

Ordinance – Ford Motor Company Assembly Plant

Ordinance designating as an Historic Landmark a property known as the “Ford Motor Company Assembly Plant” (including the interior and the exterior of the assembly building and the boiler house, the water tower, and 9.4 acres land as shown on the attached EXHIBIT A, and listed under Tax Parcel Number 07903105 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of May 1, 2020). The property is located at 1824 Statesville Avenue in Charlotte, North Carolina, and is owned by Newcamp Landowner, LP.

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 the City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 22nd day of June 2020 on the question of designating a property known as the Ford Motor Company Assembly Plant as an 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 8th day of June 2020 on the question of designating a property known as the Ford Motor Company Assembly Plant as an historic landmark; and

WHEREAS, the Ford Motor Company Assembly Plant is a surviving example of the growth of industry in Charlotte in the early twentieth century. Charlotte was chosen as the site for the newest Ford plant due to its successful economy, ease of access to railroad lines, and impressive sales record of Ford vehicles; and

WHEREAS, the Ford Motor Company Assembly Plant demonstrates the significant expansion of the Ford Motor Company throughout the country in the first quarter of the twentieth century; and

WHEREAS, the Ford Motor Company Assembly Plant is a surviving example of architect Albert Kahn's extensive work in designing industrial buildings. The Ford Motor Company Assembly Plant design contains his signature sawtooth roof, wide-open space for the machinery needed to build automobiles, and architectural details including exterior brickwork. This includes the Boiler House, which features similar character defining features as the Assembly Plant; and

WHEREAS, the Ford Motor Company Assembly retains a high level of physical integrity; and

WHEREAS, Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Ford Motor Company Assembly Plant possesses special significance in terms of its history, and/or cultural importance; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the Ford Motor Company Assembly Plant, because consent for interior design review has been given by the Owner; and

WHEREAS, the property known as the Ford Motor Company Assembly Plant is owned by Newcamp Landowner, LP.

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

1. That the property known as the “Ford Motor Company Assembly Plant” (including the interior and the exterior of the assembly building and the boiler house, the water tower, and 9.4 acres land as shown on the attached EXHIBIT A, and listed under Tax Parcel Number 07903105 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of May 1, 2020) is hereby designated as an 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 1824 Statesville Avenue, Charlotte, Mecklenburg County, North Carolina. Features of the property are more completely described in the “Survey and Research Report on the Ford Motor Company Assembly Plant” (2019).

2. That said exterior and interior are more specifically defined as the historic and structural fabric, especially including all original exterior and interior 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 160A, Article 19, and amendments thereto, and hereinafter adopted.

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 an 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 “Ford Motor Company Assembly 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 an historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the ____ day of _____, 20____, 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