

FOR REGISTRATION
Fredrick Smith
REGISTER OF DEEDS
Mecklenburg County, NC
2016 DEC 16 10:56:28 AM
BK:31428 PG:356-361
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INSTRUMENT # 2016171574

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2016171574

Ordinance designating as an Historic Landmark a property known as the “Midwood Elementary School” (listed under Tax Parcel Number 09507803 as of September 1, 2016 and including the exterior of the buildings, and the land associated with Tax Parcel Number 09507803). The property is located at 1817 Central Avenue, Charlotte, North Carolina, and is owned by the Charlotte Mecklenburg Board of Education.

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 City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 17th day of October, 2016, on the question of designating a property known as the Midwood Elementary School as an 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 10th day of October, 2016, on the question of designating a property known as the Midwood Elementary School as an historic landmark; and

Please
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Historic Landmarks Commission
2100
Charlotte, NC 28207*



WHEREAS, the Midwood Elementary School was designed by the firm of Charlotte architect M.R. Marsh; and

WHEREAS, the Midwood Elementary School was the first school to serve the Central Avenue corridor; and

WHEREAS, the Midwood Elementary School is an important element of the Plaza Midwood neighborhood; and

WHEREAS, as one of several schools built in Charlotte in the 1930s, Midwood Elementary School is one of the last examples of education architecture in the Traditional Revival architectural style, with the classical rhythm, decorative brickwork, pitched roofs that were dropped in favor of the modern, flat-roofed school popularized following World War II; and

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

WHEREAS, the property known as the Midwood Elementary School is owned by the Charlotte Mecklenburg Board of Education.

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

1. That the property known as the "Midwood Elementary School" (listed under Tax Parcel Number 09507803 as of September 1, 2016 and including the exterior of the buildings, and the land associated with Tax Parcel Number 09507803) is hereby designated as an 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 1817 Central Avenue, Charlotte,

Mecklenburg County, North Carolina. Features of the property are more completely described in the "Survey and Research Report on the Midwood Elementary School" (2016).

2. That said exterior is more specifically defined as the historic and structural fabric, especially including all original exterior and interior 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 an 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 "Midwood Elementary 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.

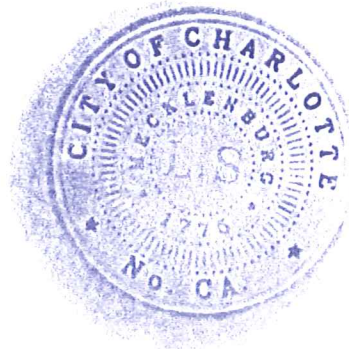
7. That which is designated as an historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 21st day of November, 2016, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

Stephanie B. Kelly
Clerk to City Council

Approved as to form:

Joe Hagerman
Senior Assistant City Attorney



CERTIFICATION

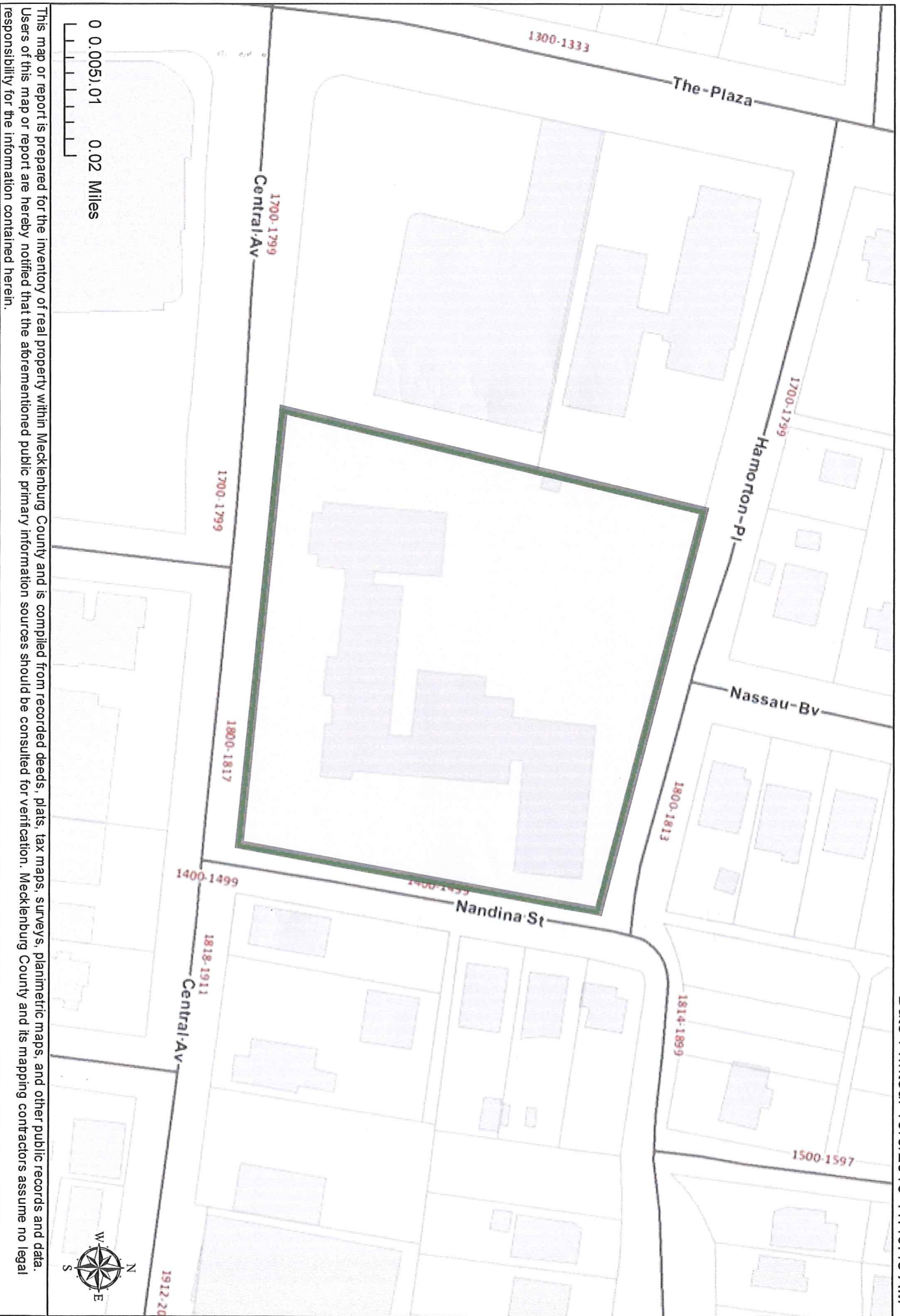
I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of November, the reference having been made in Minute Book 141, and recorded in full in Ordinance Book 60, Page(s) 371-410.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, the 21st day of November, 2016.




Stephanie C. Kelly, MMC, NCCMC, City Clerk





This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.