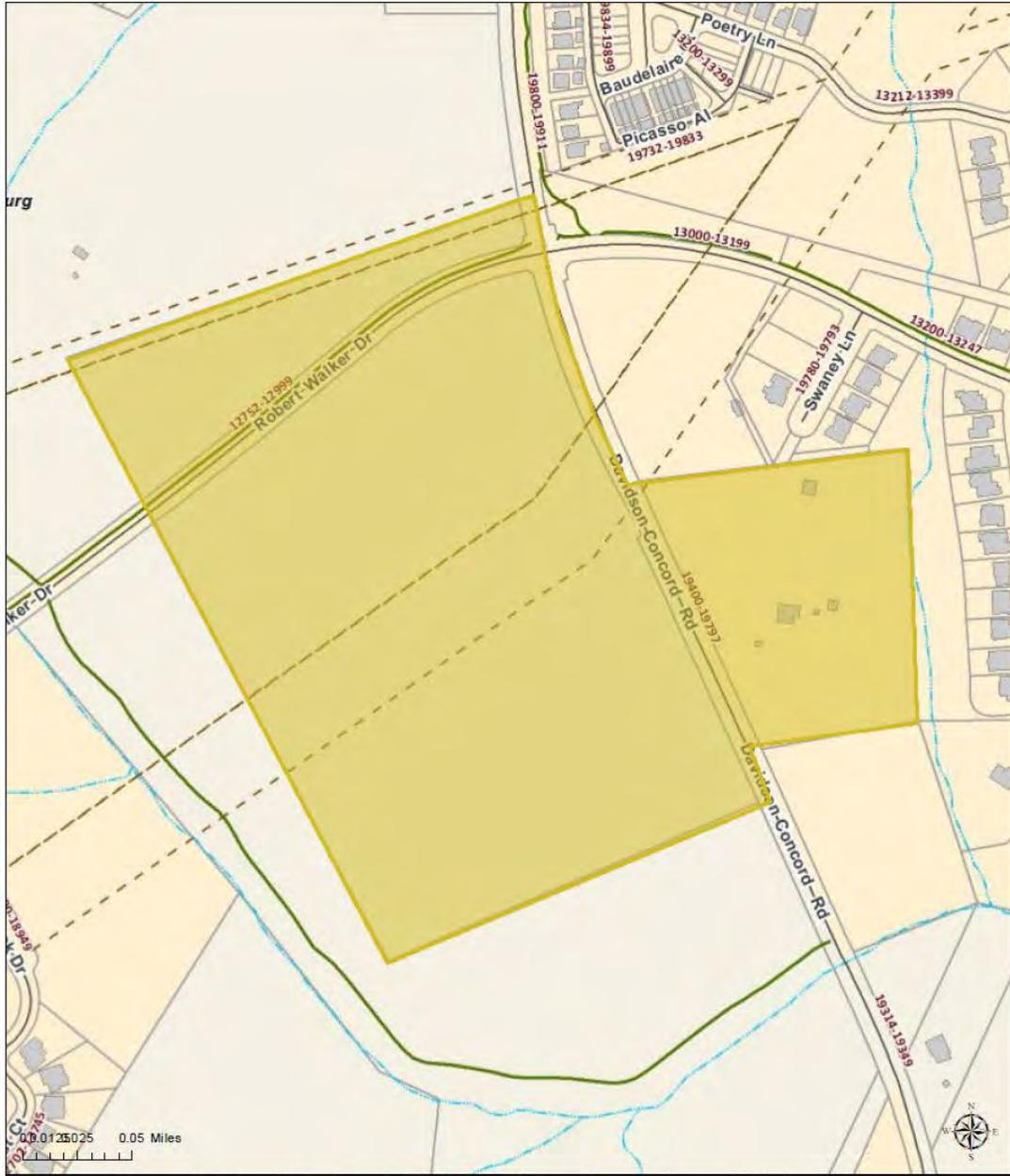


Beaver Dam
Charlotte-Mecklenburg Historic Landmarks Commission Report



Beaver Dam, 19600 Davidson Concord Rd, Davidson, Mecklenburg County, NC

Beaver Dam was designated as a local historic landmark by the Mecklenburg County Commission in 1976. The designation includes nine acres around the plantation house, containing several outbuildings and providing a rural setting for the house. Thirty-nine acres of farmland to the west of the plantation house, directly across Davidson-Concord, was also included in the designation. The designated farmland greatly enhances Beaver Dam's historic setting.



Map showing the land that is currently designated

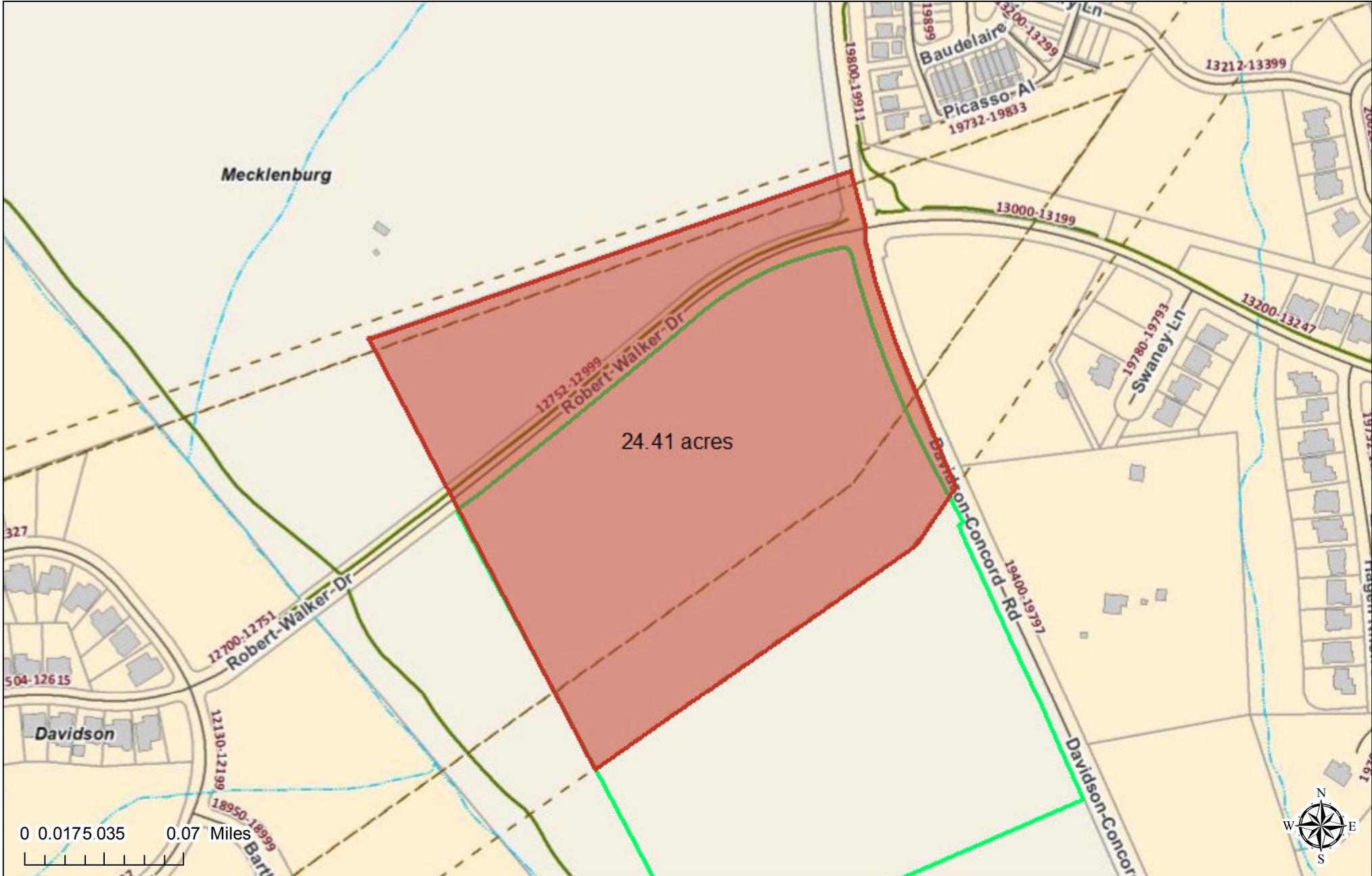
The owner of the 39 acre parcel is requesting that the boundaries of the landmark be changed. Those proposed changes are shown on the maps below. The reconfiguring of the boundaries of the landmark as proposed would de-designate approximately 25 acres of land in the northern section of the property as shown on Map A. An additional 41.5 acres (shown on Map B) to the south of Beaver Dam, land that was very likely historically part of Beaver Dam, would be added to the landmark.

Polaris 3G Map – Mecklenburg County, North Carolina

MAP A

24.41 acres(1063339.76 sq ft)

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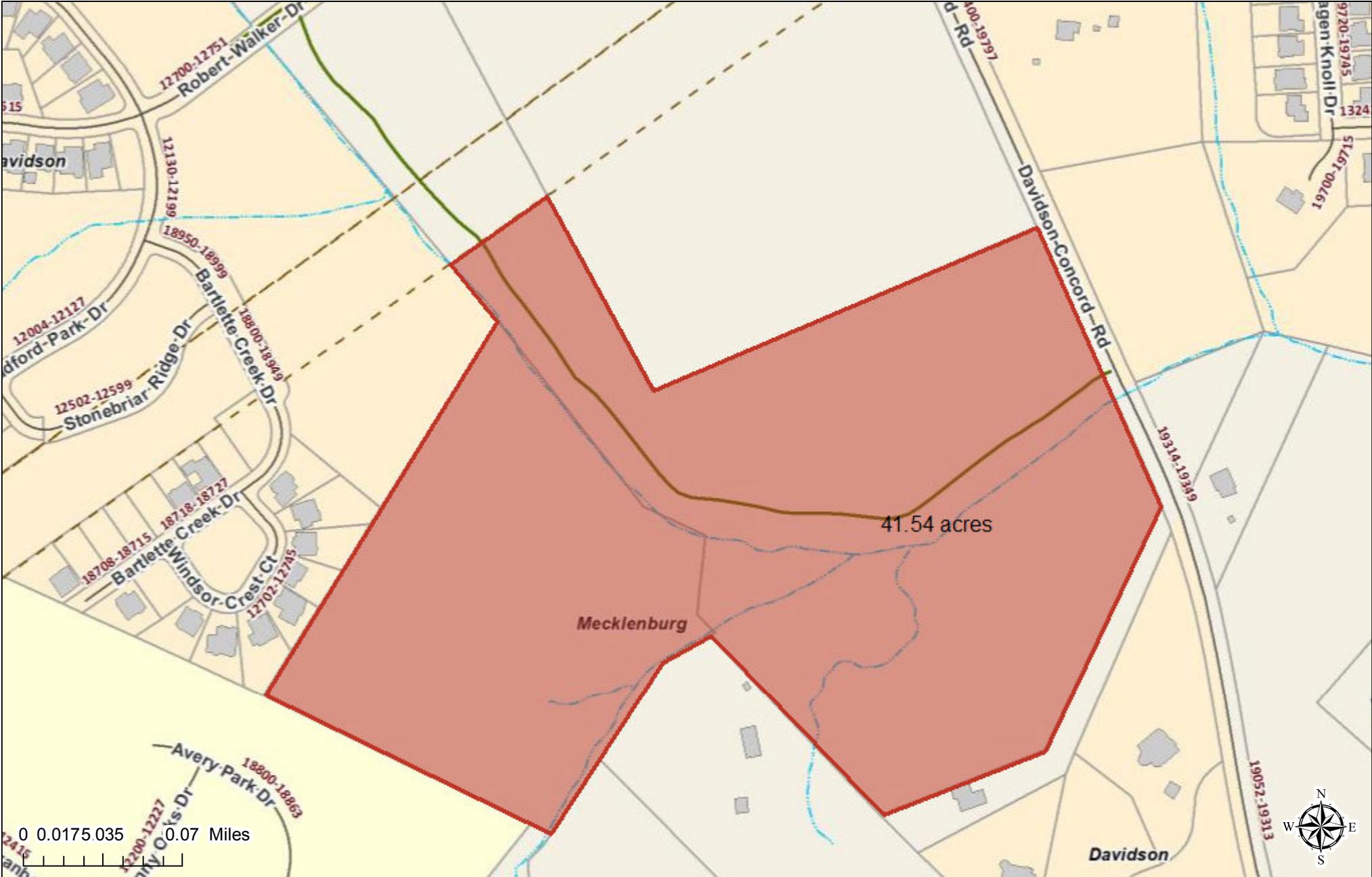
This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Polaris 3G Map – Mecklenburg County, North Carolina

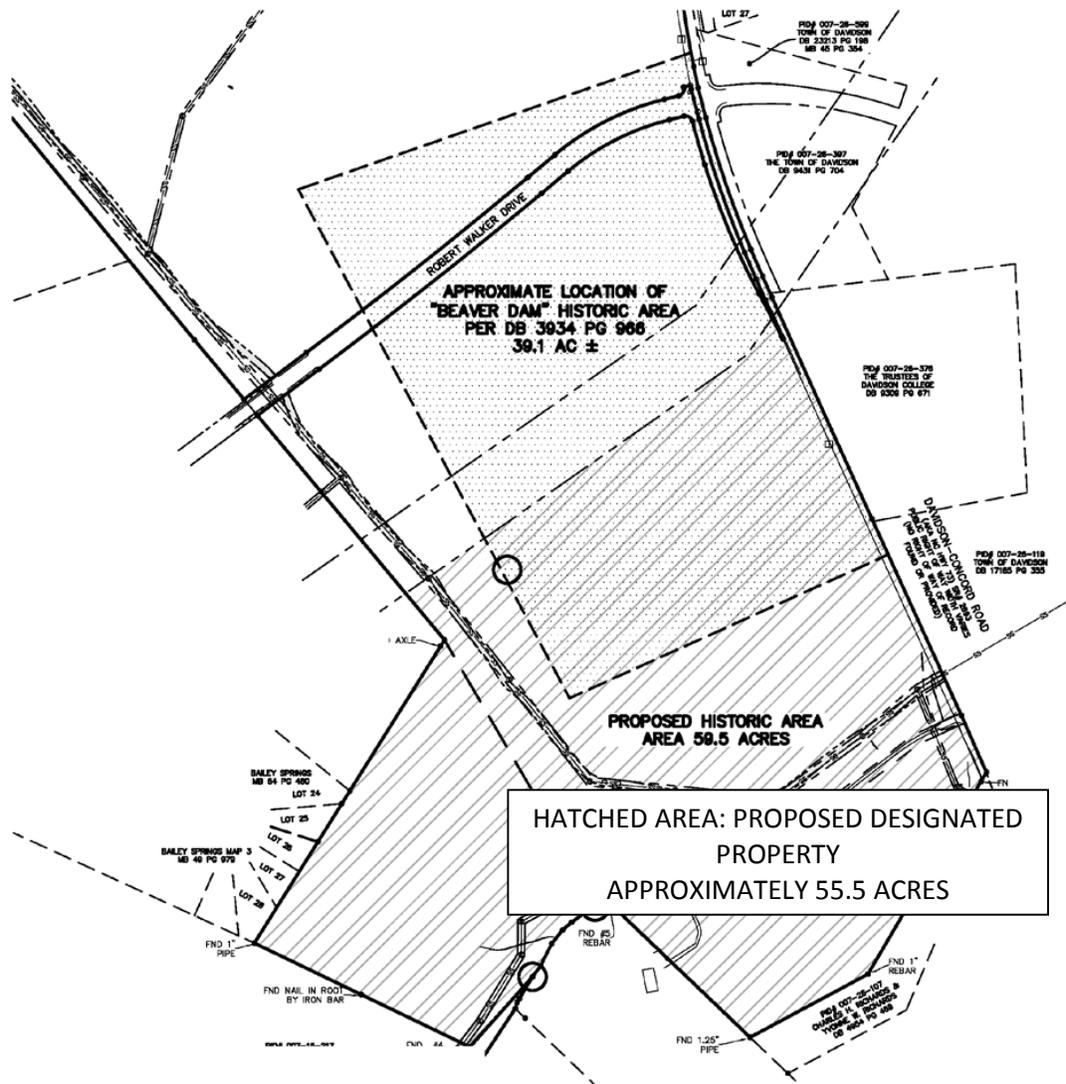
MAP B

41.54 acres(1809426.18 sq ft)

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As proposed, approximately 14 acres of the currently designated property (in addition to the nine acres around the house) would retain landmark designation, and the total proposed designated property to the west of Davidson-Concord Road, as shown above, would total approximately 55.5 acres.

The Beaver Dam plantation house faces south, and the designation of additional land to the south of the designated property could help preserve the rural setting/view from the property. The de-designation of the northern portion of the designated property could negatively impact the historic setting of the property.

The Charlotte-Mecklenburg Historic Landmarks Commission has voted to recommend that the Davidson Town Board adopt an ordinance that would (a) de-designate a portion of the Beaver Dam property as described in this report, and (b) designate additional land associated with Beaver Dam as described in this report.

Stewart Gray
 Preservation Planner
 Charlotte-Mecklenburg Historic Landmarks Commission

February 2, 2016