

ORDINANCE NO. 3357

AN ORDINANCE DESIGNATING AS AN HISTORIC LANDMARK THE PROPERTY KNOWN AS THE "THRIFT MILL" TO INCLUDE THE FOLLOWING: BOTH THE INTERIOR AND EXTERIOR OF THE BUILDING AND THE PARCEL OF LAND UPON WHICH IT IS LOCATED, LISTED UNDER TAX PARCEL NUMBER 055-011-03. THE PROPERTY, OWNED BY WAREHOUSE INVESTORS, INC., IS LOCATED AT 8300 MOORE'S CHAPEL ROAD, 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 City Council of the City 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 20 day of July, 1992, on the question of designating a property known as the "Thrift Mill" as a historic landmark; and

WHEREAS, the "Thrift Mill" is one of the last big textile mills that was built in Charlotte-Mecklenburg during the mill-building period which lasted from 1881 to ca. 1913; and

WHEREAS, the "Thrift Mill" is architecturally significant as an intact example of industrial architecture constructed at the turn of the century; and

WHEREAS, the "Thrift Mill" is unusual in that it was situated in a rural area and was miles away from an urban workforce when it was originally built; and

WHEREAS, the "Thrift Mill" is significant as a tangible reminder of the importance of the diversification and the survival of the textile industry in North Carolina during the post-World War I slump in the industry; and

WHEREAS, the "Thrift Mill" became the centerpiece of the village of Thrift, site of an important railroad terminal for commuter service between Thrift and Charlotte; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over the interior because consent for interior review has been given by the owners; and

WHEREAS, the current owner, Warehouse Investors, Inc., has faithfully maintained the "Thrift Mill" and has thereby made a substantial contribution to the cultural richness of Charlotte and Mecklenburg County; and

ORDINANCE -- Thrift Mill

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

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

WHEREAS, the property known as the "Thrift Mill" is owned by Warehouse Investors, Inc.,

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

1. That the property known as the "Thrift Mill" (including the interior and exterior of the building and the parcel of land upon which it is located, listed under Tax Parcel Number 055-011-03) is hereby designated as 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 8300 Moore's Chapel Road, Charlotte, Mecklenburg County, N. C.

2. That said interior is more specifically defined as the historic fabric of the "Thrift Mill" to include the hardwood floors, the industrial windows, the brick and plaster walls, the wooden ceiling, the dye-pits, the wooden and metal doors, the hardware and fixtures, and the monitors.

3. That said designated landmark may be materially altered, restored, moved or demolished only following the 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. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

4. That 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 of 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

ORDINANCE -- Thrift Mill


herein shall be construed to prevent the landmark owners from making any use of this landmark not prohibited by other statutes, ordinances, or regulations.

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

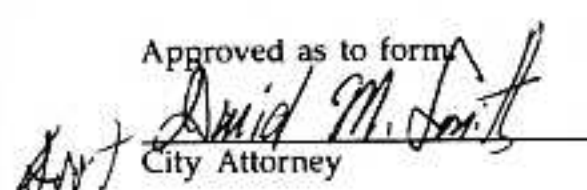
6. That the owners and occupants of the landmark known as the "Thrift Mill" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and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

7. That which is designated as historic landmark shall be subject to Chapter 160A, Article 19, and any amendments to it and any amendments hereinafter adopted.

Adopted the 20th day of July 1992 by the Members of City Council of the City of Charlotte, Mecklenburg County, North Carolina.


Brenda R. Freeze
Clerk to the City Council

Approved as to form


City Attorney



Charlotte-Mecklenburg Historic Landmarks Commission

PERMISSION OF OWNERS
FOR
INTERIOR DESIGN REVIEW

Pursuant to North Carolina General Statute 160A-400.9(b), we, Warehouse Investors
consisting of Carl L. Holloway, Jr., Janet B. Cohn,
Curtis H. Dickerson, and Van T. Hill, owners of

record of the Thrift Mill, do hereby request historic landmark designation of the
interior spaces as such spaces have been deemed to have architectural, cultural, or
historical significance. We give permission to the Charlotte-Mecklenburg Historic
Landmarks Commission to exercise jurisdiction for design review over all interior
designated portions of the

Thrift Mill

located at 8300 Moores Chapel Road, Charlotte, North Carolina.

Signature: [Signature]
(Owner)

Name (Print): Carl L. Holloway, Jr.

Date: July 23, 1991

Signature: [Signature]
(Owner)

Name (Print): Janet B. Cohn

Date: July 17, 1991

Signature: [Signature]
(Owner)

Name (Print): Curtis H. Dickerson

Date: 7/26/91

Signature: [Signature]
(Owner)

Name (Print): VAN T HILL

Date: 7/30/91