

**AN ORDINANCE DESIGNATING
THE MT VERNON HOUSE, SMOKE HOUSE, BARN, AND ADJOINING ACRE
IN THE JURISDICTION OF ROWAN COUNTY, NORTH CAROLINA
AS A LOCAL HISTORIC LANDMARK**

WHEREAS, the Rowan County Historic Landmarks Commission has made an investigation and recommends the following property be designated a historic landmark; and

WHEREAS, the North Carolina Department of Cultural Resources has made a determination that the following property is eligible to be designated a historic landmark; and

WHEREAS, on the 18th day of March, 2019 a public hearing was held in the J. Newton Cohen, Sr. Room, in the J. Newton Cohen, Sr. Building, Salisbury, NC, by the Rowan County Board of Commissioners to determine whether the *MT Vernon property* should be designated as a local historic landmark; and

WHEREAS, all the prerequisites to the adoption of this ordinance as prescribed in Part 3C, Article 19, Chapter 160A of the North Carolina General Statutes have been met; and

WHEREAS, the *MT Vernon House* is believed to be one of the best preserved and most intact of Rowan County's Federal plantation seats; and

WHEREAS, the *MT Vernon House* embodies the distinctive characteristics of the Federal style in western North Carolina; and

WHEREAS, construction of the *MT Vernon House* began circa 1822; and

WHEREAS, on the 27th day of May, 1980, the *MT Vernon House* was entered into the National Registry of Historic Places; and

WHEREAS, the *MT Vernon House, Barn, Smoke House* and adjoining acre are an important historic resource worthy of preservation,

NOW, THEREFORE, BE IT ORDAINED BY THE ROWAN COUNTY BOARD OF COMMISSIONERS THAT:

1. The *MT Vernon House, Barn, Smoke House and adjoining acre* at 12930 Cool Springs Rd. in the County of Rowan is hereby designated as a Local Historic Landmark pursuant to Part 3C, Article 19, Chapter 160A of the North Carolina General Statutes. This property is presently owned by Richard Current and is further identified as part of Rowan County tax parcel 731 010.
2. The significant features of the building's exterior located on said property may not be moved, demolished, materially altered, restored or removed without a Certificate of Appropriateness being issued by the Historic Landmark Commission of Rowan County. Any application for the demolition of this building shall require the waiting period set forth in the Historic Landmarks Ordinance.
3. Nothing in this ordinance shall be construed to prevent the ordinary maintenance or repair of any architectural feature in or on the said building and property that does not involve a change in design, material or outer appearance thereof, nor to prevent the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a Rowan County building inspector or similar official certifies to the Historic Landmarks Commission that such action is required for the public safety because of an unsafe or dangerous condition. Nothing herein shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances or regulations.
4. A suitable sign or plaque shall be posted indicating the property has been designated as a local historic landmark and containing any other appropriate information. If the owner consents, the sign or plaque shall be placed upon the building or property. If the owner objects, the sign or plaque shall be placed on nearby public right-of-way.
5. The owner and occupants of the building known as the *MT Vernon House* shall be given notice of this ordinance as required by applicable law and copies of this ordinance shall be filed and indexed in the offices of the Rowan County Register of Deeds, the County's Chief Building Inspector and the Rowan County Tax Supervisor as required by applicable law.
6. Rowan County Ad Valorem Tax Implications: Taxpayer shall be eligible for tax treatment and assessment according to NCGS 105-278 for only that portion of the total property subject of this ordinance and designation as a Historic Landmark that is not currently assessed at present use value pursuant to NCGS 105-277.2 et seq.

Read, approved, and adopted this ____ day of _____, 2019

_____ Greg Edds, Chairman

ATTEST: _____

Carolyn Barger, MMC, NCCCC, Clerk to the Board