October 26, 2026
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Ordinance No. 1214-X

FOR REGISTRATION
Fredrick Smith
REGISTER OF DEEDS
Mecklenburg County, NC
2026 NOV 09 03:56:00 PM
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FEE:$51.00
INSTRUMENT # 2026118474

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Ordinance – Hajoca Building

Ordinance designating as a Historic Landmark a property known as the "Hajoca Building," also known as the Fowler Building (listed under Tax Parcel Number 12304109 and including the exterior and specified interior elements of the building and the land listed under Tax Parcel Number 12304109 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 2026). The property is located at 1447 South Tryon Street in Charlotte, North Carolina, and is owned by 1447 South Tryon LLC.

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 26th day of October, 2026, on the question of designating a property known as the Hajoca Building, also known as the Fowler Building, 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 14th day of September, 2026, on the question of designating a property known as the Hajoca Building, also known as the Fowler Building, as a historic landmark; and

Mail To:
Charlotte-Mecklenburg Historic Landmarks
Commission
2100 Randolph Road
Charlotte, NC 28207

WHEREAS, the Hajoca Building (circa 1922) is historically significant as an intact century-old commercial building in South End, the former industrial district south of uptown Charlotte; and

WHEREAS, the Hajoca Building was constructed as a new regional branch office for the Hajoca Corporation, a national plumbing and building supplier founded in 1858 in Philadelphia, Pennsylvania, that specifically chose Charlotte because of the city's rapid growth as both a textile and financial center; and

WHEREAS, the South End location of the Hajoca Building reflects the early twentieth-century trend of industrial growth along Charlotte's Southern Railroad corridor that facilitated efficient and cost-effective commercial distribution for local businesses; and

WHEREAS, the Hajoca Building's location also evidences the historical shift of Charlotte's urban growth during much of the twentieth century as commercial and industrial entities relocated from the uptown core into the city's periphery; and

WHEREAS, the occupants of the Hajoca Building – both the Hajoca national concern and the local office supply retailers Pound & Moore and later Fowler's – represent Charlotte's diverse commercial development, including its evolving business practices and the arrival and rise of national chain stores at the expense of longstanding local businesses; and

WHEREAS, the Hajoca Building is also architecturally significant for its design by Charlottean Louis H. Asbury, Sr., North Carolina's first native-born professionally trained architect who later became the state's first member of the American Institute of Architects; and

WHEREAS, the Hajoca Building is one of the few remaining examples of an Asbury-designed commercial building that incorporates such signature architectural details often employed by the notable architect as the unique reinforced hollow tile and concrete floor decking system that imbued the building with increased load-bearing structural rigidity and enhanced fire resistance; and

WHEREAS, based on the additional information further detailed in the *Landmark Designation Report for the Hajoca Building* (June 2026), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Hajoca Building possesses special significance in terms of its historical, architectural, and/or cultural importance; and

WHEREAS, the land upon which the Hajoca Building is situated – as identified on the map of said property attached hereto as Exhibit A and incorporated herein by reference – appropriately reflects and preserves the historic location and setting of the structure, and therefore possesses its own special historical significance independent of the structure; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the Hajoca Building, because consent for interior design review of the building has been given by the owner(s), a copy of which is attached hereto as Exhibit B and incorporated herein by reference; and

WHEREAS, the property known as the Hajoca Building is owned by 1447 South Tryon LLC.

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

1. That the property known as the "Hajoca Building," also known as the Fowler Building (listed under Tax Parcel Number 12304109 and including the exterior and the specified interior elements of the building, including the reinforced concrete and hollow tile floor deck structure, brick exterior walls, and concrete window sills, and the land listed under Tax Parcel Number 12304109 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 2026), 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 1447 South Tryon Street in Charlotte, North Carolina. Interior and exterior features are more completely described in the *Landmark Designation Report for the Hajoca Building (June 2026)*.

2. That said interior and exterior are more specifically defined as the historic and structural fabric, especially including all original interior architectural features, all original exterior architectural features, and the 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 Statewide 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 owner(s) of the historic landmark known as the Hajoca 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 160D, Article 9, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 26th day of October, 2026, 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

Attachment:

Exhibit A: Polaris Map of Hajoca Building, 1447 South Tryon Street, Charlotte, PIN 12304109.

Exhibit B: Executed Permission of the Owner for Interior Design Review, dated July 16, 2026.

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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 26th day of October 2026, the reference having been made in Minute Book 163, and recorded in full in Ordinance Book 70 Page(s) 306-314.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 26th day of October 2026.

Stephanie C. Kelly, City Clerk, MMC, NCCMC

CITY OF CHARLOTTE MECKLENBURG LS 1775 NORTH CAROLINA

Exhibit A: Polaris Map

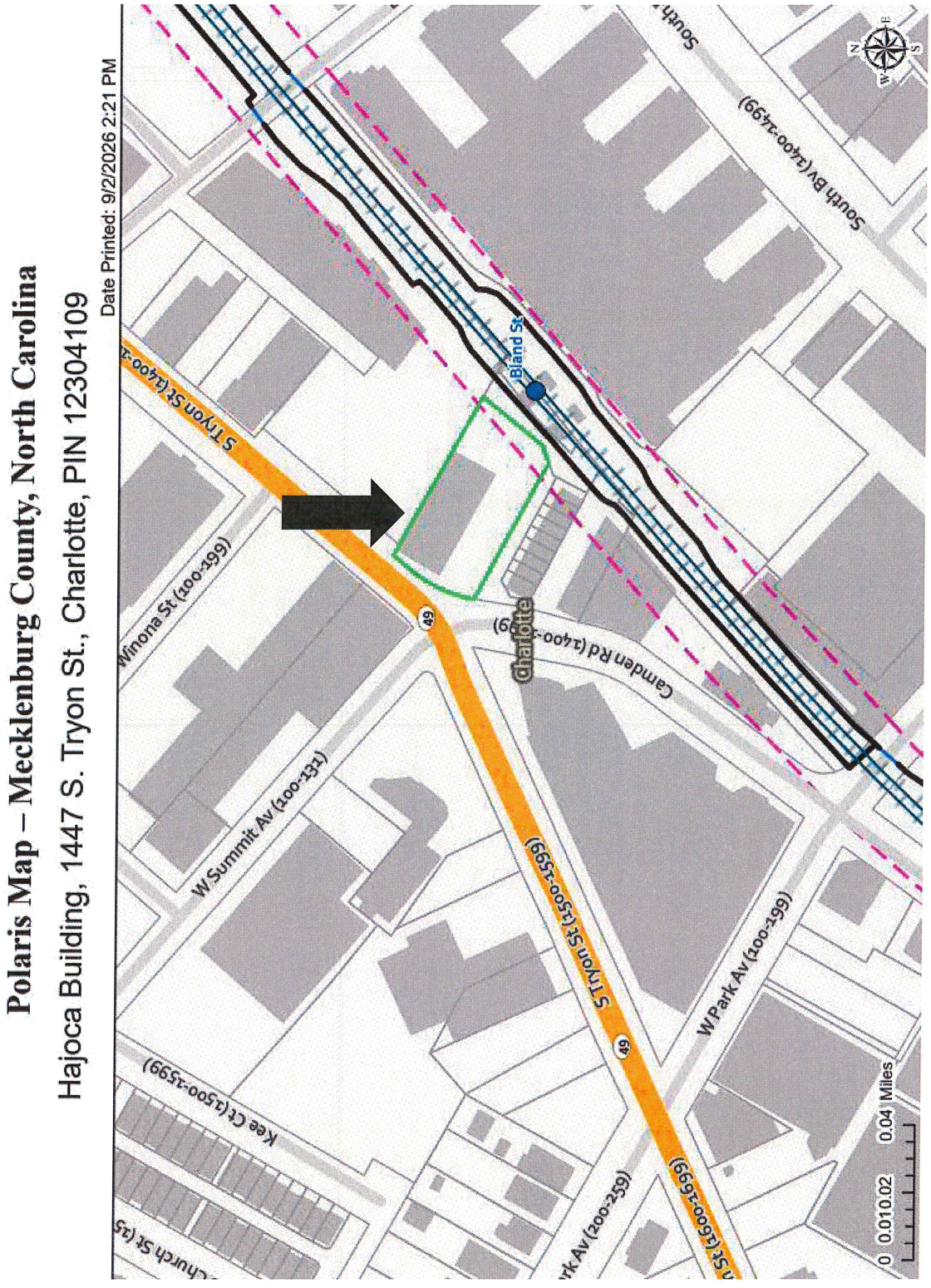

Exhibit B: Executed Permission of the Owner

PERMISSION OF OWNERS FOR INTERIOR DESIGN REVIEW
(Please complete this portion of the application only if interior is included in the designation.)

Pursuant to North Carolina General Statute 160D-947(b) on historic landmarks, we,

1447 SOUTH TRYON LLC,

owners of record, do hereby request designation of interior spaces as such spaces have been deemed to have architectural, artistic, cultural, or historical significance. We understand that changes to designated portions of the property are subject to design review for compliance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. We give permission to the Charlotte-Mecklenburg Historic Landmarks Commission to exercise jurisdiction for design review over all interior designated portions of the following building or buildings located at:

Name of Historic Landmark: Fowler Building

Street Address of Building or Buildings: 1447 S. Tryon Street

City, State, and Zip: Charlotte, NC 28203

Tax Parcel Number or Numbers: 12304109

Signature _____
Owner

Name (Print) Radford W. Klotz, Manager

Date 7/16/26