

Ordinance -- Frederick Apartments

FOR REGISTRATION JUDITH R. GIBSON
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
2000 DEC 29 02:47 PM
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INSTRUMENT # 2000188483

Ordinance No. 1700-X

Ordinance designating as a Historic Landmark a property known as the "Frederick Apartments" (listed under Tax Parcel Number 078-035-14 as of August 15, 2000, and including the entire exterior of the building, the entire interior of the building, and the entire parcel of land listed under Tax Parcel Number 078-035-14 in the Mecklenburg County Tax Office, Charlotte, North Carolina, as of August 15, 2000). The property is owned by Frederick Place, LLC and is located at 515 North Church 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 18th _____ day of _____ December _____, 2000, on the question of designating a property known as the Frederick Apartments as a historic landmark; and

WHEREAS, the Frederick Apartments, built in 1927, was erected during a significant local building boom that included a wave of medium-sized apartment houses that were built in the late 1920's in response to a changing demographic; and

WHEREAS, the Frederick Apartments reflects the spatial organization and social concept of apartment life in the 1920's. It was designed to include two categories of apartments -- bachelor apartments and housekeeping units -- to appeal to two distinct types of renters; and

WHEREAS, architecturally, the Frederick Apartments is a fine example of a medium-sized apartment house from the 1920's. Though apparently created without the

*Me: (to: Historic Landmarks Commission
2100 Pennington Rd
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benefit of an architect's services, the design reflects a good degree of sophistication, and the colored, molded clay elements on the facade are unmatched in the local architecture of the era; and

WHEREAS, the Frederick Apartments was home to W. J. Cash, a newspaperman who was best known for his seminal volume, The Mind of the South; and

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

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the Frederick Apartments, because consent for interior design review has been given by the Owner; and

WHEREAS, the property known as the Frederick Apartments is owned by Frederick Place, LLC.

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

1. That the property known as the "Frederick Apartments" (including the entire exterior of the building, the entire interior of the building, and the entire parcel of land listed under Tax Parcel Number 078-035-14 in the Mecklenburg County Tax Office, Charlotte, North Carolina, as of August 15, 2000) 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 515 North

Church 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 Frederick Apartments* (July 20, 2000).

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

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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 Frederick Apartments 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 18th day of December, 2000, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.


Clerk to City Council
Brenda R. [unclear] CMC
Approved as to form



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Rebecca K. Hatcher
City Attorney

CERTIFICATION

I, 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 18th day of December, 2000, the reference having been made in Minute Book 115, and recorded in full in Ordinance Book 50, Page(s) 713-717.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 19th day of December, 2000.

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

