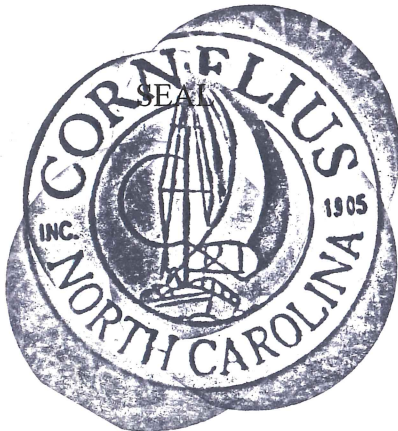
### CLERK'S CERTIFICATION

TOWN MANAGER

ANTHONY ROBERTS

I, Lori A. Harrell, Town Clerk of the Town of Cornelius, North Carolina, do hereby certify that the attached is a true and correct copy of Resolution No. #2017-00638 which was adopted at a meeting of the Town of Cornelius Board of Commissioners on the 17<sup>th</sup> day of January, 2017, the original of which is now on file in the office of the Town Clerk of Cornelius, North Carolina.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of the Town of Cornelius, North Carolina, this the 30<sup>th</sup> day of January, 2017.

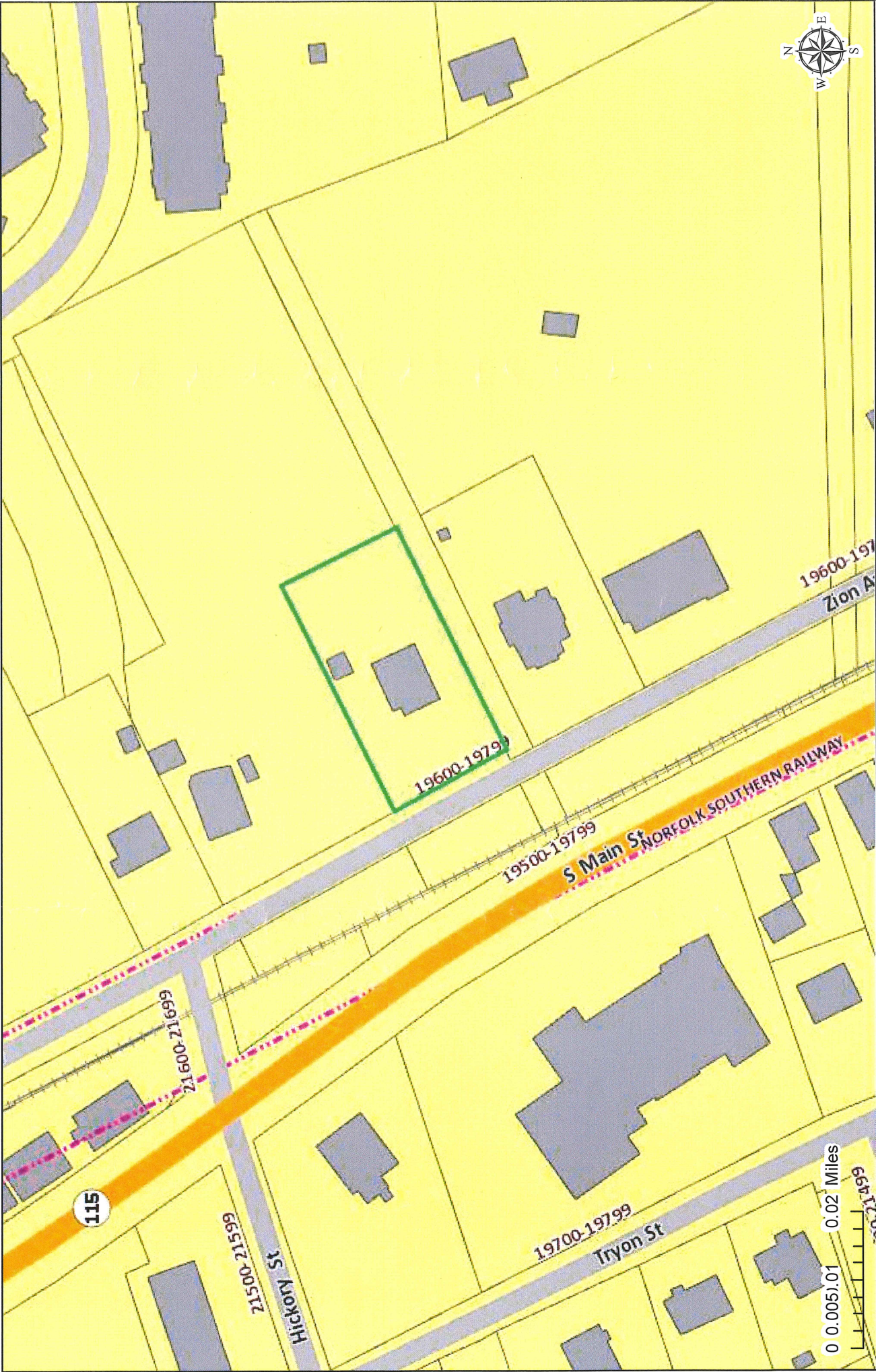


Lori A. Harrell  
Town Clerk  
Town of Cornelius



Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 2/1/2017 1:20:28 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the abovementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.