

FOR RECORDING PURPOSES
REGISTERED BY
MECKLENBURG COUNTY, NC
2002 JUN 21 04 47 AM
BOOK 13-02-0000 PAGE 651 OF 1322-00
FILED 6/21/02

ORDINANCE NO. 2087-X

Ordinance designating as a Historic Landmark a property known as the "Home Federal Savings and Loan Building" (listed under Tax Parcel Number 125-01-208 as of November 25, 2001, and including the interior and the exterior of the building, and the land listed under Tax Parcel Number 125-01-208 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of November 25, 2001). The property is owned by Byron, LLC and is located at 139 South Tryon 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 _____ day of 17th June, 2002, on the question of designating a property known as the Home Federal Savings and Loan Building as a historic landmark; and

WHEREAS, the Home Federal Savings and Loan Building, designed by Freeman-White of Charlotte, North Carolina, is a fine and unusual expression of the Modern Movement in architecture, which shaped the design of the city's office buildings after World War II; and

WHEREAS, the Home Federal Savings and Loan Building clearly conveys Charlotte's growing prominence as a financial center after World War II; and

WHEREAS, the Home Federal Savings and Loan Building is a rare surviving example of a mid-sized, postwar office building in the center city; and

Return To:
Charlotte-Mecklenburg Historic Landmarks Commission
2100 Randolph Rd
Charlotte, NC 28207

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as Home Federal Savings and Loan Building 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 Home Federal Savings and Loan Building, because consent for interior design review has been given by the Owner; and

WHEREAS, the property known as the Home Federal Savings and Loan Building is owned by Byron, LLC.

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

1. That the property known as the "Home Federal Savings and Loan Building" (listed under Tax Parcel Number 125-01-208 as of November 25, 2001, and including the interior and the exterior of the building, and the land listed under Tax Parcel Number 125-01-208 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of November 25, 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 139 South Tryon 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 Home Federal Savings and Loan Building (November 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 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 Home Federal Savings and Loan 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 June, 2002, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

Approved as to form:

Jana S. Holderness

City Attorney

Andrew

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 June, 2002, the reference having been made in Minute Book 118, and recorded in full in Ordinance Book 51, Pages 652-656.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 18th day of June, 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

Filed For Registration: 07/01/2002 04:37 PM

Book: RE 13767 Page: 156-161

Document No.: 2002127508

ORD 6 PGS \$24.00

Recorder: LYVANH PHETSARATH



2002127508