

As to House

AN ORDINANCE DESIGNATING AS HISTORIC LANDMARK A PROPERTY KNOWN AS "S. W. DAVIS HOUSE AND OUTBUILDINGS" (LISTED UNDER TAX PARCEL NUMBER 027-201-06 CONSISTING OF 1.685 ACRES AND INCLUDING THE INTERIORS AND THE EXTERIORS OF THE S. W. DAVIS HOUSE, THE FLOWER HOUSE, THE SPRING HOUSE, AND THE WELL HOUSE LOCATED WITHIN THE BOUNDARIES OF SAID TAX PARCEL). THE PARCEL OF LAND TO BE DESIGNATED IS LISTED UNDER TAX PARCEL NUMBER 027-201-06 IN THE MECKLENBURG COUNTY TAX OFFICE, CHARLOTTE, NORTH CAROLINA. THE PROPERTY, OWNED BY INVESTORS REAL ESTATE INVESTMENT COMPANY, IS LOCATED AT 9286 BOB BEATTY ROAD, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA.

WHEREAS, all of the prerequisites to 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 Board of Commissioners of Mecklenburg County, North Carolina, has taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 5th day of October, 1992, on the question of designating a property known as the "S. W. Davis House and Outbuildings" (listed under tax parcel number 027-201-06 consisting of 1.685 acres) as historic landmark; and

WHEREAS, the "S. W. Davis House and Outbuildings" are located in the community of Croft, formerly an important early railroad stop between Charlotte and Huntersville; and

WHEREAS, the "S. W. Davis House and Outbuildings," comprised of a handsome Queen Anne style farmhouse, early outbuildings, and a small tract of formerly cultivated fields is an unusually pristine example of the early 20th century agricultural environment which once was predominant in Mecklenburg County; and

WHEREAS, S. W. Davis and his brother, Charles Davis, were prominent retail merchants and owners of the Davis Store at Croft; and

WHEREAS, S. W. Davis had the ca. 1903 "S. W. Davis House" constructed by Neil Barnett, a local carpenter; and

WHEREAS, the ca. 1903 "S. W. Davis House" is architecturally significant as representing an early 20th century interpretation of a Victorian House built in the Queen Anne style with Spindlework details; and

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Please Return To:
Charlotte-Mecklenburg Historic Landmarks Commission
P. O. Box 35434
Charlotte, N. C. 28235

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WHEREAS, the original historic fabric of both the interior and the exterior of the ca. 1903 "S. W. Davis House" are largely intact and visible; and

WHEREAS, the property known as the "S. W. Davis House and Outbuildings" has an original brick gabled-roof well house largely intact and visible; and

WHEREAS, the property known as the "S. W. Davis House and Outbuildings" has an original and unusual brick flower house largely intact and visible; and

WHEREAS, the property known as the "S. W. Davis House and Outbuildings" has an original brick gabled-roof spring house largely intact and visible; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over the interiors of the S. W. Davis House, the gabled-roof well house, the brick flower house, and the gable-roofed spring house because consent for interior review has been given by the owners; and

WHEREAS, the current owners, Investors Real Estate Investment Company, have faithfully maintained the "S. W. Davis House and Outbuildings" and have thereby made a substantial contribution to the cultural richness of Charlotte and Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property, known as the "S. W. Davis House and Outbuildings" (listed under tax parcel number 027-201-06 consisting of 1.685 acres), possesses structures 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 "S. W. Davis House and Outbuildings" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "S. W. Davis House and Outbuildings" is owned by Investors Real Estate Investment Company,

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

1. That the property known as the "S. W. Davis House and Outbuildings" (listed under tax parcel number 027-201-06 consisting of 1.685 acres and including the exteriors and the interiors of the S. W. Davis House, the gabled-roof well house, the brick flower house, and the gable-roofed spring house) is hereby designated as an historic landmark pursuant to Chapter 1C0A, Article 19, as amended, of the General Statutes of

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North Carolina. For purposes of description only, the location of said property is noted as being situated at 9286 Bob Beatty Road, Charlotte, in Mecklenburg County, North Carolina 28215. Interior and exterior features are more completely described in the *Survey and Research Report on the Croft Schoolhouse and S. W. Davis House and Outbuildings* (30 March 1992).

2. That said interiors are more specifically defined as the historic and structural fabric of the S. W. Davis House, the gabled-roof well house, the brick flower house, and the gable-roofed spring house to include the hardwood floors, the concrete floors, the original windows, the plaster walls, the board walls, the woodwork and moldings, the balustrade and newel, the fireplaces including the fireplace surrounds and fire tiles, the wood paneled doors, the wainscot, the hardware and the fixtures, the volume and shapes of the interior spaces provided by the traditional, Queen Anne plan, the volume and shapes of the interior spaces provided by the traditional plans of the outbuildings, and other interior features that are part of the original historic fabric of the buildings.

3. That said designated property 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, Part 3C, and amendments thereto.

4. That nothing in this ordinance shall be construed to prevent or delay the 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 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 owner 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.


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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 "S. W. Davis House and Outbuildings" 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 County 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 5th day of October 1992 by the Board of Commissioners of Mecklenburg County, North Carolina.


Janice Paige
Clerk to the Board

Approved as to form.

[Signature]
County Attorney
[Signature]
Associate

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