



2010111886

Ordinance – Falls Store

*Exhibit IX (c1)*

**Ordinance designating as an Historic Landmark a property known as the “Falls Store” (listed under Tax Parcel Number 00323406 and including the exterior of the store building listed under Tax Parcel Number 00323406 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of August 1, 2010) The property is owned by James Edward Raeford, Sr. and Daisy Lee Raeford and is located at 300 Mock Road in Davidson, North Carolina.**

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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 14<sup>th</sup> day of September, 2010, on the question of designating a property known as the Falls Store 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 13<sup>th</sup> day of September, 2010, on the question of designating a property known as the Falls Store as an historic landmark; and

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WHEREAS, the Falls Store is one of the few surviving commercial structures associated with an African American community in northern Mecklenburg County that dates from the period of Jim Crow segregation; and

WHEREAS, the Falls Store is one of the few historic commercial buildings that have survived in the west side of Davidson; and

WHEREAS, the Falls Store is an important artifact for understanding the development of Davidson and the historically African American neighborhood centered around Mock Circle in the west side of the town; and

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

WHEREAS, the property known as the Falls Store is owned by James Edward Raeford, Sr. and Daisy Lee Raeford.

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

1. That the property known as the “Falls Store” (listed under Tax Parcel Number 00323406 and including the exterior of the store building listed under Tax Parcel Number 00323406 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of August 1, 2010) is hereby designated as an 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 300 Mock Road in Davidson, North Carolina. Exterior



features are more completely described in the *Survey and Research Report on the Falls Store (2010)*.

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





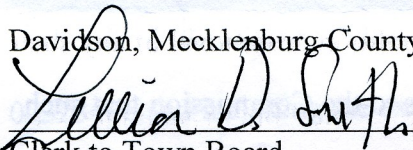
*Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

5. That a suitable sign may be posted indicating that said property has been designated as an historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

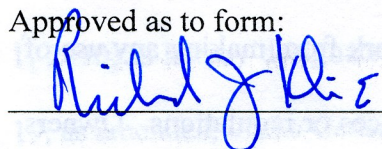
6. That the owners of the historic landmark known as the Falls Store be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the Town Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

7. That which is designated as an 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 14th day of September, 2010, by the members of the Town Board of Davidson, Mecklenburg County, North Carolina.

  
Clerk to Town Board

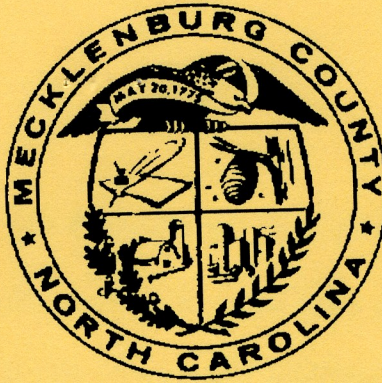
Approved as to form:

  
Town Attorney

Town Attorney







J. DAVID GRANBERRY  
REGISTER OF DEEDS, MECKLENBURG  
COUNTY & COURTS OFFICE BUILDING  
720 EAST FOURTH STREET  
CHARLOTTE, NC 28202

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Recorder: SERENA WOODS

A NS (non standard) fee is in accordance with NC G.S. 161-10 (a) (18b)



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