ORDINANCE NO. 3150

AN ORDINANCE DESIGNATING AS AN HISTORIC LANDMARK THE PROPERTY
KNOWN AS THE "CHARLOTTE WATER WORKS/VEST STATION" TO INCLUDE
ONE MILLION GALLON STORAGE TANK, AND PORTIONS OF TAX PARCEL
NUMBERS 078-415-01 AND 078-382-01 UPON WHICH CHARLOTTE WATER
WORKS/VEST STATION AND TANK ARE LOCATED. THE PROPERTY, OWNED
BY THE CITY OF CHARLOTTE, IS LOCATED AT THE CORNER OF BEATTIES FORD
ROAD AND PATTON AVENUE, CHARLOTTE, MECKLEBURN COUNTY, N.C.

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 City Council of the City 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 April, 1991, on the question of designating a property
known as the "Charlotte Water Works/Vest Station" as a historic landmark; and

WHEREAS, the "Charlotte Water Works" was designed in 1922 by Wm. M. Piatt, a
well-known Durham engineer; and

WHEREAS, the "Charlotte Water Works" was the largest and best equipped
treatment plant in North Carolina when completed in 1924; and

WHEREAS, the "Charlotte Water Works" addition designed in 1937 by B. Atwood
Skinner and T. S. Simpson, Jr. (architects) and George S. Rawlins (engineer) doubled
the capacity of the plant and made it a "state of the art" water treatment plant; and

WHEREAS, the "Charlotte Water Works" was named Vest Station in honor of
W. E. Vest, General Superintendent of the Charlotte Water Department for more than
30 years; and

WHEREAS, in 1949 Charlotte became the first city in the Southeast United States
to use fluoridation fed into the water at the "Charlotte Water Works/Vest Station"; and

WHEREAS, the Moderne style of the "Charlotte Water Works/Vest Station" is an
excellent example of the civic and commercial architecture of 1920-1940; and

WHEREAS, the "Charlotte Water Works/Vest Station" provides a stable element in
the changing Beatties Ford Road corridor; and

Res: Charlotte-Mecklenburg Historic Landmarks Commission

C. S. Caldwell
Registrar of Deeds

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Charlotte, NC 28203
ORDINANCE – Charlotte Water Works/Vest Station

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over the interior because consent for interior review has been given by the owners; and

WHEREAS, the current owner, the City of Charlotte, has faithfully maintained the “Charlotte Water Works/Vest Station” and has thereby made a substantial contribution to the cultural richness of Charlotte and Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the “Charlotte Water Works/Vest Station” possesses a structure having integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the “Charlotte Water Works/Vest Station” possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the “Charlotte Water Works/Vest Station” is owned by the City of Charlotte,

NOW, THEREFORE, BE IT ORDAINED by the Members of City Council of the City of Charlotte, Mecklenburg County, North Carolina:

1. That the property known as the “Charlotte Water Works/Vest Station” (including the interior and exterior of the building and the portion of the tax parcel of land upon which it is located listed under Tax Parcel 078-415-01 with the following two roadway right-of-way exceptions: 1) the exception of a strip of land for a future right-of-way adjacent to Beatties Ford Road measuring 65 feet from the centerline for a distance of 500 feet beginning at the future Oaklawn Avenue right-of-way and then transitioning back over a distance of 300 feet at a rate of 20:1 to the minimum required right-of-way measured 50 feet the centerline of Beatties Ford Road, and 2) with the exception of a strip of land for a future right-of-way adjacent to Oaklawn Avenue measuring 40 feet from the centerline for a distance of 300 feet beginning at the future Beatties Ford Road
right-of-way and then transitioning back over a distance of 175 feet at a rate of 35:1 to
the minimum required right-of-way measured 35 feet from the centerline of Oaklawn
Avenue; the one million gallon storage tank and the portion of the tax parcel of land
upon which it is located, listed under Tax Parcel 078-382-01, are hereby designated as
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
the corner of Beatties Ford Road and Patton Avenue in Charlotte, Mecklenburg County,
North Carolina.

For purposes of description only, the location of said building is noted as being situated
on a tract of property more specifically described as follows:

Being a portion of the property of the City of Charlotte as shown as Tax
Parcel 078-415-01, being more particularly described as follows:
BEGINNING at a P.K. nail on the eastern margin of Beatties Ford Road,
said P.K. nail also being on the northern margin of Patton Avenue, thence
with the eastern margin of Beatties Ford Road, N 05-28-13 E, 512.47 feet
to a concrete right-of-way monument; thence, N 84-31-47 W, 10.00 feet to
a drill point in the sidewalk; thence N 05-18-53 E, 407.11 feet to a drill
point in the sidewalk, said point also being on the southerly margin of
Oaklawn Avenue; thence with the southerly margin of Oaklawn Avenue,
S 67-17-12 E, 387.71 feet to an iron on the westerly margin of
Washington Avenue; thence with the westerly margin of Washington
Avenue, S 05-31-33 W, 441.57 feet to an iron pin; thence S 65-57-14 E,
93.47 feet to an iron pin on the southerly margin of Washington Avenue;
thence along a new line of the City of Charlotte property, S 05-39-00 W,
400.96 feet to a P.K. nail on the northern margin of Patton Avenue; thence
with the northern margin of Patton Avenue the following two (2) courses
and distances: (1) N 66-47-52 W, 216.20 feet, and (2) N 84-05-57 W,
240.17 feet to the point and place of BEGINNING, containing an area of
351,112 square feet or 8.06 acres.
ORDINANCE -- Charlotte Water Works/Vest Station

For purposes of description only, the location of said one million gallon storage tank is noted as being situated on a tract of property more specifically described as follows:

Being a portion of the property of the City of Charlotte shown as Tax Parcel 078-382-01, being described more particularly as follows:

BEGINNING at a concrete monument at the intersection of (1) the easterly margin of Beatties Ford Road, (2) the southerly margin of Patton Avenue, and (3) the northerly margin of Brookshire Freeway West, thence with the southerly margin of Patton Avenue the following two (2) courses and distances: (1) S87-23-17 E, 171.47 feet to a spike, and (2) S 76-02-17 E, 69.07 feet to a P.K. nail; thence along a new line within the City of Charlotte property, S05-26-58 W, 252.91 feet to an iron pin on the northerly margin of Brookshire Freeway West; thence with the northerly margin of Brookshire Freeway West the following two (2) courses and distances: (1) N 37-14-26 W, 233.56 feet to a concrete monument, and (2) N 38-56-07 W, 116.10 feet to the point and place of BEGINNING, containing an area of 31,059 square feet or 0.71 acre.

2. That said designated landmark may be materially altered, restored, moved or demolished only following the 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. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

3. That 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 of 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
ORDINANCE -- Charlotte Water Works/Vest Station

that such action is required for the public safety because of an unsafe condition.
Nothing herein shall be construed to prevent the landmark owners from making any
use of this landmark not prohibited by other statutes, ordinances, or regulations.

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

5. That the owners and occupants of the landmark known as the "Charlotte
Water Works/Vest Station" 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.

6. That which is designated as historic landmark shall be subject to Chapter
160A, Article 19, and any amendments to it and any amendments hereinafter adopted.

Adopted the 15th day of April 1991 by the Members of City
Council of the City of Charlotte, Mecklenburg County,
North Carolina.

Brenda P. Freeze
Clerk to the City Council

Approved as to form:

City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North
Carolina, in regular session convened on the 15th day of April, 1991, the reference having
been made in Minute Book 98, and is recorded in full in Ordinance Book 40, at page(s) 74-78.
PERMISSION OF OWNER
FOR
INTERIOR DESIGN REVIEW

I, __ O. Wendell White, City Manager _____ (owner), hereby give permission to the Charlotte-Mecklenburg Historic Landmarks Commission to exercise design review over the interior of the historic landmark known as the

Charlotte Water Works/Vest Station

(located on Beatties Ford Road at Patton Avenue).

Signature: [Signature]
(Owner)

Name (Print): O. Wendell White
City Manager
City of Charlotte

Date: October 25, 1990