

Ordinance – Jesse and Mary K. Washam Farm

FOR REGISTRATION JUDITH A. GIBSON  
REGISTER OF DEEDS  
MECKLENBURG COUNTY, NC  
2003 DEC 18 12:27 PM  
BK: 15573 PG: 919-925 FEE: \$0.00

INSTRUMENT # 2003301431



2003301431

**Ordinance designating as a Historic Landmark a property known as the "Jesse and Mary K. Washam Farm" (listed under Tax Parcel Numbers 01109214 and 01109205 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2003, and including the interior and exterior of the house and all structures located on Tax Parcel Number 01109214 and the land associated with Tax Parcel Number 01109214, and five acres of land associated with Tax Parcel Number 01109205, described in Attachment A, and the structures located on the five acres described in Attachment A). The property is owned by Joe K. Washam (Tax Parcel Number 01109214) and JAGCO Associates (Tax Parcel Number 01109205), and is located at 15715 Davidson-Concord Road in 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 Board of Commissioners of the Town of Huntersville, 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 3<sup>rd</sup> day of November, 2003, on the question of designating a property known as the Jesse and Mary K. Washam Farm as a historic landmark; and

WHEREAS, the Jesse and Mary K. Washam Farm is a tangible reminder of the last prosperous decades of Mecklenburg County's agrarian economy, before regional and nation-wide depressions effectively ended the reign of King Cotton and the small farmer in the South; and

WHEREAS, the Jesse and Mary K. Washam Farm is an integral part of the Ramah Community in northeast Mecklenburg County and an important part of the rural corridor that runs along Davidson-Concord Road; and

Return  
To: Charlotte Mecklenburg  
Historic Landmarks Comm.  
2100 Randolph Road  
Charlotte, NC 28202

Ordinance # 0-

WHEREAS, The Jesse and Mary K. Washam Farm is an excellently preserved example of a twentieth-century farmstead – the house and eclectic collection of early-twentieth century outbuildings form a comprehensive complex that retains its original pastoral setting despite nearby residential and commercial development; and

WHEREAS, The Washam Farmhouse, originally a three-room tenant house, is indicative of Mecklenburg County's small farmsteads, which expanded and evolved to fit the needs of growing families and changing farming operations; and

WHEREAS, The Washam Farmhouse is a rare surviving example of a bungalow farmhouse in Mecklenburg County, reflecting the influence of current architectural trends and the intimate connection between the area's small towns and the surrounding countryside; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Jesse and Mary K. Washam Farm 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 Jesse and Mary K. Washam Farm because consent for interior design review for the Washam Farmhouse has been given by the Owner; and

WHEREAS, the property known as the Jesse and Mary K. Washam Farm is owned by Joe K. Washam and JAGCO Associates.

NOW, THEREFORE, BE IT ORDAINED by the members of the Board of Commissioners of Huntersville, North Carolina:

1. That the property known as the "Jesse and Mary K. Washam Farm" (listed under Tax Parcel Numbers 01109214 and 01109205 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2003, and including the interior and exterior of the house and all structures located on Tax Parcel Number 01109214 and the land associated with Tax Parcel Number 01109214, and five acres of land associated with Tax Parcel Number 01109205, described in Attachment A, and the structures located on the five acres described in Attachment A) 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 at 15715 Davidson-Concord Road in Mecklenburg County, North Carolina. Interior and exterior features are more completely described in the "*Survey and Research Report on the Jesse and Mary K. Washam Farm (2002)*).

2. That said exterior and interior are more specifically defined as the historic and structural fabric, especially including all original interior and exterior architectural features and the original 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 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 Jesse and Mary K. Washam Farm 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.

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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 1<sup>st</sup> day of December, 2003, by the members of the Board of Commissioners of the Town of Huntersville, Mecklenburg County, North Carolina.

  
Clerk to Board of Commissioners

Approved as to form:

  
Town Attorney



### Attachment A

**Beginning** at an existing iron pin in the southern margin of NC Highway 73, said iron pin also being in the eastern line of Joe K. Washam property as recorded in the Mecklenburg County Public Registry in Deed Book 6084, Page 987, thence from said beginning point over the property of Jagco Associates as recorded in said Registry in Deed Book 7090, Page 413 in (5) five courses and distances; 1) S. 32-08-39 E. 265.00 feet to a new iron pin, 2) S. 18-39-11 W. 420.40 feet to a new iron pin, 3) N. 67-10-08 W. 557.15 feet to a new iron pin, 4) N. 11-42-05 E. 225.39 feet to a new iron pin, 5) N. 51-42-05 E. 400.00 feet to an existing iron pin in the western line of said Joe. K. Washam, said existing iron pin also being in the southern margin of NC Highway 73; thence with Joe K. Washam property in (3) three courses and distances; 1) S. 21-42-05 W. 370.00 feet to an existing iron pin, 2) S. 67-10-08 E. 160.20 feet to an existing iron pin, 3) N. 21-39-11 E. 369.94 feet to the point of **Beginning** and containing 5.00 acres.



JUDITH A. GIBSON  
REGISTER OF DEEDS, MECKLENBURG  
COUNTY & COURTS OFFICE BUILDING  
720 EAST FOURTH STREET  
CHARLOTTE, NC 28202

\*\*\*\*\*  
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**Recorder:** SERENA ROSS



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