

September 27, 2021
Ordinance Book 64, Page 392
Ordinance No. 151-X

FOR REGISTRATION
Fredrick Smith
REGISTER OF DEEDS
Mecklenburg County, NC
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INSTRUMENT # 2021214772
JONESAW



RETURNED TO CUSTOMER

Ordinance – Brooklyn McCrorey Branch YMCA

Ordinance designating as a Historic Landmark a property known as the “Brooklyn McCrorey Branch YMCA” (listed under Tax Parcel Number 12506401 and including the exterior of the building and the footprint of the building within Tax Parcel Number 12506401 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of June 1, 2021, but excluding the remainder of the land comprising Tax Parcel Number 12506401). The property is owned by SLT-Brevard, LLC, and is located at 334 South Caldwell Street (also identified as 416 East 3rd Street) in Charlotte, North Carolina.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160D, Article 9, 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 27th day of September, 2021, on the question of designating a property known as the Brooklyn McCrorey Branch YMCA as a 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 13th day of September, 2021, on the question of designating a property known as the Brooklyn McCrorey Branch YMCA as a historic landmark; and

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WHEREAS, the Brooklyn McCrorey Branch YMCA (c. 1951) possesses substantial historical and cultural significance for its central role in the daily lives of African American Charlotteans from 1951 until 1969, providing education, recreation, and business-development resources for the vibrant Brooklyn community during the Jim Crow era; and

WHEREAS, the Brooklyn McCrorey Branch YMCA also fostered Charlotte's early Civil Rights movement, offering community programs and forums to promote social equity; and

WHEREAS, the Brooklyn McCrorey Branch YMCA, among the earliest African American branches of the Young Men's Christian Association network in the Carolinas, stands today as one of the few buildings remaining in its original historic Brooklyn location following the city's urban renewal programs of the 1960s and 1970s; and

WHEREAS, the building also possesses special architectural significance, displaying a rare iteration of the PWA Moderne or Federal Moderne Style designed by the local architectural firm Louis Asbury and Son to represent the progressive, forward-thinking beliefs of the Black community served by the Brooklyn McCrorey Branch YMCA; and

WHEREAS, the Brooklyn McCrorey Branch YMCA, surrounded by today's rapid commercial development and new construction and demolition along the Caldwell Street corridor, is at risk of continued significant intrusions detrimental to its singular historic and architectural significance; and

WHEREAS, based on the additional information further detailed in the *Local Landmark Designation Report on the Brooklyn McCrorey Branch YMCA (August 2020)*,

all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Brooklyn McCrorey Branch YMCA possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the Brooklyn McCrorey Branch YMCA is owned by SLT-Brevard, LLC.

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

1. That the property known as the “Brooklyn McCrorey Branch YMCA” (listed under Tax Parcel Number 12506401 and including the exterior of the building and the footprint of the building within Tax Parcel Number 12506401 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of June 1, 2021, but excluding the remainder of the land comprising Tax Parcel Number 12506401) is hereby designated as a historic landmark pursuant to Chapter 160D, Article 9, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 334 South Caldwell Street (also identified as 416 East 3rd Street) in Charlotte, North Carolina. Exterior features are more completely described in the *Local Landmark Designation Report on the Brooklyn McCrorey Branch YMCA (August 2020)*.

2. That said exterior is more specifically defined as the historic and structural fabric, especially including all original exterior architectural features.

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 160D, Article 9, of the General Statutes of North Carolina as amended.

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.

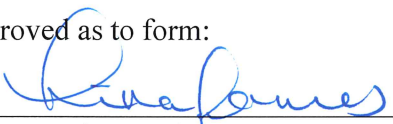
6. That the owners of the historic landmark known as the Brooklyn McCrorey Branch YMCA be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building

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 160D,
Article 9, of the General Statutes of North Carolina as amended, and any amendments to it
and any amendments hereinafter adopted.

Adopted the 27th day of September, 2021, by the members of the City
Council of the City of Charlotte, Mecklenburg County, North Carolina.

Approved as to form:



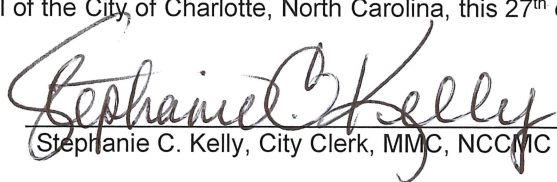
Senior Assistant City Attorney
Deputy

CERTIFICATION

I, Stephanie C. Kelly, 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 27th day of
September 2021, the reference having been made in Minute Book 154, and recorded in full in
Ordinance Book 64, Page(s) 392-396.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day
of September 2021.





Stephanie C. Kelly, City Clerk, MMC, NCCMC