

ORDINANCE NO. 3564-X

An Ordinance designating as Historic Landmark a property known as "Morgan School" (listed under Tax Parcel Number 125-225-02 and including the exterior and the interior of the Morgan School located within the boundaries of said tax parcel). The parcel of land to be designated is listed under Tax Parcel Number 125-225-02 in the Mecklenburg County Tax Office. The property, owned by the Charlotte-Mecklenburg Board of Education, is located at 500 South Torrence Street, 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 City Council of the City 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 Landmarks Commission on the 17th day of May, 1993, on the question of designating a property known as the Morgan School (listed under tax parcel Number 125-225-02) as historic landmark; and

WHEREAS, the Morgan School was constructed in 1925 and opened in 1927; and

WHEREAS, the Morgan School is an important institutional landmark in the African-American community of Cherry and is one of the few such historical landmarks to remain in the neighborhood; and

WHEREAS, the Morgan School is associated with the history of education for African-Americans; and

WHEREAS, the Morgan School is the work of an important regional architect, Louis H. Asbury, Sr., one of the first professional architects in Charlotte and a founding member of the North Carolina Chapter of the American Institute of Architects; and

WHEREAS, the Morgan School is architecturally significant for the many exterior features and appointments, such as the molded stone cornice and the decorative concrete panels, intact and in very good condition; and

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WHEREAS, the Morgan School is architecturally significant for the many interior features and appointments, such as the hardwood floors and steam radiators, intact and in very good condition; and

WHEREAS, the Morgan School is significant as a fine example of early 20th century school construction reflecting Beaux Arts classicism and Revival detailing; and

WHEREAS, the original historic fabric of the exterior and the interior of the Morgan School is largely intact and visible; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over the interior of the Morgan School because consent for interior design review has been given by the Owner; and

WHEREAS, the current Owner, the Charlotte-Mecklenburg Board of Education, has faithfully maintained the Morgan School and has 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 Morgan School (listed under tax parcel Number 125-225-02), 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 Morgan School possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the Morgan School is owned by the Charlotte-Mecklenburg Board of Education,

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

1. That the property known as the Morgan School (listed under tax parcel Number 125-225-02 and including the exterior and the interior of the Morgan School) 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 at 500 South Torrence Street, Charlotte, in Mecklenburg County, North Carolina. Interior and exterior features are more completely described in the *Survey and Research Report of Morgan School* (23 October 1992).

2. That said interior is more specifically defined as the historic and structural fabric of the entrance, halls, stairways, restrooms, offices, cafeteria, kitchen and classrooms of the Morgan School and includes the following items in those areas: the original floors, the woodwork and moldings, the plaster walls, the inset cupboards, the large windows, the built-in bulletin boards and blackboards, the cloak rooms, the doors, the hardware and fixtures, the volume and shapes of the interior spaces provided by the Beaux Arts style of school construction 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 Owner and occupants of the landmark known as the Morgan 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 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 historic landmark shall be subject to Chapter 160A, Article 19, and any amendments to it and any amendments hereinafter adopted.

Adopted the 17th day of May 1993 by the City Council of the City of Charlotte, North Carolina.

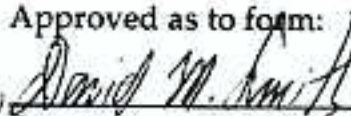

Clerk to City Council



Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of May, 1993, the reference having been made in Minute Book 102, and is recorded in full in Ordinance Book 43, at page(s) 68-71.

Brenda R. Freeze
City Clerk

Approved as to form:


City Attorney