

FOR REGISTRATION JUDITH A GIBSON
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
2004 DEC 21 01:56 PM
BK: 1B151 PG: 269-274 FEE \$0.00
INSTRUMENT # 2004263508

2004263508

ORDINANCE NO. 2798-X
Ordinance – Joseph Sykes Brothers Building

Ordinance designating as a Historic Landmark a property known as the “Joseph Sykes Brothers Building” (listed under Tax Parcel Number 07310103 as of September 1, 2004, and including the interior and exterior of the building, and the parcel of land listed under Tax Parcel Number 07310103 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2004). The building is owned by Petra Properties, LLC and is located at 1445 South Mint Street in Charlotte, 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 15th day of November, 2004, on the question of designating a property known as the Joseph Sykes Brothers Building as a historic landmark; and

WHEREAS, the Joseph Sykes Brothers Company Building is representative of the diverse manufacturing and distribution operations that made Charlotte the leading manufacturing and distribution center of the Carolinas; and

Return to:

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

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WHEREAS, the Joseph Sykes Brothers Company was an international corporation, and the company opened its first plant in the United States in Charlotte, in 1899; and

WHEREAS, the Joseph Sykes Brothers Company building is one of only six factories to survive in the South Mint Street industrial district from the boom years of the early twentieth century; and

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

WHEREAS, the property known as the Joseph Sykes Brothers Building is owned by Petra 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 "Joseph Sykes Brothers Building" (listed under Tax Parcel Number 07310103 as of September 1, 2004, and including the interior and exterior of the building, and the parcel of land listed under Tax Parcel Number 07310103 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2004) is hereby designated as a historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The

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location of said landmark is noted as being situated at 1445 South Mint Street in Charlotte, North Carolina. Interior and exterior features are more completely described in the *Survey and Research Report on the Joseph Sykes Brothers Building (2004)*.

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

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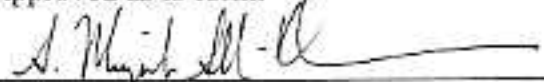
Owners of locally designated historic landmarks are expected to be familiar with and to follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate 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 "Joseph Sykes Brothers 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.

Approved as to form:


Assistant City Attorney

November 15, 2004
Ordinance Book 53, Page 154

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 15th day of November, 2004, the reference having been made in Minute Book 121, and recorded in full in Ordinance Book 53, Page(s) 150-154.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 15th day of November, 2004.


Brenda R. Freeze, CMC, City Clerk





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

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and/or cancellation.

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Document No.: 2004263508

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