

FOR REGISTRATION
Fredrick Smith
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Mecklenburg County, NC
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Mail To:
Charlotte - Mecklenburg Historic Landmarks Commission
2100 Randolph Rd
Charlotte, NC 28207
Ordinance 2024-12 - Armour Street Mill House

RETURNED TO CUSTOMER

TOWN OF DAVIDSON BOARD OF COMMISSIONERS (the "Town Board") adopts the following ordinance designating as a Historic Landmark a property known as the "Armour Street Mill House" (listed under Tax Parcel Number 00326211 and including the exterior of the building and the approximately 0.114 acre of land listed under Tax Parcel Number 00326211 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 2024). The property is located at 225 Armour Street in Davidson, North Carolina, and is owned by Michael L. and Alicia O'Sullivan.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160D, Article 9, 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 December, 2024, on the question of designating a property known as the Armour Street Mill House as a 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 4th day of November, 2024, on the question of designating a property known as the Armour Street Mill House as a historic landmark; and

WHEREAS, within six years of the 1908 opening of the Delburg Cotton Mill – Davidson’s second cotton mill – its shareholders decided to double the facility’s production capacity; and

WHEREAS, the anticipated expansion necessitated a larger work force, prompting the Delburg Cotton Mill owners to construct an adjacent housing village to attract workers from tenant farms and other agricultural pursuits; and

WHEREAS, the Armour Street Mill House was constructed circa 1912-1913 as part of that rapid expansion of the Delburg Cotton Mill; and

WHEREAS, the Armour Street Mill House was one of six such houses constructed by local builder William E. Potts on property originally planned as the suburban Armour Heights development; and

WHEREAS, in 1950, Palomino Mills, Inc. – the successor-in-interest to the original Delburg Cotton Mill Company – divested itself of ownership of the mill village, such that the Armour Street Mill House and the other village residences became privately owned; and

WHEREAS, the Armour Street Mill House is historically significant, given its associative history with the Delburg Cotton Mill, as a means for interpreting the life of mill village residents in the early twentieth century and conveying a historic association with the evolution of Mecklenburg County’s textile industry and industrial housing; and

WHEREAS, the Armour Street Mill House is architecturally notable as one of the most intact, and thereby best extant examples, of the common mill house constructed as part of the expansion of the Delburg Mill and associated mill village, due in part to the loss

or significant alteration of nearly all other houses that once comprised the Delburg mill village; and

WHEREAS, the Armour Street Mill House is also architecturally notable for the high degrees of integrity as to its exterior design, workmanship, and feeling; and

WHEREAS, the associated property upon which the Armour Street Mill House is situated appropriately reflects and preserves the historic location and setting of the structure, and therefore possesses its own special historical significance independent of the structure; and

WHEREAS, based on the additional information detailed in the *Landmark Designation Report for the Armour Street Mill House* (September 2024), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the Armour Street Mill House possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the Armour Street Mill House is owned by Michael L. and Alicia O’Sullivan.

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

1. That the property known as the “Armour Street Mill House” (listed under Tax Parcel Number 00326211 and including the exterior of the building and the approximately 0.114 acre of land listed under Tax Parcel Number 00326211 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 2024) is hereby designated as a historic landmark pursuant to Chapter 160D, Article 9, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being

situated at 225 Armour Street in Davidson, North Carolina. Exterior features are more completely described in the *Landmark Designation Report for the Armour Street Mill House* (September 2024).

2. That said exterior is more specifically defined as the historic and structural fabric of the property, especially including all original exterior architectural features and the contours of landscaping, and that those elements are integral to its historical, architectural, or prehistorical value, as described in the *Landmark Designation Report for the Armour Street Mill House* (September 2024).

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 and the waiting period before demolition must be observed in accordance with Chapter 160D, Article 9, of the General Statutes of North Carolina as amended.

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 Armour Street Mill 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 Town Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

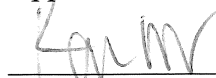
7. That which is designated as a historic landmark shall be subject to Chapter 160D, Article 9, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 10 day of December, 2024, by the members of the Town Board of Davidson,

Mecklenburg County, North Carolina.


Town Clerk

Approved as to form:


Town Attorney

