

ORDINANCE NO. 2518-X

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "HOSKINS MILL" (THE EXTERIOR AND THE INTERIOR OF THE MILL, THE EXTERIOR AND THE INTERIOR OF THE OFFICE BUILDING, AND THE ENTIRE TRACT OF LAND, EXCEPT FOR A FIVE-FOOT-WIDE STRIP BORDERED BY AND RUNNING PARALLEL WITH THE CURRENT EDGE OF RIGHT-OF-WAY OF SOUTH HOSKINS ROAD, RECORDED UNDER TAX PARCEL NUMBER 063-061-23) AS HISTORIC PROPERTY, SAID PROPERTY BEING LOCATED AT 201 SOUTH HOSKINS ROAD, CHARLOTTE, NORTH CAROLINA, AND RECORDED ON TAX PARCEL NUMBER 063-061-23 IN THE MECKLENBURG COUNTY TAX OFFICE.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the City Council of Charlotte, North Carolina, has taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the 17th day of October, 1988, on the question of designating a property known as the "Hoskins Mill" as historic property; and

WHEREAS, the "Hoskins Mill" is one of the best-preserved textile mill complexes which survive in Mecklenburg County, once a center of textile manufacturing; and

WHEREAS, the "Hoskins Mill" Office Building is a unique remnant of the textile mill architecture of Mecklenburg County; and

WHEREAS, the "Hoskins Mill" is the historic heart of the surrounding Hoskins Textile Mill Village; and

WHEREAS, E. A. Smith (1862-1933), the principal organizer of

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PRESENTED FOR REGISTRATION

Oct 25 4 40 PM '88

CHARLES S. GROVER
REGISTRAR OF DEEDS
MECKLENBURG COUNTY

Return to: Dr. Dan Merrill
c/o CHARLOTTE MECKLENBURG HISTORIC PROPERTIES COMMISSION
P. O. BOX D 1225 S. CALDWELL ST.
CHARLOTTE, NC 28203
376-9115

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the Hoskins Mill, became a leading textile executive in Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Hoskins Mill" possesses integrity of design, setting, workmanship, materials, and/or association; and

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

WHEREAS, the property known as the "Hoskins Mill" is vested in fee simple to Trenton Properties, Inc.

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

1. That the property known as the "Hoskins Mill" (the exterior and the interior of the mill, the exterior and the interior of the office building, and the entire tract of land, except for a five-foot wide strip bordered by and running parallel with the current edge of right-of-way of South Hoskins Road, recorded under tax parcel number 063-061-23) is hereby designated as historic property pursuant to Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated at 201 South Hoskins

Road, Charlotte, North Carolina, and recorded on Tax Parcel Number 063-061-23 in the Mecklenburg County Tax Office.

2. That said designated property may be materially altered, restored, moved or demolished only following the issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Properties Commission. An application for a Certificate of Appropriateness authorizing the demolition of said property may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3B, and amendments thereto, and hereinafter adopted.

3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the making of emergency repairs, 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 property owner from making any use of this property not prohibited by other statutes, ordinances, or regulations.

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4. That a suitable sign may be posted indicating that said property has been designated as historic property and containing any other appropriate information. If the owner consents, the sign may be placed on said property.

5. That the owners and occupants of the property known as the "Hoskins Mill" 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.

6. That which is designated as historic property shall be subject to Chapter 160A, Article 19, Part 3B, and any amendments to it and any amendments hereinafter adopted.

Approved as to form:

Henry W. Underhill Jr
City Attorney


CERTIFICATION

I, Pat Sharkey, 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, 1988, the reference having been made in Minute Book 91, and is recorded in full in Ordinance Book 37, at page(s) 223-226.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 18th day of October, 1988.

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Pat Sharkey
Pat Sharkey, City Clerk



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