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JUDITH A GIBSON REG OF DEEDS MECK NC  
ORDINANCE NO. 3687-X

FILED FOR REGISTRATION 10/26/93 12:08

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "PARKS CRAMER COMPANY COMPLEX" (LISTED UNDER TAX PARCEL NUMBER 121-031-09 AND INCLUDING THE ENTIRE EXTERIOR AND THE ENTIRE INTERIOR OF THE MANUFACTURING BUILDING, THE ENTIRE EXTERIOR AND THE ENTIRE INTERIOR OF THE SHIPPING/RECEIVING/PIPE STORAGE BUILDING, THE ENTIRE EXTERIOR AND THE ENTIRE INTERIOR OF THE INFILL BUILDING, THE ENTIRE EXTERIOR AND THE ENTIRE INTERIOR OF THE STORAGE BUILDING LOCATED WITHIN THE BOUNDARIES OF SUCH TAX PARCEL) AS AN HISTORIC LANDMARK. THE PARCEL OF LAND TO BE DESIGNATED INCLUDES ALL OF THE LAND LISTED UNDER TAX PARCEL NUMBER 121-031-09 IN THE MECKLENBURG COUNTY TAX OFFICE. THE PROPERTY, OWNED BY SOUTH BOULEVARD COMPANIES, INC., IS LOCATED AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF SOUTH BOULEVARD AND TREMONT AVENUE, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA.

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

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 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 20th day of October, 1993 on the question of designating a property known as the "Parks Cramer Company Complex", (listed under Tax Parcel Number 121-031-09) as a historic landmark; and

WHEREAS, the "Parks Cramer Company Complex", built in 1919 and expanded in the ensuing decades, represents the heyday of textile manufacturing and related industries in and around Charlotte; and

WHEREAS, the "Parks Cramer Company Complex" is among the finest surviving early industrial properties located in the historic Dilworth factory district; and

WHEREAS, the "Parks Cramer Company Complex" is associated

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with Stuart Warren Cramer, noted textile-mill engineer and inventor; and

WHEREAS, the "Parks Cramer Company Complex" incorporates innovations in form and construction that illustrate the evolution of industrial design and site planning in the early twentieth century; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over the interior of the buildings which constitute the "Parks Cramer Company Complex" because consent for interior design review has been given by the Owner; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the "Parks Cramer Company Complex" (listed under Tax Parcel Number 121-031-09) possesses 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 "Parks Cramer Company Complex" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "Parks Cramer Company Complex" (listed under Tax Parcel Number 121-031-09) is vested in fee simple to South Boulevard Companies, Inc.

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

1. That the property known as the "Parks Cramer Company Complex" (listed under Tax Parcel Number 121-031-09 and including the entire exterior and the entire interior of the manufacturing building, the entire exterior and the entire interior of the shipping/receiving/pipe storage building, the entire exterior and the entire interior of the infill building, and the entire exterior and the entire interior of the storage building, and all of the land included in Tax Parcel Number 121-031-09 recorded in the Mecklenburg County Tax Office) is hereby designated as a 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 the southwest quadrant of the intersection of Tremont Avenue and South Boulevard, Charlotte, Mecklenburg County, North Carolina. Interior and exterior features are more completely described in the Survey and Research Report on the Parks Cramer Company Complex (June 2, 1993).

2. That said interior is more specifically defined as the the steel sash factory windows, steel-framed monitor roofs with operable light windows, steel I-beam vertical supports, metal spiral staircase in the northern section of the manufacturing building, representative examples of both the sliding interior fire doors and the loading door leading to the exterior, and representative portions of the wood block flooring used in the production areas.

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 property 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, and hereinafter adopted.

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 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.

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 property.

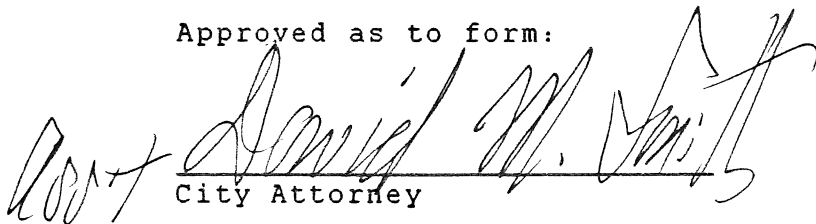
6. That the owners and occupants of the property known as "Parks Cramer Company Complex" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

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

Adopted the 20th day of October, 1993 by the City Council of the City of Charlotte, North Carolina

Clerk to City Council

Approved as to form:

  
City Attorney

I, Brenda R. Freeze, 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 20th day of October, 1993 the reference having been made in Minute Book 103, and recorded in Ordinance Book 43, Page(s) 387-391.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of October, 1993.

  
Brenda R. Freeze, City Clerk

