

FOR REGISTRATION JUDITH A. GIBSON  
REGISTER OF DEEDS  
MECKLENBURG COUNTY, NC  
2004 DEC 21 01:56 PM  
BK: 18151 PG: 252-257 FEE: \$0.00  
INSTRUMENT # 2004263505  
  
2004263505

ORDINANCE NO. 2796-X  
Ordinance – Builders Building

Ordinance designating as a Historic Landmark a property known as the “Builders Building” (listed under Tax Parcel Number 07801613 as of September 1, 2004, and including only the exterior of the building listed under Tax Parcel Number 07801613 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2004). The building is owned by The Peace Building Inc. and is located at 312 West Trade Street in Charlotte, 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 City Council of Charlotte, 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 15th day of November, 2004, on the question of designating a property known as the Builders Building as a historic landmark; and

WHEREAS, the Builders Building, erected in 1926-27, marked an important milestone in the history of the construction industry in Charlotte, because it represented the first effort of contractors, architects, and components manufactures to create a builders exchange in this community; and

Return to:

Charlotte Mecklenburg  
Historic Landmarks Com.  
2100 Randolph Road  
Charlotte, NC 28207

Peace – Builders Building

WHEREAS, Charles E. Lambeth, the financier of the Builders Building, was an important figure in New South Charlotte, serving as Mayor from 1931 until 1933; and

WHEREAS, M. R. “Steve” Marsh, the architect for the Builders Building, was a leading architect in Charlotte and its environs from 1922 until 1964; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Builders Building possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the Builders Building is owned by The Peace Building Inc.

NOW, THEREFORE, BE IT ORDAINED by the members of the City Council of Charlotte, North Carolina:

1. That the property known as the “Builders Building” (listed under Tax Parcel Number 07801613 as of September 1, 2004, and including only the exterior of the building listed under Tax Parcel Number 07801613 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2004) 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 312 West Trade Street in Charlotte, North Carolina. Exterior features are more completely described in the *Survey and Research Report on the Builders Building (2004)*.

2. That said exterior is specifically defined as the historic and structural fabric, especially including all original exterior architectural features.

Ordinance – Builders Building

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.

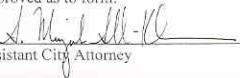
nce – Builders Building

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 of the historic landmark known as the “Builders Building” 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 City 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.

Approved as to form:

  
Assistant City Attorney

CERTIFICATION

Brenda R. Freeze, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of November, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 53, Page(s) 141-145.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 15<sup>th</sup> day of November, 2004.

*Brenda R. Freeze*  
Brenda R. Freeze, CMC, City Clerk





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

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