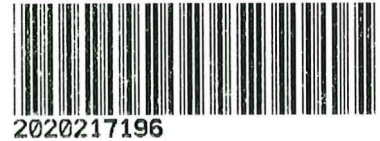




FOR REGISTRATION
Fredrick Smith
REGISTER OF DEEDS
Mecklenburg County, NC
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INSTRUMENT # 2020217196

TAYLORD



2020217196

Ordinance 2020-10
Johnson-Sherrill Farmhouse Landmark Designation

TOWN OF DAVIDSON BOARD OF COMMISSIONERS (the "Town Board") adopts the following ordinance designating as an Historic Landmark a property known as the "Johnson-Sherrill Farmhouse" (listed under Tax Parcel Number 00305103 and including the interior and exterior of the house, and the land listed under Tax Parcel Number 00305103 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2020). The property is owned by Jimmy Allen Sherrill, and is located at 21525 Shearer Road 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 10th day of November 2020, on the question of designating a property known as the Johnson-Sherrill Farmhouse 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 9th day of November 2020, on the question of designating a property known as the Johnson-Sherrill Farmhouse as an historic landmark; and

WHEREAS, the Johnson-Sherrill Farmhouse is the oldest remaining family farm dwelling on Shearer Road in Mecklenburg County, having been built in ca. 1902 and expanded in ca. 1920s and ca. 1950s, with no further changes to the home's plan; and

WHEREAS, despite those changes, the Johnson-Sherrill Farmhouse retains a high degree of integrity as an early-twentieth century family farm dwelling; and

WHEREAS, set upon 3.6 acres of land, which property is included within the proposed designation of the dwelling, the Johnson-Sherrill Farmhouse retains its original rural setting. Neighboring houses added

ca. 1960s by descendants of the dwelling's original owners serve to demonstrate the traditional rural settling of extended family in a concentrated area; and

WHEREAS, the construction of the Johnson-Sherrill Farmhouse reflects the workmanship of early twentieth century carpentry and rural home construction, including much of the original materials dating to the original construction of or additions to the house; and

WHEREAS, based on the additional information further detailed in the Designation Report on the Johnson-Sherrill Farmhouse (July 31, 2020), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Johnson-Sherrill Farmhouse 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 Johnson-Sherrill Farmhouse, because consent for interior design review has been given by the Owner; and

WHEREAS, the property known as the Johnson-Sherrill Farmhouse is owned by Jimmy Allen Sherrill.

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

1. That the property known as the "Johnson-Sherrill Farmhouse" (listed under Tax Parcel Number 00305103 and including the interior and exterior of the house, and the land listed under Tax Parcel Number 00305103 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2020) 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 21525 Shearer Road in Davidson, North Carolina. Interior and exterior features are more completely described in the Designation Report on the Johnson-Sherrill Farmhouse (July 31, 2020).

2. That said exterior and interior are more specifically defined as the historic and structural fabric, especially including all original exterior and interior 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 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.

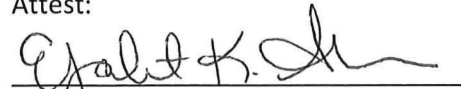
5. That a suitable sign may be posted indicating that said property has been designated as a historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

6. That the owner of the historic landmark known as the Johnson-Sherrill Farmhouse 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 on the 8th day of December 2020 by the members of the Town Board of Davidson, Mecklenburg County, North Carolina.

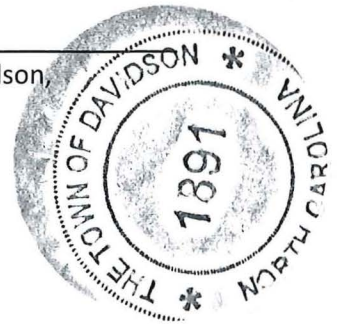
Attest:



Elizabeth K. Shores
Town Clerk



Stephen P. Gambill, Interim Town Attorney



Return To: Charlotte-Mecklenburg Landmarks Commission
2100 Randolph Rd
Charlotte, NC, 28207