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FOR REGISTRATION  
J. David Granberry  
REGISTER OF DEEDS  
Mecklenburg County, NC  
2013 DEC 03 09:41:17 AM  
BK:28867 PG:684-687  
FEE:\$26.00  
INSTRUMENT # 2013183536

TAYLORD



Ordinance – Louise Cotton Mill

**Ordinance designating as an Historic Landmark a property known as the “Louise Cotton Mill” (listed under Tax Parcel Number 08115335 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of August 15, 2013, and including the interiors and exteriors of the buildings, land, and all features of Tax Parcel Number 08115335). The property is owned by Hawthorne Mill Partners LLC, and is located at 1101 Hawthorne Lane, Charlotte, North Carolina**

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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 public hearing held on the 21<sup>st</sup> day of October, 2013, on the question of designating a property known as the Louise Cotton Mill as an historic landmark; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 14<sup>th</sup> day of October, 2013, on the question of designating a property known as the Louise Cotton Mill as an historic landmark; and

PLEASE RETURN TO: Historic Landmarks Comm.  
2100 Randolph Rd.  
Charlotte, NC 28207

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WHEREAS, the Louise Cotton Mill is architecturally significant as an important example of textile mill architecture in Charlotte. When it was built in 1897 it was the largest cotton mill in Charlotte, and it was substantially enlarged in 1901 and the additions created a U-shaped plan with courtyard, which was not found in other Charlotte mills; and

WHEREAS, the Louise Cotton Mill's use of slow-burning construction methods, brick construction, heavy-timber framing, large and plentiful windows and monitor roofs with clerestory windows in the original mill and its additions represent the best practices of textile mill design and technology at the time for dealing with fire resistance, structural strength, vibration, natural light, and ventilation; and

WHEREAS, the Louise Cotton Mill is one of only three intact cotton mills that survive in the city from the late nineteenth century and one of two surviving mills that were built or expanded in 1901; and

WHEREAS, the Louise Cotton Mill operated as a cotton mill from 1897 until 1957; and

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

WHEREAS, the property known as the Louise Cotton Mill is owned by Hawthorne Mill Partners LLC.

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

1. That the property known as the "Louise Cotton Mill" (listed under Tax Parcel Number 08115335 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 15,

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2013, and including the interiors and exteriors of the buildings, land, and all features of Tax Parcel Number 08115335) is hereby designated as an 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 1101 Hawthorne Lane, Charlotte, North Carolina. Features of the property are more completely described in the “Survey and Research Report on the Louise Cotton Mill” (2013).

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

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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 an historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

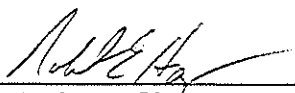
6. That the owners of the historic landmark known as the “Louise Cotton Mill” be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

7. That which is designated as an 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 November, 2013, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

  
Clerk to City Council

Approved as to form:

  
Senior Assistant City Attorney

