



ORDINANCE NO. 2379-X

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "CHARLOTTE COCA-COLA BOTTLING COMPANY PLANT" (THE EXTERIOR OF THE ORIGINAL 110 FOOT BY 185 FOOT BUILDING, THE INTERIOR OF THE ORIGINAL 110 FOOT BY 185 FOOT BUILDING, AND THE ACTUAL GROUND UPON WHICH THE ORIGINAL 110 FOOT BY 185 FOOT BUILDING SITS, BEING A PORTION OF THE PROPERTY RECORDED UNDER TAX PARCEL NUMBER 067-012-04) AS HISTORIC PROPERTY, SAID PROPERTY BEING LOCATED AT 1401-09 WEST MOREHEAD STREET, CHARLOTTE, NORTH CAROLINA, AND RECORDED ON TAX PARCEL NUMBER 067-012-04 IN THE MECKLENBURG COUNTY TAX OFFICE.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the City Council of Charlotte, North Carolina, has taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the 23rd day of March, 1988, on the question of designating a property known as the "Charlotte Coca-Cola Bottling Company Plant" as historic property; and

WHEREAS, the "Charlotte Coca-Cola Bottling Company Plant", erected in 1930, is an especially bold and striking example of commercial building Art Deco style architecture in pre-World War II Charlotte; and

WHEREAS, the "Charlotte Coca-Cola Bottling Company Plant" was designed by M. R. "Steve" Marsh (1901-1977), an architect of local and regional significance, and is an important example of Marsh's work; and

PRESENTED FOR RECONSIDERATION
APR 4 1 37 PM '88
CHARLOTTE-MECKLENBURG HISTORIC PROPERTIES COMMISSION
RECORDS & COMMUNITY DEVELOPMENT
MECKLENBURG CO. N.C.

Dr. Dean L. Morrill
Historic Properties Commission
Box D
1225 S. Caldwell St.
Charlotte, N.C. 28203
Returns to:

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RECORDED
JUL 7 1988
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Ordinance -- Old Coca-Cola Bottling Plant

WHEREAS, the "Charlotte Coca-Cola Bottling Company Plant" contains distinctive decorative detail fashioned by Ornamental Stone Company of Charlotte; and

WHEREAS, J. Luther Snyder, the founder of the Charlotte Coca-Cola Bottling Company, was a leader in the civic and business life of Charlotte during the first half of the twentieth century; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Charlotte Coca-Cola Bottling Company Plant" possesses integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Charlotte Coca-Cola Bottling Company Plant" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "Charlotte Coca-Cola Bottling Company Plant" is vested in fee simple to the Charlotte Coca-Cola Bottling Company.

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

1. That the property known as the "Charlotte Coca-Cola Bottling Company Plant" (the exterior of the original 110 foot

by 185 foot building, the interior of the original 110 foot by 185 foot building, and the actual ground upon which the original 110 foot by 185 foot building sits, being a portion of the property recorded under tax parcel number 067-012-04) is hereby designated as historic property pursuant to Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated at 1401-09 West Morehead Street, Charlotte, North Carolina, and recorded on Tax Parcel Number 067-012-04 in the Mecklenburg County Tax Office.

2. That said designated property may be materially altered, restored, moved or demolished only following the issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Properties Commission. An application for a Certificate of Appropriateness authorizing the demolition of said property may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3B, and amendments thereto, and hereinafter adopted.

3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the making of emergency

repairs, 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 property owner from making any use of this property 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 property and containing any other appropriate information. If the owner consents, the sign may be placed on said property.

5. That the owners and occupants of the property known as the "Charlotte Coca-Cola Bottling Company Plant" 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 property shall be subject to Chapter 160A, Article 19, Part 3B, and any amendments to it and any amendments hereinafter adopted.

Approved as to form:

Ordinance -- Old Coco-Cola Bottling Plant
5733 0236

Henry W. Underhill Jr.
City Attorney

CERTIFICATION

I, Pat Sharkey, 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 23rd day of March, 1988, the reference having been made in Minute Book 90, and is recorded in full in Ordinance Book 36, at page(s) 377-381.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 24th day of March, 1988.

Pat Sharkey
Pat Sharkey, City Clerk

