

ORDINANCE NO. 125-X

**Ordinance designating as a Historic Landmark a property known as the "Johnston Mill" (listed under Tax Parcel Number 191-101-09 and including both the entire exterior and the entire interior of the Main Mill Building, of the Opener Room, of the Cotton Warehouse, Waste House and Opener Room Complex, of the Machine Storage Room, and of the Mecklenburg Mill House, all being within the boundaries of said tax parcel). The parcel of land to be designated is listed under Tax Parcel Number 191-101-09 in the Mecklenburg County Tax Office, Charlotte, North Carolina. The property is owned by Johnston Mill Associates Limited Partnership and is located in the 3300 block of North Davidson Street, 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 the City Council of Charlotte, 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 19th day of September, 1994, on the question of designating a property known as the Johnston Mill as a historic landmark; and

WHEREAS, the Johnston Mill was built in 1916 and played a significant role in the history of textile manufacturing in Mecklenburg County and of the North Charlotte mill community; and

WHEREAS, the architecture of the Johnston Mill is reflective of early twentieth-century mill buildings; and

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JUDITH A GIBSON REG OF DEEDS MECK NC  
FILED FOR REGISTRATION 10/11/94 12:42

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Charlotte-Mecklenburg  
Historic Landmarks Commission  
P.O. Box 35434  
Charlotte, N.C. 28225

WHEREAS, the Johnston Mill is associated with Charles Worth Johnston, a leading textile figure in the Southern Piedmont Carolinas as well as in Charlotte and Mecklenburg County; and

WHEREAS, the current owner of the property, Johnston Mill Associates Limited Partnership, has sensitively converted the Johnston Mill into an adaptive-reuse housing project; and

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

WHEREAS, the property known as the Johnston Mill is owned by the Johnston Mill Associates Limited Partnership.

NOW, THEREFORE, BE IT ORDAINED by the members of the City Council of Charlotte, North Carolina:

1. That the property known as the Johnston Mill (including the entire exterior and the entire interior of the Main Mill Building, of the Opener Room, of the Cotton Warehouse, Waste House and Opener Room Complex, of the Machine Storage Room, and of the Mecklenburg Mill House, and the entire parcel of land upon which it is located, listed under Tax Parcel Number 191-101-09) is hereby designated 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 in the 3300 block of North Davidson Street in Charlotte, Mecklenburg County, North Carolina. Interior and exterior features are more completely described in the *Survey and Research Report on the Johnston Mill* (26 November 1993).

2. That said exterior and interior are more specifically defined as the historic and structural fabric, especially including original brickwork, wooden flooring and ceiling, and wooden posts and beams.

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 a 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 this 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 and occupants of the historic landmark known as the Johnston Mill 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 City 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, as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 19th day of September, 1994, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

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Clerk to City Council

Approved as to form:

*David M. Smith*  
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City Attorney

**CERTIFICATION**

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina in regular session convened on the 19th day of September, 1994, the reference having been made in Minute Book 106, and recorded in full in Ordinance Book 46, at Page(s) 1-5.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina this the 20th, day of September 1994

*Nancy S. Gilbert*  
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Nancy S. Gilbert, Deputy City Clerk

