

Ordinance – Savona Mill

Ordinance designating as a Historic Landmark a property known as the “Savona Mill” (listed under Tax Parcel Number 07111417 and including the interior and exterior of the building and approximately 3.168 acres of the land listed under Tax Parcel Number 07111417 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 2023) as an Historic Landmark. The property is located at 528 South Turner Avenue in Charlotte, North Carolina, and is owned by Savona Mill Office (NC), 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 27th day of November, 2023, on the question of designating a property known as the Savona Mill 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 November, 2023, on the question of designating a property known as the Savona Mill as a historic landmark; and

WHEREAS, the Savona Mill building, a manufacturing facility that served the Carolinas for nearly eight decades, offers a unique representation of the evolution of industrial architecture with three distinct periods of twentieth-century industrial construction techniques and materials; and

WHEREAS, in 1915, the Savona Manufacturing Company commissioned Lockwood Greene Company, the foremost industrial designer of that period, to design the original building specifically for the weaving of damask and jacquard terry cloth. The resulting Weave Mill (c. 1916), a one-story brick building with exposed beam ends and a wood clerestory roof, employed a wood framing system that incorporated the then-most technologically advanced materials for a best-industry-practice weaving mill of that era; and

WHEREAS, in a 1920 bid to expand its operations to include the processing of raw cotton into thread and the spinning of its own yarn, the Savona Manufacturing Company hired prominent North Carolina mill architect and engineer Richard C. Biberstein to design the Spinning Mill (c. 1921), a three-story adjoining brick building of iron/timber fireproof construction with poured concrete foundation, timber beams and floors, and metal columns; and

WHEREAS, following its acquisition of the Savona Mill building in the 1930s, the Old Dominion Box Company constructed the Paper Warehouse (c. 1951) – a three-story adjoining brick building of reinforced concrete framed construction with concrete mushroom columns, brick infill walls, and steel sash windows – and used the three connected buildings to house its production of boxes and other packaging materials until the 1990s; and

WHEREAS, the Savona Mill building is also historically significant and architecturally notable as a unique embodiment of the combined work of two prominent early twentieth century architectural designers, the Lockwood Greene Company and Richard

C. Biberstein, both of which designed several other buildings throughout the Carolinas and the United States that have been recognized for their historical and architectural significance with listings on the National Register of Historic Places; and

WHEREAS, the approximately 3.168 acres of land upon which the Savona Mill is situated appropriately reflects and preserves the historic setting of the structure, said land consisting of that approximately 3.168-acre rectangular portion of Tax Parcel Number 07111417 listed in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 2023, incorporating and immediately surrounding the entirety of the Savona Mill's overall principal structure, measuring as follows, and as shown on the survey plat attached hereto as Exhibit A: from the front (or east) elevation of the building to the center line of South Turner Street; from the north elevation of the building to the center line of Savona Mill Lane; measuring a distance of 40 feet from the rear (or west) elevation of the building; and measuring a distance of 40 feet from the south elevation of the building. The remainder of the land comprising Tax Parcel Number 07111417 shall be excluded from the designation; and

WHEREAS, based on the additional information further detailed in the *Savona Mill Local Landmark Designation Report* (July 13, 2023; updated September 18, 2023), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Savona Mill 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 Savona Mill, because consent for

interior design review of the building has been given by the owner, a copy of which is attached hereto as Exhibit B; and

WHEREAS, the property known as the Savona Mill is owned by Savona Mill Office (NC), LLC.

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

1. That the property known as the “Savona Mill” (listed under Tax Parcel Number 07111417 and including the interior and exterior of the building and approximately 3.168 acres of the land listed under Tax Parcel Number 07111417 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 2023) is hereby designated as a historic landmark pursuant to Chapter 160D, Article 9, as amended, of the General Statutes of North Carolina. The approximately 3.168 acres of land comprising the designated historic landmark consists of a rectangular portion of Tax Parcel Number 07111417 incorporating and immediately surrounding the entirety of the Savona Mill’s overall principal structure, measuring as follows, and as shown on the survey plat attached hereto as Exhibit A: from the front (or east) elevation of the building to the center line of South Turner Street; from the north elevation of the building to the center line of Savona Mill Lane; measuring a distance of 40 feet from the rear (or west) elevation of the building; and measuring a distance of 40 feet from the south elevation of the building. The remainder of the land comprising Tax Parcel Number 07111417 shall be excluded from the designation. The location of said landmark is noted as being situated at 528 South Turner Avenue in Charlotte, North Carolina. Interior and exterior

features are more completely described in the *Savona Mill Local Landmark Designation Report* (July 13, 2023; updated September 18, 2023).

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 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 owner of the historic landmark known as the Savona 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 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 November, 2023, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

Clerk to City Council

Attachments: Survey Plat of Tax Parcel Number 07111417, dated August 22, 2023 (Exhibit A); Permission of Owners for Interior Design Review, dated August 1, 2023 (Exhibit B).

Approved as to form:

Senior Assistant City Attorney