

Ordinance – Charlotte Quartermaster Depot and Area Missile Plant

Ordinance designating as a Historic Landmark a property known as the “Charlotte Quartermaster Depot and Area Missile Plant” (listed under Tax Parcel Numbers 07903102, 07903105, 07903107, 07903108, 07903110, and 07903111, and including the exterior of the building at 701 Keswick Avenue and the exteriors and interiors of the other buildings and the land listed under Tax Parcel Numbers 07903102, 07903105, 07903107, 07903108, 07903110, and 07903111 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2022) as an Historic Landmark. The property is located at 1824 Statesville Avenue, 200 Camp Road, 201 Camp Road, 270 Camp Road, 300 Camp Road, 301 Camp Road, 330 Camp Road, 701 Keswick Avenue, 1701 North Graham Street, and 1801 North Graham Street in Charlotte, North Carolina, and is owned by Camp Landowner LP, Camp Gama Goat Property Owner LP, Camp B3BAY1 Property Owner LP, and Camp 201 Property Owner LP.

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 28th day of March, 2022, on the question of designating a property known as the Charlotte Quartermaster Depot and Area Missile Plant 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 March, 2022, on the question of designating a

property known as the Charlotte Quartermaster Depot and Area Missile Plant as a historic landmark; and

WHEREAS, the Charlotte Quartermaster Depot and Area Missile Plant developed during World War II to support the country's rapidly increasing war efforts, quickly becoming a nationally significant part of American military operations; and

WHEREAS, in conjunction with the adjacent former Ford Motor Company Assembly Plant – another property owned and used by the U.S. Army in its World War II efforts, and already designated by the Charlotte City Council as a local historic landmark – the Charlotte Quartermaster Depot and Area Missile Plant factored significantly in both the development of Charlotte's northern commercial corridor and the mid-twentieth century military economic impact on the city; and

WHEREAS, the Charlotte Quartermaster Depot and Area Missile Plant, which consisted of six large warehouses and several smaller support buildings of various design, all located on approximately seventy-two acres north of downtown Charlotte, continued to support a range of military endeavors (including an ordnance missile plant) until 1967; and

WHEREAS, in its construction of five of the six warehouses comprising the Charlotte Quartermaster Depot and Area Missile Plant, the U.S. Army used relatively similar designs demonstrating the utilitarian version of the International Style employed by the U.S. military during the mid-twentieth century to construct large manufacturing sites and warehouses quickly and cost-effectively; and

WHEREAS, since its construction eight decades ago, the Charlotte Quartermaster Depot and Area Missile Plant has retained high levels of integrity as to its design, setting,

location, workmanship, materials, feeling, and association, despite the property's subsequent use by various private commercial concerns; and

WHEREAS, based on the additional information further detailed in the *Charlotte Quartermaster Depot/Charlotte Area Missile Plant Local Landmark Designation Report (August 2021)*, all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Charlotte Quartermaster Depot and Area Missile Plant 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 Charlotte Quartermaster Depot and Area Missile Plant, because consent for interior design review of the buildings has been given by the owners; and

WHEREAS, the property known as the Charlotte Quartermaster Depot and Area Missile Plant is owned by Camp Landowner LP, Camp Gama Goat Property Owner LP, Camp B3BAY1 Property Owner LP, and Camp 201 Property Owner LP.

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

1. That the property known as the “Charlotte Quartermaster Depot and Area Missile Plant” (listed under Tax Parcel Numbers 07903102, 07903105, 07903107, 07903108, 07903110, and 07903111, and including the exterior of the building at 701 Keswick Avenue and the exteriors and interiors of the other buildings and the land listed under Tax Parcel Numbers 07903102, 07903105, 07903107, 07903108, 07903110, and 07903111 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2022) 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 1824 Statesville Avenue, 200 Camp Road, 201 Camp Road, 270 Camp Road, 300 Camp Road, 301 Camp Road, 330 Camp Road, 701 Keswick Avenue, 1701 North Graham Street, and 1801 North Graham Street in Charlotte, North Carolina. Interior and exterior features are more completely described in the *Charlotte Quartermaster Depot/Charlotte Area Missile Plant Local Landmark Designation Report (August 2021)*.

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 all original associated auxiliary structures.

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 owners 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 owners consent, the sign may be placed on said historic landmark.

6. That the owners of the historic landmark known as the Charlotte Quartermaster Depot and Area Missile Plant 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 ____ day of _____, 2022, 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