

2 RECORDING             
 REVENUE             
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Type: CRP  
 Recorded: 02/27/2020 at 02:17:20 PM  
 Fee Amt: \$0.00 Page 1 of 2  
 Revenue Tax: \$0.00  
 Gaston, NC  
 Susan S. Lockridge Register of Deeds  
 BK **5104** PG **79-80**

**RESOLUTION TITLE: HISTORIC PRESERVATION COMMISSION: AN ORDINANCE DESIGNATING THE BALTIMORE SCHOOL, CRAMERTON, SOUTHPOINT TOWNSHIP, GASTON COUNTY AS A HISTORIC PROPERTY**

- WHEREAS, all the prerequisites to the adoption of this ordinance prescribed in Part 3C, Article 19, Chapter 160A of the General Statutes of North Carolina have been met; and,
- WHEREAS, the Town Council of Cramerton has taken into full consideration all statements and information presented at the joint public hearing held with the Gaston County Historic Preservation Commission on the 23rd day of January 2020; and,
- WHEREAS, the Board of Commissioners of Gaston County has also taken into full consideration statements and information presented at a joint public hearing held with the Gaston County Historic Preservation Commission on the 25<sup>th</sup> day of February 2020; and,
- WHEREAS, the structure known as the Baltimore School located at 575 Baltimore Drive is part of the historically African American neighborhood known as the Baltimore Community, built by Stuart W. Cramer between 1925 and 1930, for African American men who worked at the Cramer's dairy farm, orchards, and large vegetable gardens, and African American women who performed domestic work for families in the area; and,
- WHEREAS, the Gaston County Historic Preservation Commission has demonstrated the historic significance of the building and property and the North Carolina Department of Archives and History has given its suggestions to the nomination of the Baltimore School House; and,
- WHEREAS, the State Historic Preservation Office (SHPO) has reviewed the findings of the Historic Preservation Commission.

NOW, THEREFORE, BE IT RESOLVED by the Gaston County Board of Commissioners:

1. That the building and property known as the Baltimore School House located at 575 Baltimore Drive, Cramerton, South Point Township, North Carolina, is hereby designated as historic property pursuant to Part 3C, Article 19, Chapter 160A of the General Statutes of North Carolina. For the purpose of description only, described as following:

BEGINNING at an old corner being a northeasterly corner of Lot 1, Block 1, Baltimore, said corner being located in the right-of-way of Baltimore Road (Plat Book 8, page 35 showing a right-of-way width of 16 feet): thence North 85 degrees 19' West along the line

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	JBrown	AFrale	BHovis	TKelgher	TPhillbeck	RWorley	Vote
2020-039	02/25/2020	RW	JB	A	A	AB	A	AB	A	A	U

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HISTORIC PRESERVATION COMMISSION: AN ORDINANCE DESIGNATING THE BALTIMORE SCHOOL, CRAMERTON, SOUTHPOINT TOWNSHIP, GASTON COUNTY AS A HISTORIC PROPERTY  
Page 2

of Lot 1, 75.5 feet to an old corner of Lot 1; thence along the line of the Paul Taylor Crump, Jr. property now-or-formerly (herein after N/F) the following two courses: (1) North 46 degrees 06' West 51.05 feet to an old corner, and (2) North 03 degrees 02' West 39.39 feet to an old corner in the northwesterly boundary of Baltimore and in the property line of Cramer Mountain Country Club and Properties, Inc. N/F: thence North 52 degrees 00' East along the property line of Cramer Mountain N/F 43.45 feet to an old corner, being the most northern corner of the "School" lot; thence South 35 degrees 04' West along an old line, being a westerly line of a non-numbered lot as shown on the Baltimore map, 131.1 feet to the point of BEGINNING. Being built a portion of the property acquired by Burlington Industries, Inc. as described in Deed Book 808, page 700. The description is based on Plat Book 8, page 35. Gaston County Tax Reference 16 005-033-01-000

The above property was conveyed to Fred Glenn on June 11, 2003 recorded in Deed Book 3738 page 323 of the Gaston County Register.

2. That said building and property may not be demolished, materially altered, remodeled or removed until three hundred sixty-five days written notice of the owner's proposed action has been given to the Gaston County Historic Preservation Commission.
3. That nothing in this ordinance shall be construed to prevent ordinary maintenance or repair of any architectural exterior feature in or on the said building or property that does not involve a change in design, material, or other appearance thereof, nor to prevent the construction, reconstruction, alteration, restoration, demolition, or removal of any such feature when a building inspector or similar official certifies to the Commission that said action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the property owners from making any use of this property not prohibited by any other statutes, ordinances, or regulations.
4. That a suitable sign shall be posted indicating the said building and property designation as historic property and containing any other appropriate information. If the owner consents, the sign shall be placed upon the said building or property. If the owner objects, the sign will be placed on a nearby public right-of-way.
5. That the owner and occupant of the building and property known as the Baltimore School of Cramerton, South Point Township 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, Gaston County Register of Deeds, Building Inspection Department, and Tax Supervisor as required by law.
6. That the property designated as a historic structure or site shall be taxed uniformly as a special class provided in General Statute 105-285 on the basis of fifty percent (50%) of the true value of the property and shall be carried forward as deferred taxes payable if the property loses its eligibility. In this case, the taxes for the preceding three fiscal years that have been deferred will be payable, together with interest thereon as provided in General Statute 105-360.

Certification

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and accurate copy of *An Ordinance Designating the Baltimore School, Cramerton, Southpoint Township, Gaston County as a Historic Property* as adopted by the Board of Commissioners on February 25, 2020.

SEAL

  
Donna S. Buff, Clerk to the Board

**RESOLUTION #2020-01  
FOR THE HISTORIC PRESERVATION COMMISSION  
AN ORDINANCE DESIGNATING THE  
BALTIMORE SCHOOL HOUSE  
IN  
CRAMERTON, NORTH CAROLINA  
AS A HISTORIC PROPERTY**

**WHEREAS**, all the prerequisites to the adoption of this ordinance prescribed in Part 3C, Article 19, Chapter 160A of the general statutes of North Carolina have been met; and

**WHEREAS**, the Town of Cramerton has taken into full consideration all statements and information presented by the Gaston County Historic Preservation Commission as of the 23<sup>rd</sup> day of January, 2020; and

**WHEREAS**, the Board of County Commissioners of Gaston County will also take into full consideration statements and information presented at a joint public hearing held with the Gaston County Preservation Commission; and

**WHEREAS**, the structure known as the Baltimore School located at 575 Baltimore Drive and is part of the historically African American neighborhood known as the Baltimore Community, built by Stuart W. Cramer between 1925 and 1930, for African American men who worked at the Cramer's dairy farm, orchards, and large vegetable gardens, and African American women who performed domestic work for families in the area; and

**WHEREAS**, the Gaston County Historic Preservation Commission has demonstrated the historic significance of the building and property and the North Carolina Department of Archives and History has approved the nomination of the Baltimore School House.

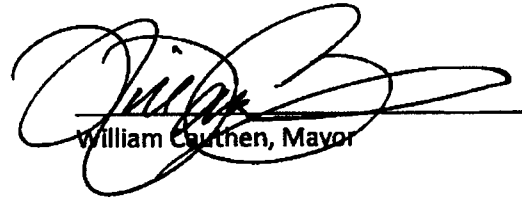
**NOW, THEREFORE, IT BE RESOLVED** by the Cramerton Board of Commissioners:

1. That the Baltimore School is located at 575 Baltimore Drive in Cramerton, North Carolina, Gaston County, and is hereby designated as historic property pursuant to Part 3C, Article 19, Chapter 160A of the General Statutes of North Carolina. The parcel ID number is 195967. The property is located in the South Point Township in Gaston County and the value of the property is \$7,000.00 and the value of building is \$3,750.00.
2. That said building and property may not be demolished, materially altered, remodeled, or removed until three hundred sixty-five (365) days written notice of the owner's proposed action has been given to the Gaston County Historic Preservation Commission.
3. That nothing in this ordinance shall be construed to prevent ordinary maintenance or repair of any architectural exterior feature in or in the said building or property that does not involve a change in design, material, or other appearance therefore, nor to prevent the construction reconstruction, alteration, restoration, demolition, or removal of any such feature when a

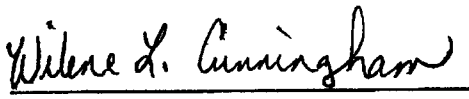
building inspector or similar official certifies to the Commission that said action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the property owners from making any use of this property not prohibited by any other statutes, ordinances,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

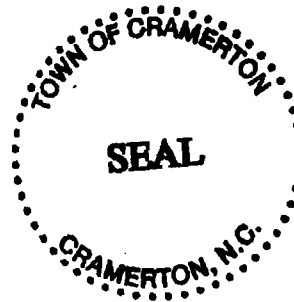
4. That a suitable sign shall be posted indicating the said building and property's designation as historic property and containing any other appropriate information. If the owner consents, the sign shall be placed upon the said building or property. If the owner objects, the sign will be placed on a nearby public right of way.
5. That the owner of building and property known as the Baltimore School of Cramerton 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, Gaston County Register of Deeds, Building Inspection Department, and Tax Supervisor as required by law.

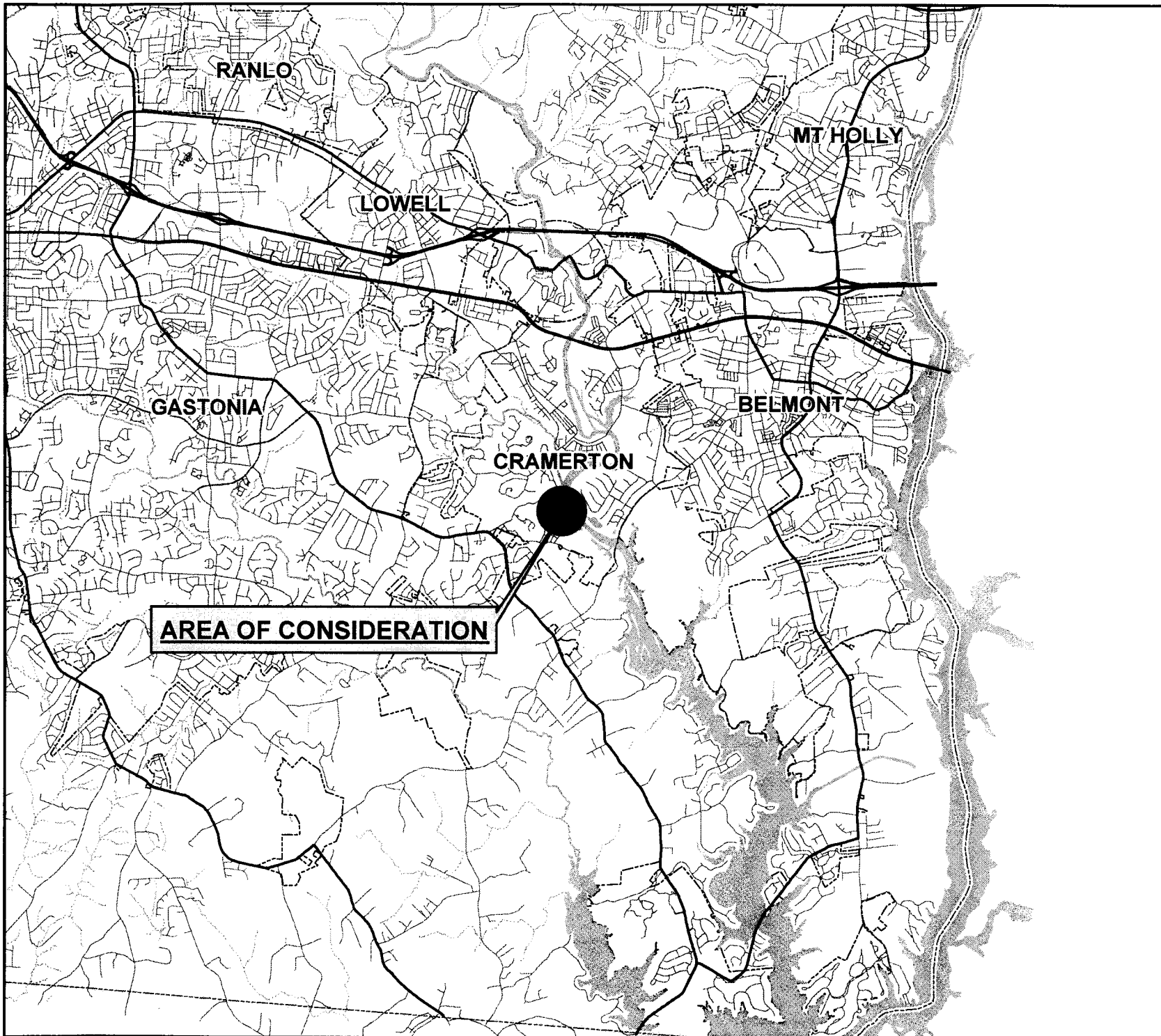
Approved this 23<sup>rd</sup> day of January, 2020.

  
William Carthen, Mayor

ATTEST

  
Wilene L. Cunningham, Town Clerk





**Gaston County  
North Carolina**

**Vicinity Map**

**HISTORIC PRESERVATION  
575 BALTIMORE RD  
Cramerton, NC**

**Legend**

- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

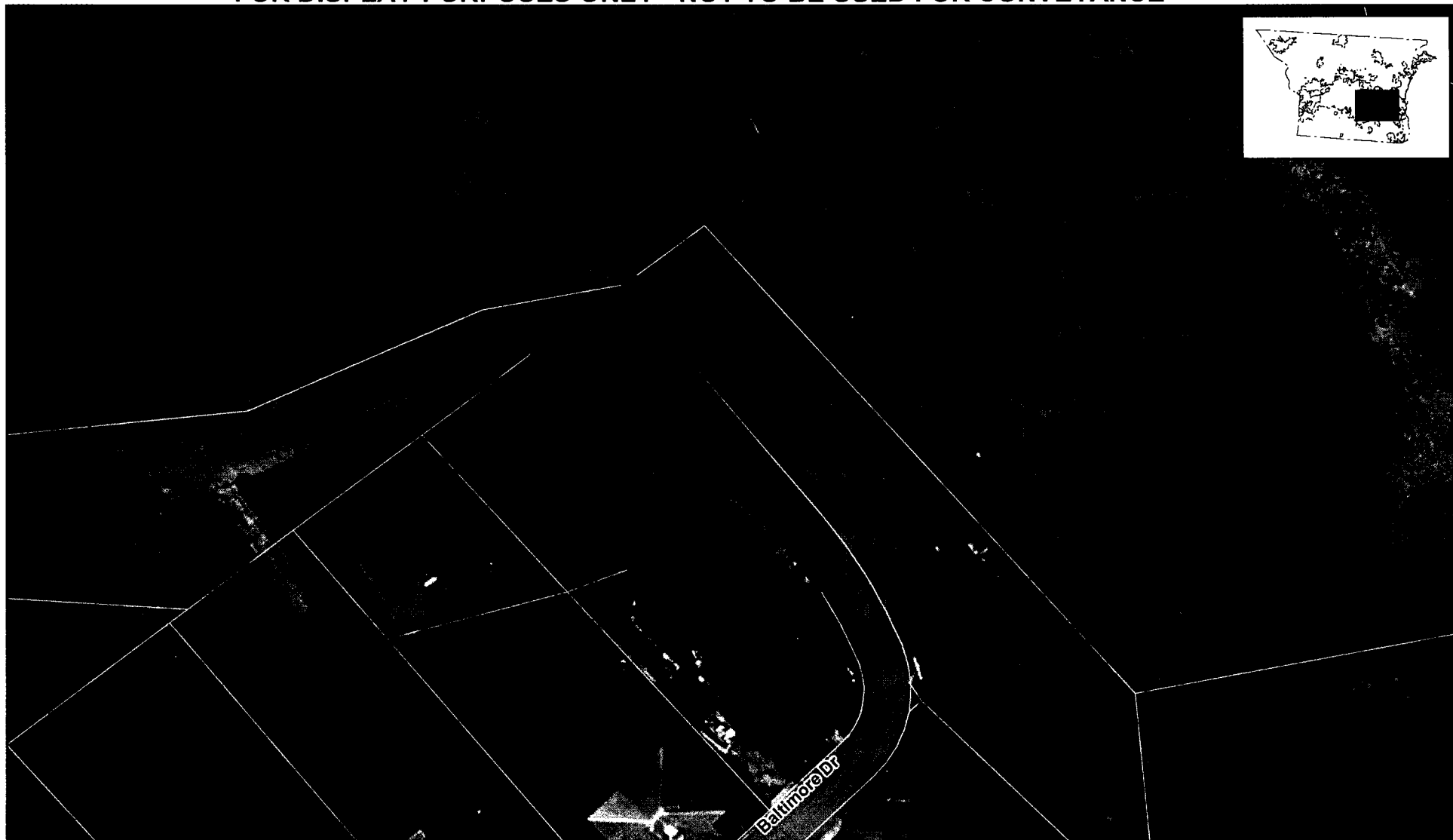
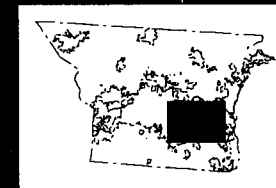
Although strict accuracy standards have been employed in the compilation of this map, Gaston County does not make or imply any warranties or assume any responsibility for the information presented on this map or its use.

This map may not be used or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County in accordance with North Carolina General Statute 155-10.



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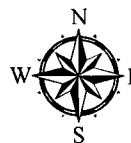
FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



**GASTON COUNTY  
HISTORIC PRESERVATION  
REVIEW MAP**



Area of Consideration



0 10 20 40 60 80 Feet

This map is intended for use by the Gaston County Board of Commissioners, in the review of change requests.

Property parcels, zoning, transportation and other map information were compiled from one or more data layers. The data is periodically updated, however all data layers may not be displayed. Street names are subject to change.

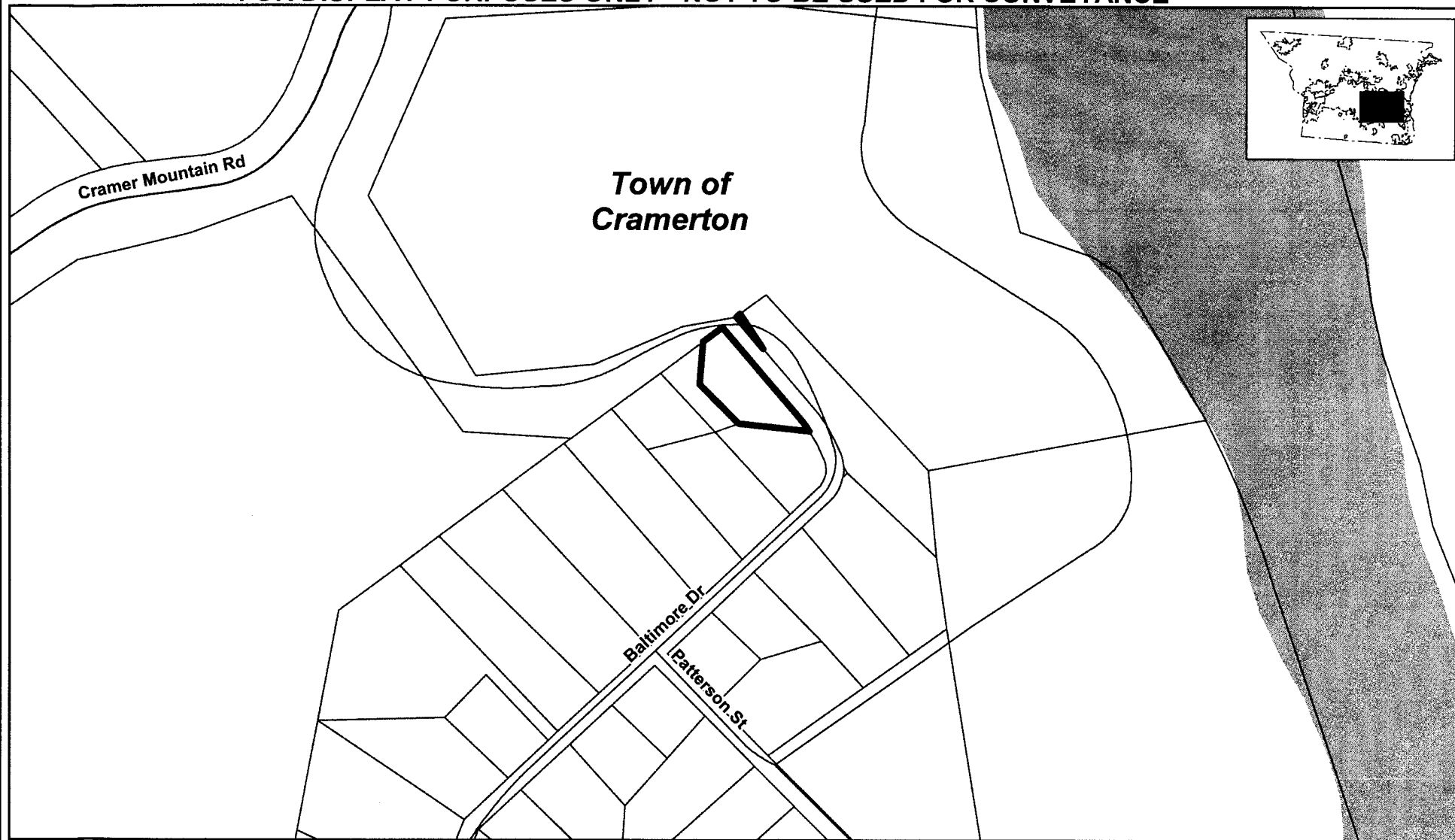
Gaston County does not make or imply and warranties or assume any responsibility for the information presented on this map. This map was prepared by the Department of Planning and Development Services.

This map is for display purposes only - Not to be used for conveyance.

Property Information:  
Parcel ID: 195967  
Owner(s): Fred Glenn  
Physical Location:  
575 Baltimore Dr.,  
Cramerton, NC 28032

Map Date: 02/07/2020

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



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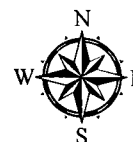
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# **GASTON COUNTY HISTORIC PRESERVATION REVIEW MAP**

 Area of Consideration



0 30 60 120 180 240 Feet

Property Information:  
Parcel ID: 195967  
Owner(s): Fred Glenn  
Physical Location:  
575 Baltimore Dr.,  
Cramerton, NC 28032

Map Date: 02/07/2020

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



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**GASTON COUNTY  
HISTORIC PRESERVATION  
REVIEW MAP**

**575 BALTIMORE RD  
Cramerton, NC**



0 10 20 40 60 80 Feet





# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Planning Board Action

File #: 20-046

Commissioner Worley - Historic Preservation Commission - To Designate the Baltimore School Property Located at 575 Baltimore Drive, Cramerton, NC, Gaston County, as a Historic Property Pursuant to Part 3C, Article 19, Chapter 160A of the General Statutes of North Carolina

### STAFF CONTACT

David L. Williams - Planning & Development Services - 704-866-3473

### BACKGROUND

The Gaston County Historic Preservation Commission is requesting property at 575 Baltimore Drive, Cramerton, North Carolina be locally designated. The Town of Cramerton approved designation on January 23, 2020. The Board of Commissioners in Public Hearing is to consider final designation of the subject property. Should the designation be approved by the Board of Commissioners, the property will receive 50% property tax relief beginning in 2021.

### ATTACHMENTS

Resolution, Town of Cramerton Resolution, Vicinity Map, Aerial Map, General Map and Property Picture

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	JBrown	AFraley	BHovis	TKelcher	TPinbeck	RWorley	Vote
2020-039	02/25/2020	RW	JB	A	A	AB	A	AB	A	A	U

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