

ORDINANCE NO. 2212-X

5535 0535

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "OLD HIGHLAND PARK MANUFACTURING COMPANY MILL NO. 3" (THE EXTERIOR AND THE INTERIOR OF ALL BUILDINGS AND THE 9.28 ACRES OF LAND ON TAX PARCEL NUMBER 083-078-01) AS HISTORIC PROPERTY, SAID PROPERTY BEING LOCATED AT 2901 N. DAVIDSON STREET, CHARLOTTE, NORTH CAROLINA, AND RECORDED ON TAX PARCEL NUMBER 083-078-01 IN THE MECKLENBURG COUNTY TAX OFFICE.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina have been met; and

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WHEREAS, the City Council of Charlotte, North Carolina, has taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the 15 day of June, 1987, on the question of designating a property known as the "Old Highland Park Manufacturing Company Mill No. 3" as historic property; and

WHEREAS, the "Old Highland Park Manufacturing Company Mill No. 3", erected in 1903-04, was designed by Stuart Warren Cramer, an architect of regional note who specialized in textile mill and textile mill village architecture; and

WHEREAS, the "Old Highland Park Manufacturing Company Mill No. 3" was prominently featured in Cramer's book, Useful Information for Cotton Manufacturers, Vol. 3, and, therefore, influenced the design and arrangement of other textile mills; and

PRESENTED
FOR
REGISTRATION
JUN 25 10 43 AM '87
CHARLES F. SROWDER
REGISTER OF DEEDS
MECKLENBURG CO., N.C.

DR. DAN L. MOKRILL
CHARLOTTE-MECKLENBURG HISTORIC PROPERTIES COMMISSION
P. O. BOX D 1225 S. CALDWELL ST.
CHARLOTTE, NC 28203
376-9115

Return to:

WHEREAS, the "Old Highland Park Manufacturing Company Mill No. 3" was one of the first textile mills in North Carolina designed for electric operation; and

WHEREAS, the "Old Highland Park Manufacturing Company Mill No. 3" served as an active mill and the centerpiece of the North Charlotte mill community from 1904 until 1969; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Old Highland Park Manufacturing Company Mill No. 3" possesses integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Old Highland Park Manufacturing Company Mill No. 3" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "Old Highland Park Manufacturing Company Mill No. 3" is vested in fee simple to Highland Park Group, Inc.

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

1. That the property known-as the "Old Highland Park Manufacturing Company Mill No. 3" (the exterior and the interior of all buildings and the 9.28 acres of land on Tax Parcel Number

083-078-01) is hereby designated as historic property pursuant to Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated at 2901 North Davidson Street, Charlotte, North Carolina, and recorded on Tax Parcel Number 083-078-01) in the Mecklenburg County Tax Office.

2. 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 Properties Commission. An application for a Certificate of Appropriateness authorizing the demolition of said property may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3B, and amendments thereto, and hereinafter adopted.

3. 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 property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the making of emergency repairs, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar

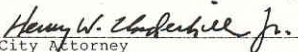
official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances, or regulations.

4. That a suitable sign may be posted indicating that said property has been designated as historic property and containing any other appropriate information. If the owner consents, the sign may be placed on said property.

5. That the owners and occupants of the property known as the "Old Highland Park Manufacturing Company Mill No. 3" 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.

6. That which is designated as historic property shall be subject to Chapter 160A, Article 19, Part 3B, and any amendments to it and any amendments hereinafter adopted.

Approved as to form:


City Attorney

CERTIFICATION

I, PAT SHARKEY, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of June, 1987, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, at Page(s) 460-463.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 17th day of June, 1987.


PAT SHARKEY, CITY CLERK


State of North Carolina, County of Mecklenburg
The foregoing certificate(s) of _____
_____ is ~~xxx~~ certified to be correct. This _____ day of _____ 19____
Charles E. Crowder, Register of Deeds, By: _____ DEPUTY