



ORDINANCE NO. 4213-Z

Ordinance – Crane Company Building

Ordinance designating as a Historic Landmark a property known as the “Crane Company Building” (listed under Tax Parcel Number 07325C99 including the interior and exterior of the building and the land associated with Tax Parcel Number 07325C99 listed in the Mecklenburg County Tax Office, Charlotte, North Carolina as of April 1, 2009). The property is owned by 1307 LLC, LLC CNM Investments, Walden Enterprises, Insight Realty, Holdings LLC Fosbinder and Van Kampen, Seth Bernanke and Ellen R. Goldberg, Light Green Acres LLC, Myron Greer Properties LLC, NFM Properties LLC, and Taleson Properties LLC and is located at 1307 West Morehead Street in the City of 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 public hearing held on the 15th day of June, 2009, on the question of designating a property known as the Crane Company Building 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 8th day of June, 2009, on the question of designating a property known as the Crane Company Building as a historic landmark; and

Return To :

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

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WHEREAS, the 1928 Crane Company Building was constructed for the Crane Company, a national manufacturer and supplier of plumbing supplies, the property clearly illustrates Charlotte's historical role as an important regional warehousing and distribution hub; and

WHEREAS, the reinforced concrete construction of the Crane Company Building clearly illustrates the innovations in structural engineering and factory and warehouse design that transformed industrial construction during the first decades of the twentieth century; and

WHEREAS, the Crane Company Building remains a well-preserved example of early twentieth-century commercial architecture, featuring decorative herringbone brickwork on the main elevation, and banks of steel-sash windows; and

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

WHEREAS, the property known as the Crane Company Building is owned by 1307 LLC, LLC CNM Investments, Walden Enterprises, Insight Realty, Holdings LLC Fosbinder and Van Kampen, Seth Bernanke and Ellen R. Goldberg, Light Green Acres LLC, Myron Greer Properties LLC, NFM Properties LLC, and Taleson Properties LLC.

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

1. That the property known as the "Crane Company Building" (listed under Tax Parcel Number 07325C99 including the interior and exterior of the building and the land associated with Tax Parcel Number 07325C99 listed in the Mecklenburg County Tax

Office, Charlotte, North Carolina as of April 1, 2009) 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 1307 West Morehead Street in the City of Charlotte, Mecklenburg County, North Carolina. Features of the property are more completely described in the “Survey and Research Report on the Crane Company Building” (2008).

2. That said interior and exterior are more specifically defined as the historic and structural fabric, especially including all original interior and 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 Department of Cultural Resources. 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

Ordinance – Crane Company Building

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 owners of the historic landmark known as the "Crane Company 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.

July 20, 2009

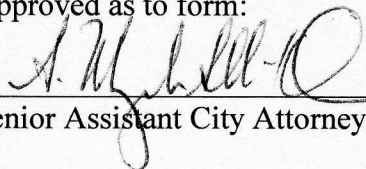
Ordinance Book 56, Page 265

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Attachment 5

Melissa T. Johnson
Approved 7-20-09

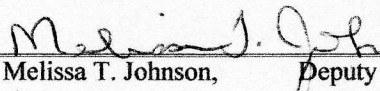
Approved as to form:

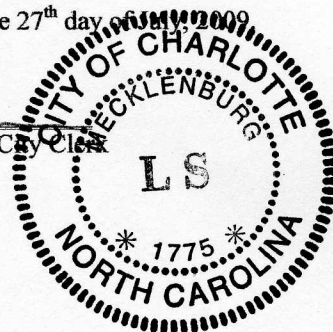

Senior Assistant City Attorney.

CERTIFICATION

I, Melissa T. Johnson, Deputy 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 20th day of July, 2009, the reference having been made in Minute Book 128, and recorded in full in Ordinance Book 56, Pages (261-265).

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 27th day of July, 2009.


Melissa T. Johnson, Deputy City Clerk



	5. Decision on the adoption of an ordinance designating the "Crane Company Building" as a Historic Landmark. Attachment 5
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Approved by City Council

Melissa T. Johnson

Melissa T. Johnson
Approved 7-20-09

J. DAVID GRANSBERRY
REGISTER OF DEEDS, MECKLENBURG
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE, NC 28202

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J. DAVID GRANBERRY
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