

FOR REGISTRATION
Fredrick Smith
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Mecklenburg County, NC
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Mail To:
Charlotte-Mecklenburg Historic Landmarks Commission
2100 Randolph Road
Charlotte, NC 28202

Ordinance 2024-10 – John Eli Brattain 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 “John Eli Brattain House” (listed under Tax Parcel Number 00701884 and including the interior and exterior of the building and the approximately 0.322 acre of land listed under Tax Parcel Number 00701884 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 2024). The property is located at 305 South Main Street in Davidson, North Carolina, and is owned by 305 Main Holdings LLC.

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 22 day of October, 2024, on the question of designating a property known as the John Eli Brattain 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 14th day of October, 2024, on the question of designating a property known as the John Eli Brattain House as a historic landmark; and

WHEREAS, the circa 1883 John Eli Brattain House is architecturally notable as a rare example of a Folk Victorian style residence with significant Carpenter Gothic and Italianate influences; and

WHEREAS, the John Eli Brattain House is also architecturally notable for the high degrees of integrity as to its interior and exterior design, materials, and workmanship, prompting the house's identification as a contributing structure for the National Register of Historic Places listing of the Davidson Historic District; and

WHEREAS, the John Eli Brattain House – distinguished by its uniquely exuberant exterior ornamentation and its corner lot on South Main and Walnut Streets – has been a prominent focal point of Davidson's downtown corridor for more than 140 years;

WHEREAS, the John Eli Brattain House also has substantial associative history as the home of the notable nineteenth-century Davidson carpenter, woodworker, mechanic, entrepreneur, and civic leader John Eli Brattain, who designed, built, and dwelt in the house for nearly three decades; and

WHEREAS, the John Eli Brattain House still features several interior and exterior elements original to its construction, including by way of example only its icicle-like bargeboard, three-dimensional pendills, decorative brackets, porches with turned spindles and ornate spandrels, intricately incised window top and dormer designs, wooden floors, plaster walls, decorative moldings, solid wood paneled interior doors and associated hardware, fireplaces and mantels, door and window surrounds, and the late Victorian stairway with turned balustrade and heavily turned newel; and

WHEREAS, the land and associated property upon which the John Eli Brattain 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 *Local Landmark Designation Report for the John Eli Brattain House* (May 2024, Revised September 2024), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the John Eli Brattain House 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 John Eli Brattain House, because consent for interior design review of the building has been given by the owner, a copy of which is attached hereto as Exhibit A; and

WHEREAS, the property known as the John Eli Brattain House is owned by 305 Main Holdings LLC.

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

1. That the property known as the “John Eli Brattain House” (listed under Tax Parcel Number 00701884 and including the interior and exterior of the building and the approximately 0.322 acre of land listed under Tax Parcel Number 00701884 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 305 South Main Street in Davidson, North Carolina. Interior and exterior

features are more completely described in the *Local Landmark Designation Report for the John Eli Brattain House* (May 2024, Revised September 2024).

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

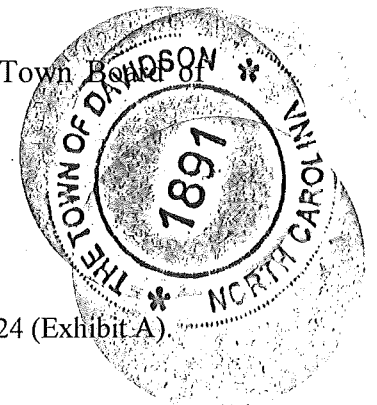
6. That the owner of the historic landmark known as the John Eli Brattain House be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the Town Clerk, Building Standards Department, Mecklenburg County Register of Deeds, 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 22 day of October, 2024, by the members of the Town Board of Davidson, Mecklenburg County, North Carolina.



Town Clerk



Attachment: Permission of Owners for Interior Design Review, dated June 6, 2024 (Exhibit A).

Approved as to form:



Town Attorney

PERMISSION OF OWNERS FOR INTERIOR DESIGN REVIEW

(Please complete this portion of the application only if interior is included in the designation.)

Pursuant to North Carolina General Statute 160D-947(b) on historic landmarks, we,

John B Johnstone

owners of record, do hereby request designation of interior spaces as such spaces have been deemed to have architectural, artistic, cultural, or historical significance. We 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. We 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 located at:

Name of Historic Landmark: **Brattain House**

Street Address of Building or Buildings: **305 S. Main St.**

City, State, and Zip: **Davidson, NC 28036**

Tax Parcel Number or Numbers: **00701884**

Signature *John B Johnstone*
Owner

Name (Print) **John B Johnstone**

Date **6/06/2024**

Signature *John B Johnstone*
Owner

Name (Print) **John B Johnstone**

Date **6/06/2024**
