

ORDINANCE NO. 3577-X ~~JUDITH A GIBSON REG OF DEEDS MECK NC~~  
~~BK: 07368 PG: 0481/0485 #:0260 0.00~~  
~~FILED FOR REGISTRATION 07/06/93 14:06~~

**An Ordinance designating as Historic Landmark a property known as the "John and Idella Mayes House" (listed under Tax Parcel Number 125-137-04 and including the exterior and the interior of the John and Idella Mayes House located within the boundaries of said tax parcel). The parcel of land to be designated is listed under Tax Parcel Number 125-137-04 in the Mecklenburg County Tax Office, Charlotte, North Carolina. The property, owned by JFW Realty Incorporated, is located at 435 East Morehead Street, 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 City Council of the City of Charlotte, 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 21st day of June, 1993, on the question of designating a property known as the John and Idella Mayes House (listed under tax parcel Number 125-137-04) as historic landmark; and

WHEREAS, the John and Idella Mayes House was built ca. 1902; and

WHEREAS, the John and Idella Mayes House is one of the last vestiges of the grand residential boulevard that formed the northern boundary of Dilworth; and

WHEREAS, the career of John H. Mayes was intertwined with that of Stuart W. Cramer, a Morehead Street neighbor; and

WHEREAS, John H. Mayes, with Cramer and three other men, organized the Mayes Manufacturing Company in 1906 with Mayes as president; and

WHEREAS, the group built a cotton mill and the mill village of Mayesworth in 1907; and

WHEREAS, in 1922, Mayes Manufacturing Company was absorbed into Cramerton Mills, Incorporated, and the name of the mill village, Mayesworth, was changed to Cramerton; and

WHEREAS, the John and Idella Mayes House can provide valuable insight into the era when Charlotte's citizens were building the industries that brought growth and prosperity to the entire region; and

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

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**ORDINANCE - John and Idella Mayes House**

WHEREAS, the John and Idella Mayes House has survived through the years with most exterior appointments, such as the slate roof and leaded glass windows, intact and in very good condition; and

WHEREAS, the John and Idella Mayes House has survived with most interior appointments, such as wood paneling, embossed wall coverings and wooden pocket doors, intact and in very good condition; and

WHEREAS, the John and Idella Mayes House is architecturally significant as one of the finest examples of the Shingle Style house to be found in Charlotte and Mecklenburg County; and

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

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over the interior of the John and Idella Mayes House because consent for interior design review has been given by the Owner; and

WHEREAS, the current Owner, JFW Realty Incorporated, has faithfully maintained the John and Idella Mayes House and has 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 John and Idella Mayes House (listed under tax parcel Number 125-137-04), 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 and Idella Mayes House possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the John and Idella Mayes House is owned by JFW Realty Incorporated,

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

1. That the property known as the John and Idella Mayes House (listed under tax parcel Number 125-137-04 and including the exterior and the interior of the John and Idella Mayes House is hereby designated as an historic landmark

**ORDINANCE - John and Idella Mayes House**

pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated at 435 East Morehead Street, Charlotte, in Mecklenburg County, North Carolina. Interior and exterior features are more completely described in the *Survey and Research Report of John and Idella Mayes House* (22 February 1993).

2. That said interior is more specifically defined as the historic and structural fabric of the first floor, the second floor, the cellar and the attic of the John and Idella Mayes House to include the ceiling beams, the hardwood floors, the mosaic tile floors, the original windows and glazing, the stained glass windows, the plaster walls, the tile walls, the embossed wall coverings and dadoes, the wooden pocket doors, the "cascade stairway" in the main entry hall, the wood paneled doors, the woodwork and moldings (including the crown moldings, door surrounds, balustrades, newels, wainscot, and panels), the fire surrounds and fire tiles, the mirrors installed in fire surrounds, the annunciator panel and servants quarters' bell, the plumbing fixtures, the original electrical fixtures, the hardware and other fixtures, the volume and shapes of the interior spaces provided in the free-form and variable Shingle Style, and other interior features that are part of the original historic fabric of the structure.

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

**ORDINANCE - John and Idella Mayes House**

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 Owner and occupants of the landmark known as the John and Idella Mayes 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 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 historic landmark shall be subject to Chapter 160A, Article 19, and any amendments to it and any amendments hereinafter adopted.

Adopted the 21st day of June 1993 by the City Council of the City of Charlotte, North Carolina.

Brenda R. Freeze  
Clerk to City Council



Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of June, 1993, the reference having been made in Minute Book 102, and is recorded in full in Ordinance Book 43, at page(s)100-103.

Brenda R. Freeze  
City Clerk

Approved as to form:

David M. Smith  
City Attorney



Charlotte-Mecklenburg Historic Landmarks Commission

**PERMISSION OF OWNER  
FOR  
INTERIOR DESIGN REVIEW**

Pursuant to North Carolina General Statute 160A-400.9(b) on historic landmarks, I, JAMES F. WYATT III, 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:

John and Idella Mayes House

located at 435 East Morehead Street, Charlotte, North Carolina.

Signature: [Handwritten Signature]  
(Owner)

Name (Print): JAMES WYATT III

Date: 2/25/93

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