

FOR REGISTRATION
J. David Granberry
REGISTER OF DEEDS
Mecklenburg County, NC
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Record & Return to: HNFT, 831 E. Morehead #255, Charlotte, NC 28202

Ordinance – Delburg Cotton Mill House

Ordinance designating as an Historic Landmark a property known as the “Delburg Cotton Mill House” (listed under Tax Parcel Number 00327330 and including the interior and exterior of the house, outbuilding, and the land listed under Tax Parcel Number 00327330 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2015) The property is owned by Prosser D. Carnegie and is located at 303 Delburg Street in Davidson, 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 Town Board of Davidson, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 13th day of January, 2015, on the question of designating a property known as the Delburg Cotton Mill House as an historic landmark; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 12th day of January, 2015, on the question of designating a property known as the Delburg Cotton Mill House as an historic landmark; and

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WHEREAS, the Delburg Cotton Mill House is an important artifact of Davidson’s industrial history, and of the once largely working-class west side of Davidson; and

WHEREAS, Delburg Cotton Mill House is also important in understanding the history of the well-preserved Delburg Cotton Mill, and its quickly disappearing mill village; and

WHEREAS, Delburg Mill House is an artifact of the significant social divide that once existed between the mill workers and the other residents of Davidson; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Delburg Cotton Mill 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 City House, because consent for interior design review has been given by the Owner; and

WHEREAS, the property known as the Delburg Cotton Mill House is owned by Prosser D. Carnegie.

NOW, THEREFORE, BE IT ORDAINED by the members of the Town Board of Davidson, North Carolina:

1. That the property known as the “Delburg Cotton Mill House” (listed under Tax Parcel Number 00327330 and including the interior and exterior of the house, outbuilding, and the land listed under Tax Parcel Number 00327330 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2015) is hereby designated

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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 303 Delburg Street in Davidson, North Carolina. Exterior features are more completely described in the *Survey and Research Report on the Delburg Cotton Mill House (2015)*.

2. That said exterior is more specifically defined as the historic and structural fabric, especially including all original exterior architectural features and the 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

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the 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 of the historic landmark known as the Delburg Cotton Mill 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 13 day of January, 2015, by the members of the
Town Board of Davidson, Mecklenburg County, North Carolina.

Heather B. James
Clerk to Town Board

Approved as to form:

Richard J. Lee
Town Attorney

