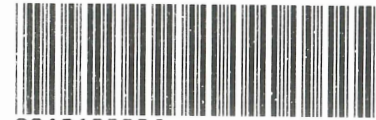


Drawn by: Mail to:
Charlotte-Mecklenburg
Historic Landmarks Commission
2100 Randolph Rd
Charlotte, NC 28207

FOR REGISTRATION
Fredrick Smith
REGISTER OF DEEDS
Mecklenburg County, NC
2019 NOV 27 10:54:11 AM
BK:34077 PG:415-419
FEE:\$26.00
INSTRUMENT # 2019162694

BAKERFR



2019162694

Ordinance – William and Nell Freeman House

Ordinance designating as an Historic Landmark a property known as the “William and Nell Freeman House” (listed under Tax Parcel Number 22702445, including the exterior of the house, the barn, and all of the land and landscape features associated with Tax Parcel Number 22702445 listed in the Mecklenburg County Tax Office, Charlotte, N.C. as of October 1, 2019). The property is owned by Matthews Presbyterian Church, and is located at 201 S. Ames Street in the Town of 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 28th day of October 2019, on the question of designating a property known as the William and Nell Freeman 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 14th day of October 2019, on the question of designating a property known as the William and Nell Freeman House as an historic landmark; and

Ordinance – William and Nell Freeman House

WHEREAS, the land listed under Tax Parcel Number 22702445 (as of October 1, 2019) is the original site of the William and Nell Freeman House and provides the house an appropriate historical setting; and

WHEREAS, the William and Nell Freeman House is a superior example of Craftsman style architecture in Matthews, North Carolina; and

WHEREAS, the William and Nell Freeman House was constructed by a builder of homes and therefore illustrates William Henry Freeman's talents as a contractor; and

WHEREAS, the William and Nell Freeman House retains a high degree of physical integrity; and

WHEREAS, the ample size of the William and Nell Freeman House's lot is suggestive of a farmyard, not a small urban lot, and demonstrates how rural habits and lifestyles comingled with urban culture in small towns in Mecklenburg County; and

WHEREAS, the William and Nell Freeman House contributes to public understanding of the evolution of the built environment of small Mecklenburg towns in the late nineteenth and early twentieth centuries; and

WHEREAS, the barn on the William and Nell Freeman House property is the only surviving barn in Matthews that was constructed contemporaneously with the house; and

WHEREAS, the property known as the William and Nell Freeman House is owned by Matthews Presbyterian Church.

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 "William and Nell Freeman House" (listed under Tax Parcel Number 22702445, including the exterior of the house, the barn, and all

of the land and landscape features associated with Tax Parcel Number 22702445 listed in the Mecklenburg County Tax Office, Charlotte, N.C. as of October 1, 2019) is hereby designated as an historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The property is located at 201 S. Ames Street. Features of the property are more completely described in the *Survey and Research Report on the William and Nell Freeman House (2017)*.

2. That said exterior is more specifically defined as the historic and structural fabric, including all historic exterior architectural features of the house.

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

Ordinance – William and Nell Freeman House

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 William and Nell Freeman 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 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 11th day of November, 2019, 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





STATE OF NORTH CAROLINA
MECKLENBURG COUNTY

CLERK'S CERTIFICATION

I, Lori Canapinno, Town Clerk of the Town of Matthews, North Carolina, do hereby certify that the attached is a true and accurate copy of Ordinance number 2453, designating as an Historic Landmark the property known as the "William and Nell Freeman House" as described within the ordinance, which was adopted at a meeting of the Town of Matthews governing body on the 11th day of November, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of the Town of Matthews, this the 12th day of November 2019.

A handwritten signature in blue ink, appearing to read "Lori Canapinno", written over a horizontal line.

Lori Canapinno, Town Clerk

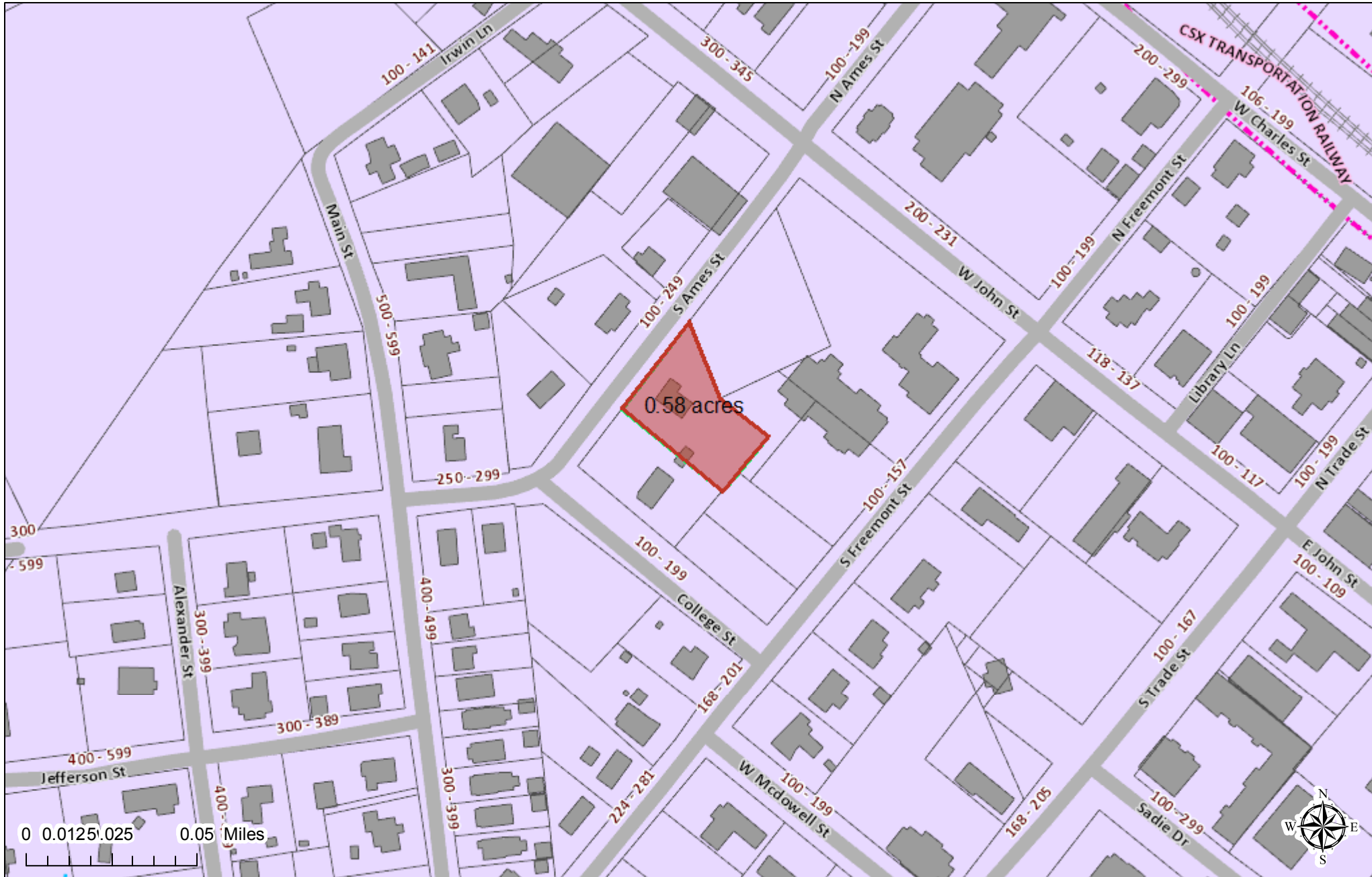


Polaris 3G Map – Mecklenburg County, North Carolina

Freeman House

0.58 acres(25473.19 sq ft)

Date Printed: 12/23/2019 9:35:08 AM



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 aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.