

Ordinance Number TWO HUNDRED SIXTY-TWO

Town of Mint Hill, North Carolina

Board of Commissioners Meeting of July 22, 1993

Drawn by:
Please Return to:
CHARLOTTE-MECKLENBURG
HISTORIC LANDMARKS COMMISSION
Post Office Box 35434
Charlotte, North Carolina 28234

An Ordinance designating as Historic Landmark a property known as the "John Calvin Wilson House" (listed under Tax Parcel Number 197-011-44 and including both the exterior and the interior of the John Calvin Wilson House and the meat house located within the boundaries of said tax parcel). The parcel of land to be designated is listed under Tax Parcel Number 197-011-44 in the Mecklenburg County Tax Office, Charlotte, North Carolina. The property, owned by Nita Bernice Phillips, is located at 11930 Bain School Road, Mint Hill, 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 Board of Commissioners of the Town of Mint Hill, 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 8th day of July 1993, on the question of designating a property known as the John Calvin Wilson House as a historic landmark; and

WHEREAS, the John Calvin Wilson House was built in 1886 and incorporates an earlier, smaller house; and

WHEREAS, the John Calvin Wilson House and the meat house are the remnants of a once typical, but fast disappearing, Mecklenburg County farmstead where corn, cotton, and other small grains were cultivated; and

WHEREAS, the John Calvin Wilson House is located in the historic community of Mint Hill, near one of the earliest churches in the county, the Philadelphia Presbyterian Church; and

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WHEREAS, the remodeling of the original one-story, two room house into a larger, vernacular Victorian house with picturesque decorative elements typifies a common, late nineteenth century architectural trend in the state; and

WHEREAS, the John Calvin Wilson House is architecturally significant for exemplifying Mecklenburg County's vernacular two-story, Victorian farm house; and

WHEREAS, the John Calvin Wilson House has survived through the years with most exterior Victorian appointments and form, such as the cross-gable eaves, decorative wooden siding, and window and porch appointments, intact and in good condition; and

WHEREAS, the John Calvin Wilson House has survived with most interior appointments, such as wooden walls, moldings and vernacular picturesque mantels, intact and in good condition; and

WHEREAS, the original historic fabric of the exterior and the interior of the John Calvin Wilson House is largely intact and visible; and

WHEREAS, the John Calvin Wilson House provides valuable insight to the daily life of farm families in Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over the interiors of the house and the meat house because written consent for interior review has been given by the owner; and

WHEREAS, the current owner, Nita Bernice Phillips, has faithfully maintained the John Calvin Wilson House and has thereby made a substantial contribution to the cultural richness of Mint Hill and Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the John Calvin Wilson House possesses a structure having integrity of design, setting, workmanship, materials, and/or association; and

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

WHEREAS, the property known as the John Calvin Wilson House is owned by Nita Bernice Phillips,

NOW, THEREFORE, BE IT ORDAINED by the Members of the Board of Commissioners of the Town of Mint Hill, Mecklenburg County, North Carolina:

1. That the property known as the John Calvin Wilson House (including the interior and exterior of both the house and the meat house and the parcel of land upon which it is located, listed under Tax Parcel Number 197-011-44 is hereby designated as 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 11930 Bain School Road in Mint Hill, Mecklenburg County, N. C.

Interior and exterior features are more completely described in the *Survey and Research Report of John Calvin Wilson House* (19 January 1993).

2. That said interior is more specifically defined as the historic and structural fabric of the first floor, the second floor, and the attic of the John Calvin Wilson House to include the wood floors, the original windows and glazing, the board walls, the wooden doors, the stairway, the woodwork and moldings (including door surrounds, balustrades, newels, and panels), the fire surrounds, the plumbing fixtures, the original electrical fixtures, the hardware and other fixtures, the volume and shapes of the interior spaces provided in the vernacular Victorian house embellished with picturesque decorative elements, and other interior features that are part of the original historic fabric of the structure. That said interior of the meat house is more specifically defined as the historic and structural fabric and includes the floor, the wooden door, the woodwork, the hardware and other fixtures, the volume and shapes of the interior spaces provided in the farm outbuilding, and other interior features that are part of the original historic fabric of the structure.

3. That said designated landmark may be materially altered, restored, moved or demolished only following the 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. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

4. That 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 of 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

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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 landmark owners from making any use of this 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 historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said landmark.

6. That the owners and occupants of the landmark known as the John Calvin Wilson 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 historic landmark shall be subject to Chapter 160A, Article 19, and any amendments to it and any amendments hereinafter adopted.

Adopted the 22nd day of July, 1993, by the Members of the Board of Commissioners of the Town of Mint Hill, Mecklenburg County, North Carolina.



Debra Q. Hamrick
Town Clerk

North Carolina

Mecklenburg County

I hereby certify that the foregoing is a true and accurate copy of an Ordinance duly adopted by the Board of Commissioners of the Town of Mint Hill, North Carolina, at a meeting held on July 22, 1993 at 8:00 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the official corporate seal of said Town to be affixed, this 23rd day of July, 1993.



Beth Q. Hamrick
Town Clerk

NORTH CAROLINA

MECKLENBURG COUNTY

I, Jane P. Thompson, a Notary Public, do hereby certify that Beth Q. Hamrick, Town Clerk, personally appeared before me this day and acknowledged the due execution of the foregoing certification, for the purposes therein expressed.

WITNESSED my hand and seal this 23rd day of July, 1993.



Jane P. Thompson
Notary Public

My Commission Expires: March 13, 1996



Charlotte-Mecklenburg Historic Landmarks Commission

PERMISSION OF OWNER
FOR
INTERIOR DESIGN REVIEW

Please Return to:
CHARLOTTE-MECKLENBURG
HISTORIC LANDMARKS COMMISSION
Post Office Box 35434
Charlotte, North Carolina 28234

Pursuant to North Carolina General Statute 160A-400.9(b) on historic landmarks,
I, Nita Phillips, owner of record, do hereby request designation
of interior spaces as such spaces have been deemed to have architectural, artistic,
cultural, or historical significance. I understand that changes to designated portions of
the property are subject to design review for compliance with *The Secretary of the
Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic
Buildings*. I give permission to the Charlotte-Mecklenburg Historic Landmarks
Commission to exercise jurisdiction for design review over all interior designated
portions of the following building or buildings known as:

J C Wilson House

located at 11930 Bain School Rd ; Charlotte, NC 28227

Signature: Nita B. Phillips
(Owner)

Name (Print): Nita B. Phillips

Date: 2/1/93

State of North Carolina, County of Mecklenburg
The foregoing certificate(s) of Jane P. Thompson

Notary (ies) Public is/are certified to be correct.
This 26th day of July 19 93
JUDITH A. GIBSON, REGISTER OF DEEDS
By: Joy A. Pacey Deputy Register of Deeds