

Town of Huntersville

FOR REGISTRATION JUDITH A GIBSON
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
2002 DEC 30 04:07 PM
BOOK 14621 PAGE 77-83 FEE \$27.00
INSTRUMENT # 2002260026

CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Janet W. Pierson, Town Clerk of the Town of Huntersville, North Carolina, do hereby certify that the attached is a true and correct copy of Ordinance No. O-2002-11 which was adopted at a meeting of the Huntersville Board of Commissioners on the 16th day of December 2002, the original of which is now on file in the office of the Town Clerk of Huntersville, North Carolina.



Janet W. Pierson
Town Clerk



Mail To: Char.-Meck. Hist. Landmarks
2100 Randolph Rd
Charlotte NC 28207

Ordinance designating as a Historic Landmark a property known as the "Ephraim Alexander McAuley House" (listed under Tax Parcel Number 01940102 as of June 1, 2002, and including the interior and exterior of the house located on the parcel of land as described in Attachment "A", and the entire parcel of land as described in Attachment "A" containing 5.5313 acres of land and listed under Tax Parcel Number 01940102 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of June 1, 2002.) The property is owned by Mecklenburg County, and is located at 14401 Huntersville-Concord Road, Mecklenburg County, 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 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 2nd day of December, 2002, on the question of designating a property known as the Ephraim Alexander McAuley House as a historic landmark; and

WHEREAS, the Ephraim Alexander McAuley House is significant for its expression of typical 20th century farmhouse architecture in Mecklenburg County; and

WHEREAS, John Ellis McAuley, who inherited the Ephraim Alexander McCauley House from his father, was a locally important craftsman and homebuilder; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has relocated the Ephraim Alexander McAuley House to a site which is appropriate to its historic setting; and

WHEREAS, the Ephraim Alexander McAuley House retains its pastoral setting, recalling the rural landscape of pre-twentieth century Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as Ephraim Alexander McAuley House 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 the Ephraim Alexander McAuley House, because consent for interior design review has been given by the Owners; and

WHEREAS, the property known as the Ephraim Alexander McAuley House is owned by Mecklenburg County.

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

1. That the property known as the "Ephraim Alexander McAuley House" (listed under Tax Parcel Number 01940102 as of June 1, 2002, and including the interior and exterior of the house located on the parcel of land as described in Attachment "A", and the entire parcel of land as described in Attachment "A" containing 5.5313 acres of land and listed under Tax Parcel Number 01940102 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of June 1, 2002) 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 14401 Huntersville-Concord 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 the Ephraim Alexander McAuley House* (September 1, 2000).

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.

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 the Ephraim Alexander McAuley 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.

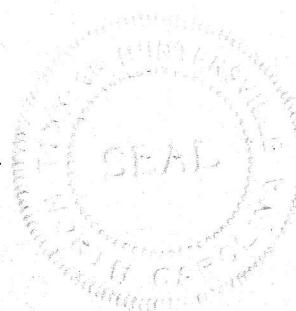
7. That which is designated as a historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 16th day of December, 2002, by the members of the Board of Commissioners of the Town of Huntersville, Mecklenburg County, North Carolina.

Garnet W. Pionoon
Clerk to Board of Commissioners

Approved as to form:

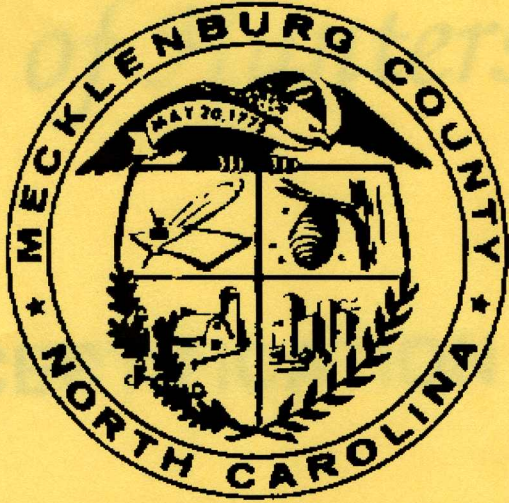
[Signature]
Town Attorney



Attachment "A"

MECKLENBURG COUNTY REAL ESTATE
SERVICES DEPARTMENT
5.5313 ACRES
HUNTERSVILLE-CONCORD ROAD, HUNTERSVILLE, NC

To arrive at the true point or place of BEGINNING, commence at point in center of Huntersville-Concord Road (60' public right-of-way) said point being the southwest corner of Mecklenburg County property as described in Deed Book 12667, Page 607 of the Mecklenburg County Public Registry and run with the center of Huntersville-Concord Road the following five (5) courses and distances: (1) South 22-19-47 West 659.53 feet to a point; (2) with the arc of a circular curve to the right having a radius of 555.96 feet an arch length of 245.94 feet, (chord: South 35-00-09 West 243.94 feet) to a point, (3) South 47-40-32 West 205.01 feet to a point, (4) with a arc of a circular curve to the right having a radius of 491.27 feet on arch length of 9.88 feet, (chord: South 48-15-07 West 9.88 feet) to a point, (5) with the arc of a circular curve to the right having a radius of 491.27 feet an arch length of 30.51 feet, (chord: South 67-09-09 West 30.50 feet to the true point or place of BEGINNING, and runs thence with a new line from said BEGINNING point the following thirty two (32) courses and distances: (1) with the arc of a circular curve to the right having a radius of 491.27 feet an arc length of 30.40 feet (chord: South 70-42-15 West 30.40 feet) to a point; (2) with the arc of a circular curve to the left having a radius of 92.33 feet an arc length of 40.94 feet (chord: North 21-17-44 West 40.61 feet) to a new iron rod; (3) North 35-53-04 West 45.84 feet to a new iron rod; (4) with the arc of a circular curve to the left having a radius of 1000.90 feet an arc length of 120.84 feet (chord: North 37-47-10 West 120.77 feet) to a new iron rod; (5) North 39-16-40 West 73.30 feet to a new iron rod; (6) with the arc of a circular curve to the right having a radius of 685.82 feet an arc length of 180.97 feet (chord: South 31-44-05 East 180.45 feet) to a new iron rod; (7) North 26-05-29 West 148.25 feet to a new iron rod; (8) with the arc of a circular curve to the left having a radius of 1015.59 feet an arc length of 71.76 feet (chord: North 29-09-46 West 71.74 feet) to a new iron rod; (9) North 33-10-02 West 84.03 feet to a new iron rod; (10) with the arc of a circular curve to the left having a radius of 393.46 feet an arc length of 66.63 feet (chord: North 40-03-06 West 66.55 feet) to a new iron rod; (11) North 46-24-52 West 84.36 feet to a new iron rod; (12) South 03-30-00 West 102.23 feet to a point; (13) North 69-18-24 West 544.30 feet to a new iron rod; (14) South 48-08-52 West 600.18 feet to a new iron rod; (15) North 38-00-40 West 78.10 feet to a new iron rod; (16) North 17-58-58 East 639.12 feet to a new iron rod; (17) North 57-35-48 East 136.26 feet to a new iron rod; (18) South 90-00-00 East 175.42 feet to a new iron rod; (19) South 04-13-29 East 327.85 feet to a new iron rod; (20) South 69-18-24 East 506.78 feet to a new iron rod; (21) North 03-30-00 East 124.77 feet to a new iron rod; (22) South 53-13-41 East 41.17 feet to a new iron rod; (23) South 46-24-52 East 91.15 feet to a new iron rod; (24) with the arc of a circular curve to the right having a radius of 423.46 feet an arc length of 72.65 feet (chord: South 40-02-32 East 72.57 feet) to a new iron rod; (25) South 33-10-02 East 85.07 feet to a new iron rod; (26) with the arc of a circular curve to the right having a radius of 1045.59 feet an arc length of 74.67 feet (chord: South 29-10-10 East 74.66 feet) to a new iron rod; (27) South 26-05-29 East 149.02 feet to a new iron rod; (28) with the arc of a circular curve to the left having a radius of 655.82 feet an arc length of 173.55 feet (chord: South 31-42-48 East 173.05 feet) to a new iron rod; (29) South 39-16-40 East 72.79 feet to a new iron rod; (30) with the arc of a circular curve to the right having a radius of 1030.90 feet an arc length of 123.54 feet (chord: South 37-47-00 East 123.46 feet) to a new iron rod; (31) South 35-53-04 East 45.89 feet to a new iron rod; (32) with the arc of a circular curve to the right having a radius of 122.33 feet an arc length of 49.13 feet (chord: South 22-44-31 East 48.80 feet) to the point or place of BEGINNING; containing 240,945 square feet or 5.5313 acres of land being Tract 2 on a survey prepared by R.B. Pharr & Associates, P.A. dated February 25, 2002 and bearing file No. LN-599



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

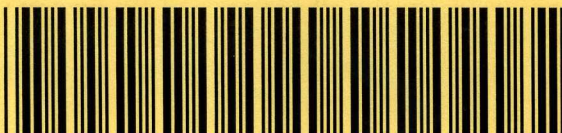
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ORD 7 PGS \$27.00

Recorder: MARILYN SMITH



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