



Ordinance —Caldwell Station School

Ordinance designating as a Historic Landmark a property known as the “Caldwell Station School” (Listed under Tax Parcel Number 01103203 and including the interior and exterior of the school building and land associated with Mecklenburg County tax parcel 01103203 listed in the Mecklenburg County Tax Office as of May 1, 2010). The property is owned by Preschool Inc. and is located at 17616 Caldwell Station School Road in Huntersville, N.C.

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 Board of Commissioners of the Town of Huntersville, North Carolina, have taken into full consideration all statements and information presented at a public hearing on the 21st day of June, 2010, on the question of designating a property known as the Caldwell Station School 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 June, 2010, on the question of designating a property known as the Caldwell Station School as a historic landmark; and

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Charlotte Mecklenburg
Historic Landmarks Com
2100 Randolph Road
Charlotte, NC 28207

WHEREAS, the Caldwell Station School is a well preserved example of early 20th century rural school architecture in Mecklenburg County; and

WHEREAS, the Caldwell Station School demonstrates the rapid evolution of rural schools in Mecklenburg County in the first half of the 20th Century from widely scattered small schoolhouses into larger "union" schools located in the county's towns; and

WHEREAS, the Caldwell Station School is the most substantial surviving building associated with the place known as "Caldwell Station" a small rural commercial and transportation center with origins that can be traced to the 1850s; and

WHEREAS, the Caldwell Station School is important for understanding the history of Mecklenburg County in that it vividly demonstrates the nature of rural schools in the county during the first half of the 20th Century; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as Caldwell Station School possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the Caldwell Station School is owned by Preschool Inc.

NOW, THEREFORE, BE IT ORDAINED by the members of the Board of Commissioners of the Town of Huntersville, North Carolina:

1. That the property known as the "Caldwell Station School" (Listed under Tax Parcel Number 01103203 and including the interior and exterior of the school building and land associated with Mecklenburg County tax parcel 01103203 listed in the Mecklenburg

County Tax Office as of May 1, 2010) is hereby designated as a 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 17616 Caldwell Station School Road in Huntersville, N.C. Exterior and interior features are more completely described in the *Survey and Research Report on the Caldwell Station School (2009)*.

2. That said interior and exterior are more specifically defined as the historic and structural fabric, especially including all original interior and 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 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 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 Caldwell Station School 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 Town 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 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

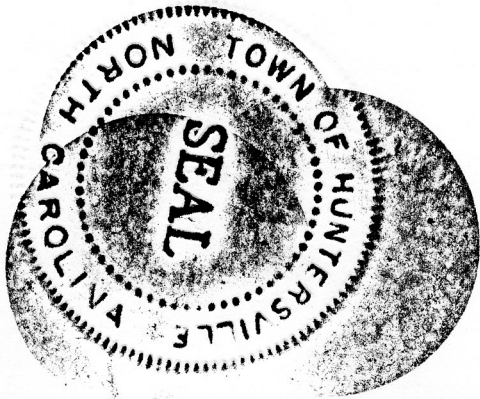
Adopted the 21st day of June, 2010, by the members of the
Board of Commissioners of the Town of Huntersville, Mecklenburg County, North
Carolina.

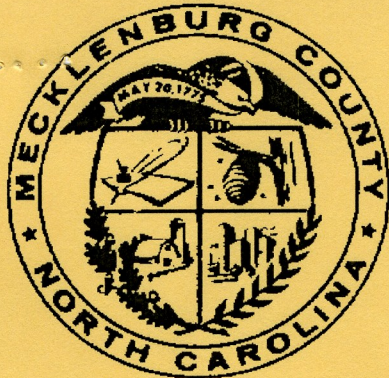
Janet Pease
Clerk to Town Board

Approved as to form:

Blair Myke

Town Attorney





J. DAVID GRANBERRY
REGISTER OF DEEDS, MECKLENBURG
COUNTY & COURTS OFFICE BUILDING
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