


FOR REGISTRATION JUDITH A. GIBSON  
REGISTER OF DEEDS  
MECKLENBURG COUNTY, NC  
2003 DEC 18 12:27 PM  
BK: 16573 PG: 916-918 FEE: \$0.00  
INSTRUMENT # 2003301430

  
2003301430

**Ordinance de-designating as a Historic Landmark a property known as the “Cedar Grove” (listed under Tax Parcel Numbers 00906101 and 00906107 as of September 1, 2003, and including the parcels of land listed under Tax Parcel Numbers 00906101 and 00906107 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2003). The property is owned by Margaret Pierce Belle Banks, and is located at 8229 Gilead Road, Huntersville, North Carolina.**

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 joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 3<sup>rd</sup> day of November, 2003, on the question of de-designating a property known as Cedar Grove as a historic landmark; and

WHEREAS, the property known as Cedar Grove is owned by Belle Banks.

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

1. That the property known as "Cedar Grove" (listed under Tax Parcel Numbers 00906101 and 00906107 as of September 1, 2003, and including the parcels of land listed under Tax Parcel Numbers 00906101 and 00906107 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2003) is hereby de-designated as a historic landmark. The location of said landmark is noted as being situated at 8229 Gilead Road in the Town of Huntersville, Mecklenburg County, North Carolina. Interior and exterior features are more completely described in the *Survey and Research Report on Cedar Grove and the Hugh Torrance House and Store* (1993).
2. That the owners and occupants of the historic landmark known as Cedar Grove be given notice of this ordinance as required by applicable law and that copies of this

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



ordinance be filed and indexed in the offices of the Town Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor.

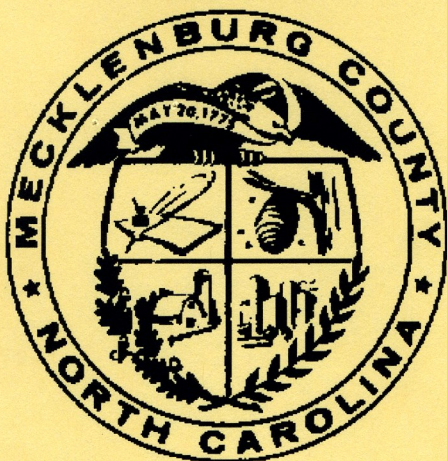
Adopted the 1<sup>st</sup> day of December, 2003, by the members of the Board of Commissioners of the Town of Huntersville, Mecklenburg County, North Carolina.

Janet W. Person  
Clerk to Board of Commissioners

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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**Book:** RE 16573 **Page:** 916-918  
**Document No.:** 2003301430  
ORD 3 PGS  
**Recorder:** SERENA ROSS



2003301430



**Ordinance designating as a Historic Landmark a property known as the “Cedar Grove” (listed under Tax Parcel Number 00906101 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2003, and including the interior and exterior of the house and all structures located on a parcel of land containing approximately five (5) acres of land as described in Attachment A, and the parcel of land containing approximately five (5) acres of land as described in Attachment A). The property is owned by Margaret Pierce Belle Banks, and is located at 8229 Gilead Road, Huntersville, North Carolina.**

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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 Huntersville, North Carolina, have taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 3<sup>rd</sup> day of November, 2003, on the question of designating a property known as Cedar Grove as a historic landmark; and

WHEREAS, Cedar Grove was constructed between 1831 and 1833; and

WHEREAS, Cedar Grove is one of the premier Greek Revival houses remaining in the county and the Piedmont; and

WHEREAS, This property offer a unique picture of agricultural life in Mecklenburg County from the antebellum era; and

WHEREAS, the house is remarkably intact, retaining important characteristic interior and exterior features, including original floor plans, decorative elements, hardware, and woodwork; and

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

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as Cedar Grove because consent for interior design review has been given by the Owners; and

WHEREAS, the property known as Cedar Grove is owned by Belle Banks.

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

1. That the property known as "Cedar Grove" (listed under Tax Parcel Number 00906101 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2003, and including the interior and exterior of the house and all structures located on a parcel of land containing approximately five (5) acres of land as described in Attachment A, and the parcel of land containing approximately five (5) acres of land as described in Attachment A) 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 8229 Gilead Road in the Town of Huntersville, Mecklenburg County, North Carolina. Interior and exterior features are more completely described in the *Survey and Research Report on Cedar Grove and the Hugh Torrance House and Store* (1993).

2. That said exterior and interior are more specifically defined as the historic and structural fabric, especially including all original interior and exterior architectural features and the original 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 this 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 and occupants of the historic landmark known as Cedar Grove 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 the 1<sup>st</sup> day of December, 2003, by the members of the Board of Commissioners of the Town of Huntersville, Mecklenburg County, North Carolina.

Janet W. Pierson  
Clerk to Board of Commissioners

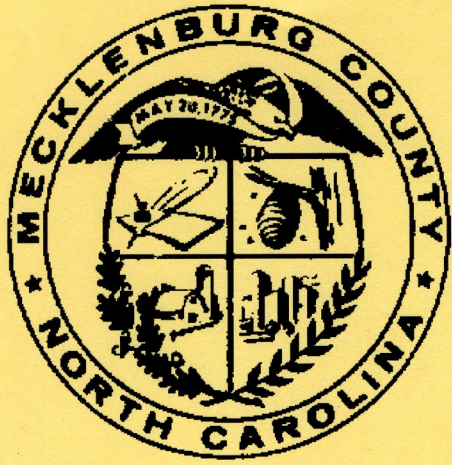
Approved as to form:

Alex M. Mc  
Town Attorney



Area to be designated is defined as the land bounded by a line running west 535 feet beginning at the northwest corner of tax parcel # 00906109, to a point 335 feet north of the Gilead Rd. right-of-way, from there to a point 725 feet west of the northwest corner of tax parcel # 00906109 and 240 feet north of the Gilead Rd. right-of-way. From that point to a point on the Gilead Rd. right-of-way line 725 feet from the southwest corner of tax parcel # 00906109. From that point, the remainder of the boundary is the Gilead Road right-of-way as it runs to the east to the southwest corner of tax parcel # 00906109, and the western boundary of tax parcel # 00906109.





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