

Ordinance -- Electric Supply and Equipment Company Building

ORDINANCE NO. 1937-X

Ordinance designating as a Historic Landmark a property known as the "Electric Supply and Equipment Company Building" (listed under Tax Parcel Numbers 073-265-04 and 073-265-05 as of July 1, 2001, and including the north, west, and south elevations of the exterior of the building, the entire interior of the building, and the entire parcel of land listed under Tax Parcel Numbers 073-265-04 and 073-265-05 in the Mecklenburg County Tax Office, Charlotte, North Carolina, as of July 1, 2001). The property is owned by McCoy Holdings LLC, and is located at 421 Penman Street in the City of Charlotte, Mecklenburg County, 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 17th day of October, 2001, on the question of designating a property known as the Electric Supply and Equipment Company Building as a historic landmark; and

WHEREAS, the Electric Supply and Equipment Company Building, designed by Lockwood Green & Co. of Greenville, South Carolina, and erected by Charlotte contractor Blythe & Isenhour, illustrates the essentially conservative values which underlay Charlotte's industrial and commercial architecture of the 1920's; and

WHEREAS, the Electric Supply and Equipment Company Building was an important component of the industrial and commercial infrastructure which allowed Charlotte to

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

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become a major industrial warehouse and distribution center of the two Carolinas in the early twentieth century; and

WHEREAS, the Electric Supply and Equipment Company Building is an important remnant of an industrial district which arose in the early 1900's between the Wilmore streetcar line and the tracks of the Southern, now Norfolk Southern Railroad; and

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

WHEREAS, the property known as the Electric Supply and Equipment Company Building is owned by McCoy Holdings, LLC.

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

1. That the property known as the "Electric Supply and Equipment Company Building" (including the north, west, and south exterior elevations of the building, the entire interior of the building, and the entire parcel of land listed under Tax Parcel Numbers 073-265-04 and 073-265-05 in the Mecklenburg County Tax Office, Charlotte, North Carolina, as of July 1, 2001) 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 421 Penman Street in the City of Charlotte, Mecklenburg County, North Carolina. Exterior and interior features are more

completely described in the *Survey and Research Report on the Electric Supply and Equipment Company* (March 12, 2001).

2. That said exterior and interior are more specifically defined as the historic and structural fabric, especially including all original exterior architectural features and the original 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 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 this 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 Electric Supply and Equipment 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.

Adopted the 17th day of October, 2001, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

Approved as to form:



City Attorney

Dr. Asst.



CERTIFICATION

I, Nancy S. Gilbert, 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 17th day of October, 2001, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Page(s) 284-288.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22nd day of October, 2001.


Nancy S. Gilbert, CMC, Deputy City Clerk





JUDITH A. GIBSON
REGISTER OF DEEDS , MECKLENBURG COUNTY
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