

FOR REGISTRATION JUDITH B GIBSON
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
2002 APR 01 03 58 PM
BOOK 15480 PAGE 037 PAGE 514 \$24.00
INSTRUMENT # 2002054067

ORDINANCE NO. 2028-X

Ordinance designating as a Historic Landmark a property known as the "Grinnell/General Fire Extinguisher Company Complex" (listed under Tax Parcel Numbers 067-01-205, 067-01-206, and 067-01-207 as of November 21, 2001, and including the interiors and the exteriors of the buildings, and the parcels of land listed under Tax Parcel Numbers 067-01-205, 067-01-206, and 067-01-207 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of November 21, 2001). The property is owned by McCoy Holdings LLC and is located at 1431 West Morehead 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 March, 2002, on the question of designating a property known as the Grinnell/General Fire Extinguisher Company Complex as a historic landmark; and

WHEREAS, the Grinnell/General Fire Extinguisher Company Complex was completed in the early days of the depression, 1929-1930, the complex's buildings are among the few original buildings from the manufacturing corridor that developed along West Morehead Street during the early twentieth century; and

WHEREAS, the Grinnell/General Fire Extinguisher Company Complex represents direct connections between the national economy and the textile industry in Charlotte,

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

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which was a primary underpinning of the city's economy in the early twentieth century;
and

WHEREAS, the Grinnell/General Fire Extinguisher Company Complex's manufacturing building illustrates several structural and design trends characteristic of the early twentieth century; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as Grinnell/General Fire Extinguisher Company Complex 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 Grinnell/General Fire Extinguisher Company Complex, because consent for interior design review has been given by the Owner; and

WHEREAS, the property known as the Grinnell/General Fire Extinguisher Company Complex is owned by McCoy 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 "Grinnell/General Fire Extinguisher Company Complex" (listed under Tax Parcel Numbers 067-01-205, 067-01-206, and 067-01-207 as of November 21, 2001, and including the interiors and the exteriors of the buildings, and the parcels of land listed under Tax Parcel Numbers 067-01-205, 067-01-206, and 067-01-207 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of

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November 21, 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 1431 West Morehead 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 Grinnell/General Fire Extinguisher Company Complex (October 2001)*.

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

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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 Grinnell/General Fire Extinguisher Company Complex 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.

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Adopted the 18th day of March, 2002, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

Approved as to form:

Sara A. Holderness
City Attorney

assistant

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 18th day of March, 2002, the reference having been made in Minute Book 117, and recorded in full in Ordinance Book 51, Pages 514-518.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 19th day of March, 2002.

Nancy S. Gilbert
Nancy S. Gilbert, CMC, Deputy City Clerk





JUDITH A. GIBSON
REGISTER OF DEEDS , MECKLENBURG COUNTY
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE NC 28202

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Recorder: F. RAY BAKER JR.



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