

As to
School

BK: 07058 PG: 0266/0269 #:0143 0.00

REGISTERED OCT/16/1992 12:14PM ANNE A. POWERS REGISTER OF DEEDS MECK. CO. N.C.

AN ORDINANCE DESIGNATING AS HISTORIC LANDMARK A PROPERTY KNOWN AS "CROFT SCHOOLHOUSE" (LISTED UNDER TAX PARCEL NUMBER 027-201-07 CONSISTING OF 0.908 ACRES AND INCLUDING THE INTERIOR AND THE EXTERIOR OF THE CROFT SCHOOLHOUSE LOCATED WITHIN THE BOUNDARIES OF SAID TAX PARCEL). THE PARCEL OF LAND TO BE DESIGNATED IS LISTED UNDER TAX PARCEL NUMBER 027-201-07 IN THE MECKLENBURG COUNTY TAX OFFICE, CHARLOTTE, NORTH CAROLINA. THE PROPERTY, OWNED BY INVESTORS REAL ESTATE INVESTMENT COMPANY, IS LOCATED ON BOB BEATTY ROAD, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA.

WHEREAS, all of the prerequisites to 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 Board of Commissioners of Mecklenburg County, North Carolina, has taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 5th day of October, 1992, on the question of designating a property known as the "Croft Schoolhouse" (listed under tax parcel number 027-201-07 consisting of 0.908 acres) as historic landmark; and

WHEREAS, the "Croft Schoolhouse" is located in the community of Croft, formerly an important early railroad stop between Charlotte and Huntersville; and

WHEREAS, the original two room, two story "Croft Schoolhouse" was constructed ca. 1890; and

WHEREAS, the use of a two story building to provide space for a two room schoolhouse as seen in the "Croft Schoolhouse" is an unusual building innovation; and

WHEREAS, the ca. 1910 two story addition to the "Croft Schoolhouse," providing two additional classrooms, was built by Neil Barnett, a local carpenter; and

WHEREAS, S. W. Davis, after lobbying unsuccessfully for the addition, had the addition built at his own expense, and then received reimbursement for construction costs from the county school board; and

WHEREAS, the "Croft Schoolhouse" served the community as a combined elementary and middle school until the 1930's; and

OCT 5 1992

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Charlotte-Mecklenburg Historic Landmarks
Commission
P. O. Box 35434
Charlotte, N. C. 28235

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WHEREAS, the "Croft Schoolhouse" is architecturally significant as representing two different styles of vernacular construction, materials, and detailing, as seen in the late 19th century style and the early 20th century style; and

WHEREAS, the original historic fabric of both the interior and the exterior of the "Croft Schoolhouse" is largely intact and visible; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over the interior of the "Croft Schoolhouse" because consent for interior review has been given by the owners; and

WHEREAS, the current owners, Investors Real Estate Investment Company, have faithfully maintained the "Croft Schoolhouse" and have thereby made a substantial contribution to the cultural richness of Charlotte and Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property, known as the "Croft Schoolhouse" (listed under tax parcel number 027-201-07 consisting of 0.908 acres), possesses a structure having integrity of design, setting, workmanship, materials, and/or association; and

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

WHEREAS, the property known as the "Croft Schoolhouse" is owned by Investors Real Estate Investment Company,

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Mecklenburg County, North Carolina:

1. That the property known as the "Croft Schoolhouse" (listed under tax parcel number 027-201-07 consisting of 0.908 acres and including the exterior and the interior of the Croft Schoolhouse) is hereby designated as an historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated on Bob Beatty Road, Charlotte, in Mecklenburg County, North Carolina. Interior and exterior features are more completely described in the *Survey and Research Report on the Croft Schoolhouse and S. W. Davis House and Outbuildings* (30 March 1992).

2. That said interior is more specifically defined as the historic and structural fabric of the Croft Schoolhouse to include the hardwood tongue and groove

ORDINANCE - Croft Schoolhouse

floors, the original windows, the wide beaded board walls and ceilings of the ca. 1890 north section, the narrow beaded board walls and ceilings of the ca. 1910 south section, the woodwork and moldings of both sections, the balustrades and newels of both sections, the chimney openings for the wood stoves, the wood paneled doors (including both five panel and six panel doors) of both sections, the exposed electrical wiring, the hardware and the fixtures, the volume and shapes of the interior spaces provided by the vernacular plan, and other interior features that are part of the original historic fabric of the building.

3. That said designated property may be materially altered, restored, moved or demolished only following the 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. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3C, and amendments thereto.

4. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change of 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 landmark owner from making any use of this 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 historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said landmark.

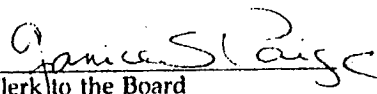
6. That the owners and occupants of the landmark known as the "Croft Schoolhouse" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the County Clerk, Building

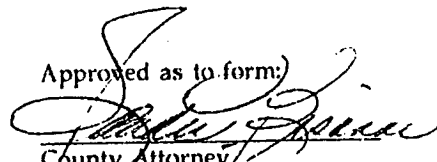
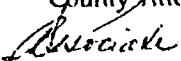
ORDINANCE : Croft Schoolhouse

Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor,
as required by applicable law.

7. That which is designated as historic landmark shall be subject to Chapter
160A, Article 19, and any amendments to it and any amendments hereinafter adopted.

Adopted the 5th day of October 1992 by the Board of Commissioners of
Mecklenburg County, North Carolina.


Clerk to the Board

Approved as to form:

County Attorney




Charlotte-Mecklenburg Historic Landmarks Commission

PERMISSION OF OWNERS
FOR
INTERIOR DESIGN REVIEW

Pursuant to North Carolina General Statute 160A-400.9(b) on historic landmarks,
I/we, James F. Gatlir and Vice President
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 give permission to the Charlotte-Mecklenburg Historic Landmarks Commission
to exercise jurisdiction for design review over all interior designated portions of the
following building known as:

Croft Schoolhouse

located on Bob Beatty Road (SR 2483) in Croft, Mecklenburg County, N. C.

Investors Real Estate Investment Company:

Signature: [Signature]
(Owner) Vice-President

Name (Print): James F. Gatlir

Date: June 24, 1992

Signature: _____
(Owner)

Name (Print): _____

Date: _____

BK: 07058 PG: 0270/0270 #: 0144 0.00
REGISTERED OCT 16/1992 12:11:47PM NAME: A. POWERS REGISTER OF DEEDS MECK. CO. N.C.

Please Return To:
Charlotte-Mecklenburg Historic Landmarks
Commission
P. O. Box 35434
Charlotte, N. C. 28235